



cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item 4
July 23, 2012

SUBJECT: Consideration of the request of Cahen Architectural Group for Preliminary Site Plan, Phasing Plan and Stormwater Management Plan approval for a new retail building, SP12-26. The subject property is located at 44275 Twelve Mile Road, south of Twelve Mile Road and west of Donelson Drive, in the RC, Regional Center District. The subject property is approximately 67.2 acres and the applicant is proposing to add a 57,793 retail building with associated parking and landscaping near the center of the existing Twelve Mile Crossing at Fountain Walk development.

SUBMITTING DEPARTMENT: Community Development Department - Planning

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The applicant is proposing to add a 57,793 square foot retail building at the 12 Mile Crossing at Fountain Walk retail center. The new building would include a larger tenant space (approximately 30,000 sq. ft.), a restaurant tenant space and six smaller general retail tenants along with the addition of 224 parking spaces and associated landscaping.

The planning review letter recommends approval of the proposed plan noting variances are required in order to locate the loading zone and dumpster in an exterior side yard. The shopping center is one large parcel and essentially has road frontage on four sides. Given that fact, staff would support the needed variances. A Shared Parking Study has been provided demonstrating adequate parking has been provided for the entire center. Planning staff and the City's traffic consultant recommend approval of the Shared Parking Study.

The traffic and engineering review letters both recommend approval of the proposed plan with items to be addressed on the next plan submittal. The traffic review letter also recommends approval of a City Council waiver of the required Traffic Impact Study given the fact that the increase in retail space when compared to the larger center would not generate enough traffic to warrant a new study.

The landscape review letter recommends approval of the plan noting a City Council waiver for the building foundation landscape area has been requested. Staff has recommended the applicant either add additional foundation landscaping or work with staff to add additional plantings elsewhere on the site. The applicant has agreed to add landscape materials in other areas of the site to mitigate this deficiency. The landscape review also notes a waiver would be required for the lack of canopy trees based on the plan submitted. The applicant has agreed to provide the required trees and is not seeking a waiver at this time.

The façade review recommends approval of the required Section 9 façade waiver for the overage of EIFS on all facades as the building design is complementary to the existing shopping center. The applicant has submitted the required sample board.

The fire review does not recommend approval due to concerns with the traffic island and curb layouts not meeting the required fire truck turning radii. The applicant has indicated these concerns will be addressed with the next plan submittal.

Following staff's review but prior to the Planning Commission meeting, the applicant submitted a phasing plan showing a three phase development. The applicant has proposed the first phase include the installation of all utilities and lighting and the construction of the parking area and building pads. The second phase is proposed to include the larger anchor tenant space and the dumpster and loading area and the third phase would include the remainder of the retail buildings. Staff recommends approval of the proposed phasing plan with the following modifications:

1. All facades of the anchor tenant building identified as Phase 2 must meet the standards of the façade ordinance or any waivers that are granted. The applicant must provide a note on the plans to indicate compliance with this condition;
2. The area identified for Phases 2 and 3 shall be maintained as landscaped greenspace until construction on the respective phases begins;
3. A portion of the pathway totaling at least 5' width and included in Phases 2 and 3 along the proposed building frontages shall be installed with the construction of Phase 1; and
4. Loading zone screening consisting of landscape materials approved by staff shall be installed along the south side of the existing loading zone in the area where Phases 2 and 3 are currently shown within one year of the completion of Phase 1 if construction on Phases 2 and 3 has not begun.

The applicant has agreed to the suggested modifications.

Site plans in the RC District require the approval of the City Council after the Planning Commission's review and recommendation. The Planning Commission reviewed the proposed project on June 27th and recommended approval of the Preliminary Site Plan, Phasing Plan and Stormwater Management Plan. Relevant meeting minutes are attached.

RECOMMENDED ACTION:

Approval of the request of Cahen Architectural Group for Preliminary Site Plan, Phasing Plan and Stormwater Management Plan approval for a new retail building at Twelve Mile Crossing at Fountain Walk SP 12-26; subject to the following:

- a. Zoning Board of Appeals variances for the loading zone and dumpster locations in the exterior side yard;
- b. Approval of the Shared Parking Study;
- c. Waiver of the updated Traffic Impact Study;
- d. Waiver of the required building foundation landscaping provided the applicant provides additional landscaping along portions of the building frontage or within the parking lot islands;
- e. Section 9 Façade Waiver for the overage of EIFS on all facades which is consistent with the previously granted façade waivers for the center;
- f. Applicant revising the plan to comply with the requirements of the fire review letter;
- g. All façades of the anchor tenant building identified as Phase 2 must meet the standards of the façade ordinance or any waivers that are granted. The applicant must provide a note on the plans to indicate compliance with this

- condition;
- h. The area identified for Phases 2 and 3 shall be maintained as landscaped greenspace until construction on the respective phases begins;
 - i. A portion of the pathway totaling at least 5' in width and included in Phases 2 and 3 along the proposed building frontages shall be installed with the construction of Phase 1;
 - j. Loading zone screening consisting of landscape materials approved by staff shall be installed along the south side of the existing loading zone in the area where Phases 2 and 3 are currently shown within one year of the completion of Phase 1 if construction on Phases 2 and 3 has not begun; and
 - k. Compliance with all the conditions and requirements listed in the staff and consultant review letters and with any concerns identified as part of the Final Site Plan submittal.

This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 of the Zoning Ordinance and Chapters 11 and 12 of the Code of Ordinances, and all other applicable provisions of the Zoning Ordinance.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Wrobel				

MAPS

Location/Air Photo

Zoning

Future Land Use

Natural Features


12 Mile Crossing at Fountain Walk - New Retail Building SP12-26

Location



Map Author: Kristen Kapolanski
Date: 06/05/12
Project: New Retail 12 Mile Crossing SP12-26
Version #: 1.0

Map Legend

 Subject Property



City of Novi

Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

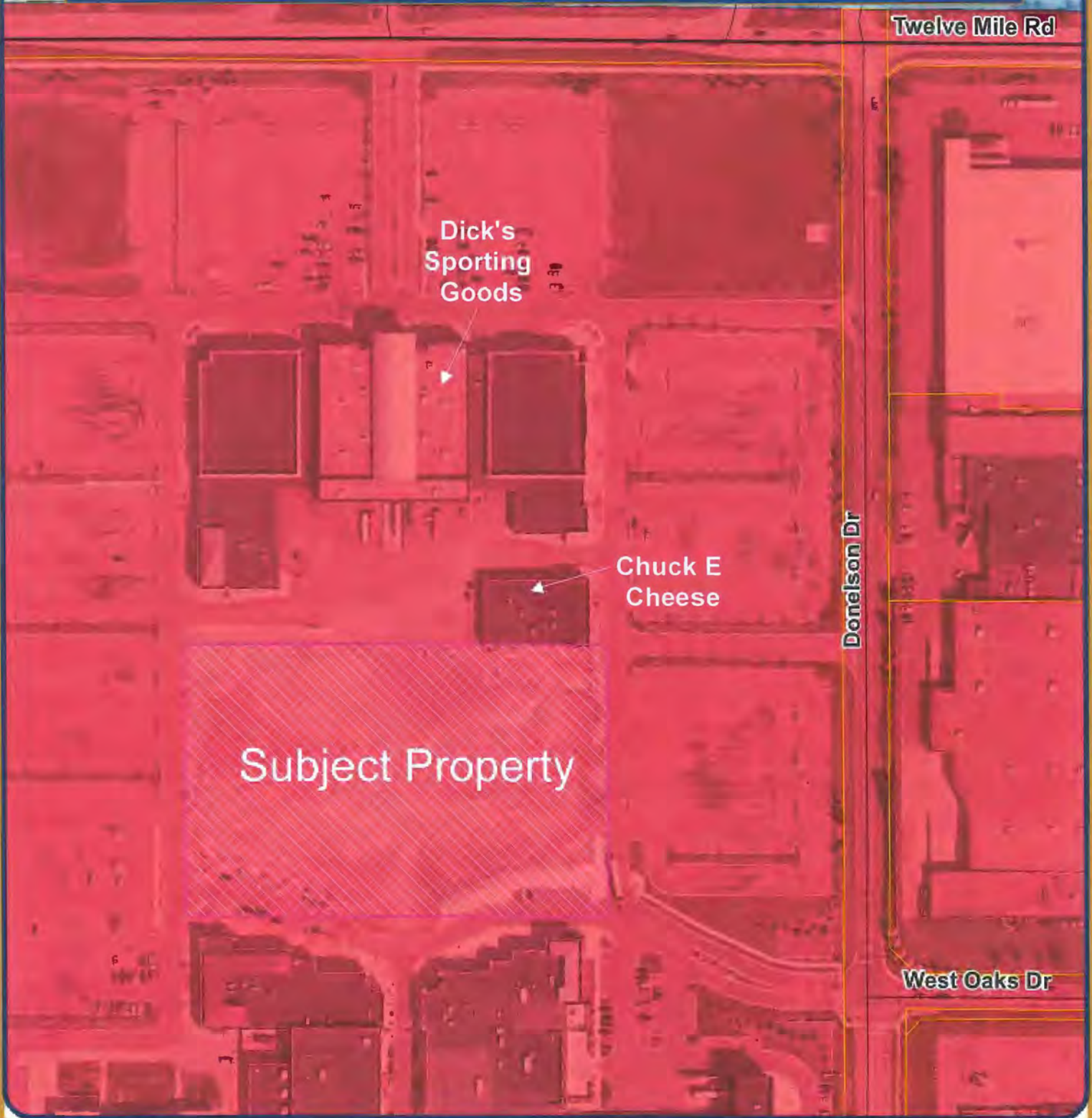
MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended in meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and 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.



