



July 28, 2008

Robin Working
City of Novi
Zoning Board of Appeals
45175 W. 10 Mile Rd.
Novi MI 48375

RE: ZONING BOARD OF APPEALS CASE NO. 08-042

Dear Robin:

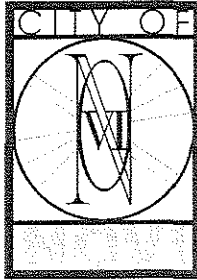
As you are aware, loading zones in the TC District must be located in the rear yard of a development. After working very closely with the planning department and determining our site has three front yards and no rear yard we have collectively concluded the proposed location of the loading zone is the most appropriate for the project. Given the sites location and configuration we are faced with the practical difficulty of redeveloping the property without a rear yard and are requesting a variance on this basis.

Regards,

DAP INVESTMENTS

A handwritten signature in black ink, appearing to read 'D H Kukes', is written over the printed name.

Daniel H. Kukes



cityofnovi.org

PLAN REVIEW CENTER REPORT

June 24, 2008

Planning Review

DAP Investments

SP #08-26

Petitioner

DAP Investments (Dan Kukes)

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Northwest corner of Novi Road and Fonda Drive (Section 15)
- Site School District: Novi Community School District
- Site Zoning: TC, Town Center
- Adjoining Zoning: North, East, West and South: TC, Town Center; Further West: EXPO, Exposition
- Site Use(s): Existing Big Boy Restaurant
- Adjoining Uses: North: Melting Pot Restaurant; East: Novi Road; South: Fonda Drive; West: Expo Drive, Vacant Expo Center
- Site Size: 1.29 acre
- Proposed Building Size: 10,000 square feet
- Plan Date: Site Plan 05/23/08

Project Summary

The applicant is proposing to demolish the existing Big Boy restaurant and construct a 10,000 sq. ft. building consisting of two retail spaces and one restaurant space. The proposed retail spaces are 4,000 sq. ft. and 3,600 sq. ft. and the proposed restaurant space is 2,400 sq. ft. Associated parking and other site amenities will also be constructed.

Recommendation

Approval of the ***Preliminary and Final Site Plan is recommended.*** The applicant will need to receive approval from the Planning Commission and seek the necessary variance from the Zoning Board of Appeals before Stamping Sets can be submitted.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 16 (TC and TC-1, Town Center Districts), Article 24 (Schedule of Regulations), Article 25 (General Provisions), 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 by the applicant or Planning Commission before Site Plan Approval may be granted. Items underlined should be addressed by the applicant on the Stamping Set submittal.

1. Town Center Amenities: Per Section 1602.7 of the ordinance, projects within the Town Center District must include certain design elements and amenities per the Town Center Design Manual. This site includes pedestrian lighting, a paved brick plaza and decorative benches. **The applicant may want to consider adding some additional features, such as a fountain or artwork, to the proposed brick plaza at the intersection of Novi Road and Fonda Drive.**
2. Master Plan for Land Use: This area was part of the study areas analyzed and updated as part of the 2008 Master Plan for Land Use update. Recommendations for the project area included installing canopy deciduous trees along Novi Road, setting buildings close to the road with increased height at the intersection of Novi Road and Fonda Drive and providing public plazas at road intersections. The proposed retail building does accomplish some of these objectives, including setting the building close to the road, installing a public plaza and providing canopy trees.
3. Building Setbacks: The proposed building should be setback fifty feet from all property lines. The building setback on the northern side of the property is approximately 14 feet. The building setback on the eastern side of the property is approximately 20 feet. The building setback on the western side of the property is approximately 20 feet. **The applicant should revise the site to meet the building setback requirements or seek a reduction in the setbacks by the Planning Commission.**
4. Open Space: Per calculations of staff, adequate open space has been provided. The applicant should include a sheet with the Stamping Set submittal titled "Open Space." This sheet shall include shaded areas that are counted toward open space and a calculation for the open space provided on site.
5. Parking Calculations: Sit-down restaurants require 1 parking space per 70 sq. ft. of gross leasable area or 1 parking space for every two employees plus 1 space for every 2 customers allowed under maximum seating capacity, whichever is greater. The floor plan does not show the interior layout of the proposed restaurant. **The applicant should provide a detailed restaurant layout so that parking calculations can be verified.**
6. Parking Space Dimensions: Four inch curbs are required wherever 17 ft. parking spaces are shown. The applicant should indicate 4 inch curbs along the eastern portion of the parking lot.
7. Loading Zone: Loading zones in the TC District must be located in the rear yard. The proposed loading zone is located in the exterior side yard. **The applicant should relocate the loading zone or seek a Zoning Board of Appeals variance.**
8. Dumpster Screening: Dumpster screening is required to be one foot higher than the proposed dumpster. The applicant should indicate the height of the proposed dumpster.
9. Lighting Requirements: Please refer to the lighting review chart for the corrections that should be included on the photometric plan. The applicant should revise the photometric plan accordingly for Stamping Set submittal.
10. Outdoor Seating: An outdoor seating plan for the proposed restaurant was included in the plan set. The applicant should include a note on Sheet AR-1 that chairs and tables will be of a durable material. The applicant should indicate whether waitstaff will be clearing the tables. If waitstaff is not present, trash receptacles will be required. The applicant should provide a detail for the proposed outdoor seating enclosure.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested **prior to the matter being reviewed by the Planning Commission.** Additionally, a letter from the applicant is requested to be submitted with the Stamping Sets highlighting the changes made to the plans addressing each of the comments listed above.

