



## O'REILLY AUTO PARTS DRAINAGE & PAVEMENT IMPROVEMENTS JSP21-35

### **O'REILLY AUTO PARTS DRAINAGE & PAVEMENT IMPROVEMENTS JSP21-35**

Consideration of O'Reilly Auto Parts Drainage & Pavement Improvements at the request of Oston A. Service Company for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject site contains 2.03 acres and is located at 43131 Grand River Avenue, east of Novi Road, and south of Grand River Avenue, which is in Section 23. The applicant is proposing exterior site improvements to the current site that include the resurfacing of a large majority of the parking lot, the addition of curbing, the addition of a drainage basin, and overall improvements to the site design.

### **Required Action**

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	2-25-22	<ul style="list-style-type: none"> <li>Items to be addressed on the Final Site Plan submittal</li> </ul>
Engineering	Approval recommended	2-23-22	<ul style="list-style-type: none"> <li>Items to be addressed on the Final Site Plan submittal</li> </ul>
Landscaping	Approval recommended	2-16-22	<ul style="list-style-type: none"> <li><b>Landscape waiver for insufficient parking lot interior landscaping area and trees</b></li> <li><b>Landscape waiver for a parking bay with 19 contiguous spaces</b></li> <li>Items to be addressed on the Final Site Plan Submittal</li> </ul>
Traffic	Approval recommended	2-25-22	<ul style="list-style-type: none"> <li>Items to be addressed on the Final Site Plan Submittal</li> </ul>
Fire	Approval recommended	2-15-22	<ul style="list-style-type: none"> <li>Items to be addressed on the Final Site Plan Submittal</li> </ul>

## **MOTION SHEET**

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

In the matter of O'Reilly Auto Parts Drainage & Pavement Improvements, JSP21-35, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. The applicant shall combine the two parcels prior to the approval of the Final Stamping Set, or seek the necessary variances from the Zoning Board of Appeals *because the lack of a combined parcel could lead to noncompliance of parking setbacks and standards;*
- b. Landscape waiver for a deficiency in parking lot interior landscaping area and trees *because the applicant is proposing significant improvements to the existing site, which is hereby granted;*
- c. Landscape waiver for a parking bay with 19 contiguous spaces *because the applicant is proposing significant improvements to the existing site, which is hereby granted;*
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan; and
- e. *(additional conditions here if any)*

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

**– AND –**

### **Approval – Stormwater Management Plan**

In the matter of O'Reilly Auto Parts Drainage & Pavement Improvements, JSP21-35, motion to **approve** the Stormwater Management Plan subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan; and
- 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 O'Reilly Auto Parts Drainage & Pavement Improvements, JSP21-35, motion to **deny** the Preliminary Site Plan ... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**– AND –**

### **Denial – Stormwater Management Plan**

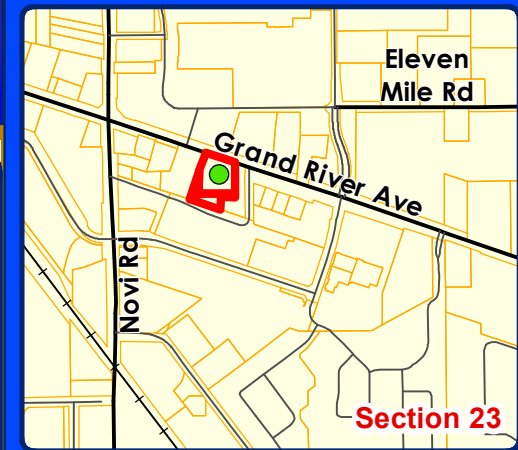
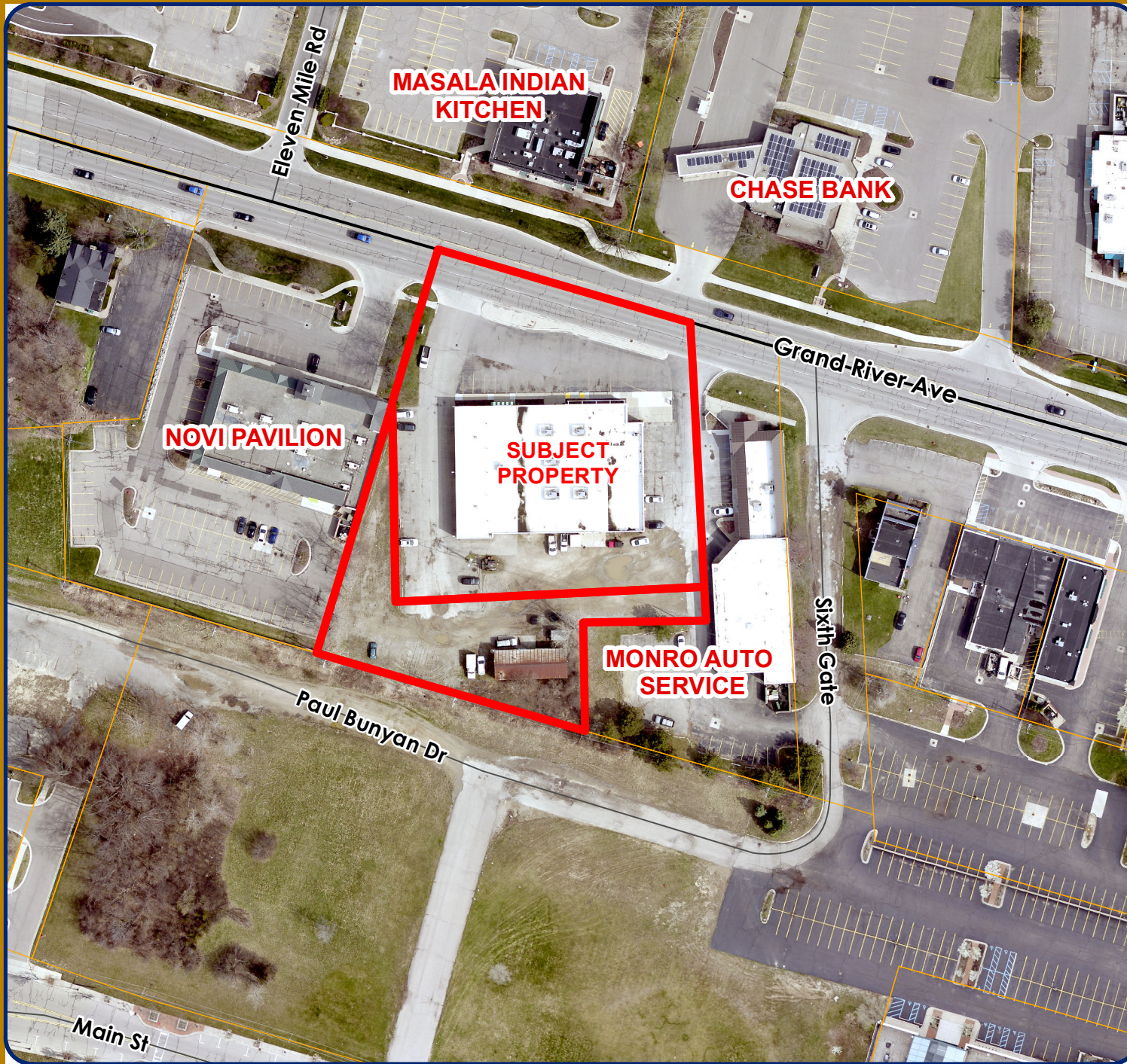
In the matter of O'Reilly Auto Parts Drainage & Pavement Improvements, JSP21-35, motion to **deny** the Stormwater Management Plan ... *(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

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


---

# JSP21-35 O'REILLYS AUTO PARTS DRAINAGE & PAVEMENT IMPROVEMENTS

## LOCATION



### LEGEND

 Subject Property



### City of Novi

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

Map Author: Christian Carroll  
Date: 3/17/22  
Project: O'REILLYS  
Version #: 1



1 inch = 121 feet

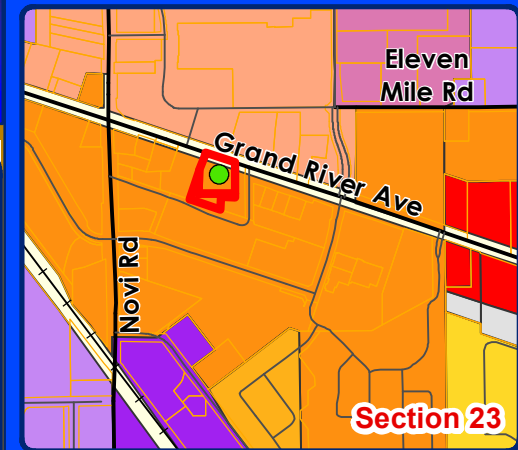
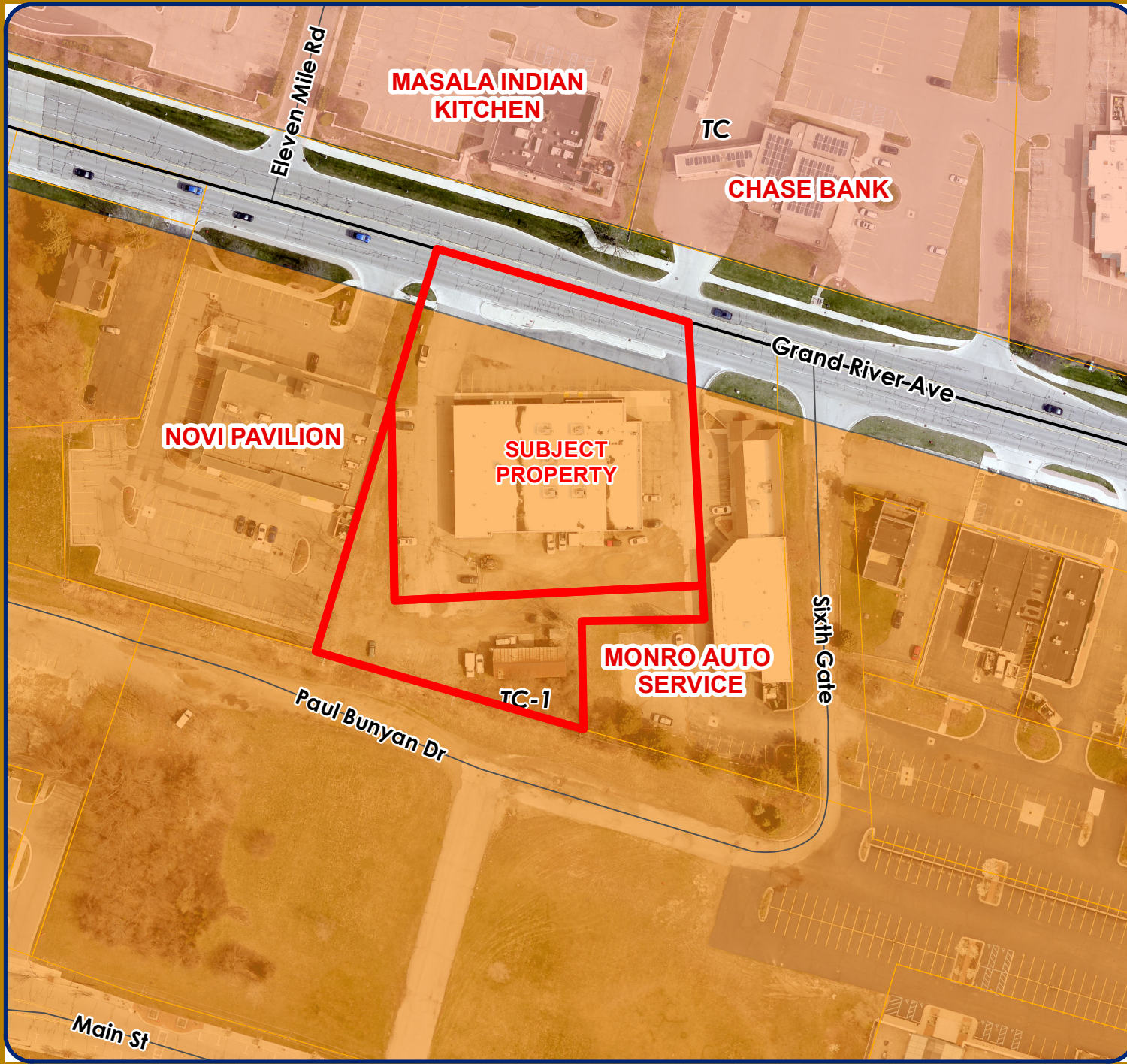