1 inch = 183 feet





12 Mile Crossing at Fountain Walk - New Retail Building SP12-26

Zoning



Map Author: Kristen Kapelanski
Date: 06/05/12
Project: New Retail 12 Mile Crossing SP12-26
Version #: 1.0

Map Legend

-  Subject Property
-  R-A: Residential Acreage
-  OS-1: Office Service District
-  RC: Regional Center District



City of Novi

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Community Development
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Novi, MI 48375
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1 inch = 183 feet

12 Mile Crossing at Fountain Walk - New Retail Building SP12-26

Future Land Use

Twelve Mile Rd

Dick's Sporting Goods

Chock & Cheese





Subject Property

Donelson Dr

West Oaks Dr

Map Author: Kristen Kapolanski
Date: 06/05/12
Project: New Retail 12 Mile Crossing SP12-26
Version #: 1.0

Map Legend

-  Subject Property
-  Community Office
-  Regional Commercial
-  PD2



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MAP INTERPRETATION NOTICE

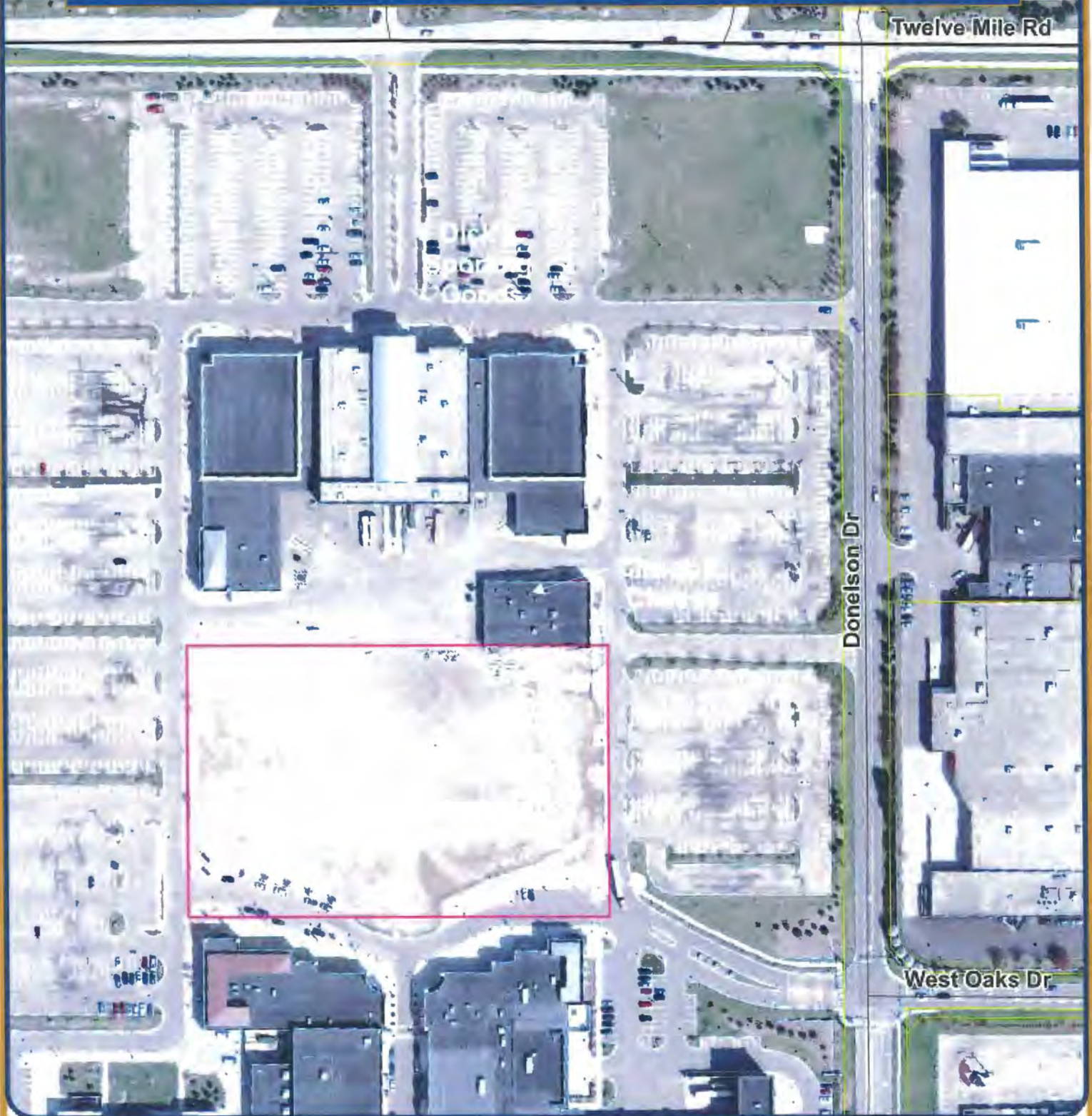
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1 inch = 163 feet

12 Mile Crossing at Fountain Walk - New Retail Building SP12-26

Natural Features



Map Author: Kristen Kapelanski
Date: 06/05/12
Project: New Retail 12 Mile Crossing SP12-26
Version #: 1.0

Map Legend	
	Subject Property
	Wetlands
	Woodlands

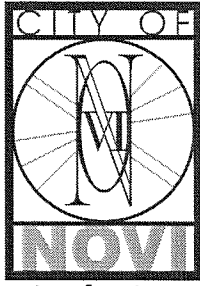


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Feet
0 37.5 75 150 225 300
1 inch = 183 feet

**PLANNING COMMISSION
DRAFT MEETING MINUTES – EXCERPT
June 27, 2012**



cityofnovi.org

PLANNING COMMISSION MINUTES

Draft

CITY OF NOVI

Regular Meeting

June 27, 2012 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Gutman, Member Lynch, Chair Pehrson, Member Prince (arrived at 7:03)

Absent: Member Baratta (excused); Member Greco (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Martha Holzheuer, Woodland Consultant; Adam Wayne, Engineer; Beth Kudla-Saarela, City Attorney; David Campbell, Planner

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Gutman:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER BARATTA:

Motion to approve the June 27, 2012 Planning Commission Agenda. Motion carried 4-0.

MATTERS FOR CONSIDERATION

1. TWELVE MILE CROSSING AT FOUNTAIN WALK – NEW RETAIL BUILDING SP12-26

Consideration of the request of Cahen Architectural Group for recommendation to the City Council for Preliminary Site plan and Stormwater Management Plan approval. The subject property is located in Section 15, at 44275 Twelve Mile Road, south of Twelve Mile Road and west of Donelson Drive, in the RC, Regional Center District. The subject property is approximately 67.2 acres and the applicant is proposing to add a 57,793 retail building with associated parking and landscaping near the center of the existing Twelve Mile Crossing at Fountain Walk Development.

Planner Kapelanski said the applicant is proposing to add a 57,793 square foot retail building at the 12 Mile Crossing at Fountain Walk shopping center. The subject property is surrounded by the existing shopping center. The subject property is zoned RC, Regional Center District and is surrounded by RC zoning. The future land use map indicates Regional Commercial uses for the subject property and surrounding shopping center with PD-2 uses planned for the West Oaks shopping center further to the east. There are no regulated woodlands or wetlands on the site as indicated by the natural features map.

The Planning review recommends approval and indicates the applicant is requesting variances for the loading zone and dumpster in the exterior side yard. The applicant has submitted a Shared Parking Study demonstrating adequate parking for the entire center has been provided. Plans in the RC District require the approval of the City Council after a review and recommendation from the Planning Commission.

Planner Kapelanski continued noting following completion of the staff and consultant review letters, the applicant submitted a phasing plan showing Phase 1 as the parking lot and landscaping, Phase 2 as the anchor tenant building and Phase 3 as the remaining tenant spaces. Staff has done an informal review of the phasing plan and is comfortable sending it forward for consideration at this time provided the

conditions noted in the suggested motion are included. The applicant has agreed to the suggested conditions.

The Landscaping review recommends approval of the plan noting a waiver is required for the building foundation landscaping. The applicant should provide additional landscaping along the building frontage or in the parking lot to offset the proposed deficiency. The traffic review recommends approval noting a City Council waiver of the Traffic Impact Study is recommended as the new building would be a small part of a larger center whose traffic impacts were assessed when it was originally approved. The façade review recommends approval of a Section 9 waiver for the overage of EIFS, consistent with the design of the existing center. All other reviews recommend approval with items to be addressed on the next plan submittal.

Scott Boduch, project manager said this development was built in the late 1990's and was fully built out at least internally. Then in 2006 the previous owner decided to remove the existing retail buildings that were in the center of the development. The new ownership is very excited about wanting to finish this development and they are aggressively working on getting tenants into the existing spaces as well as being able to maximize the site to be able to get additional retail that makes up for what was taken down a few years back. So with that being said, the plan is proposing a new parking lot that is going to encompass about 224 spaces and is intended to be used for the new retail business and also for the existing retail spaces to the south. As part of the owner's aggressiveness to get tenants in there, one of the concerns is having parking. Part of this project is trying to provide more strategically located parking for both the existing as well as the new facility.

As far as the phasing is concerned, the owner is hoping to get this done as soon as possible but doesn't want to overcommit on the building until he can get some leases in place. That's why the phasing has been requested, to allow the owner the opportunity to be able to get the parking in initially and then be able to develop the buildings as tenants are lined up. The modifications requested by staff are acceptable. The waiver for the landscape is not so much about the amount of landscape but just strategically locating it within the development to give the owner flexibility for tenant spaces, where doors go, etc. Also as old tenants leave, the door might have to be moved for new tenants so we'd like to have the flexibility to move those access points as well as not affect the landscaping and the Mr. Boduch is willing to work with the staff to make sure those amounts are met per the Zoning Ordinance. The owner wants to get the parking lot in by the fall if possible and start taking the next steps to get this improvement finished off.

Member Anthony asked if the building footprints would remain greenspace until construction on those phases began.