Street and Project Name

This project may need approval from the Street and Project Naming Committee. Please contact Angela Pawlowski (248-735-5631) in the Community Development Department for additional information.

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **12 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval. Please contact either Kristen Kapelanski at (248) 347-0586 or Angie Pawlowski at (248) 735-5631 prior to the submittal of the stamping sets.

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. To give you an advance notice of the requirements and what must be in place prior to the Pre-Con, a sample Pre-Con checklist is attached. 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.

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@ci.novi.mi.us.

Kristen Kapelanski, Planner

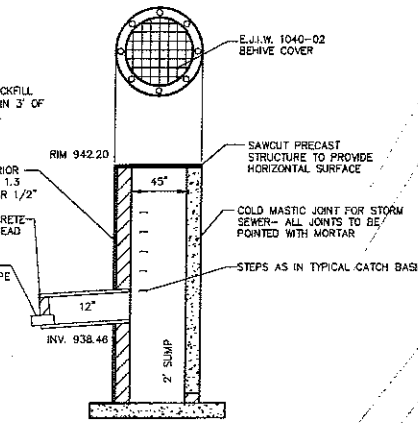
Attachments: Planning Review Chart
Lighting Review Chart

STRUCTURE SCHEDULE

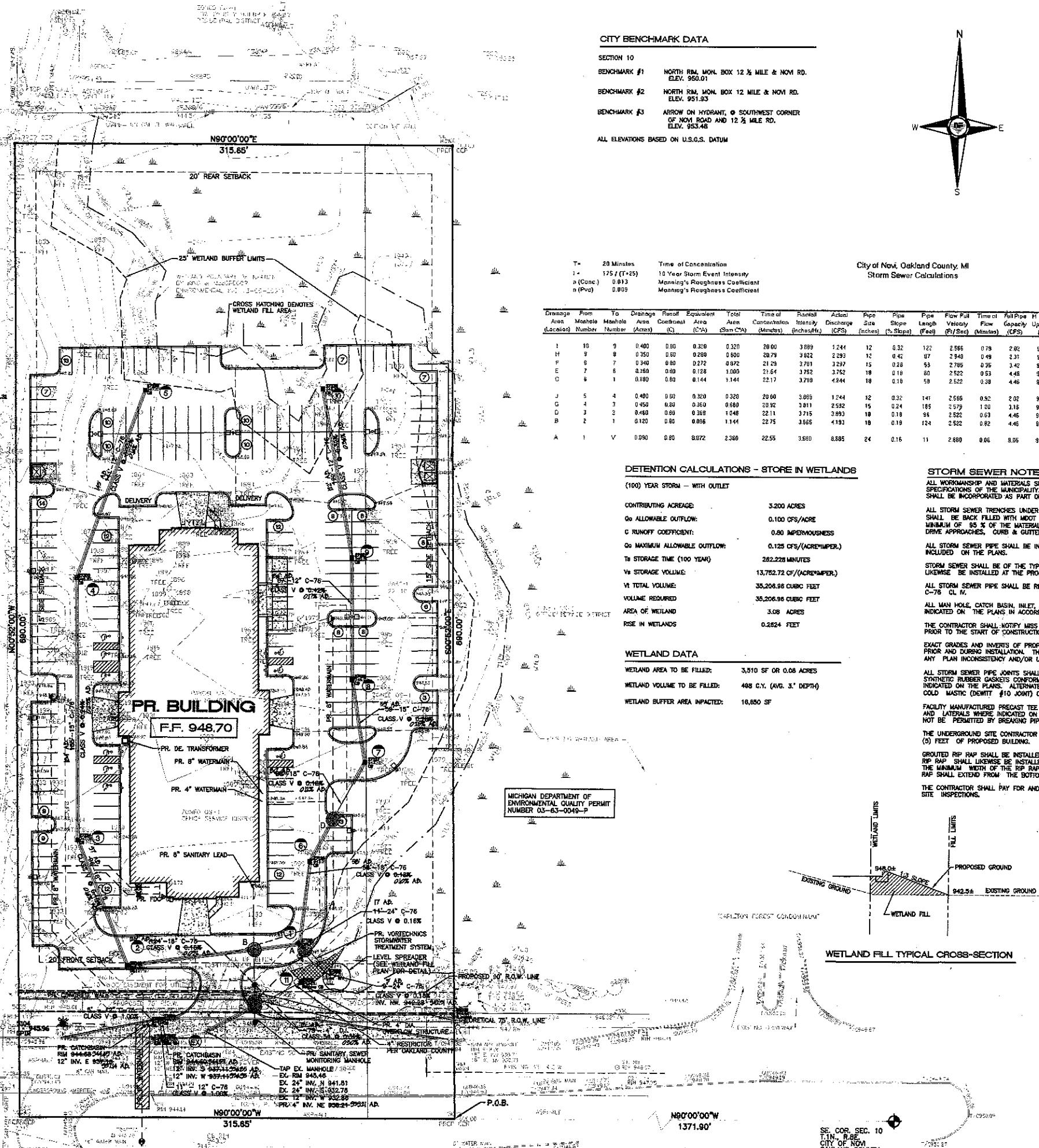
- 1 4' DIA. CATCH BASIN W/ 2' SUMP (EAW 1040 FRAME W/ TYPE "M1" GRATE) RM 947.90 342.20 AD. 18" INV. NE. 942.32 342.20 AD. 18" INV. W. 942.32 342.20 AD. 24" INV. SE. 942.32 342.20 AD.
- 2 4' DIA. CATCH BASIN W/ 2' SUMP (EAW 1040 FRAME W/ TYPE "M1" GRATE) RM 947.90 342.20 AD. 18" INV. NE. 942.32 342.20 AD. 18" INV. W. 942.32 342.20 AD. 18" INV. NW. 942.32 342.20 AD.