### MAP INTERPRETATION NOTICE

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

# JSP21-35 O'REILLYS AUTO PARTS DRAINAGE & PAVEMENT IMPROVEMENTS

## ZONING



**LEGEND**

- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OSC: Office Service Commercial
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center -1 District
- A Subject Property

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

Map Author: Christian Carroll  
 Date: 3/17/22  
 Project: O'REILLYS  
 Version #: 1

Feet  
 0 25 50 100 150

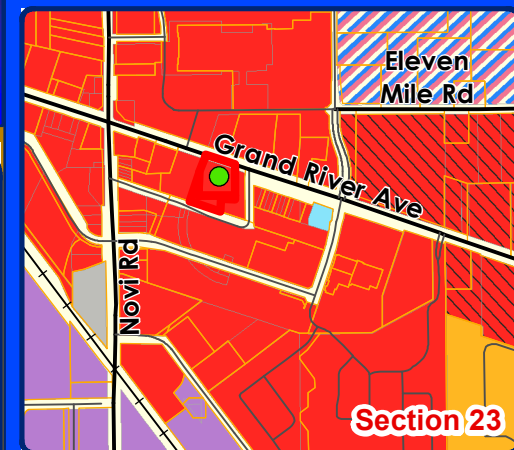
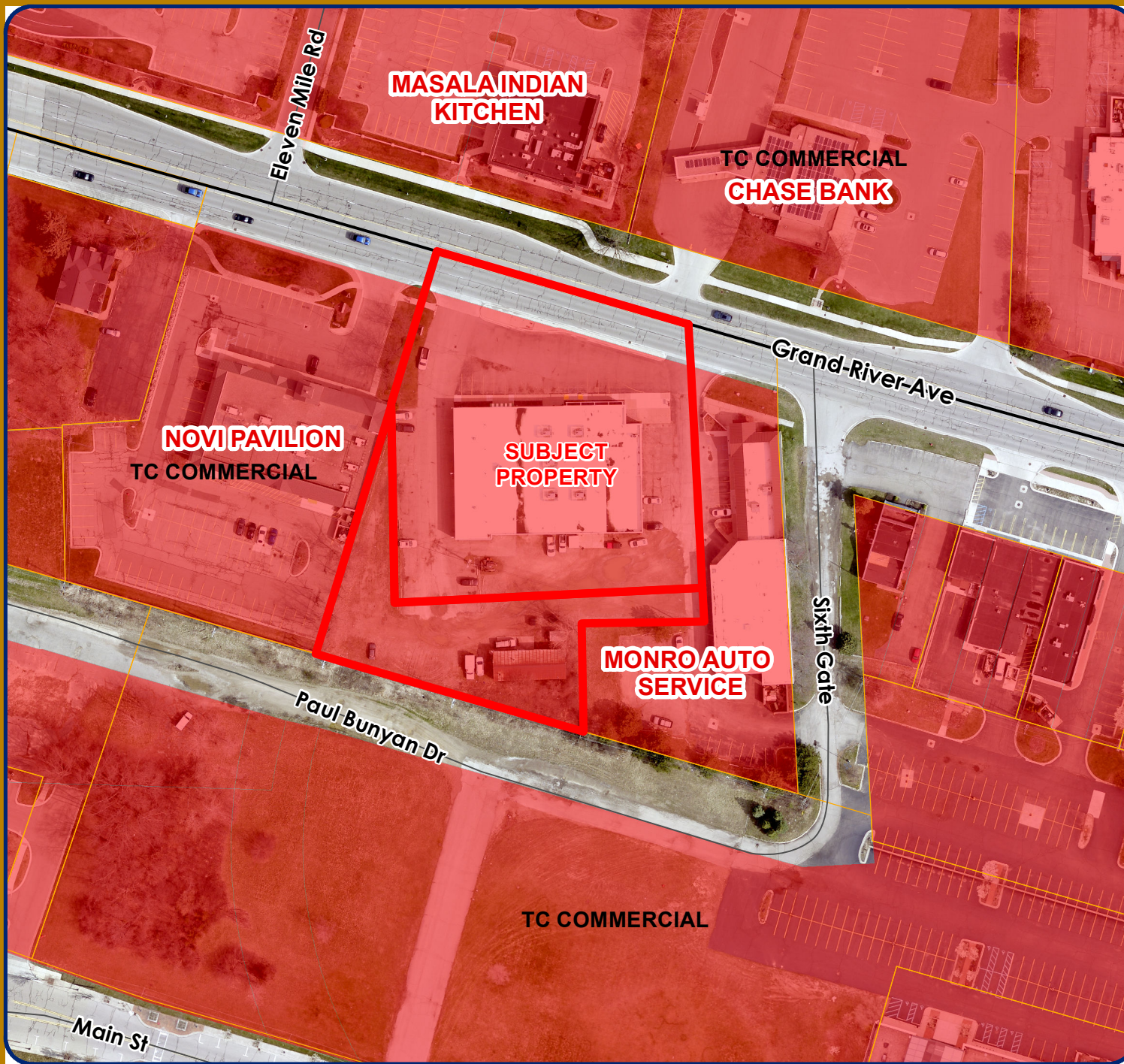
1 inch = 121 feet

**MAP INTERPRETATION NOTICE**

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

# JSP21-35 O'REILLYS AUTO PARTS DRAINAGE & PAVEMENT IMPROVEMENTS

## FUTURE LAND USE



### LEGEND

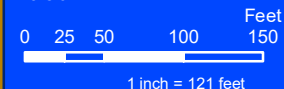
-  Multiple Family
-  Office Commercial
-  Industrial Research Development Technology
-  TC Commercial
-  TC Gateway
-  Public
-  Cemetery
-  Subject Property



### City of Novi

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

Map Author: Christian Carroll  
 Date: 3/17/22  
 Project: O'REILLYS  
 Version #: 1

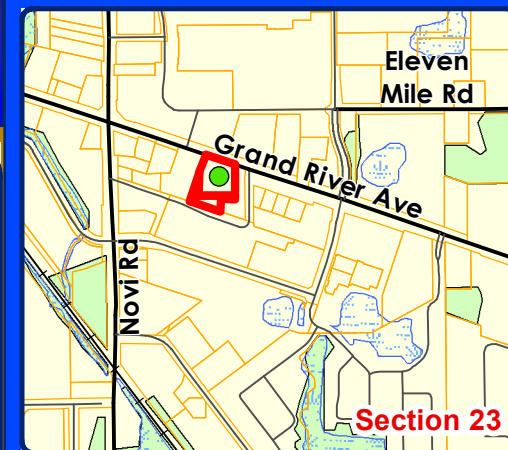
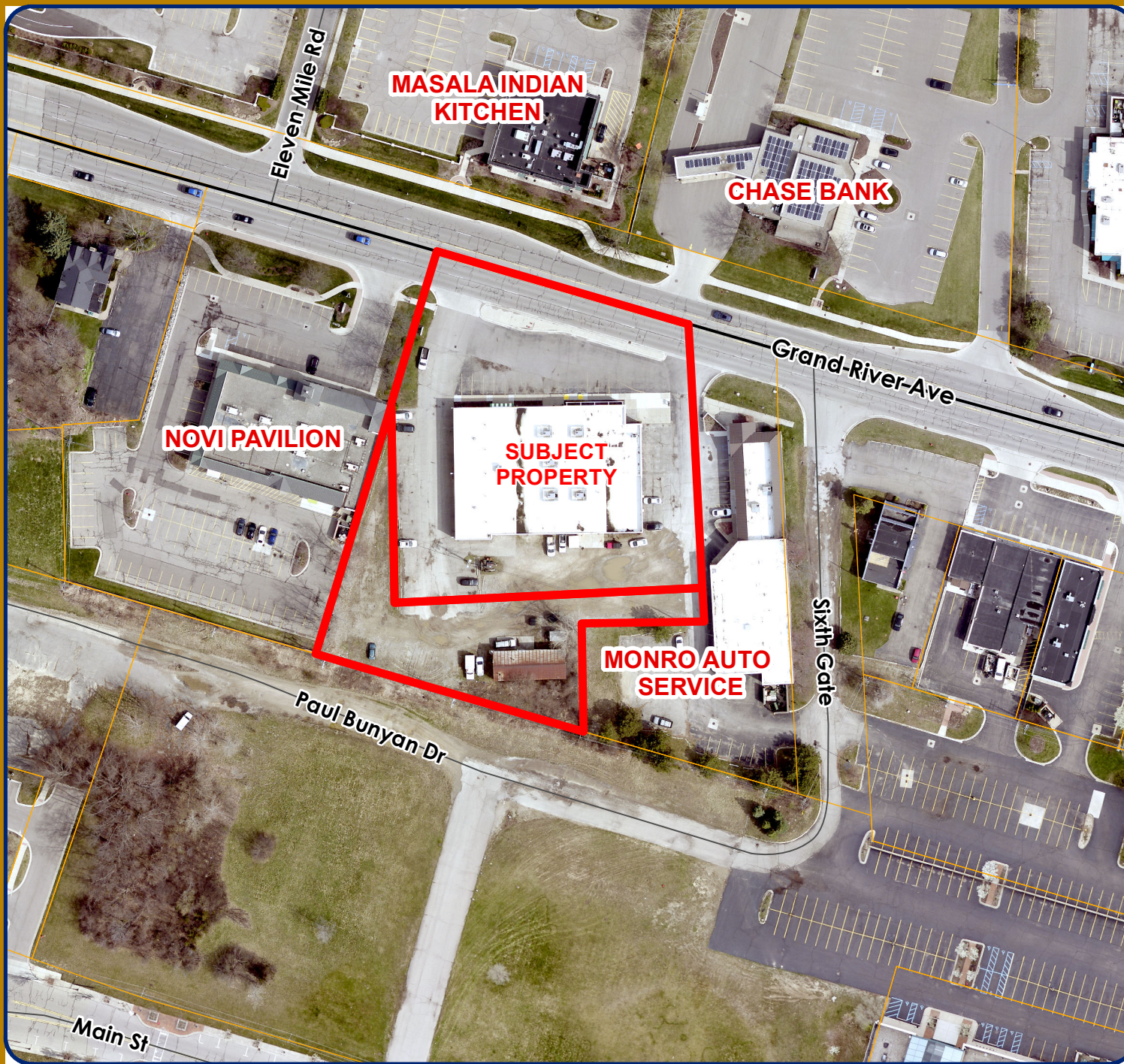


### MAP INTERPRETATION NOTICE




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.

# JSP21-35 O'REILLYS AUTO PARTS DRAINAGE & PAVEMENT IMPROVEMENTS

## NATURAL FEATURES



### LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



### City of Novi

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

Map Author: Christian Carroll  
Date: 3/17/22  
Project: O'REILLYS  
Version #: 1



1 inch = 121 feet



### MAP INTERPRETATION NOTICE

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

**SITE PLAN**

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



**Detention Basin Mix**

This mix contains at least 110 of the Flowers, (4) of the Grasses & Sedges.

Common Name	Scientific Name	#/acre
<b>Temporary Grasses</b>	<b>50%</b>	<b>20</b>
Seed Oats	<i>Avena sativa</i>	
Annual Rye	<i>Lolium multiflorum</i>	
<b>Native Grasses</b>	<b>30%</b>	<b>12</b>
Big Bluestem Grass	<i>Andropogon gerardi</i>	
Fringed Sedge	<i>Carex crinita</i>	
Fox Sedge	<i>Carex vulpinoidea</i>	
Canada Wild Rye	<i>Elymus canadensis</i>	
Dark Green Bulrush	<i>Scirpus atrovirens</i>	
Indian Grass	<i>Sorghastrum nutans</i>	
Prairie Cord Grass	<i>Spartina pectinata</i>	
<b>Native Wildflowers</b>	<b>20%</b>	<b>8</b>
Calico Aster	<i>Aster laterifolius</i>	
New England Aster	<i>Aster novae-angliae</i>	
Pale Indian Plantain	<i>Cacalia atriplicifolia</i>	
Turtlehead	<i>Chelone glabra</i>	
Joe-pye Weed	<i>Eupatorium maculatum</i>	
Bonaset	<i>Eupatorium perfoliatum</i>	
Ox Eye Sunflower	<i>Helicopsis helianthoides</i>	
Dense Blazingstar	<i>Liatris spicata</i>	
Cardinal Flower	<i>Lobelia cardinalis</i>	
Great Blue Lobelia	<i>Lobelia siphilitica</i>	
Yellow Coneflower	<i>Ratibida pinnata</i>	
Black-eyed Susan	<i>Rudbeckia hirta</i>	
Green-headed Coneflower	<i>Rudbeckia laciniata</i>	
Cupplant	<i>Silphium perfoliatum</i>	
Ohio Goldenrod	<i>Solidago ohioensis</i>	
Rosella's Goldenrod	<i>Solidago rigida</i>	
Blue Vervain	<i>Verbena hastata</i>	
Culver's Root	<i>Veronicastrum virginicum</i>	
Ironweed	<i>Vernonia gigantea</i>	
<b>Total Pounds Per Acre</b>		<b>40 lbs</b>

**Short Native Flower Mix**

This mix contains at least (2) Temporary, (8) Flowers & (4) Grasses.