Planner Kapelanski said the applicant originally proposed as part of this phasing plan to include the building pads and foundations in phase. Staff went back to the applicant and said why don't you include the parking lot as part of phase one but there's already nice grass in that area so leave that as grass or green space until you're ready to build the entire building and not just the building pad or building foundation.

Member Anthony said so once the parking lot is done with its landscaping, instead of pouring a concrete slab of the footing, they'll hold off on that until they're ready to build the building and then that area will be a grass field or a landscape lawn.

Planner Kapelanski said that was the idea and one of the conditions that was included in the approval motion for the phasing plan.

Moved by Member Anthony, seconded by Member Prince:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL RECOMMENDATION MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER PRINCE:

In the matter of 12 Mile Crossing at Fountain Walk – New Retail Building, SP12-26, motion to recommend approval of the Preliminary Site Plan, subject to the following:

- a. Zoning Board of Appeals variances for the loading zone and dumpster locations in the exterior side yard;
- b. City Council approval of the Shared Parking Study;
- c. City Council waiver of an updated Traffic Impact Study;
- d. City Council waiver of building foundation landscaping provided the applicant provides additional landscaping along portions of the building frontage or within the parking lot islands;
- e. Section 9 façade waiver for the overage of EIFS on all facades which is consistent with the previously granted façade waivers for the center;
- f. The applicant revising the plan to comply with the requirements of the Fire review letter; and
- g. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal

because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Anthony, seconded by Member Prince:

ROLL CALL VOTE ON THE PHASING PLAN APPROVAL RECOMMENDATION MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER PRINCE:

In the matter of 12 Mile Crossing at Fountain Walk – New Retail Building, SP12-26, motion to recommend approval of the Phasing Plan, subject to the following:

- a. All facades of the anchor tenant building identified as Phase 2 must meet the standards of the façade ordinance or any waivers that are granted. The applicant must provide a note on the plans to indicate compliance with this condition;
- b. The area identified for Phases 2 and 3 shall be maintained as landscaped greenspace until construction on the respective phases begins;
- c. A portion of the pathway totaling at least 5 feet in width and included in Phases 2 and 3 along the proposed building frontages shall be installed with the construction of Phase 1;
- d. Loading zone screening consisting of landscape materials approved by staff shall be installed along the south side of the existing loading zone in the area where Phases 2 and 3 are currently shown within one year of the completion of Phase 1 if construction on Phases 2 and 3 has not begun; and
- e. Any additional concerns identified by staff being addressed on the Final Site Plan submittal

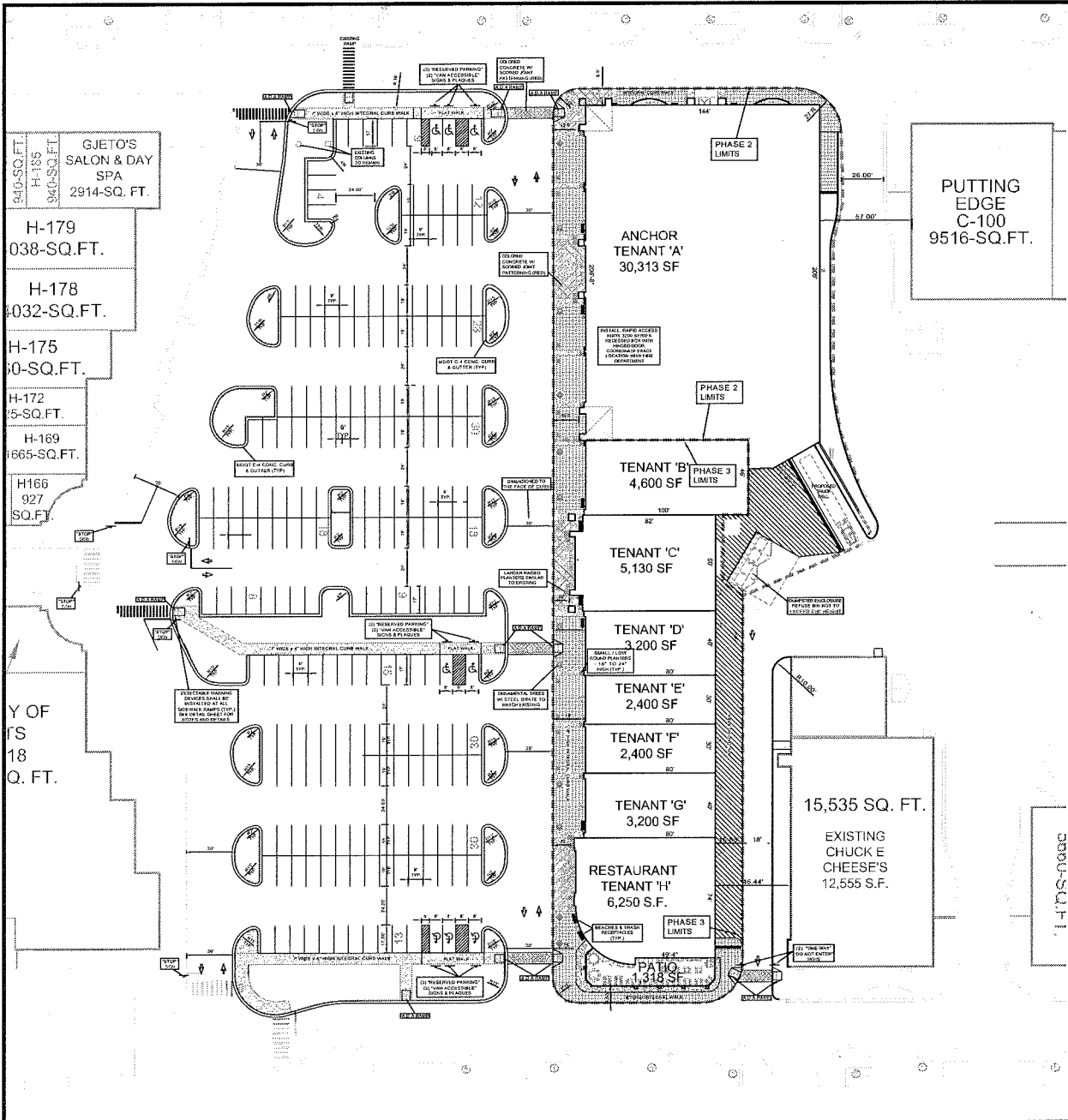
because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Anthony, seconded by Member Prince:

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL RECOMMENDATION MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER PRINCE:

In the matter of 12 Mile Crossing at Fountain Walk – New Retail Building, SP12-26, motion to recommend approval of the Stormwater Management Plan, subject to the conditions and items listed in the staff and consultant review letters being addressed on the next plan submittal because it is otherwise in compliance with Chapters 11 and 12 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

SITE PLAN



SITE DATA

EXISTING ZONING: RC
 GROSS SITE AREA: 25.0 ACRES
 PROPOSED BUILDING AREA: 57,493 SQ. FT.
 MAXIMUM HEIGHT OF BUILDING: 45 FEET
 PROVIDED PAVEMENT AREA: ±122,509 SQ. FT.
 TAX ID#: 22-15-200-100

REQUIRED PARKING RESTAURANTS:
 1 SPACE PER 70-SFT G.F.A.
 7560-SFT/70-SFT = 108 SPACES

RETAIL:
 1 SPACE PER 250-SFT G.F.A.
 51243-SFT/250-SFT = 205 SPACES

TOTAL = 313 SPACES
PROVIDED PARKING:
 HANDICAPPED SPACES: 8
 STANDARD SPACES: 215
 TOTAL SPACES: 224-SPACES

PHASING NOTE:
 UTILITIES, LIGHTING, AND PAVING SHALL BE CONSTRUCTED AS PART OF PHASE 1 DURING SUMMER 2012. PROPOSED ANCHOR BUILDING "TENANT A", ADJACENT WALKWAYS, AND DUMPSTER AREA SHALL BE CONSTRUCTED AS PART OF PHASE 2 2013. REMAINING BUILDINGS AND WALKWAYS WITHIN TWO YEARS OF FINAL SITE PLAN APPROVAL.

NOTE: ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

NOTE: ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 261202004P DATED SEPTEMBER 01, 2006 THE SUBJECT PARCELS IS LOCATED IN ZONE "X" WHICH IS NOT A DESIGNATED AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SIGN #	SIGN TABLE	REQUIRED
R1-1	STOP	5
R5-1	DO NOT ENTER	2
R3-5R	RIGHT TURN ONLY	2
R6-1R	ONE WAY	2
R7-B	RESERVED PARKING	8
R7-BA	VAN ACCESSIBLE	8
R8-3	NO PARKING	-

NOTE: ALL SIGNS WILL COMPLY WITH CURRENT MUTCD STANDARDS

Exterior Lighting

- All outdoor lighting in all Use Districts used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect light away from all adjacent residential districts or adjacent residences.
- All light fixtures must be mounted to a height of 25 ft. or less. The entire site to be limited to light poles with a maximum height of 25 ft.
- All outdoor lighting in all Use Districts shall be directed toward and confined to the ground areas of lawns or parking lots.
- All lighting in nonresidential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.
- Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of persons on the adjacent highways or adjacent property.
- Artificial light shall be maintained in a manner so as not to constitute a hazard or nuisance.

GENERAL NOTES:

ALL LIGHTS SHALL BE SQUARE, ARM MOUNTED, CUT-OFF TYPE LUMINAIRE W/50 WATT METAL HALIDE LAMP WITH VERTICAL REFLECTOR. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJOINING PARCELS (TYP.).

REFER TO UTILITY PLANS AND PROFILES FOR STORM SEWER, SANITARY SEWER, WATERMAINS, AND BUILDING CONNECTION LOCATIONS, SIZES, AND DEPTHS.