- 3 4' DIA. CATCH BASIN W/ 2' SUMP (EAW 1040 FRAME W/ TYPE "M1" GRATE) RM 947.90 342.20 AD. 18" INV. NE. 942.32 342.20 AD. 18" INV. W. 942.32 342.20 AD. 18" INV. NW. 942.32 342.20 AD.
- 4 4' DIA. CATCH BASIN W/ 2' SUMP (EAW 1040 FRAME W/ TYPE "M1" GRATE) RM 947.90 342.20 AD. 18" INV. NE. 942.32 342.20 AD. 18" INV. W. 942.32 342.20 AD. 18" INV. NW. 942.32 342.20 AD.
- 5 4' DIA. CATCH BASIN W/ 2' SUMP (EAW 1040 FRAME W/ TYPE "M1" GRATE) RM 947.90 342.20 AD. 18" INV. NE. 942.32 342.20 AD. 18" INV. W. 942.32 342.20 AD. 18" INV. NW. 942.32 342.20 AD.
- 6 4' DIA. CATCH BASIN W/ 2' SUMP (EAW 1040 FRAME W/ TYPE "M1" GRATE) RM 947.90 342.20 AD. 18" INV. NE. 942.32 342.20 AD. 18" INV. W. 942.32 342.20 AD. 18" INV. NW. 942.32 342.20 AD.
- 7 4' DIA. CATCH BASIN W/ 2' SUMP (EAW 1040 FRAME W/ TYPE "M1" GRATE) RM 947.90 342.20 AD. 18" INV. NE. 942.32 342.20 AD. 18" INV. W. 942.32 342.20 AD. 18" INV. NW. 942.32 342.20 AD.
- 8 4' DIA. CATCH BASIN W/ 2' SUMP (EAW 1040 FRAME W/ TYPE "M1" GRATE) RM 947.90 342.20 AD. 18" INV. NE. 942.32 342.20 AD. 18" INV. W. 942.32 342.20 AD. 18" INV. NW. 942.32 342.20 AD.
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- 10 4' DIA. CATCH BASIN W/ 2' SUMP (EAW 1040 FRAME W/ TYPE "M1" GRATE) RM 947.90 342.20 AD. 18" INV. NE. 942.32 342.20 AD. 18" INV. W. 942.32 342.20 AD. 18" INV. NW. 942.32 342.20 AD.
- 11 4' DIA. OVERFLOW STRUCTURE (EAW 1040 FRAME W/ TYPE "O2" SEDVIE GRATE) RM 947.90 342.20 AD. 18" INV. SW. 938.44 342.20 AD.