Common Name	Scientific Name	#/acre
<b>Temporary Grasses</b>	<b>75%</b>	<b>30</b>
Seed Oats	<i>Avena sativa</i>	
Short growing Fescue	<i>Festuca spp.</i>	
Annual Rye	<i>Lolium multiflorum</i>	
<b>Native Grasses</b>	<b>20%</b>	<b>8</b>
Thickspike Wheat Grass	<i>Agropyron dasystachyum</i>	
Slender Wheat Grass	<i>Agropyron trachycaulum</i>	
Sideoats Grama	<i>Bouteloua curtipendula</i>	
Junegrass	<i>Lolieria cristata</i>	
Deertongue	<i>Panicum clandestinum</i>	
Little Bluestem Grass	<i>Schizachyrium scoparium</i>	
Sand Dropseed	<i>Sporobolus cryptandrus</i>	
Prairie Dropseed	<i>Sporobolus heterolepis</i>	
<b>Native Wildflowers</b>	<b>5%</b>	<b>2</b>
Columbine	<i>Aquilegia canadensis</i>	
Wormwood	<i>Artemisia campestris</i>	
Butterfly Weed	<i>Asclepias tuberosa</i>	
Lanceleaf Coreopsis	<i>Coreopsis lanceolata</i>	
Roundhead Bushclover	<i>Lespedeza capitata</i>	
Rough Blazing Star	<i>Liatris asper</i>	
Wild Lupine	<i>Lupinus perennis</i>	
Bergamot (Beebalm)	<i>Monarda fistulosa</i>	
Black-eyed Susan	<i>Rudbeckia hirta</i>	
Stiff Goldenrod	<i>Solidago rigida</i>	
<b>Total Pounds Per Acre</b>		<b>40 lbs</b>

**PLANTING LIST:**

QTY.	DESCRIPTION	NOTES	MI NATIVE	UNIT PRICE	COST
4	Physocarpus opulifolius Ninebark	24-28", container	YES	\$50	\$200
3	Astilbe x arendsii 'Color Flash' Astilbe Color Flash	15-18", container	YES	\$50	\$150
8	Calamagrostis x acutiflora Karl Foerster Reed Grass	3 gal, Container	NO	\$50	\$400
13	Taxus densaformus 'Everlow' Everlow Yew	24-30", container	NO	\$50	\$650
3	Hosta, spp Variegated Hosta	2 gal, Container	NO	\$15	\$45
4	Gleditsia triacanthos Honeylocust	3" cal. B&B	YES	\$400	\$1600
5	Quercus bicolor Swamp White Oak	3" cal. B&B	YES	\$400	\$2000
3	Tilia cordata Little Leaf Linden	3" cal. B&B	YES	\$400	\$1200
2	Betula nigra River Birch	8", multi-stem B&B	YES	\$400	\$800
5	Acer Freemanii Autumn Blaze Red Maple	3" cal. B&B	YES	\$400	\$2000
5	Pinus strobus White Pine	8", B&B	YES	\$375	\$1875
5	Picea glauca White Spruce	8", B&B	YES	\$375	\$1875
5	Picea abies Norway Spruce	8", B&B	YES	\$375	\$1875
40	Aster novae-angliae New England Aster	1 gal, Container	YES	\$15	\$600
40	Carex voluinoidea Fox Sedge	1 gal, Container	YES	\$15	\$600
40	Eupatorium Phatom Phantom Joe-Pye Weed	1 gal, Container	YES	\$15	\$600
40	Iris virginica-shrevei Wild Blue Flag Iris	1 gal, Container	YES	\$15	\$600
40	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal, Container	YES	\$15	\$600
40	Rudbeckia subtomentosa Sweet Cone Flower	1 gal, Container	YES	\$15	\$600
4	Cornus alternifolia Alternate Leaf Dogwood	1.5" - 2.5" cal. B&B	YES	\$375	\$1500
3	Juniperus chinensis 'blue point' Blue Point Juniper	5", B&B	YES	\$375	\$1125
4	Liriodendron tulipifera Tuliptree	3" cal. B&B	YES	\$400	\$1600
	<b>TOTAL</b>				<b>\$21895</b>

**LANDSCAPE REQUIREMENTS:**

- Landscaping adjacent to Right of Way's:**  
No modifications to the Grand River Avenue right-of-way or entrance configuration are proposed. An existing concrete curb and island exist. Not street trees or greenbelt landscape exists or is proposed within the scope of this project.
- Building Foundation Landscape:**  
No modifications to the size of the existing building are proposed. Landscape planting beds exist at the front of the building in which new landscape plantings are proposed. Additionally landscape plantings are proposed at the rear of the building within a parking lot island. See Landscape Planting plan this sheet.
- Existing tree and Woodland Replacement requirements:**  
No regulated or significant trees exist on site, therefore no replacement trees are required under the Woodland Replacement Ordinance. See Existing Conditions plan Sheet LP-1.
- Parking Area Landscape requirement:**

Category	A	B	C	D	E
	Total square footage of parking spaces not including access aisles equals:	Square footage of all additional paved vehicular use areas (Not including A) under 50,000 sf equals:	Square footage of all additional paved vehicular use areas over 50,000 square feet equals:	Total Square footage of landscaped islands required equals:	Number of Canopy Trees required equals:
Required	26,475 x 7.5%	0 x 1% = 0	0 x .5% = 0	1,985 sf	9.9 (10)
Provided	1,985 sf	NA	NA	1,659 sf	10

- Parking Lot Perimeter tree requirements:**  
Perimeter parking lot trees are required 1 tree per 35' of VUA. See VUA within Improved Parking Area plan Sheet LP-1.  
Outside Parking Lot Perimeter: = 610'  
Perimeter Trees Required: = 610' / 35 = 17.4 (17 trees required)  
Perimeter Trees Provided: = 17 trees
- Detention Basin landscape requirements:**  
Detention and Retention Basin Landscape Requirements: 1 tree / 35' of pond edge measured at permanent water line, 6-10 feet away from permanent water level at east, west and south sides of pond.  
Clusters of large native shrubs (not in a straight line) shall cover 70-75% of basin perimeter measured 10' from permanent water level. At least 3 different shrub species native to Michigan.  
Bottom and sides of basin extending 25 feet from permanent water level to be planted with mix of native grasses, sedges and wildflowers.  
Perimeter of Detention Basin: = 330'  
Detention Basin Trees Required: = 330' / 35 = 9.4 (9 trees required)  
Detention Basin Trees Provided: = 9 trees

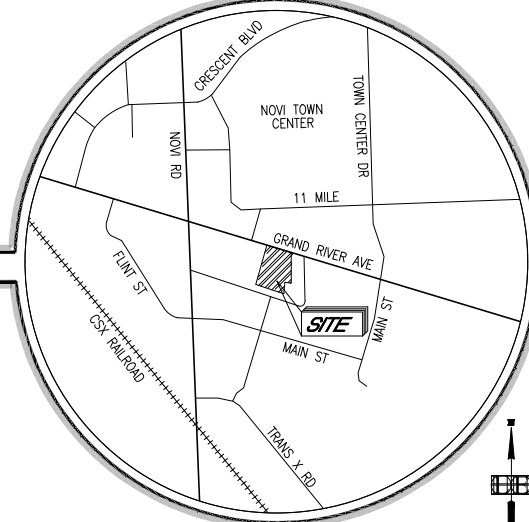
Planting soil media for infiltration basin shall consist of the following mixture:  
50% topsoil/50% sand  
or  
20% topsoil/60% sand/20% compost

**LANDSCAPE PLANTING PLAN:**



# PRELIMINARY SITE PLAN 43131 GRAND RIVER DRAINAGE AND PAVEMENT IMPROVEMENTS

TAX ID: 22-23-102-026 & 027  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



**LOCATION MAP**  
SCALE: 1" = 500 FEET

**PARKING CALCULATIONS**

**REQUIRED PARKING PER ORDINANCE**

GENERAL RETAIL SPACE 13,000 S.F. @ 1 SP. PER 200 S.F.	= 13,000/200	= 65 SPACES
AUTOMATIC SERVICE CENTER 8 BAYS @ 2 SP. PER BAY	= 8x2	= 16 SPACES
6 SP. @ 1 SP. PER EMPLOYEE	= 6 x 1	= 6 SPACES
REQUIRED PARKING SPACES: 65A REQUIRED SPACES FOR 51 TO 75 TOTAL SPACES		= 87 SPACES
REQUIRED BICYCLE SPACES: INCL/ 3 BARRIER FREE SPACES		= 4 BICYCLE SPACES
<b>EXISTING PARKING</b>		
TOTAL PARKING SPACES EXISTING:	= 45 SPACES	
INCL/ 3 BARRIER FREE SPACES		= 1,400 SFT
<b>PROPOSED PARKING</b>		
TOTAL PARKING SPACES PROPOSED:	= 97 SPACES	
INCL/ 3 BARRIER FREE SPACES		
BICYCLE SPACES PROPOSED:	= 4 BICYCLE SPACES	

**LOADING SPACE REQUIREMENTS**

**REQUIRED LOADING SPACES PER ORDINANCE**

LOADING SPACE REQUIREMENTS: 10 SFT PER EACH FRONT FOOT OF BUILDING	= 142 FT BUILDING FRONT	= 10 X 142	= 1,420 SFT
LARGEST TRUCK TO VISIT SITE	= 30'-0"		
	= 39'-5"		

**PROVIDED LOADING SPACES**

LOADING SPACE PROVIDED:		
LOADING ZONE 1	= 681 sft	
LOADING ZONE 2	= 539 sft	
TOTAL SPACE PROVIDED	= 1,420 sft	

**SITE DATA & GENERAL NOTES**

- Property is zoned: TC-1, Town Center-1 District
- Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
- The engineer and applicable agency must approve, prior to construction, any alteration, or variance from these plans.
- All construction shall be performed in accordance with the current standards and specifications of the City of Novi and Oakland County.
- Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
- Site acreage: 2.02 acres (gross), 1.85 acres (net)
- Vehicle parking on site shall be limited to customers and employees, and not for vehicle storage longer than 24 hours, nor for used car sales.
- No wrecked or partially dismantled vehicles of vehicles without current license plates may be stored outside.
- All merchandise and equipment are kept indoors during non-business hours.

**LEGAL DESCRIPTION**

REFERENCE: ALTA/ACSM LAND TITLE / TOPOGRAPHIC SURVEY PREPARED BY "NF ENGINEERS," PROJECT #43131 GRAND RIVER, DATED NOVEMBER 6, 2014

**LEGAL DESCRIPTION (PER RECORD)**

PARCEL I: PART OF THE NORTHWEST 1/4, OF SECTION 23, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 35.68 FEET AND SOUTH 70 DEGREES 40 MINUTES 20 SECONDS, EAST 724.05 FEET FROM NORTHWEST SECTION CORNER; THENCE SOUTH 70 DEGREES 40 MINUTES 20 SECONDS EAST 219.30 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 39 SECONDS WEST 220.93 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 20 SECONDS WEST 258.00 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 10 SECONDS EAST 166.42 FEET; THENCE NORTH 19 MINUTES 53 SECONDS 27 DEGREES EAST 133.14 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREOF, ANY PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAY PURPOSES.

PARCEL II: PART OF THE NORTHWEST 1/4, OF SECTION 23, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 35.68 FEET AND SOUTH 70 DEGREES 40 MINUTES 20 SECONDS EAST 724.05 FEET" AND SOUTH 19 DEGREES 53 MINUTES 27 SECONDS WEST 133.14 FEET FROM NORTHWEST SECTION CORNER; THENCE SOUTH 02 DEGREES 08 MINUTES 10 SECONDS WEST 166.42 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 20 SECONDS EAST 258.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 39 SECONDS WEST 28.21 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 02 SECONDS WEST 102.67 FEET; THENCE SOUTH 02 DEGREES 11 MINUTES 20 SECONDS WEST 90.31 FEET; THENCE NORTH 70 DEGREES 41 MINUTES 16 SECONDS WEST 233.22 FEET; THENCE NORTH 19 DEGREES 53 MINUTES 27 SECONDS EAST 218.63 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREOF, ANY PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAY PURPOSES.