CONTRACTOR TO COMPLY WITH CITY OF NOVI AND OAKLAND COUNTY ROAD COMMISSION REQUIREMENTS FOR ALL WORK. PREFORMED WITHIN WIXOM ROAD RIGHT OF WAY. CONTRACTOR TO OBTAIN PERMIT FROM THE CITY OF NOVI PUBLIC SERVICE DEPT AND THE OAKLAND COUNTY ROAD COMMISSION PRIOR TO THE START OF CONSTRUCTION.

REFER LANDSCAPE ARCHITECTS PLAN FOR ALL PLANTINGS, BERMING, LANDSCAPE DETAILS, AND MATERIALS (TYP.).

ALL PARKING AREAS AND LANDSCAPE ISLANDS TO HAVE CURB AND GUTTER (TYP.) UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO COORDINATE AND INSTALL UNDERGROUND ELECTRICAL CONDUIT TO PARKING LOT UTILITIES, AND DIRECTIONAL SIGNS. GENERAL CONTRACTOR TO PROVIDE A UNIT PRICE FOR INSTALLATION OF IRRIGATION SLEEVES. EXACT QUANTITY AND LOCATION TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION. WITNESS THE LOCATION OF EACH SLEEVE.

DEVELOPER TO INSTALL FIRE LANE SIGN AS NECESSARY PER THE CITY OF NOVI FIRE DEPARTMENTS REQUIREMENTS. CONTRACTOR SHALL COORDINATE INSTALLATION OF SIGNS WITH THE CITY'S FIRE MARSHAL (TYP.).

ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PAVEMENT STRIPING SHALL BE MDOT FAST DRY PAVEMENT MARKING. ALL ARROWS, STOP BARS, AND LANE LINES (4" WIDE SINGLE LINE) BETWEEN TURN LANES AND LANES IN THE SAME DIRECTION OF TRAVEL SHALL BE WHITE. LINES SEPARATING OPPOSITE DIRECTIONS OF TRAFFIC SHALL BE 4" WIDE DOUBLE YELLOW BARRIERS-FREE SPACE MARKINGS AND HATCHING SHOULD BE BLUE AND ALL OTHER MARKING MAY BE EITHER WHITE OR YELLOW. ALL PEDESTRIAN CROSSWALKS SHALL BE STRIPED WITH 12" WIDE WHITE DIAGONAL LINES AT 45° ANGLES SPACED 24' APART (TYP.).

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



49308 WAINSTOCK WIXOM, MI 48393
 (P) 248-437-9955
 (F) 866-690-4307

REVISIONS

NO.	DESCRIPTION

CLIENT: SPIGEL PROPERTIES, INC.
 PROJECT: SITE PLAN

These documents are instruments of service of the Project and are to be used without modification (MCO) for the specific project unless otherwise indicated. Any modification to these documents shall be made in writing and shall be signed by the Designer and the Client. The Designer shall not be responsible for any errors or omissions in these documents or for any consequences arising therefrom. The Client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Designer shall not be responsible for any delays or costs incurred by the Client in obtaining such permits and approvals.

SECTION 15
 TOWN OF NORTH, RANGE B EAST
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

Date: 4-24-12
 Drawn By: MFP
 P.E. SEAN OVERER
 SCALE: 1 inch = 30 ft.
 SHEET NO. 130201
 SHEET NO. 4 OF 9

48308 WAINSTOCK
 WIXOM, MI 48393
 (P) 248-437-9955
 (F) 866-690-4307

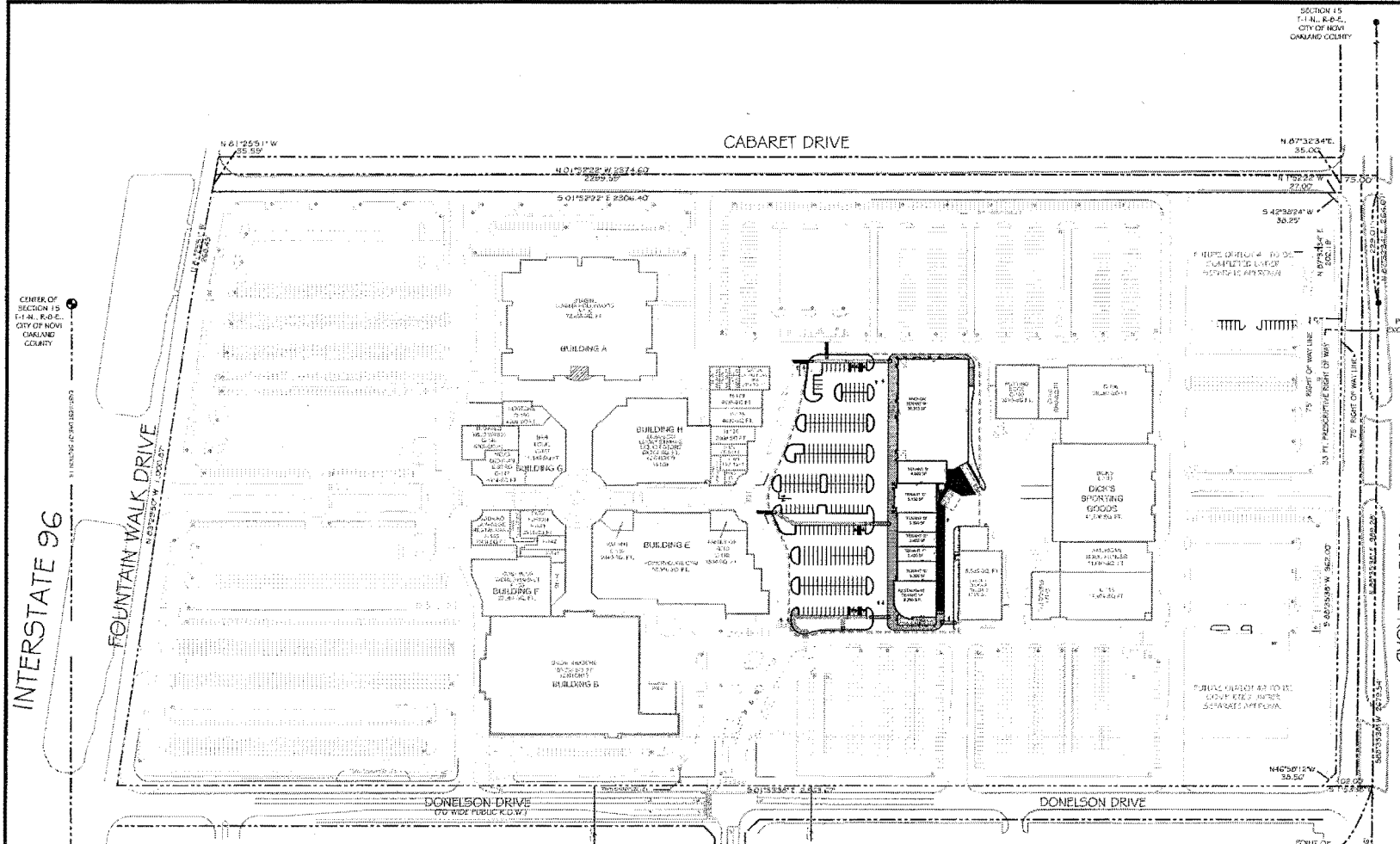
REVISIONS

CLIENT: SPIEL PROPERTIES, INC
 OVERALL SITE PLAN

These documents are instruments of service and shall be void if not recorded in the public records of the State of Michigan. This instrument is subject to the provisions of the Michigan Uniform Arbitration Act, MCL 487.101 through 487.109, and the Michigan Uniform Arbitration Act, MCL 487.110 through 487.119. If a dispute arises between the parties, the parties agree to arbitrate the dispute. The arbitration shall be held in the County of Oakland, Michigan. The arbitrator's decision shall be final and binding on the parties. No court shall have jurisdiction to review the arbitrator's decision.

SECTION 15
 T-1-N, R-6-E,
 CITY OF HOWLAND
 OAKLAND COUNTY, MICHIGAN

Date: 4/24/12
 Drawn By: J. M. DIFIN
 P.L. MARY DIFIN
 SCALE: 1" = 100'
 SHEET NO. 10007
 SHEET NO. 3 OF 9



SITE DATA

EXISTING ZONING	RC	REQUIRED PARKING	THEATER
GROSS SITE AREA	87.71 ACRES	1 SPACE PER 3.4 SEATS PLUS 1 SPACE PER EVERY 2 EMPLOYEES	3377 SEAT/S/3.4 SEATS + 30 EMPLOYEES/2 = 1008 SPACES
EXISTING WETLANDS	NONE	RESTAURANTS:	1 SPACE PER 70-SFT G.F.A
EXISTING WOODLANDS	NONE	56,246-SFT/70-SFT = 801 SPACES	OUTDOOR SEATING 2207-SFT/70-SFT = 32 SPACES
EXISTING BUILDING AREA	579,266 SQ. FT.	RETAIL:	1 SPACE PER 750-SFT G.F.A
PROPOSED BUILDING AREA	57,493 SQ. FT.	500,801-SFT/250-SFT = 2003 SPACES	TOTAL = 3834-SPACES
MAXIMUM HEIGHT OF BUILDING	45 FEET	PROVIDED PARKING	HANDI CAP SPACES 72
EXISTING PAVEMENT AREA	468,132 SQ. FT.	STANDARD SPACES	4077-SPACES
PROPOSED PAVEMENT AREA	468,132 SQ. FT.	TOTAL SPACES	
BUILDING SETBACKS	REQUIRED	PROVIDED	
NORTH SETBACK	100'	4373'	
WEST SETBACK PROP. LINE	100'	1300'	
EAST SETBACK PROP. LINE	100'	1334'	
SOUTH SETBACK PROP. LINE	100'	1584'	
PARKING SETBACKS	REQUIRED	PROVIDED	
NORTH SETBACK	20'	138'	
WEST SETBACK PROP. LINE	10'	120'	
EAST SETBACK PROP. LINE	20'	120'	
SOUTH SETBACK PROP. LINE	20'	130'	