UTILITY CROSSING SCHEDULE

- A PR. 24" STM B/P 942.08 PR. 8" W/T/P 942.58 USE VERTICAL BENDS TO MAINTAIN 1.5' CLEARANCE
- B PR. 18" STM B/P 942.17 PR. 8" SAN T/P 937.05 CLEARANCE 5.12
- D PR. 18" STM B/P 942.29 PR. 8" W/T/P 942.79 USE VERTICAL BENDS TO MAINTAIN 1.5' CLEARANCE
- E PR. 8" WM B/P 941.93 PR. 8" SAN T/P 936.88 CLEARANCE 5.55
- F PR. 12" STM B/P 938.17 PR. 8" SAN T/P 936.53 CLEARANCE 1.52

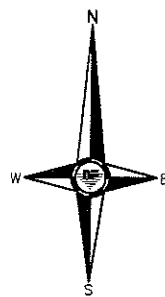


4' DIA. OVERFLOW STRUCTURE
N.T.S.



CITY BENCHMARK DATA

- SECTION 10
- BENCHMARK #1 NORTH RM. MON. BOX 12 1/2 MILE & NOM RD. ELEV. 950.01
 - BENCHMARK #2 NORTH RM. MON. BOX 12 MILE & NOM RD. ELEV. 951.93
 - BENCHMARK #3 ARROW ON HYDRANT, @ SOUTHWEST CORNER OF NOM ROAD AND 12 1/2 MILE RD. ELEV. 953.46
- ALL ELEVATIONS BASED ON U.S.G.S. DATUM