THE ABOVE DESCRIBED PARCELS BEING THE SAME LAND AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN LIBER 10756, PAGE 351, OAKLAND COUNTY RECORDS.

**SHEET INDEX**

- C1.0 COVER SHEET
- C2.0 EXISTING CONDITIONS & REMOVALS
- C3.0 SITE IMPROVEMENTS PLAN
- C4.0 GRADING & UTILITY PLAN
- C5.0 DETAILS
- LP-1 LANDSCAPE PLANTING PLAN AND DETAILS
- LP-2 LANDSCAPE PLANTING PLAN

**LEGEND**

	EXISTING	PROPOSED
SPOT GRADE	---+0.00---	---+0.00---
CONTOUR	---0.00---	---0.00---
SANITARY SEWER	---S--- SAN ---	---S--- SAN ---
STORM SEWER	---ST---	---ST---
WATER	---W---	---W---
OVERHEAD	---O---	---O---
FENCE	---X---	---X---
GAS	---G---	---G---
ELECTRIC	---E---	---E---
DRAINAGE AREA BOUNDARY	---	---
LIMITS OF DISTURBANCE	---	---
SILT FENCE	---	---
SIGN	---	---
LIGHT POLE	---	---
UTILITY POLE	---	---
DECIDUOUS TREE	---	---
GATE VALVE IN WELL	---	---

**OWNER**

**O'REILLY ENTERPRISES LLC**  
PO BOX 0167  
SPRINGFIELD, MO 65801

**LANDSCAPE ARCHITECT**

**J EPPINK PARTNERA, INC**  
9336 SASHABAW ROAD, CLARKSTON, MI 48348  
PHONE: (248) 922-0780

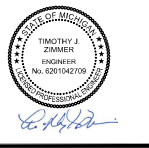
**GENERAL CONTRACTOR**

**OSTLUND, A SERVICE COMPANY**  
36376 OLD US-23  
BRIGHTON, MI 48114  
PHONE: (734) 878-8800

**ENGINEER**

**LE LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
www.livingstoneng.com PHONE: (810) 225-7100 FAX: (810) 225-7899

**43131 GRAND RIVER**  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN  
PRELIMINARY SITE PLAN



REVISION	DATE	PROJECT NO: 21245
		SHEET C1D
		DATE: JANUARY 26, 2022

**UTILITY DISCLAIMER**

Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given other than to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.



# EXISTING CONDITIONS & REMOVALS

06/022

LIVINGSTON ENGINEERING  
 CIVIL ENGINEERING SURVEYING PLANNING  
 8800 E. OLD US 24, BRIGHTON, MI 48116  
 PHONE: 810 252-7690  
 FAX: 810 252-7699



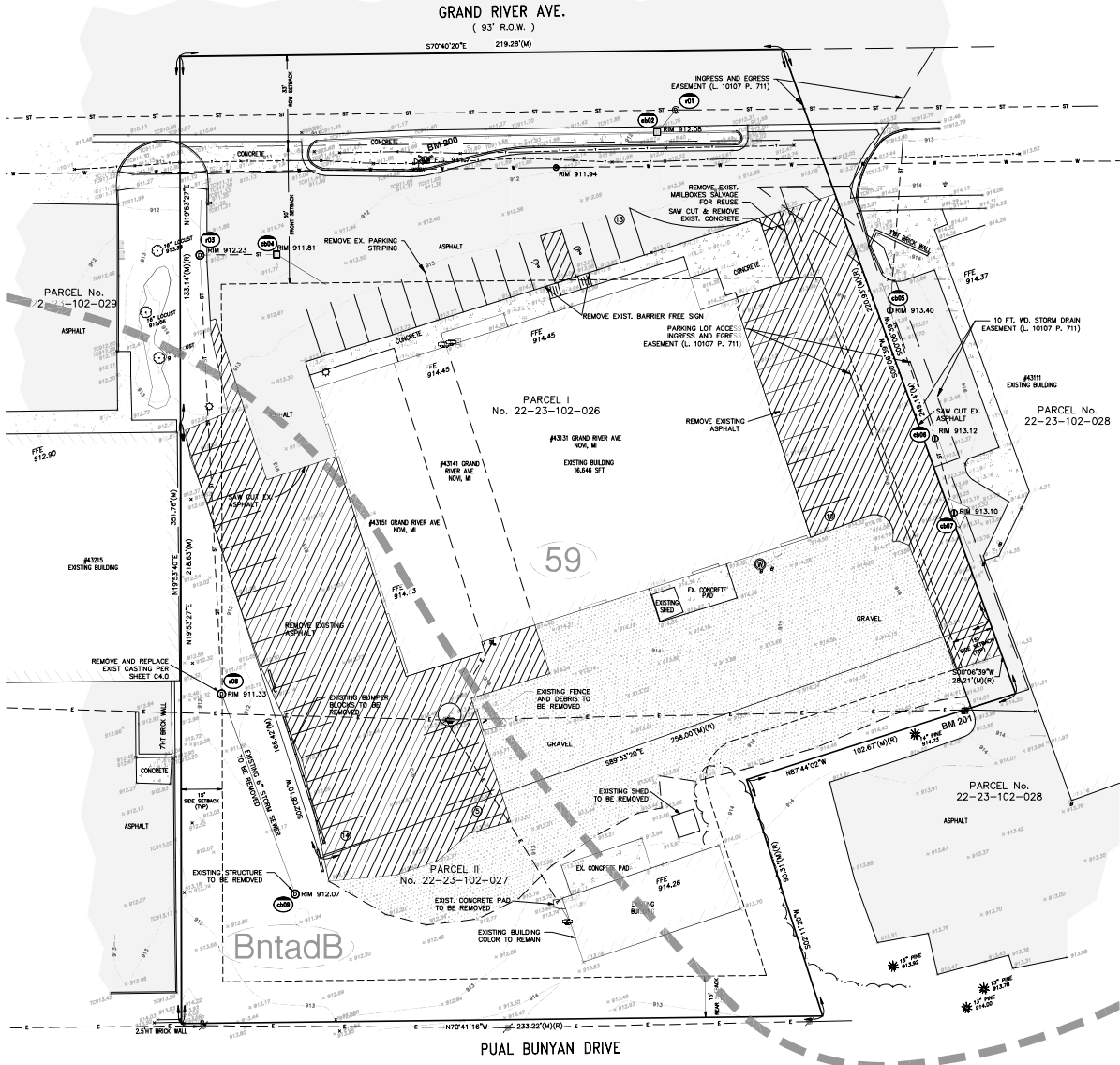
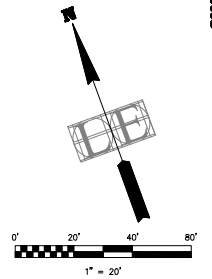
Client  
**OTLIANO, A. BENNY COMPANY**  
 3000 OLD US 24  
 BRIGHTON, MI 48116  
 PHONE: 810 252-7690

**43181 GRAND RIVER**  
 DRAINAGE AND PAVEMENT IMPROVEMENTS  
 CITY OF INDIAN OAKLAND COUNTY, MICHIGAN  
 EXISTING CONDITIONS & REMOVALS

DATE	REVISION

Drawn: ML	Checked: TZ	Approved: JZ	Date: 1/28/2022
Scale:	Vertical:	Horizontal:	

C20



STR #	TYPE	RIM ELEV	INVERT DATA
r01	MANHOLE	NA	NA
cb02	CATCH BASIN	912.08	NA
r03	MANHOLE	912.23	6" CLAY N. INV. 906.86 12" CONC. E. INV. 906.88 12" CONC. S. INV. 906.98
cb04	CATCH BASIN	911.81	12" CONC. SE. INV. 907.99 12" CONC. W. INV. 907.39
cb05	CATCH BASIN	913.40	NA
cb06	CATCH BASIN	913.12	12" CONC. N.
cb07	CATCH BASIN	913.10	6" PVC SE. INV. 910.67 12" CONC. S. INV. 910.22 12" CONC. N. INV. 910.02
r08	MANHOLE	911.33	6" S. INV. 907.87 12" N. INV. 907.57 12" N. INV. 907.57
cb09	CATCH BASIN	912.07	6" N. INV. 910.79

- LEGEND**
- COMMUNICATION BOX
  - GAS METER
  - ELECTRIC JUNCTION BOX
  - STORM MANHOLE
  - CATCH BASIN ROUND
  - CATCH BASIN SQUARE
  - CATCH BASIN W/ CURB
  - DOMESTIC WATER WELL
  - WATER VALVE N BOX
  - HYDRANT
  - UTILITY POLE
  - SIGN
  - GROUND LIGHT
  - LIGHT POLE
  - BOLLARD
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - HANDICAP
  - MAILBOX
  - POST
  - FINISHED FLOOR
  - BENCHMARK
  - EXISTING OVERHEAD UTILITY LINE
  - EXISTING STORM SEWER LINE
  - EXISTING UNDERGROUND WATER LINE
  - EXISTING COMMUNICATION WATER LINE
  - MANHOLE
  - REMOVALS
  - BUILDING OVERHEAD DOORS
  - SOIL TYPE BOUNDARY
  - SOIL TYPE

**N.R.C.S. SOIL SURVEY - CLASSIFICATIONS**

59 Urban Land  
 BntadB Blount loam, 0 to 4 percent slopes

STANDARD SPACES: 43
BARRIER FREE SPACES: 2
VAN ACCESSIBLE SPACES: 2
TOTAL PARKING SPACES = 45

NOTE: BOUNDARY LINES ARE APPROXIMATE, BASED ON FIELD OBSERVATION OF OCCUPATION LINES. NO BOUNDARY SURVEY WAS PERFORMED.

NOTE: TOPOGRAPHIC SURVEY DONE BY DESINE INC

BENCHMARK: DATUM BASED ON PREVIOUS BENCHMARK AS DEPICTED ON ALTA/ACSM LAND TILE/TOPOGRAPHIC SURVEY, PREPARED BY NF ENGINEERS, DATED NOVEMBER 6, 2014

PRIMARY: STATION MICHIGAN G.P.S., CORRS SYSTEM (DK7841), NORTHVILLE, MICHIGAN. ELEVATION = 781.81 (NAVD 88)

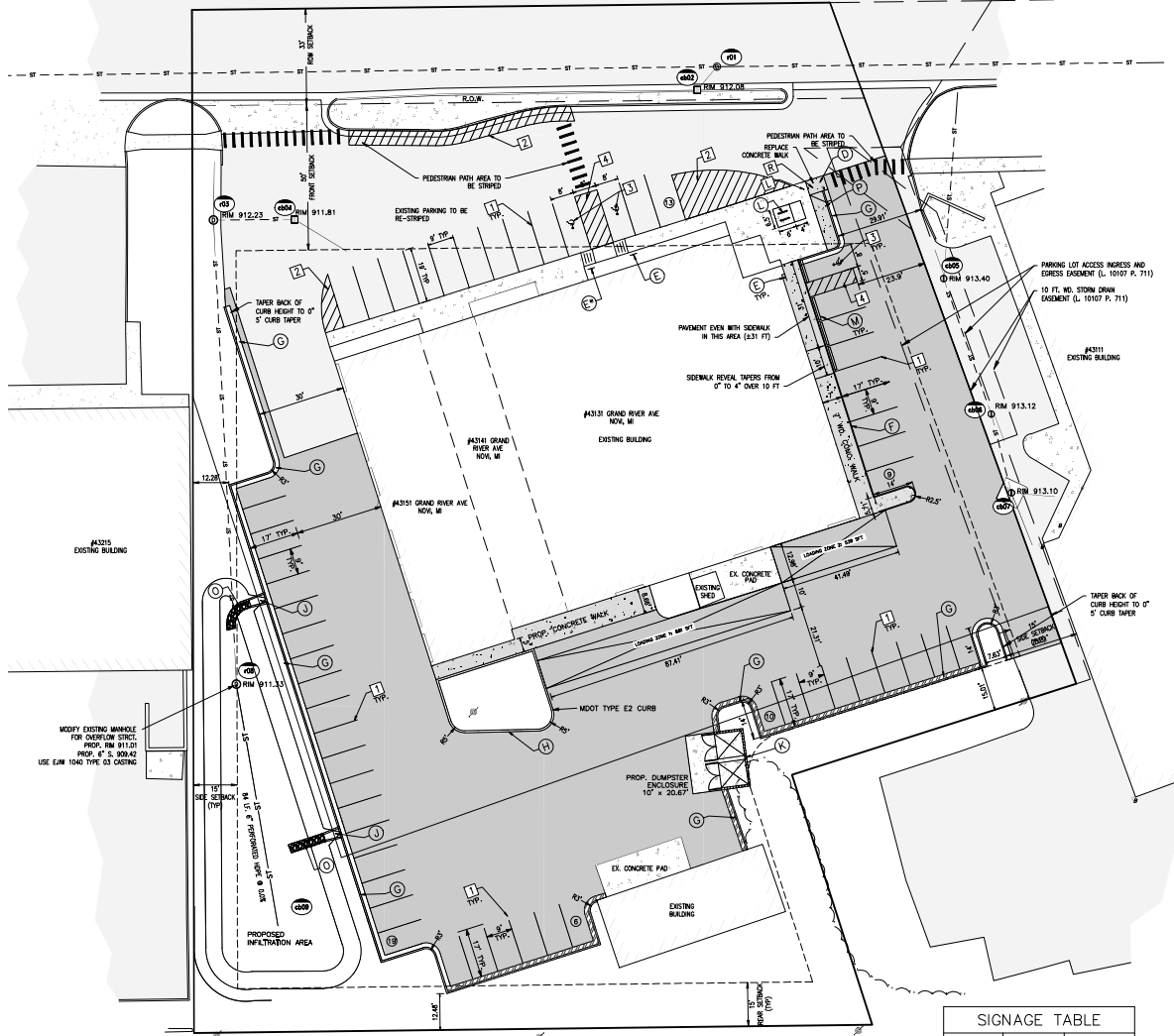
SITE: BENCHMARK #200 TOP OF STEAMER VALVE ON HYDRANT, LOCATED ALONG THE SOUTHERLY SIDE OF GRAND RIVER 98± FT SOUTHEASTERLY OF THE NORTHWEST CORNER OF PARCEL 1. ELEVATION = 914.79 (NAVD 88)