LEGAL DESCRIPTION:
 T-1-N, R-6-E, SECTION 15 PART OF NW 1/4 & PART OF NE 1/4 ALL DESCRIBED AS BEGINNING AT A POINT DISTANCE S 88-35-38 W 1886.25 FEET FROM NORTHEAST CORNER OF SECTION 15, THENCE S 01-53-38 E 2533.67 FEET, THENCE N 83-29-50 W 1008.87 FEET, THENCE N 81-26-51 W 268.45 FEET, THENCE N 01-52-22 W 2374.50 FEET, THENCE N 87-32-34 E 284.01 FEET, THENCE N 88-35-38 E 989.28 FEET TO THE POINT OF BEGINNING EXCEPT BEGINNING AT A POINT DISTANCE S 88-35-38 W 2879.54 FEET & S 87-32-34 W 229.01 FEET & S 01-52-22 E 75 FEET FROM NE SECTION CORNER, THENCE S 01-52-22 E 2306.40 FEET, THENCE N 81-25-51 W 35.59 FEET, THENCE N 01-52-22 W 2299.59 FEET, THENCE N 87-32-34 E 35 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT BEGINNING AT N 88 CORNER, THENCE N 88-35-38 E 989.28 FEET, THENCE S 01-53-38 E 102 FEET, THENCE N 46-58-12 W 38.57 FEET, THENCE S 88-35-38 W 062 FEET, THENCE S 87-32-34 W 202.19 FEET, THENCE S 42-38-24 W 38.25 FEET, THENCE N 01-52-22 W 27 FEET, THENCE S 87-32-34 W 3.6 FEET, THENCE N 01-52-22 W 75 FEET, THENCE N 87-32-34 E 284.01 FEET, TO THE POINT OF BEGINNING 87.21 AC-12-00 FR 001 TO 004, 072, 079, 089 TO 087, 106-0118013 T-1-N-6-E CORN.

Retail	
Great Indoors	166,236
World Market	23,884
American Home Fitness	11,500
Dick's Sporting Goods	41,700
Family of Pets	1,538
Existing Vacant Retail	66,943
Proposed Retail	60,938
Subtotal	372,027
Restaurants	
Bar Louis	1118
Buffalo Wild Wings	6768
Cold Stone Creamery	1505
Godsako Japanese Restaurant	7303
Hooters	4200
Indie Fusion	4333
Rojc Mexican Bistro	8514
M-Bar-Go	69,704
Lucky Strike	
Liquor Store	
Proposed w/ Outdoor Seating	8326
Subtotal	110,906
Entertainment	
Chuck E. Cheese's	15535
Imagine Navi Theatre	72255
Gjeto's Salon & Day Spa	2914
Powerhouse Gym	55950
Puttina Edge Fun Centers	9518
Subtotal	198,170
42% x 26%	

CENTER OF SECTION 15 T-1-N, R-6-E, CITY OF HOWLAND OAKLAND COUNTY

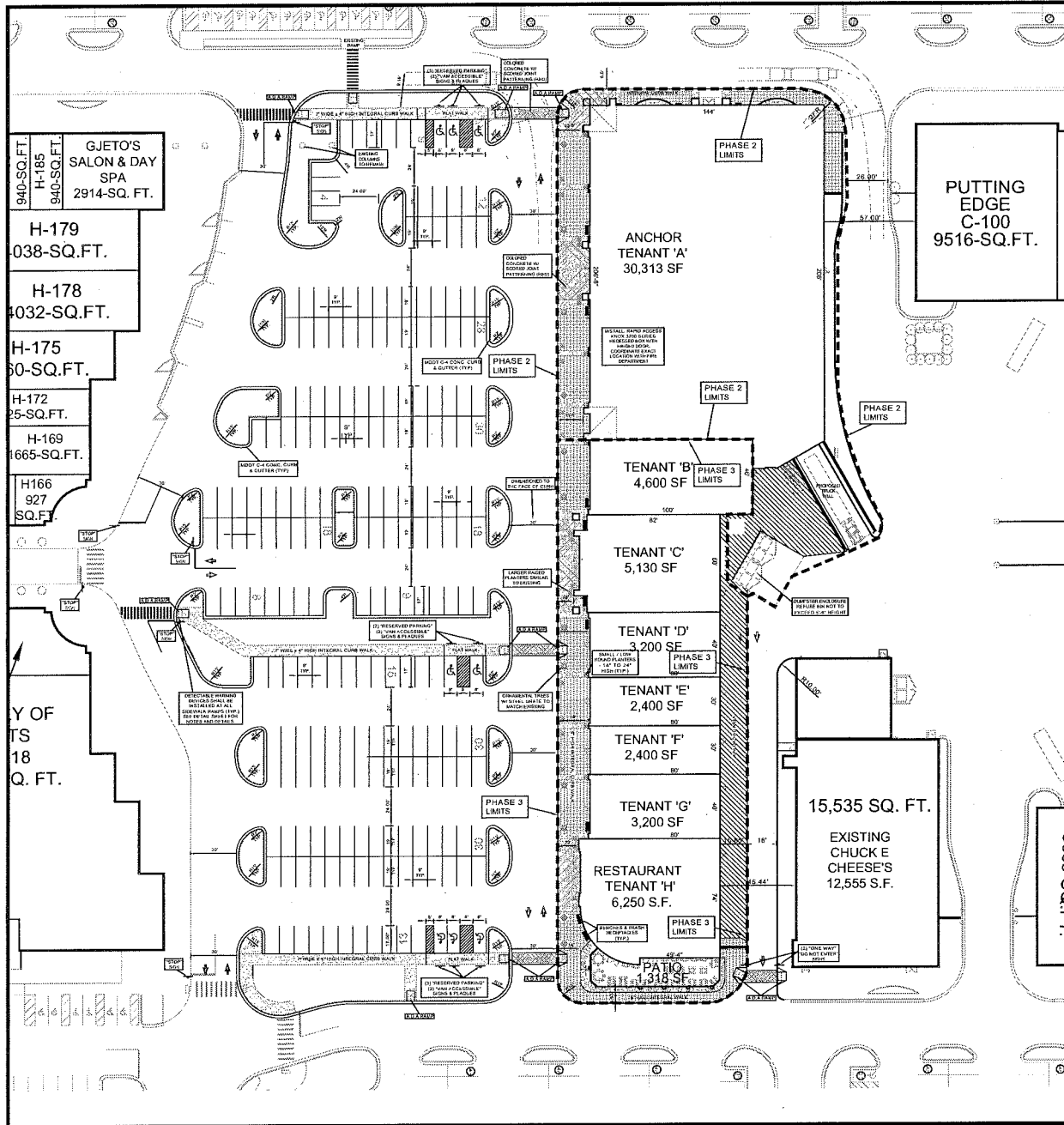
INTERSTATE 96

NE CORNER SECTION 15 T-1-N, R-6-E, CITY OF HOWLAND OAKLAND COUNTY

Scale & Signature

NORTHEAST CORNER SECTION 15 T-1-N, R-6-E, CITY OF HOWLAND OAKLAND COUNTY

PHASING PLAN



PHASING NOTE:
 PHASE 1 - SHALL CONSIST OF INSTALLATION OF ALL UTILITIES, LIGHTING, PAVING, BUILDING PAD CONSTRUCTION, AND LANDSCAPING WITHIN THE PARKING LOT. TO BE CONSTRUCTED FALL 2012 - SPRING 2013.

PHASE 2 - SHALL CONSIST OF PROPOSED ANCHOR BUILDING "TENANT A", ADJACENT WALKWAYS, DUMPSTER ENCLOSURE, AND BUILDING LANDSCAPING AREAS ADJACENT TO TENANT A. TO BE CONSTRUCTED WHEN BUILDING SPACE IS LEASED.

PHASE 3 - SHALL CONSIST OF THE REMAINING BUILDINGS, WALKWAYS, AND BUILDING LANDSCAPE AREAS. TO BE CONSTRUCTED WHEN BUILDING SPACE IS LEASED.

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

Diffin-Umlor & ASSOCIATES
 Civil Engineering • Surveying • Landscaping • Construction Services

49308 WAINSTOCK
 WIXOM, MI 48393
 (P) 248-437-9955
 (F) 866-690-4307

REVISIONS

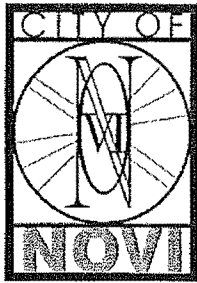
CLIENT: SPIGEL PROPERTIES, INC
 PHASING PLAN

These documents are instruments of service of the Engineer and shall be subject to the provisions of the Professional Code of Ethics and the Michigan State Board of Engineers and Surveyors (MSBE) for the State of Michigan. The Engineer shall not be held responsible for any errors or omissions in these documents or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the Engineer or any other person.

SECTION 15
 TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

Date: 6-20-12
 Drawn By: MJC
 Scale: 1 inch = 30 ft.
 SHEET NO: 122007
 SHEET NO: 1 OF 1

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 4, 2012

Planning Review

Twelve Mile Crossing at Fountain Walk New Retail
SP12-26

Petitioner

Cahen Architectural Group

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: 44275 Twelve Mile Road, South of Twelve Mile Road and west of Donelson Drive (Section 15)
- Site Zoning: RC, Regional Center
- Adjoining Zoning: North: OS-1; East: RC; West: OST; South: I-96 right-of-way
- Current Site Use: Existing 12 Mile Crossing at Fountain Walk shopping center
- Adjoining Uses: North: Vacant, Bank, Office Park; East: Shopping Center; West: Office Park; South: I-96 right-of-way
- School District: Novi Community School District
- Site Size: 67.2 acres
- Plan Date: 04-24-12

Project Summary

The subject property is within the existing 12 Mile Crossing at Fountain Walk shopping center south of Twelve Mile Road and west of Donelson Drive. The applicant is proposing to add a 57,793 square foot retail building including a larger tenant space (approximately 30,000 sq. ft.), a restaurant tenant space and six smaller general retail tenant spaces. The new building would be located near the center of the existing development and also include the addition of 224 parking spaces and associated landscaping.