City of Novi, Oakland County, MI
Storm Sewer Calculations

Drainage Area (Location)	From Manhole Number	To Manhole Number	Drainage Area (Acres)	Runoff Coefficient	Equivalent Area (CFS)	Total Area (Sum CFS)	Time of Concentration (Minutes)	Rankin Intensity (inches/Hr)	Actual Discharge (CFS)	Pipe Size (Inches)	Pipe Slope (% Slope)	Pipe Length (Feet)	Flow Full Velocity (FT/SEC)	Time of Flow (Minutes)	Full Pipe Capacity (CFS)	H.G. Elev. Upper End (Feet)	H.G. Elev. Lower End (Feet)	H.G. Slope (% Slope)	Theoretical Velocity (FT/SEC)	Ground Elevation (Upper)	Change in Elevation (Feet)	Invert Elev. Upper End (Feet)	Invert Elev. Lower End (Feet)
I	10	9	0.400	0.50	0.320	0.320	28.00	3.899	1.244	12	0.32	122	2.566	0.78	2.82	944.77	944.62	0.122	1.534	947.00	0.39	943.61	943.10
H	9	8	0.350	0.50	0.280	0.600	28.79	3.822	2.293	12	0.42	87	2.948	0.49	3.31	944.82	944.26	0.414	2.919	947.00	0.27	943.10	942.73
F	8	7	0.340	0.50	0.272	0.872	21.29	3.781	2.297	15	0.28	53	2.795	0.35	3.42	944.26	944.11	0.269	2.687	947.00	0.17	942.73	942.56
E	7	6	0.250	0.50	0.125	1.050	21.64	3.752	2.752	18	0.18	80	2.522	0.33	4.46	944.11	944.01	0.128	2.123	947.00	0.14	942.56	942.42
G	4	1	0.180	0.50	0.144	1.144	22.17	3.719	4.944	18	0.18	59	2.522	0.38	4.46	944.01	943.92	0.163	2.402	947.00	0.10	942.42	942.32
J	5	4	0.400	0.50	0.320	0.320	29.60	3.895	1.244	12	0.32	141	2.566	0.52	2.82	944.72	944.55	0.122	1.584	947.00	0.45	943.59	943.15
G	4	3	0.450	0.50	0.360	0.680	29.92	3.811	2.582	15	0.24	185	2.579	1.20	3.18	944.55	944.25	0.161	2.112	947.00	0.44	943.15	942.71
D	3	2	0.450	0.50	0.360	1.046	22.11	3.715	2.893	18	0.18	96	2.522	0.63	4.46	944.25	944.12	0.137	2.203	947.00	0.17	942.71	942.54
B	2	1	0.120	0.50	0.096	1.144	22.75	3.655	4.193	18	0.18	124	2.522	0.82	4.46	944.12	943.92	0.159	2.373	947.00	0.22	942.54	942.32
A	1	V	0.090	0.50	0.072	2.380	22.55	3.680	8.885	24	0.16	11	2.880	0.66	8.05	943.92	943.90	0.147	2.755	946.70	0.02	942.32	942.30

STORM SEWER NOTES

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY. THE MUNICIPALITY STANDARD NOTES, DETAILS AND SPECIFICATIONS SHALL BE INCORPORATED AS PART OF THESE PLANS.

ALL STORM SEWER TRENCHES UNDER OR WITHIN THREE (3) FEET OF EXISTING OR PROPOSED PAVEMENT SHALL BE BACK FILLED WITH MOOT CLASS II MATERIAL (SAND) AND BE MACHINE COMPACTED TO A MINIMUM OF 95 % OF THE MATERIAL'S MAXIMUM DENSITY. PAVEMENT SHALL INCLUDE PARINGS LOTS, DRIVE APPROACHES, CURBS & GUTTER AND ADJACENT WALKS.

ALL STORM SEWER PIPE SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER UNLESS OTHERWISE INDICATED ON THE PLANS.

STORM SEWER SHALL BE OF THE TYPE, SIZE & CLASS DESIGNATION INDICATED ON THE PLANS AND LIKEWISE BE INSTALLED AT THE PROPOSED LINE & GRADE INDICATED.

ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM SPECIFICATION C-76 CL. II.

ALL MAN HOLE, CATCH BASIN, INLET, REAR YARD DRAINAGE STRUCTURES AND COVERS SHALL BE AS INDICATED ON THE PLANS IN ACCORDANCE WITH MUNICIPALITY STANDARDS.

THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

EXACT GRADES AND INVERTS OF PROPOSED STORM SEWER ARE TO BE CHECKED WITH THE FIELD ENGINEER PRIOR AND DURING INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY PLAN INCONSISTENCY AND/OR UTILITY CONFLICTS.