BENCHMARK #201 BENCH TIE IN AN UTILITY POLE, LOCATED 19± FT WESTERLY OF THE SOUTHWEST CORNER OF PARCEL 2. ELEVATION = 915.68 (NAVD 88)

FILED: User:Vip/bntad/Drawn: (User) (Project) 2021/12/24 04:03:03 E:\03\Project\_Site\_Plan\21245\_2.0 Calling Conditions.dwg

# SITE IMPROVEMENTS PLAN

GRAND RIVER AVE.  
( 93' R.O.W. )



### KEYED NOTES:

- (D) SIDEWALK RAMP - MDOT TYPE R7, SEE DETAIL D ON SHEET C5.0
- (E) BARRIER FREE SIGN WITH R7-BA, SEE DETAIL E ON SHEET C5.0
- (F) BARRIER FREE SIGN WITH R7-BA INCLUDED, SEE DETAIL F ON SHEET C5.0
- (G) CURB FACE WALK AT PROPOSED PAVEMENT, SEE DETAIL G ON SHEET C5.0
- (H) MDOT F-4 CONCRETE CURBS, SEE DETAIL H ON SHEET C5.0
- (I) MDOT E-2 CONCRETE CURBS, SEE DETAIL I ON SHEET C5.0
- (J) CONCRETE SPALLWAY, SEE DETAIL J ON SHEET C5.0
- (K) DUMPSTER ENCLOSURE, SEE DETAIL K ON SHEET C5.0
- (L) HOOP-STYLE BIKE RACK, SEE DETAIL L ON SHEET C5.0
- (M) CONCRETE BARRIER BLOCK, SEE DETAIL M ON SHEET C5.0
- (N) CONCRETE SPALLWAY RIP RAP
- (P) REINSTALL REMOVED MAILBOXES

### PROPOSED PAVEMENT LEGEND:

- EXISTING BITUMINOUS ASPHALT PAVEMENT
- PROPOSED BITUMINOUS ASPHALT PAVEMENT  
SEE DETAIL A ON SHEET C5.0
- EXISTING CONCRETE PAVEMENT/SIDEWALKS
- PROPOSED CONCRETE SIDEWALKS  
SEE DETAIL B & C ON SHEET C5.0
- PROPOSED REVERSE CURB  
SEE DETAIL G ON SHEET C5.0

### KEYED PAVEMENT MARKING NOTES:

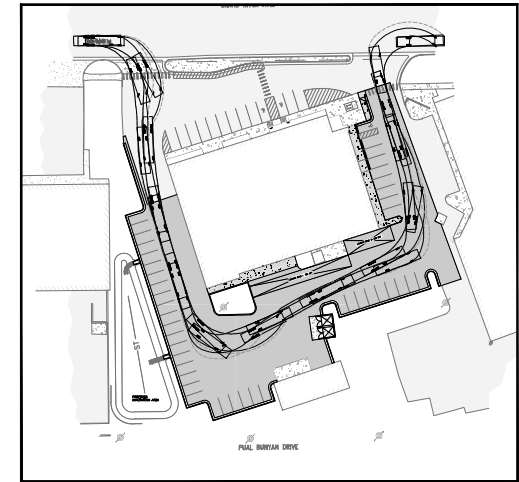
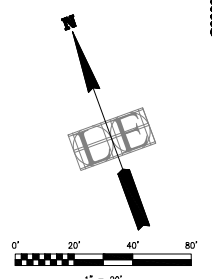
- 1 4" SINGLE SOLID LINE, YELLOW
- 2 4" SINGLE SOLID LINE, YELLOW, 45° CROSS HATCH PATTERN (2' O.C.) WITH BORDER
- 3 PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY, BLUE ADA COMPLIANT
- 4 4" SINGLE SOLID LINES, BLUE, 45° CROSS HATCH PATTERN (2' O.C.) WITH BORDER, ADA COMPLIANT

### ADA RAMP KEYED NOTES:

- R ADA COMPLIANT RAMP
- L ADA COMPLIANT RAMP LANDING AREA

### GENERAL NOTES:

1. NO HAZARDOUS SUBSTANCES ARE TO BE STORED, USED, OR GENERATED ON-SITE.
2. ALL UTILITY COMPASSES SHALL BE CONDUCTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
3. ALL SIDEWALK RAMP TO MEET CURRENT ADA GUIDELINES AND SPECIFICATIONS.
4. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI AND OKLAND COUNTY STANDARDS AND SPECIFICATIONS.
5. ALL PARKING SPACE DIMENSIONS ARE MEASURED TO FACE OF CURB.
6. ALL RAMP DIMENSIONS ARE SHOWN TO BACK OF CURB.
7. ALL FULL HEIGHT FA CURBS ON SITE WILL BE 4" UNLESS OTHERWISE NOTED. SEE DETAIL G ON SHEET C5.0.



NOTE: SU-40 AND PUMPER FIRE TRUCK TEMPLATES ARE SHOWN SUPERIMPOSED ON THE DRAWING TO DEMONSTRATE SITE ACCESSIBILITY FOR BOTH VEHICLE TYPES.

SIGNAGE TABLE		
SIGN	SIZE	QUANTITY
R7-B	12"x18"	3
R7-BA	9"x18"	1

### TRUCK CIRCULATION TEMPLATE

FILE: C:\Users\jguback\Desktop (Share)\Projects\43151 Grand River Nov\03 DMS\Drawn Site Plan\21245\_3.D Site Improvements\_Plan.dwg

©2022

**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING PLANNING  
SURVEYING  
3800 S. OLD US-24, BERKELEY, MI 48304  
PHONE: 919 255-7899  
FAX: 919 255-7898  
WWW.LIVINGSTONENGINEERING.COM

**43151 GRAND RIVER**  
DRAINAGE AND PAVEMENT IMPROVEMENTS  
CITY OF NOVI, OKLAND COUNTY, MICHIGAN  
SITE IMPROVEMENTS PLAN

DATE	REVISION

Drawn: MJP  
Checked: JZ  
Approved: JZ  
Date: 1/22/2022

Job No. **21245**  
Scale: **1" = 20' FEET**  
Northing: **C30**

# GRADING & UTILITY PLAN

0202

**LIVINGSTON ENGINEERING**  
 CIVIL ENGINEERING SURVEYING PLANNING  
 8000 S. COLD WIND RD., BERKELEY, MI 48306  
 PHONE: 919 255-7899  
 FAX: 919 255-7898  
 www.livingstonengineering.com

**CLIENT**  
 COTLIHA, A BENKOV COMPANY  
 3800 OLD US-24  
 BERKELEY, MI 48306  
 PHONE: 586 968-6800

**43131 GRAND RIVER**  
 DRAINAGE AND PAVEMENT IMPROVEMENTS  
 CITY OF NOVI, OKLAHOMA COUNTY, MICHIGAN  
 GRADING & UTILITY PLAN

DATE	DESCRIPTION

Drawn: MJP  
 Checked: JZ  
 Approved: JLC  
 Date: 1/28/2022

Scale: Vertical: 1" = 20' HORIZONTAL: 1" = 40'  
 Project No: 21245  
 Revision: 1

C4.0

**INFILTRATION BASIN CALCULATIONS**  
 NOVI ENGINEERING DESIGN MANUAL

A. First Flush =  $(0.5712) \times 43,560 \times \text{area} \times \text{developed C}$

- Contributing Area = 0.80 Ac.
- Developed Runoff Coefficient:
 

Area (A), Ac	Coefficient (C)	A x C
Rooftop / Asphalt Area	0.54	0.52
Gravel Area	0.00	0.00
Water Surfaces	0.00	0.00
Lawn/Landscaped Area	0.26	0.09
Totals:	0.80	0.61
- First Flush Volume:  
 $V = (0.5712) \times 43,560 \times 0.76 \times 0.80 = 1,105 \text{ CF}$

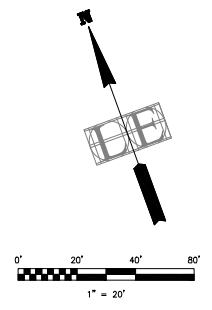
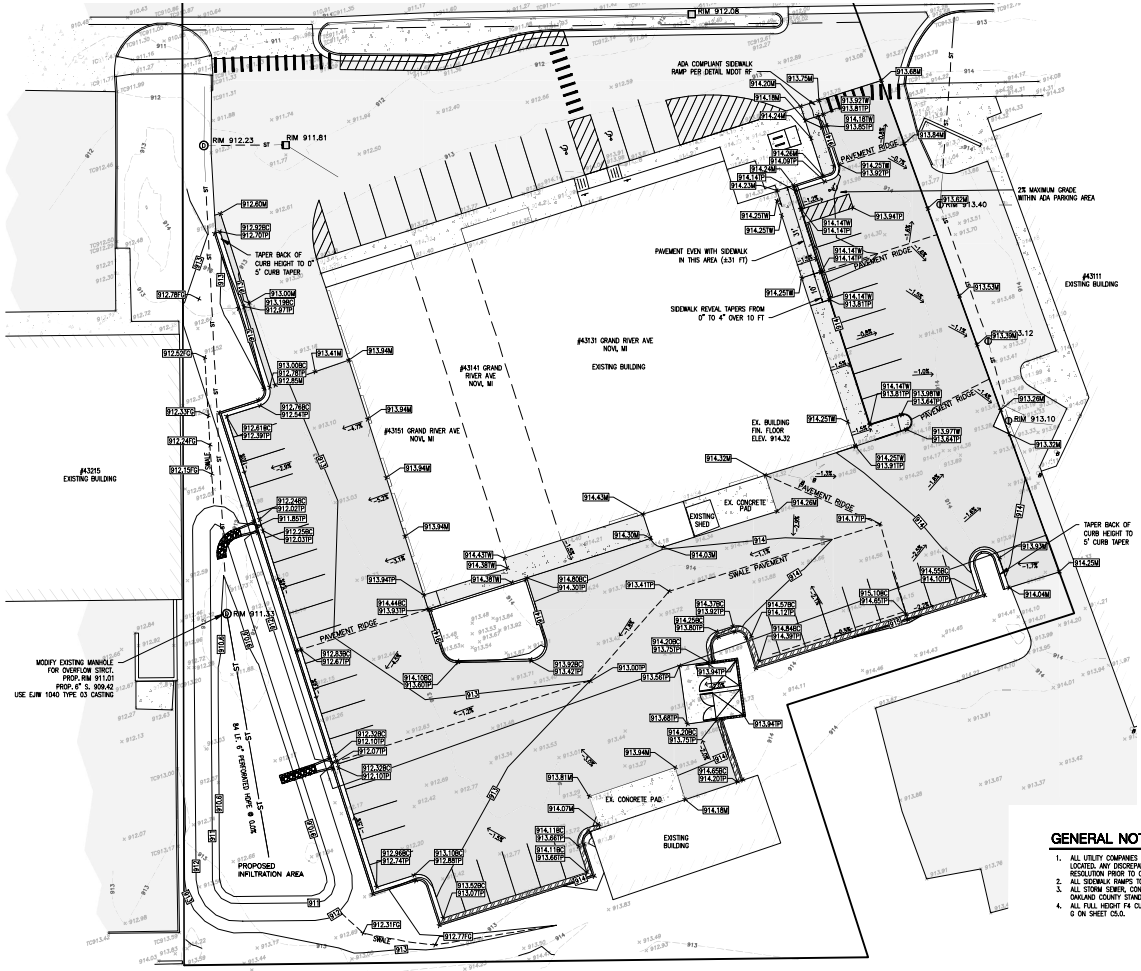
B. Infiltration Basin Volume Proposed