Recommendation

Approval of the preliminary site plan is recommended. The applicant should submit plans for Final Site Plan approval once the appropriate approvals are granted by the City Council.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 17 (RC Regional Center District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Loading Zone Location: All loading zones in the RC District must be located in the rear yard. The plan shows the loading zone in the exterior side yard. **The applicant should seek a variance from the Zoning Board of Appeals for the proposed loading zone location.** Staff would support this variance.
2. Dumpster Location: All dumpsters must be located in the rear yard. The plan shows the two dumpsters in the exterior side yard. **The applicant should seek a variance from the Zoning Board of Appeals for the proposed dumpster locations.** Staff would support this variance.
3. Parking: The applicant has provided a Shared Parking Study indicating approximately 4,017 parking spaces are needed to accommodate the center's proposed mix of uses; 4,077 spaces have been provided. The City's traffic consultant has reviewed the study and has found it to be

acceptable. **City Council approval of the Shared Parking Study is required after a review and recommendation by the Planning Commission.**

4. City Council Consideration and Approval: Section 1703.4 of the Zoning Ordinance requires all proposed plans in the RC District on parcels over 4 acres be approved by the City Council after a review and recommendation by the Planning Commission.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission and with the Final Site Plan submittal.


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. The applicant has indicated phasing is proposed for the project but all elements will be completed within two years. Phasing is not required for projects to be completed in two years or less. **If there is a possibility that the construction will extend beyond two years, the applicant should indicate phasing approval is requested and provide a plan sheet filled phasing and graphically depicting the proposed phase lines.**

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 Pre-Con or to schedule a Pre-Con, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart

Twelve Mile Crossing at Fountain Walk New Retail

SP12-26

Plan Dated: 04-24-12

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Regional Commercial	Regional Commercial	Yes	
Zoning	RC	RC	Yes	
Use (Sec. 1701 and 1702)	Regional and Community shopping centers, Retail businesses, Sit-down restaurants	57,493 sq. ft. retail center	Yes	
Building Height (Sec. 2400)	Maximum 45 feet	27'	Yes	
Building Setbacks (Sec. 2400)				
Exterior Side (north)	100 feet	200 feet +	Yes	
Exterior Side (east)	100 feet	200 feet +	Yes	
Exterior Side (west)	100 feet	200 feet +	Yes	
Exterior Side (south)	100 feet	200 feet +	Yes	
Parking Setbacks (Sec. 2400)				
Exterior Side (north)	20 feet	New parking proposed is interior to the site.	N/A	
Exterior Side (east)	20 feet			
Exterior Side (west)	20 feet			
Exterior Side (south)	20 feet			
Number of Parking Spaces (Sec. 2505)	Shopping Centers greater than 600,000 sq. ft.: 1 space/222 sq. ft. (If the combined GLA of restaurant, cinema, and entertainment uses exceeds 20% of the total GLA for the shopping center, a shared parking study is required.	4,077 spaces	Yes	Shared Parking Study indicates that approximately 4,017 parking spaces are required to accommodate the proposed mix of uses for the entire center. See the traffic review letter for additional information. City Council approval of the

SP12-26 Twelve Mile Crossing at Fountain Walk New Retail

Item	Required	Proposed	Meets Requirements?	Comments
	<p>Any single use over 30,000 square feet and within a shopping center shall have its portion of the parking requirement calculated from the appropriate standards for the use, if one exists.</p> <p><u>See attached parking review chart for parking requirements and comments</u></p>			Shared Parking Study after Planning Commission recommendation is required.
Parking Space Dimensions (Sec. 2506)	<p>9' x 19' parking space dimensions and 24' wide drives for 90° spaces.</p> <p>9' x 17' parking space dimensions permitted with a 4" curb</p>	9' x 19' and 9' x 17' parking space dimensions and 24' wide drives.	Yes	Applicant should indicate 4" curbs where 17' spaces are proposed.
Barrier Free Spaces (Barrier Free Code)	<p>20 accessible spaces plus one for each 100 spaces over 1,000; 1 in 6 spaces must be van accessible</p> <p>20+31 = 51 spaces required (17 spaces must be van accessible)</p>	92 accessible spaces (27 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	8' wide with an 8' wide access aisle for van accessible and 8' wide with a 5' wide access aisle for accessible	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Barrier free signs shown.	Yes	
Loading Spaces (Sec. 2507)	10 square feet per front foot of	6,639 sq. ft. provided in the exterior side	No	Applicant should seek a Zoning

SP12-26 Twelve Mile Crossing at Fountain Walk New Retail

Item	Required	Proposed	Meets Requirements?	Comments
	building = 526 x 10 = 5,260 sq. ft. All loading shall be in the rear yard or interior side yard if double fronted lot.	yard.		Board of Appeals variance for the loading zone location. Staff would support this variance.
Loading Space Screening (Sec. 2302A.1)	In the RC District, view of loading and waiting areas must be shielded from rights of way and adjacent properties.	Proposed loading will be screened by an existing building.	Yes	
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.	Dumpsters located in the exterior side yard and setback appropriately from the building and property lines.	No	Applicant should seek a variance from the Zoning Board of Appeals for the dumpster location. Staff would support this variance.
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	Details provided meeting ordinance requirements.	Yes	

SP12-26 Twelve Mile Crossing at Fountain Walk New Retail

Item	Required	Proposed	Meets Requirements?	Comments
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			<u>Please contact Jeannie Niland (248.347.0438).</u>
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Lighting plan will be required with Final Site Plan submittal.	N/A	
Sidewalks (City Code Sec. 11-276(b))	An 8' wide sidewalk shall be provided along Twelve Mile Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	Existing concrete walk along 12 Mile Road to remain.	Yes	
Misc. Items	Proposed Patio Phasing Indicated			Outdoor seating must meet be approved by the Building Official. See Sec. 2524 of the Zoning Ordinance for outdoor seating regulations. A note on Sheet 4 references a phasing plan but notes all work will be completed within 2 years. A phasing plan is not required if work will be completed within 2 years. See plan review letter for additional information.

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Parking Review Summary Chart

Twelve Mile Crossing at Fountain Walk New Retail

SP12-26

Plan Dated: 04-24-12

Item	Required	Proposed	Meets Requirements?	Comments
<p>Number of Parking Spaces (Sec. 2505)</p>	<p>Shopping Centers greater than 600,000 sq. ft.: 1 space/222 sq. ft. Remaining</p> <p>429,781 sq. ft. / 222 sq. ft. = 1,936 spaces required</p> <p>(If the combined GLA of restaurant, cinema, and entertainment uses exceeds 20% of the total GLA for the shopping center, a shared parking study is required. (Restaurant, cinema and entertainment uses equal 24% of total GLA – Shared Parking Study Required))</p> <p>Any single use over 30,000 square feet and within a shopping center shall have its portion of the parking requirement calculated from the appropriate standards for the use, if one exists. 2,647 spaces (plus spaces for theater employees) required for uses over 30,000 sq. ft.</p>	<p>4,077 spaces</p>	<p>Yes</p>	<p>Shared Parking Study indicates that approximately 4,017 parking spaces are required to accommodate the proposed mix of uses for the entire center. See the traffic review letter for additional information.</p> <p>City Council approval of the Shared Parking Study after Planning Commission recommendation is required.</p>

Item	Required	Proposed	Meets Requirements?	Comments
	4,583 spaces (plus spaces for theater employees) required for entire center			
Parking Requirement Calculations – Uses Over 30,000 sq. ft.				
Dick's Sporting Goods	Retail: 1 space/200 sq. ft. 41,700 sq. ft. / 200 = 209 spaces required	4,077 spaces for entire center	Yes – See above	
M-Bar-Go	Dance Hall: 1 space/2 people allowed under maximum occupancy 2,000 people / 2 = 1,000 spaces required			
Emagine Theater	Theater: 1 space/3.4 seats plus 1 for every 2 employees 3,377 seats / 3.4 = 993 spaces + parking for employees			
Powerhouse Gym	Health Facility Greater than 30,000 sq. ft.: 1 space/9 memberships 4,000 anticipated full membership / 9 = 445 spaces			

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

June 1, 2012

Engineering Review

Twelve Mile Crossings at Fountain Walk New Retail
SP12-26

Petitioner

Cahen Architectural Group, Architect

Review Type

(Preliminary Site Plan)

Property Characteristics

- Site Location: West Oaks
- Site Size: 5 acres
- Plan Date: April 24, 2012

Project Summary

- Construction of an approximately 57,493 square-foot building and associated parking. Site access would be provided by existing access points off of public roadways.
- Water service would be provided by an 8-inch extension from the existing water main to the south of the proposed development. A domestic lead and two (2) fire leads would be provided to serve the building, along with one (1) additional hydrant.
- Sanitary sewer service would be provided an 8-inch extension off of the existing sanitary sewer.
- Storm water would be collected by a single storm sewer collection system and discharged into the existing detention basins located S. of West Oaks within the ITC property.

Recommendation

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

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
2. Revise line weights, types, shaping and annotation to differentiate between proposed and existing conditions.
3. Provide parking lot lighting locations on plan set.