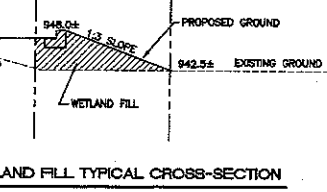
ALL STORM SEWER PIPE JOINTS SHALL BE "PREMIUM JOINT" MODIFIED GROOVED TONGUE (M.G.T.) WITH SYNTHETIC RUBBER GASKETS CONFORMING TO ASTM SPECIFICATION C-443 & C-381, UNLESS OTHERWISE INDICATED ON THE PLANS. ALTERNATE JOINT CONNECTION MAY BE STANDARD GROOVED TONGUE WITH COLD MASTIC (DEWIT #10 JOINT) COMPOUND OR EQUAL.

FACILITY MANUFACTURED PRECAST TEE SECTIONS SHALL BE FOR ROOF DRAINS AND/OR SUMP PUMP LEADS AND LATERALS WHERE INDICATED ON THE PLANS. BLIND TOP CONNECTIONS INTO STORM SEWER WILL NOT BE PERMITTED BY BREAKING PIPE WALL.

THE UNDERGROUND SITE CONTRACTOR SHALL INSTALL ALL STORM SEWER BUILDING LEADS TO WITHIN FIVE (5) FEET OF PROPOSED BUILDING.

GROUTED RIP RAP SHALL BE INSTALLED AT THE ENDS OF ALL CULVERTS AND END SECTIONS. GROUTED RIP RAP SHALL LIKEWISE BE INSTALLED AT OUTLET POINTS IN DETENTION AND SEDIMENTATION FACILITY. THE MINIMUM WIDTH OF THE RIP RAP SHALL BE THREE (3) TIMES THE OUTSIDE DIAMETER OF THE PIPE. THE RIP RAP SHALL EXTEND FROM THE BOTTOM OF THE SLOPE TO THE PIPE INVERT.

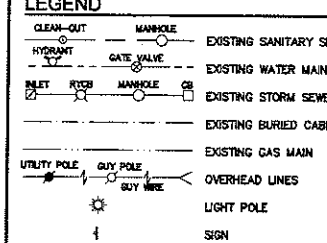
THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL SITE INSPECTIONS.



ESTIMATED QUANTITIES

DESCRIPTION	QUANTITY	UNITS
24" C-76, CLASS V, SENR PIPE	29-10 AD.	L.F.
18" C-76, CLASS V, SENR PIPE	368-59 AD.	L.F.
15" C-76, CLASS V, SENR PIPE	244-59 AD.	L.F.
12" C-76, CLASS V, SENR PIPE	369-59 AD.	L.F.
4" D.I. CLASS 54 PIPE	70-10 AD.	L.F.
4' DIA. CATCH BASIN W/ 2' SUMP	4-10 AD.	EA.
VOITECHNICS TREATMENT SYSTEM	~1 AD.	EA.

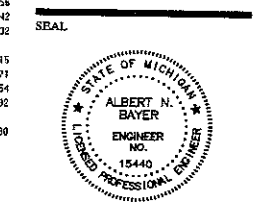
LEGEND



NOWAK & FRAUS

Consulting Engineers
Land Surveyors
Land Planners

46777 Woodward Avenue
Pontiac, Michigan 48342
Tel. (248) 332-7931
Fax. (248) 332-8257



Proposed Office Building

CLIENT
Novi Developments, LLC
C/O David A. Gumenick
30160 Orchard Lake Rd.
Suite 110
Farmington Hills, MI 48334

(248) 855-4848

PROJECT LOCATION
Part of the SE 1/4 of Section 10
T. 1 North, R. 8 East
City of Novi,
Oakland County, Michigan

Storm Water Management As-Built Plan



DATE/REVISION

06-06-05	REVISED PER RCOOC
09-19-05	REVISED PER CITY
10-04-05	REVISED PER CLIENT
10-12-05	REVISED PER CLIENT
10-21-05	REVISED PER COUNTY
10-31-05	REVISED PER COUNTY
11-15-05	REVISED PER CITY

DRAWN BY:
DJP

DESIGNED BY:
ANB

APPROVED BY:
ANB

DATE:
04/18/05