Elev. (ft)	Area (sf)	Vol (cf)	Acc. Vol (cf)
910.6	2,240	1,061	1,061
911.0	3,065	1,061	2,122
912.0	4,991	4,023	5,089
Total:		5,089	5,089

The following interpolation determines the first flush elevation

First Flush	911.0 - 910.6	x	910.6
1,105	0	1,105	0
x			

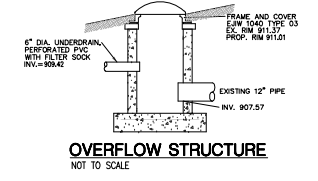
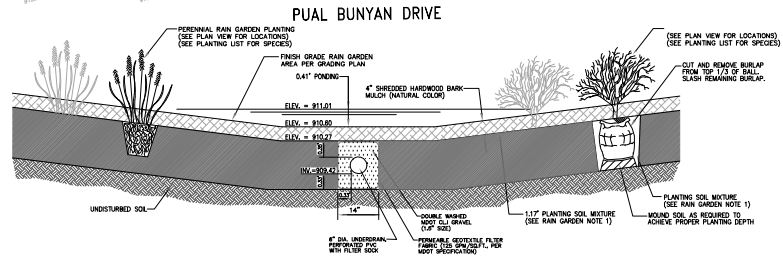
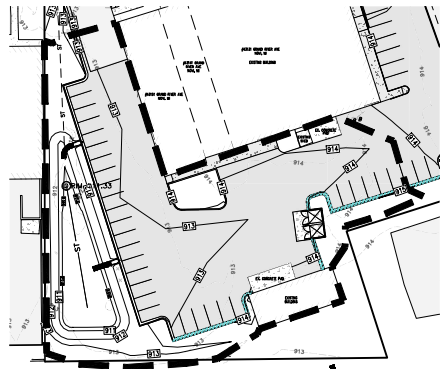
x = Elev. = 911.02



**SPOT GRADE ABBREVIATIONS LIST**

TP	= TOP OF PAVEMENT
TW	= TOP OF WALK
BC	= BACK OF CURB
M	= MATCH EXISTING GRADE
FG	= FINISH GRADE

- GENERAL NOTES:**
- ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
  - ALL SEWELINE RAMP TO MEET CURRENT ADA GUIDELINES AND SPECIFICATIONS.
  - ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI AND OKLAHOMA COUNTY STANDARDS AND SPECIFICATIONS.
  - ALL FULL HEIGHT 14" CURB ON SITE WILL BE 4" UNLESS OTHERWISE NOTED. SEE DETAIL G ON SHEET C5.0.



**OVERFLOW STRUCTURE**  
 NOT TO SCALE

P:\E\G\Users\jph\pba\Drawings\Drawings\2021\21245\_Grand River\Novi\03\_DMG\Novi\Site Plan\21245\_G.0\_Grading & Utility\_Plan.dwg









## PLANNING REVIEW

---



**PLAN REVIEW CENTER REPORT**  
**Planning Review**  
**O'REILLY AUTO PARTS DRAINAGE & PAVEMENT IMPROVEMENTS**  
 JSP 21-35

**PETITIONER**

Oston A. Service Company

**REVIEW TYPE**

Preliminary Site Plan

**PROPERTY CHARACTERISTICS**

Section	23	
Site Location	43131 Grand River Ave; East of Novi Rd, south of Grand River Ave; 22-23-102-026/027	
Site School	Novi Community School District	
Site Zoning	TC-1 Town Center 1	
Adjoining Zoning	North	TC Town Center
	East	TC-1 Town Center 1
	West	TC-1 Town Center 1
	South	TC-1 Town Center 1
Current Site Use	Auto Parts Store & Auto Repair, Print & Copy Store	
Adjoining Uses	North	Restaurant, Bank
	East	Auto Service/Tire Shop
	West	Commercial
	South	Vacant
Site Size	2.03 acres	
Plan Date	January 25, 2022	

**PROJECT SUMMARY**

The applicant is proposing exterior site improvements to the current site of an O'Reilly's Auto Parts, Auto Repair Shop, and Print & Copy Store. Some proposed improvements include resurfacing of a large majority of the parking lot, the addition of curbing, the addition of a drainage basin, and overall improvements to the site design. No changes are proposed to the footprint of the building or the exterior of the building. The site is located at 43131 Grand River Avenue, and is zoned TC-1 Town Center 1. The Future Land Use map indicates TC Commercial for the entirety of the property.

**RECOMMENDATION**

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

## ORDINANCE REQUIREMENTS

---

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

1. Open Space Area for TC-1 (Sec. 3.27.1.F): The Town Center 1 Zoning district typically requires open space coverage of 15% (permanently landscaped open areas and pedestrian plazas). Currently, no open space calculation has been provided, but significant improvements to the site have been proposed. **Please show the open space and provide the open space calculation on the site plan.**
2. Site Plans (Sec. 3.27.1.A): Any proposed site plan under 5 acres in size requires Planning Commission approval in the Town Center District. **Therefore, Planning Commission approval of the Preliminary Site Plan is required.**
3. Development Amenities (Sec. 3.27.1.L): Typically, all sites in the Town Center 1 District must incorporate amenities such as exterior lighting, paved activity nodes, outdoor furniture, and planters in accordance with the Town Study Area. **The provided site plan indicates significant improvements to the pedestrian connectivity and bicycle access of the site. Additional amenities should be included to the extent possible.**
4. Street and Roadway Rights-Of-Way (Sec. 3.27.1.N): **Please consider dedicating half-width right-of-way along Grand River Avenue.**
5. Required Parking Calculation (Sec. 5.2.12): Per the ordinance, 87 parking spaces are required. Currently, 57 parking spaces are proposed, which is an increase of 12 spaces from the existing site. This will provide vastly improved site circulation and will improve upon the non-conformity of the site. In addition, proper shared-access documents have been obtained.
6. Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2): The proposed parking spaces are 9 feet by 17 feet with 4 inch curbing. In addition, most access aisles meet the minimum requirement of 24 feet. **However, please revise the rear access aisle from ~21 feet to 24 feet to meet the minimum requirements. This could be done by adjusting the size and/or location of the loading area.**
7. Parcel Combination: The current parcel boundaries of the site could lead to some difficulties surrounding parking setbacks and standards. **If the parcels are not combined, a variance from the Zoning Board of Appeals may be required. Therefore, it is strongly encouraged that the two parcels be combined. Please indicate if the parcels will be combined and if so, submit this [application](#) to the Assessing Department prior to Electronic Stamping Set Submittal.**
8. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

## OTHER REVIEWS

---

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

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

---

The Preliminary Site Plan, any applicable Landscape Waivers, and the Stormwater Management Plan requires Planning Commission approval as a Matter of Consideration. This item will be tentatively scheduled to go before the Planning Commission as Matter for Consideration on **March 23, 2022, at 7pm** in the Novi Civic Center. Please provide the following via email by **March 16, 2022**:

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

### **FINAL SITE PLAN SUBMITTAL**

---

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

1. [Final Site Plan Application](#)
2. [Final Site Plan Checklist](#)
3. **Six** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
4. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected.**
5. An itemized engineering cost estimate including sanitary sewer, watermain, storm sewer, paving and grading costs, size 8.5" x 11" (The cost estimate should not include soil erosion or demolition costs.)
6. An itemized landscaping cost estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn, size 8.5" x 11" (The cost estimate should not include woodland trees, replacement trees or mitigation.)
7. An [Other Agencies Checklist](#)

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

---

After receiving Final Site Plan approval, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this, and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected. Please also include one hardcopy submittal of the plans for Fire Department Review.**

*If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.*

### **STAMPING SET APPROVAL**

---

Stamping sets will be required for this project. After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **8 size 24" x 36" copies, folded, with signature and seals on each sheet, folded (with signature and seal, may be electronic)** to the Community Development Department for Final Stamping Set approval.

### **PRE-CONSTRUCTION MEETING**

---

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

## CHAPTER 26.5

---

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction. If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or [ccarroll@cityofnovi.org](mailto:ccarroll@cityofnovi.org).



---

Christian Carroll, Planner



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

**Review Date:** March 2, 2022  
**Review Type:** Preliminary Site Plan Review  
**Project Name:** JSP21-35 O'Reilly's Paving & Drainage Improvements  
**Location:** 43131 Grand River Ave; Parcels 22-23-102-026/027  
**Plan Date:** January 25, 2022  
**Prepared by:** Christian Carroll, Planner  
**E-mail:** [ccarroll@cityofnovi.org](mailto:ccarroll@cityofnovi.org) **Phone:** (248) 735-5607

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

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(Adopted July 26, 2017)</i>	TC Commercial	TC Commercial	Yes	
<b>Town Center Area Study</b>	This site is in study area boundary for Town Center Area study adopted in 2014		Yes	<i>Pedestrian amenities required</i>
<b>Zoning</b> <i>(Effective Jan. 8, 2015)</i>	Town Center-1	Auto Repair Shop & Parts Store.	Yes	<i>Retail business is a principal permitted use. Auto Repair is not a permitted use, but is existing and likely legal non-conforming.</i>
<b>Phasing</b>	Show proposed phasing lines on site plan if applicable. Describe scope of work for each phase. Each phase should be able to stand on its own with regards to utilities and parking	Phasing is not proposed.	NA	
<b>Height, bulk, density and area limitations</b>				
<b>Frontage on a Public Street</b> <i>(Sec. 5.12)</i>	Frontage upon a public street is required	Frontage on Grand River Avenue	Yes	
<b>Access To Major Thoroughfare</b> <i>(Sec. 5.13)</i>	Access to major thoroughfare is required, unless the property directly across the street between the driveway and major thoroughfare is either multi-family or non-residential	Access to Grand River	Yes	
<b>Open Space Area for TC1</b> <i>(Sec. 3.27.1.F)</i>	15% (permanently landscaped open areas and pedestrian plazas).	Approximately 2.03 acres: 13,264 square feet required.	<b>No</b>	<b>Please provide an open space calculation and denote any open space on the site plan.</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Maximum % of Lot Area Covered</b> (By All Buildings) (Sec. 3.6.2 D)	No Maximum		Yes	
<b>Building Height</b> (Sec.3.1.26.D)	5 stories or 65 ft, whichever is less	No elevation provided, building height not changing	Yes	
<b>Building Setbacks (Sec 3.1.26 D) and (Sec. 3.27.1.C)</b>				
<b>Arterials: Front (Grand River Ave)</b>  50 feet minimum from all exterior lot lines  15 feet minimum for front side, for interior lot lines	Front (North): 50 feet  Interior Side Yard (West): 15 feet  Interior Side Yard (East): 15 feet  Rear Yard (South): 15 feet	Front (North): 46 feet  Interior Side Yard (West): 55 feet  Interior Side Yard (East): 50 feet  Rear Yard (South): 22 feet	Yes	Existing setbacks.
<b>Non-residential collectors and local streets</b>	0 feet minimum		NA	
<b>Parking Setback (Sec 3.1.25.D)</b>				
<b>Front (north)</b>	20 ft	~25 ft	Yes	Existing
<b>Interior Side Yard (West)</b>	10 ft	12.28 ft	Yes	
<b>Interior Side Yard (East)</b>	10 ft	23.9 ft	Yes	
<b>Rear Yard (south)</b>	10 ft	12.48 ft	Yes	
<b>Note To District Standards (Sec 3.6.2)</b>				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No exterior side yards	NA	
<b>Minimum lot area and width</b> (Sec 3.6.2.D)	Except where otherwise provided in this ordinance, the minimum lot area and width, maximum percentage of lot coverage shall be determined by the requirements set forth.		Yes	
<b>Yard setbacks</b> (Sec 3.6.2.H&L)	If site abuts a residential zone, buildings must be set back at least 3' for each 1' of building	Does not abut residential zoning	NA	