Water Main

4. Provide specifications and details for all building leads and fire department connections including pipe diameter, type, and location.
5. Consider relocating the fire hydrant S. of 'Tenant F' away from any landscaping plantings.
6. 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

7. Provide specifications and details for all building leads and connections.
8. Provide a profile for the proposed sanitary sewer extension.
9. Revise the utility plan to include a monitoring manhole between the proposed sanitary sewer and all of the proposed building leads.
10. Revise the slope of the proposed sanitary sewer to a minimum of 1% between SS302 and SS301 where grade is available. If grade is prohibitive, revise the slope to a minimum of 0.6%.
11. Five (5) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification 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. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

12. Provide a profile for the proposed storm sewer detailing all structures and their associated sumps.
13. Provide specifications and details for all roof drains and connections including pipe diameter, type, and location.

Storm Water Management Plan

14. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
15. Verify that the impervious area accounted for in the original site
16. Provide elevations to verifying that the existing forebays/detention basins are functioning with an operating capacity as designated in the original site plan for Fountain Walk. If the existing system does not meet the original design capacity, revise the storm water management plan accordingly.
17. If modification is required to expand or adjust the existing detention areas a temporary construction easement may be required and must be in compliance with the existing easement (L. 21150 P. 626).
18. Revise the soil boundary adjacent to Future Outlot #2 to reflect the border between soils 10B and 11B.

Paving & Grading

19. Denote the extent of grading between the proposed development and the existing structures N. of the site and provide match grade elevations.
20. Provide grading elevations and slopes for the 'flat walk' and it's associated transitions adjacent to the van accessible parking spaces across from Tenant 'D'.

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

21. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
22. An Itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

23. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to

the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.

24. 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.
25. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.

The following must be addressed prior to construction:

26. 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).
27. 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. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
28. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
29. 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.
30. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
31. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
32. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
33. An Incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) 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.

34. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

Please contact Adam Wayne at (248) 735-5648 with any questions.



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.

TRAFFIC REVIEW

May 29, 2012

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Twelve Mile Crossing at Fountain Walk – New Retail, SP#12-26,
Traffic Review of Preliminary Site Plan & Shared Parking Study**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of the preliminary site plan and shared parking study, subject to the items shown below in **bold** being satisfactorily addressed by the final site plan.

Project Description

What is the applicant proposing?

1. The applicant, Cahen Architectural Group, is proposing to a 57,493-s.f. strip retail building on a 5-acre vacant lot within Twelve Mile Crossing at Fountain Walk (see attached aerial photo). Immediately south of the new building will be a new 224-space parking lot intended to serve existing small shops to the south as well as the new shops.

Shared Parking Study

Does the shared parking study show that there will be adequate parking for the overall site?

2. We have reviewed the shared parking study prepared for the applicant by Diffin-Umlor & Associates (DUA) and dated April 30, 2012. This study was required by City planning staff since the Zoning Ordinance would require 313 parking spaces for the new retail space, or 89 more than are being proposed.
3. The DUA study examines the overall center as it would exist upon completion of the proposed new building. The overall center would consist of 643,390 s.f., including 267,143 s.f. (41.5%) of existing vacant space and 51,243 s.f. (8.0%) of "proposed" vacant space. Evaluating the expanded center as individual free-standing retail, restaurant, and entertainment uses, the Zoning Ordinance is said to require a total of 5,017 parking spaces. A total of 4,077 parking spaces will, instead, actually be available.

4. The DUA study has applied the Institute of Transportation Engineers “Shared Parking Planning Guidelines” with minimal documentation. A table showing the percentage of peak parking occupancy by part of the week (weekday v. weekend) and several-hour time period is included, but there is no discussion of potential seasonal variation in parking demand. This should be a matter of some concern here, as parking demand for both retail uses and theaters (such as Emagine) experience significant peaks in late December.
5. We recommend that the next time a shared parking study is needed for this location, the applicant’s consultant apply the Urban Land Institute Shared Parking Model. The second edition of that model (dated 2005) is available as an easily applied Excel spreadsheet, and it assesses time variations in parking demand by land use, season, part of week, and hour.
6. **We consider the DUA shared parking study acceptable** mainly due to one very specific aspect: it has modified the ITE methodology to account for the assumption that the ordinance parking requirement for the M-Bar-Go “dance hall” – 1,000 spaces – should not be considered applicable until the 9 p.m. hour that it opens and stores within the center close. Disregarding the small amount of potential time overlap in the parking for these dissimilar uses, the ordinance parking requirement would effectively become 4,017 spaces, or 60 more than will be available upon completion of the site plan now proposed.

Trip Generation & Traffic Study

How much traffic would the proposed development generate? Is a traffic impact study required?

7. Trip generation at a shopping center is normally forecasted using non-linear equations predicting more trips per 1,000 s.f. for smaller centers than for larger centers (mostly due to customers visiting several stores on a single trip into/out of the center). Given that the proposed new building will be a relatively small portion of a much larger existing center, and the fact that that larger center also includes several entertainment venues, it is impractical to forecast the amount of additional traffic the new building may generate. We are confident, however, that the access design – which was originally developed and previously evaluated for a different retail configuration on the subject 5 acres – will continue to operate satisfactorily. Hence, **the Planning Commission should waive the requirement for a new traffic impact study.**

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

8. Not applicable.

Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed driveway(s)?

9. Not applicable.

Driveway Design and Control

Are the driveways acceptably designed and signed?

10. No. Several refinements are needed to assure access by large trucks, as follows:
- a. **At the west end of the 30-ft-wide drive along the south building façade, the 15-ft radius on the building pad should be increased to 20 ft, and the adjacent opening should be widened to 34 ft from the now-proposed 30 ft (narrowing the south end island to the City minimum of 8 ft and retaining the associated 15-ft semicircular rounding).**
 - b. **At the corresponding location at the east end of the preceding drive, both proposed 15-ft curb radii should be enlarged to 20 ft.**
 - c. **The east end of the one-way service drive north of the new building should be flared out to facilitate easier turning by the City's largest fire truck. Specifically, the end island adjacent to Tenant H should be narrowed so that the opening relative to the Chuck E Cheese pad is 22 ft wide rather than 18 ft, and the radius on both sides of the opening made the 25 ft now proposed only on the south side. Adjustments to the proposed pedestrian ramps may be necessary to maintain adequate landing sizes.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

11. No. **Existing or proposed ADA-compliant pedestrian ramps (including but not limited to detectable warning surfaces) need to be shown at the following locations:**
- a. **At both ends of both crosswalks near the southeast corner of the new parking lot.**
 - b. **At both ends of both crosswalks at the approximate midpoint along the south side of the site (directly south of new Tenant C).**
 - c. **At both ends of both crosswalks near the southwest corner of the new parking lot.**
 - d. **At each end of all three "flat walks" adjacent to proposed new barrier-free parking spaces (presumably MDOT Type P ramps, to reach the pavement-level sidewalk, which would also require an effective parking stop, such as a 4-inch high bumper block straddling the two adjacent spaces in each group). (On a related note, the grading plan should show elevations to the nearest 0.01 ft, not the nearest 0.1 ft.)**

Parking and Circulation

Are parking spaces appropriately designed, marked, and signed? Can vehicles safely and conveniently maneuver through the site?

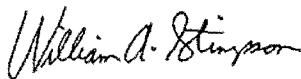
12. Parking spaces adjacent to curb and gutter have been designed and dimensioned to lip of gutter. Since the effective parking space actually extends to the face of curb instead, such spaces are approximately 1.5 ft wider and/or longer than necessary, and will result in unnecessary construction cost and impervious surface. **The applicant's engineer should consider reducing the size of such parking spaces to meet and not exceed the City's minimum standards. If this is done, a note should be added to the plan indicating that "the dimensions of all parking spaces (both width and length) are referenced to the face of curb, face of walk, or center of paint stripe (as applicable)."**
13. Proposed symmetric parking lot end islands scale 34 ft long, back-of-curb to back-of-curb. **To provide the 3-ft setback called for by Zoning Ordinance Section 2506.13, these islands should be shortened to 32 ft.**
14. **To simplify the maneuvering required by a garbage truck approaching the rear dumpster enclosure, that enclosure should be rotated at least 6 degrees counterclockwise (i.e., so a truck can approach the east dumpster without having to "jog" around the northwest corner of Chuck E Cheese's recent building expansion).**
15. **The treatments actually to be applied in the field for the rear unloading area need to be specified on the plan. Any crosshatching should be done in yellow, with a spacing no closer than 4 ft on-center (potentially wider given the long area to be marked). Also, NO PARKING LOADING ZONE (R7-6) signs should be proposed at appropriate locations not exceeding a spacing of 75 ft.**
16. **The east-pointing pavement arrow proposed near the east end of the rear service drive should be shown solid and indicated as white in color, and a comparable arrow should be proposed (centered in the drive) 175 ft to the west.**
17. **All STOP signs should be labeled with the MMUTCD sign code (R1-1). In addition to the six locations now proposed, STOP signs should be indicated at each end of the 30-ft wide drive along the south building façade, and at the east end of the one-way rear drive.**
18. **To comply with the MMUTCD, an ALL WAY (R1-3P) sign must accompany each of the four STOP signs proposed at the south-central intersection.**
19. **To comply with the MMUTCD, stop bars proposed to accompany STOP signs should be white, a minimum of 12" wide, and placed 4 ft in advance of a marked crosswalk. Stop bars are not currently labeled with a color, and they are shown too close to marked crosswalks.**
20. **Signing at the east end of the one-way rear drive should be revised to include:**
 - a. **A west-facing STOP (R1-1) sign, back-to-back with an east-facing DO NOT ENTER (R5-1) sign, on the south side of the drive near the point of curvature.**