Item	Required Code	Proposed	Meets Code	Comments
	height, but in no case can be less than 20' setback			
<b>Wetland/Watercourse Setback</b> (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	No wetlands indicated	NA	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape plan provided	Yes	<i>Refer to Landscape review for more details.</i>
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q.		NA	
<b>TC-1 District Required Conditions</b> (Sec 3.27)				
<b>Site Plans</b> (Sec. 3.27.1.A)	Site area under 5 acres: Requires Planning Commission approval; Site area over 5 acres: Requires City Council approval upon Planning Commission recommendation	The subject parcel is less than 5 acres (2.02 acres).	Yes	<b><u>Planning Commission approval is required.</u></b>
<b>Surface parking lot screening</b> (Sec. 3.27.1.D)	Surface parking areas must be screened by either a 2.5 ft. brick wall, semitransparent screening or a landscaped berm from all public ROW (access easement for private roads)	Not proposed – existing lot	Yes	
	For TC-1, No front yard or side yard parking on any non-residential collector.		NA	
<b>Architecture/Pedestrian Orientation</b> (Sec. 3.27.1.E)	No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet of frontage.	Building width is greater than 125 feet	NA	<i>Existing building.</i>
<b>Façade materials</b> (Sec. 3.27.1.G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.	Elevations not provided – it is an existing building.	Yes	



Item	Required Code	Proposed	Meets Code	Comments
<b>Parking, Loading, Signs, Landscaping, Lighting, Etc.</b> (Sec. 3.27.1.H)	Off-street parking counts can be reduced by the number of on-street parking adjacent to a use	On-street parking is not proposed	NA	
	PC may allow parking requirement reduction when parking areas serve dual functions.	Not proposed	NA	<i>Proposed parking count is lower than the required amount.</i>
	Special assessment district for structured park	Not proposed	NA	
<b>Sidewalks Required</b> (Sec. 3.27.1.I)	For TC-1 only, Sidewalks required along non-residential collector to be 12.5 ft. wide. 5 foot sidewalk required along Grand River.	Improvements to the sidewalk system proposed (addition of striping to connect sidewalk along Grand River)	Yes	
	Direct pedestrian access between all buildings and adjacent areas		Yes	
<b>Bicycle Paths</b> (Sec. 3.27.1.J)	Bike paths required to connect to adjacent residential & non-residential areas.	No sidewalk, not adjacent to residential.	NA	
<b>Development amenities</b> (Sec. 3.27.1.L)	All sites must incorporate amenities such as exterior lighting, paved activity nodes, outdoor furniture, and planters in accordance with Town Center Study Area.	Existing Site – improvements proposed.	Yes	<b>Additional amenities should be included to the extent possible.</b>
<b>Combination of use groups within a single structure</b> (Sec. 3.27.1.M) (Sec.3.27.2.B)	Additional regulations per Sec. 3.27.1.M and 3.27.2.B apply if combination of uses proposed in same building	Residential uses not proposed	NA	
<b>Street and Roadway Rights-Of-Way</b> (Sec. 3.27.1.N)	Nonresidential collector and local streets shall provide ROWs consistent with DCS standards	ROW dedication is not indicated	Yes	<b>Consider dedicating half-width right-of-way along Grand River Avenue.</b>
<b>Parking, Handicap Parking and Bike Requirements</b>				

Item	Required Code	Proposed	Meets Code	Comments
<b>Required Parking Calculation</b> (Sec. 5.2.12)	Retail: 1:200 SF GLA, 13,000 sf/200 sf = 65 spaces required  Auto Repair: 2 spaces per bay and 1 space per employee. 8 bays, 6 employees = 22 spaces required	<b>87 required parking spaces</b>  45 existing parking spaces  57 proposed parking spaces	Yes	<i>The proposed parking is improving upon the non-conformity of the site and is meeting the parking requirement to the extent possible.</i>
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>	3 spaces required: 2 standard accessible and 1 van accessible	2 van accessible and 1 standard are proposed	Yes	
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1)	5% of the required parking, minimum of 2 spaces. 87 x 5% = <b>4 spaces required</b>	Four spaces proposed	Yes	
<b>Parking Lot Design Requirements (Sec. 5.3.2)</b>				
<b>Parking Space Dimensions and Maneuvering Lanes</b> (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft.	9' x 17' spaces  Access aisle along rear of building is ~21 feet wide	No	<b>All two-way access aisles should be a minimum of 24 feet wide. Consider relocating or revising the loading area to widen the access aisle.</b>
<b>Parking lot entrance offset</b> (Sec. 5.3.6)	Parking lot entrances must be set back 25' from any single-family residential district.	Subject property does not abut single-family residential district.	NA	
<b>End Islands</b> (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 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall	Mostly complies – improvement of site	No	<b>One end island missing. See Landscape Review for additional comments, including support for an end island waiver.</b>
<b>Parking stall located adjacent to a parking lot entrance</b> (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	Appears to comply	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code</i>	<ul style="list-style-type: none"> <li>- 8' wide with an 8' wide access aisle for van accessible spaces</li> <li>- 8' wide with a 5' wide access aisle for regular accessible spaces</li> </ul>	8' wide spaces with an 8' wide or 5' access aisle is provided	Yes	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs indicated	Yes	
<b>Bicycle Parking General requirements</b> <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> <li>- No farther than 120 ft. from the entrance being served</li> <li>- When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations</li> <li>- Spaces to be paved and the bike rack shall be inverted "U" design</li> <li>- Shall be accessible via 6 ft. paved sidewalk</li> </ul>	<ul style="list-style-type: none"> <li>-Complies</li> <li>-Complies</li> <li>-Complies</li> <li>-Complies</li> </ul>	Yes	
<b>Bicycle Parking Lot layout</b> <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	Appears to comply	Yes	<i>Refer to Traffic review for more comments.</i>
<b>Loading Space</b> <i>(Sec. 5.4.2)</i>	TC District: loading space shall be provided in the rear yard (or in the interior side yard beyond the side yard setback for double frontage lots)	Located in the rear yard.	Yes	
<b>Loading Space Area</b> <i>(Sec. 5.4.2)</i>  In the ratio of 10 sq. ft. per front foot of building.	Ratio of 10 sq. ft. per front foot of building. 142'x10 = <b>1,420 SF required</b>	1,420 square feet provided. Largest truck information also provided.	Yes	
<b>Loading Space Screening</b> <i>(Sec. 5.4.2 B)</i>	Loading area must be screened from view from adjoining properties and from the street.	Provided	Yes	<i>See Landscape Review for additional comments.</i>

Item	Required Code	Proposed	Meets Code	Comments
<b>Dumpster</b> (Sec 4.19.2.F)	<ul style="list-style-type: none"> <li>- Located in rear yard</li> <li>- Attached to the building or no closer than 10 ft. to building if not attached</li> <li>- Not located in parking setback</li> <li>20 ft. setback required.</li> <li>- Away from Barrier free Spaces</li> </ul>	Located in the rear yard, setbacks met	Yes	
<b>Dumpster Enclosure</b> Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	Enclosure proposed with similar materials.	Yes	
<b>Automobile Service Establishment (Sec. 4.50)</b>				
<b>Lots adjacent to Major Thoroughfare</b> (Sec. 4.50.1)	<ul style="list-style-type: none"> <li>- Minimum site size of 2 acres</li> <li>-Minimum site frontage of 200 feet</li> <li>-No vehicle parking in front of actual building setback line</li> <li>-No vehicle parking in required side yard setbacks</li> <li>-No service bay doors shall face a major thoroughfare</li> <li>-No more than 1 curb cut shall be allowed to the major thoroughfare. Further, when deemed necessary by the Planning Commission (Sec. 6.1.2.D), marginal access roads may be required pursuant to design standards at Section 3.13.</li> </ul>	<ul style="list-style-type: none"> <li>- Approximately 2.03 acres</li> <li>- Site frontage of 219 feet</li> <li>- Existing vehicle parking in setback</li> <li>- No vehicle parking proposed in the side yard setbacks</li> <li>- Service bay doors appear to face side and rear yard</li> <li>- Two curb cuts existing with a shared access road with adjacent businesses (Liber 10107, Page 711)</li> </ul>	Yes	<i>The existing site has two curb cuts, which provides necessary access and flow of the site.</i>
<b>Vehicle Parking</b> (Sec. 4.50.2)	Vehicle parking on site shall be limited to customers and employees, and not for vehicle storage longer than 24 hours, nor for used car sales.	Note provided.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Dismantled Vehicles</b> (Sec. 4.50.3)	No wrecked or partially dismantled vehicles or vehicles without current license plates may be stored outside.	Note provided.	Yes	
<b>Noise Impact Statement</b> (Sec. 4.50.4)	A noise impact statement is required subject to Section 5.14.10.B.	Existing use	Yes	
<b>Retail Business Use in Town Center District</b> (Sec. 4.78.3)				
<b>Sidewalk</b> (Sec. 4.78.3.i)	At least 6 feet of sidewalk width is clear for pedestrian traffic.	Minor improvements made to sidewalk system.	Yes	
<b>Merchandise</b> (Sec. 4.78.3.ii)	All merchandise and equipment are kept indoors during non-business hours.	Note provided.	Yes	
<b>Lighting and Photometric Plan</b> (Sec. 5.7) – <i>Additional requirements removed since no site lighting is proposed.</i>				
<b>Intent</b> (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spill-over onto adjacent properties & reduce unnecessary transmission of light into the night sky	No plan is provided at this time	Yes	<i>No new site lighting is proposed.</i>
<b>Building Code and Other Requirements</b>				
<b>Accessory Structures</b> (Sec. 4.19)	-Each accessory building shall meet all setback requirements for the zoning district in which the property is situated -Shall meet the façade ordinance standards	Existing accessory building to remain, existing shed to be removed	Yes	
<b>Roof top equipment and wall mounted utility equipment</b> (Sec. 4.19.2.E.ii)	All roof top equipment must be screened, and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	No additional rooftop equipment proposed	Yes	
<b>Exterior Building Wall Façade Materials</b> (Sec. 5.15)	Region 1 level façade	Does not comply	Yes	<i>Existing building.</i>
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.	Sidewalk connections made to extent possible.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided.	Yes	
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided.	Yes	<i>Provide additional information as requested in all reviews</i>
<b>Economic Impact</b>	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Not required	NA	
<b>Signage</b>  <b>See link below (Chapter 28, Code of Ordinances)</b>	- Signage if proposed requires a permit. - <u>Signage is not regulated by the Planning Commission or Planning Division.</u>	Information is not provided	NA	<u>Contact Maureen Underhill regarding sign permits 248-735-5602</u>
<b>Property Address</b>	The applicant should contact the Building Division for an address prior to applying for a building permit.	Not applicable	NA	
<b>Project and Street Naming Committee</b>	Some projects may need approval from the Street and Project Naming Committee.	Not applicable	NA	
<b>Future Easements</b>	Grand River Right-Of-Way	--	<b>TBD</b>	<b>Will ROW be dedicated?</b>
<b>Parcel Split or Combination or Condominium Approval</b>	Any parcel splits or combinations or condominium approvals must be completed before Stamping Set approval.	Parcels appear to be proposed for combination based on site plan	<b>TBD</b>	<b>Please submit this <a href="#">application</a> to the Assessing Department prior to Electronic Stamping Set Submittal.</b>

**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

February 23, 2022

## **Engineering Review**

O'Reilly Drainage and Pavement  
Improvements JSP21-0035

---

### **Applicant**

O'Reilly Enterprises, LLC

### **Review Type**

Preliminary Site Plan

### **Property Characteristics**

- Site Location: South side of Grand River Avenue between Novi Road and Sixth Gate
- Site Size: +/-2.02 acres (gross)
- Plan Date: 01/25/2022
- Design Engineer: Livingston Engineering

### **Project Summary**

- Paving, repaving, and curbing of an existing parking lot. Existing lot is mixture of deteriorated pavement and gravel. Site access would continue to be provided by two existing entrances on Grand River Avenue.
- Storm water would be collected by both:
  - A proposed bioretention basin (rain garden) with overflow structure and ultimate discharge to the Grand River storm system.
  - Existing catch basins, both on-site and off-site, with direct discharge to the Grand River storm system.
- No building construction or changes to water or sanitary service are proposed.