- b. **Two ONE WAY (R6-1L facing north and R6-1R facing south) signs, back-to-back on the north side of the drive no more than 6-8 ft behind the north-south curb.**
21. **In the General Notes appearing on sheet 4, the 2011 edition of the MMUTCD should be cited specifically, since some sign codes have changed from the preceding edition. Also, the phrase “all other marking may be white or yellow” must be deleted, since the MMUTCD offers no such option. On a related matter, a phrase should be added indicating that “the marking of non-barrier-free parking spaces shall be white.”**
22. **The Sign Table on sheet 4 should now indicate nine (not six) STOP signs, all 24” x 24” in size; four ALL WAY signs (now code R3-1P); two ONE WAY signs (one R6-1L and one R6-1R); six VAN ACCESSIBLE signs labeled with their new (2011) code – R7-9P; and the requisite numbers of NO PARKING LOADING ZONE and NO PARKING FIRE LANE signs. The unused RIGHT TURN ONLY sign should be deleted from the table, and the footnote revised to replace “CURRENT” with “2011.”**
23. **The detail sheet needs to be revised as follows:**
 - a. **The Handicap Parking Stall detail should include a dimension “Minimum 2 ft” between the sign panel and back of curb. Also, the words “place along face of building” are too specific and should be deleted.**
 - b. **The Handicapped Parking Sign detail should resemble as well as be labeled as a 12” x 18” R7-8 “RESERVED PARKING [wheelchair symbol] ONLY” sign (the current reference to the International Symbol of Accessibility may suggest the old blue sign containing only the ISA; alternatively, a sometimes-proposed version of the R7-8 containing a double-headed arrow in lieu of the word ONLY may be incorrectly envisioned).**
 - c. **The supplemental sign should resemble and be labeled as the 6” x 12” R7-8P VAN ACCESSIBLE sign specified in the 2011 MMUTCD (fka as the R7-8a, the only color choice now being green legend on a white background.)**
 - d. **Given the cited size of the R7-8P, the minimum height to the bottom of this sign should be changed to the more desirable (and entirely feasible) 6’-3”.**
 - e. **The 4” pipe proposed as a base for each handicapped sign should be painted highway yellow.**

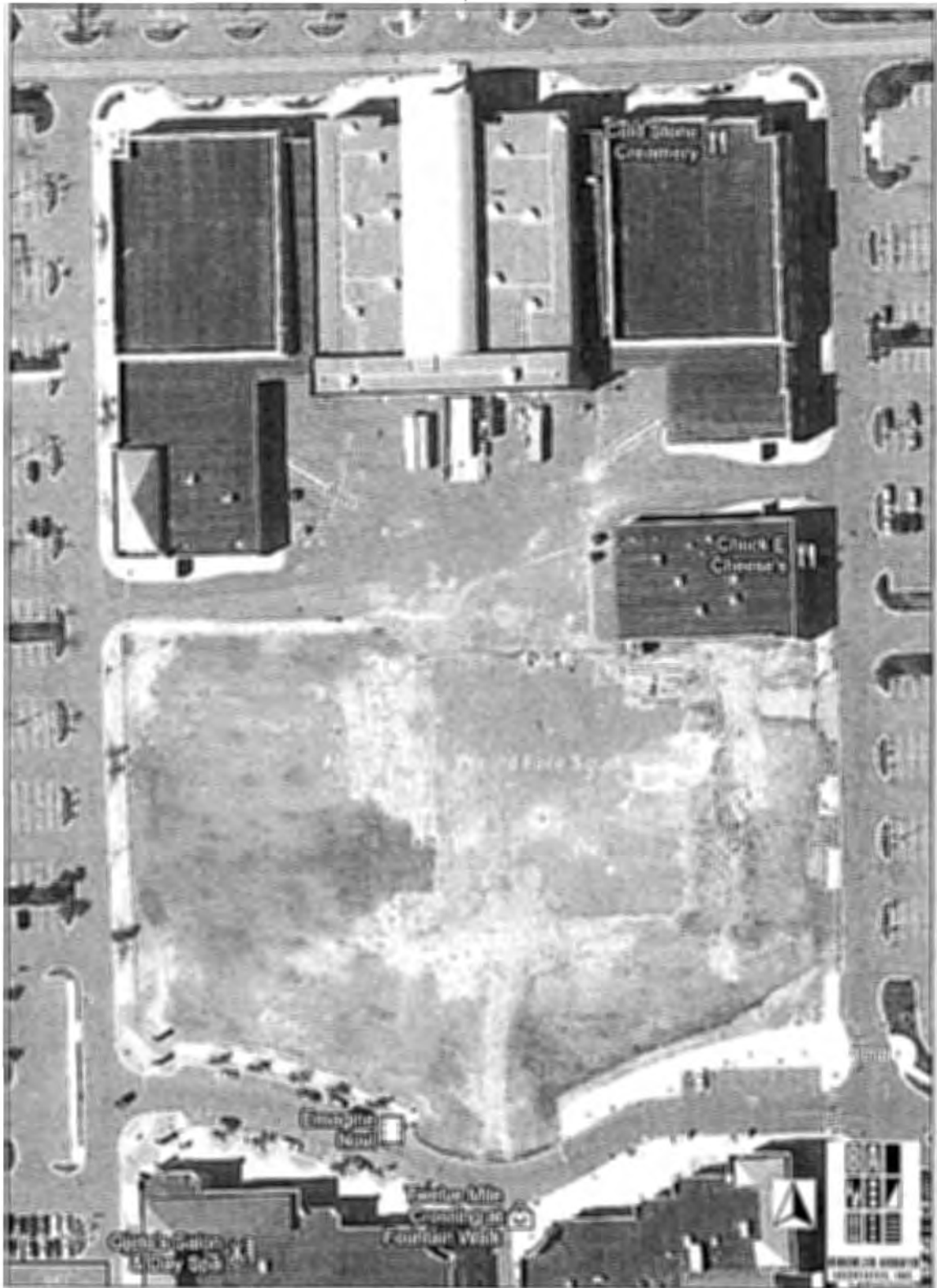
Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President

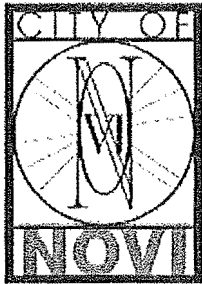


William A. Stimpson, P.E.
Director of Traffic Engineering



Area Proposed for New Strip Retail Building - Twelve Mile Crossing at Fountain Walk

LANDSCAPE REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

June 4, 2012

Preliminary Landscape Review

Twelve Mile Crossing at Fountain Walk New
Retail SP#12-26

Petitioner

Cahen Architectural Group

Review Type

Preliminary Site Plan

Property Characteristics

Site Location: 44275 Twelve Mile Road, South of Twelve Mile Road and west of Donelson Drive (Section 15)
Site Zoning: RC, Regional Center
Adjoining Zoning: North: OS-1; East: RC; West: OST; South: I-96 right-of-way
Current Site Use: Existing 12 Mile Crossing at Fountain Walk shopping center
Adjoining Uses: North: Vacant, Bank, Office Park; East: Shopping Center; West: Office Park; South: I-96 right-of-way
School District: Novi Community School District
Site Size: 67.2 acres
Plan Date: 04-24-12

Recommendation

Approval of the Preliminary Site Plan for Twelve Mile Crossing at Fountain Walk New Retail SP#12-26 is recommended. Please address the concerns noted below upon subsequent submittal.

Ordinance Considerations

Adjacent to Residential – Buffer (Sec. 2509.3.a.)

1. The project property is not adjacent to residentially zoned property.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. No alterations are proposed or required along the public rights-of-way. No landscape modifications are proposed in this area.

Street Tree Requirements (Sec. 2509.3.b.)

1. No alterations are proposed or required in regard to Street Trees.

Parking Landscape (Sec. 2509.3.c.)

1. Calculations have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The Applicant is required to install a total of 6,440 square feet of Interior Parking Lot Landscape Area. The Applicant has met this requirement.
2. Eighty six (86) Parking Lot Canopy Trees are required and have been provided. Please relocate the proposed canopy trees such that the trees are not directly adjacent to proposed curbs. In addition, a tree in the central parking lot island appears to have been misplaced within the sidewalk. Please adjust.

3. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. The Applicant has met this requirement.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required along all building foundations with the exception of access points. **The Applicant must provide these minimum 4' wide beds in all frontage areas with the exception of access points. Raised beds would be a good opportunity and would allow for greater health and protection of the plantings. A waiver would be required if these foundation bed plantings were not proposed. Staff would not support the waiver.** Please note that the Applicant has also proposed multiple raised planter beds to allow for greenery along the frontage walkways for additional seasonal plantings.
2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. Due to the high access required for both pedestrians and vehicles, it is not possible to install all the required building foundation landscape directly at the building. The Applicant has provided additional interior parking lot landscape area that may be used to account for a portion of the foundation landscape requirement if these interior islands are sufficiently landscaped with a combination of trees, shrubs, perennials and groundcover. **A waiver is required for placing the building foundation landscape area in an alternate location. Staff would support the waiver with the condition that the Applicant provides additional landscape plantings within the proposed parking lot islands.**
3. Subcanopy tree species and perennial grasses are proposed in tree wells along the south face of the proposed building. While the number and locations of these plantings are acceptable, these planting selections should all be altered to canopy tree species in order to meet the intent of the ordinance. Larger tree wells may be warranted. A waiver would be required if these perimeter trees are not provided. Staff would not support the waiver.

Plant List (LDM)

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.

Planting Details & Notations (LDM)

1. Planting Details and Notations meet the requirements of the Ordinance and Landscape Design Manual.

Irrigation (Sec. 2509 3.f.(6)(b))

1. All landscape areas are required to be irrigated. A note has been provided stating that the existing irrigation system will be appropriately modified in the area of the addition.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509,

Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.



Reviewed by: David R. Beschke, RLA

Financial Requirements Review

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 52,178			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 782.67			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

Financial Requirements (Bonds & Inspections)

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$ 64,378		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 96,567		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 3,862.68		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater. This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 579.40		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ 500		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	NO	\$ 0		\$400 per tree.
Street Tree Inspection Fee	NO	\$ 0		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	NO	\$ 0		\$25 per tree.
Landscape Maintenance Bond	NO	\$ 6,437.80		10% of verified cost estimate due prior to release of Financial Guaranty.