### **Recommendation**

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

### **Comments:**

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



### **General**

1. Provide a minimum of two ties to established section or quarter section corners.
2. At least one referenced benchmark must be a City-established benchmark, which can be found on the City's website at this location: <https://novi.maps.arcgis.com/apps/webappviewer/index.html?id=5ce841f86197461c9f146e1330330bcf>  
City benchmark #2314 is elevation 914.09 and is the southeast flange bolt of the same fire hydrant on Grand River that was used by Desine's benchmark #200 (top of steamer valve).
3. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for paving (2 sheets). The most updated details can be found on the City's website at this location: <https://cityofnovi.org/services/public-works/engineering-division/engineering-standards-and-construction-details>
4. No right-of-way permits will be required from the City of Novi or Oakland County.
5. On behalf of the Road Commission for Oakland County, the City requests dedication of the master-planned 60-foot-wide right-of-way width for Grand River, which is County jurisdiction. If dedication is desired, show and label as proposed right-of-way on the plans.
6. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
7. If proposed, show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.

### **Storm Water Management Plan**

8. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
9. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
10. The planting soil media shall consist of the following mixture: 50% topsoil/50% sand or 20% topsoil/60% sand/20% compost.
11. Cleanouts shall be provided at the upstream end of the proposed underdrain for periodic maintenance.

### **Paving & Grading**

12. An island is required for the west parking bay; one island is required for every 15 consecutive spaces.
13. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
14. Revise the sidewalk to 4,000 psi rather than 3,500 psi.
15. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
16. Label specific ramp locations on the plans where the detectable warning surface is to be installed.

### **Flood Plain**

17. The 100-year flood plain does not appear to traverse the site.

### **Soil Erosion and Sediment Control**

18. Although no SESC permit is required due to the area of disturbance being less than one acre and the site being located more than 500 feet from the nearest waterbody, the following SESC comments must be addressed:
  - a. Label and show the limits of earth disruption.
  - b. Attach the Oakland County standard detail sheet.
  - c. Show silt fence at the perimeter of the entire area of disturbance (excluding existing match pavement areas).
  - d. Include inlet filters for all on-site and nearby off-site catch basins, including structures cb02, cb04, cb05, cb06, cb07.
  - e. Sweet sweeping and dust control shall be noted on plan as responsibility of contractor.
  - f. Add note that 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.

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

19. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
20. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any

demolition work. **The estimate must be itemized** for on-site paving (square yardage), grading, and the storm water facility.

**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.)*

21. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
22. If right-of-way is to be dedicated, a draft copy of the quit claim deed for the proposed 60-foot wide right-of-way along Grand River must be submitted for review and acceptance by the City.

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

23. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
24. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
25. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
26. Construction inspection fees in the amount of **\$???** must be paid to the Community Development Department.
27. Legal escrow fees in the amount of **\$???** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project.** This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
28. A storm water performance guarantee in the amount of **\$???** (equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
29. A street sign financial guarantee in the amount of **\$1,600** (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.

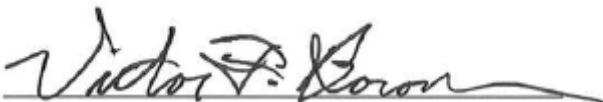
**The following must be addressed prior to final approval for the development:**

30. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance).
31. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and Engineering Division.
32. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
33. If the right-of-way is to be dedicated:
  - a. Provide the quit claim deed for the proposed road right-of-way along Grand River for acceptance by the County.
  - b. 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 warranty deed have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

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

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Victor Boron at (248) 735-5695 with any questions.



Victor Boron  
Project Engineer

cc: Christian Carroll, Community Development  
Ben Croy, PE, Engineering  
Humna Anjum, Engineering

## LANDSCAPE REVIEW

---



# PLAN REVIEW CENTER REPORT

February 16, 2022

## O'Reilly's Drain & Pavement Preliminary Site Plan - Landscaping

### Review Type

Preliminary Site Plan Landscape Review

### Job #

JSP21-0035

### Property Characteristics

- Site Location: 43131 Grand River Ave
- Site Acreage: 1.47 ac.
- Site Zoning: TC-1
- Adjacent Zoning: North: TC, East, South, West: TC-1
- Plan Date: 1/28/2022

### Ordinance Considerations

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

### **LANDSCAPE WAIVERS REQUIRED BY PLAN**

- Insufficient parking lot interior landscaping area and trees. *Supported as a significant improvement on existing conditions*
- A parking bay is 19 contiguous spaces. *Supported as a significant improvement on existing conditions*
- Lack of detention basin shrubs. *Not supported by staff.*

**Please revise the plan to remove the above waivers.**

### Recommendation

This project is **recommended for approval for Preliminary if the Planning Commission agrees to grant the waivers noted.** The other revisions can be addressed on the Final Site Plan.

### Ordinance Considerations

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

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)  
The project is not adjacent to residentially-zoned property.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)  
As the greenbelt is not changing, the existing shortages in greenbelt width, landscaping and screening is accepted as an existing condition.

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

1. Only one of the 9 required trees is provided in a location acceptable per the ordinance

to count toward the requirement.

2. **Please enlarge islands where possible, especially the small island at the southeast corner of the building. A landscape waiver is required for a deficiency in those trees or area provided.** *As the proposed work will make a significant improvement on the existing conditions, staff supports a waiver for these deficiencies.*
3. **A landscape waiver is also required for the 19 contiguous spaces along the east side of the property.** *As the proposed work will make a significant improvement on the existing conditions, staff supports a waiver for this deviation from the ordinance.*
4. **The maple in the new island at the southwest corner of the site may need to be replaced with two subcanopy trees if the overhead wires don't allow vertical space for a canopy tree.**

Building Foundation Landscaping (Zoning Sec 5.5.3.D)

*As the building is not changing, the replacement landscaping and additional landscaping in the new island at the southwest corner of the building are acceptable as an improvement on the existing condition.*

Plant List (LDM 4, 10)

1. 11 of 18 species used (61%) are native to Michigan.
2. The number of white pines exceeds the tree diversity standard of the Landscape Design Manual. **Please replace 5 of them with a different species.**
3. **Please replace both seed mixes used with mixes composed of only species native to Michigan.**

Planting Notations and Details (LDM 10)

Provided

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

**Please provide the required shrubs around the basin in place of the proposed perennials. A landscape waiver is required for the proposed configuration.** *It is not supported by staff.*

Irrigation (LDM 10)

Please provide the irrigation plan as part of the Final Site Plans.

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



---

Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY SITE PLAN

**Review Date:** February 16, 2022  
**Project Name:** JSP21-0035: O'Reilly's Drain & Pavement  
**Plan Date:** January 28, 2022  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

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

### LANDSCAPE WAIVERS REQUIRED BY PLAN

- Insufficient parking lot interior landscaping area and trees. *Supported as a significant improvement on existing conditions*
- A parking bay is 19 contiguous spaces. Supported as a significant improvement on existing conditions
- Lack of detention basin shrubs. Not supported by staff.

**Please revise the plan to remove the above unsupported waiver.**

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> <li>• New commercial or residential developments</li> <li>• Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>• 1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>• Consistent with plans throughout set</li> </ul>	Landscape plan is 1"=20'	Yes	<b>Please re-number the second LP-1 to LP-2.</b>
<b>Project Information</b> <i>(LDM 2.d.)</i>	Name and Address	<ul style="list-style-type: none"> <li>• 43131 Grand River</li> <li>• Address and business name on title block</li> </ul>	Yes	
<b>Owner/Developer Contact Information</b> <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Address and business name on title block	Yes	
<b>Landscape Architect contact information</b> <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	James Eppink	Yes	
<b>Sealed by LA.</b> <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	<u>Live signature will be required on stamping sets</u>



Item	Required	Proposed	Meets Code	Comments
<b>Miss Dig Note</b> (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
<b>Zoning</b> (LDM 2.f.)	Include all adjacent zoning	<ul style="list-style-type: none"> <li>• Site: TC-1</li> <li>• East, West, South: TC-1</li> <li>• North: Grand River, TC</li> </ul>	No	<b>Please show adjacent parcels' zoning on landscape plan</b>
<b>Survey information</b> (LDM 2.c.)	<ul style="list-style-type: none"> <li>• Legal description or boundary line survey</li> <li>• Existing topography</li> </ul>	<ul style="list-style-type: none"> <li>• Legal description on Cover Sheet</li> <li>• Topo survey on Existing Conditions &amp; Demolition Plan</li> </ul>	Yes	
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2))	<ul style="list-style-type: none"> <li>• Show location type and size. Label to be saved or removed.</li> <li>• Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing vegetation on site and adjacent to site are shown.</li> <li>• No regulated woodland exists on the site.</li> <li>• Only shrubs and non-regulated trees will be removed</li> </ul>	Yes	
<b>Soil types</b> (LDM.2.r.)	<ul style="list-style-type: none"> <li>• As determined by Soils survey of Oakland county</li> <li>• Show types, boundaries</li> </ul>	Shown on Sheet C2.0	Yes	
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	New paving, curbs dumpster and infiltration basin are proposed	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	<ul style="list-style-type: none"> <li>• Overhead and underground utilities, including hydrants</li> <li>• Proposed light posts</li> </ul>	<ul style="list-style-type: none"> <li>• Existing overhead wires are shown on the site plan.</li> <li>• No new utilities except a storm line in the basin are proposed on the site plan</li> </ul>	Yes	<b>Please indicate the height of the lowest wire crossing the new island at the southwest corner of the building so the appropriateness of the proposed maple can be determined. Subcanopy trees may be required in its place.</b>
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	Spot elevations and rain garden contours are provided on the grading plan.	Yes	
<b>Snow deposit</b> (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	Parking lot interior trees need to be in the corners where some of

Item	Required	Proposed	Meets Code	Comments
				the snow deposit areas are indicted. <b>Please remove the snow deposit label for those spots.</b>
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
<ul style="list-style-type: none"> <li>All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>Berm should be located on lot line except in conflict with utilities.</li> <li>Berms should be constructed of loam with 6" top layer of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements (Zoning Sec 5.5.A)</b>	The site does not abut residential property so this berm is not required	None	Yes	
<b>Planting requirements (LDM 1.a.)</b>	LDM Novi Street Tree List	NA		
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No new walls are proposed.	NA	
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		None		
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii) and (LDM 1.b)</b>				
<b>Greenbelt width (2)(3) (5)</b>	<ul style="list-style-type: none"> <li>Adjacent to pkg: 20 feet</li> <li>Not adjacent to pkg: 0 feet</li> </ul>	<ul style="list-style-type: none"> <li>0-9 ft from existing ROW line</li> <li>Future ROW line is within the parking lot.</li> </ul>	No	No changes to the north parking lot are proposed or building are proposed so no change in the greenbelt is required. <i>The deficiency in greenbelt width is accepted as an existing condition.</i>
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>				
Min. berm crest width	<ul style="list-style-type: none"> <li>Adjacent to parking: Not required</li> <li>Not adjacent to parking: Not required</li> <li>In the TC-1 district, a decorative wall or fence/brick pilaster combination is required to screen</li> </ul>	None	<ul style="list-style-type: none"> <li>Berm: Yes</li> <li>Wall: No</li> </ul>	<i>As the building and greenbelt are not being changed with this project, the non-conformity is accepted as an existing condition.</i>

Item	Required	Proposed	Meets Code	Comments
	parking.			
Minimum berm height (9)	<ul style="list-style-type: none"> <li>• Adjacent to parking: Not required</li> <li>• Not adjacent to parking: Not required</li> </ul>	None	<ul style="list-style-type: none"> <li>• Berm: Yes</li> <li>• Wall: No</li> </ul>	<i>As the greenbelt is not changing, the standard wall is not required. It is accepted as an existing condition.</i>
3' wall	(4)(7)	None	No	
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	<ul style="list-style-type: none"> <li>• Adjacent to pkg: 1 tree per 25lf frontage (net of access drives)</li> <li>• Not adjacent to pkg: 1 tree per 30 lf frontage (net of access drives)</li> <li>• In TC-1, only the canopy or subcanopy requirement must be met, not both.</li> </ul>	None	No	<i>As the building and greenbelt are not being changed with this project, the non-conformity is accepted as an existing condition.</i>
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	<ul style="list-style-type: none"> <li>• Adjacent to pkg: 1 tree per 15lf frontage (net of access drives)</li> <li>• Not adjacent to pkg: 1 tree per 20 lf frontage (net of access drives)</li> </ul>	None	No	<i>See above</i>
<b>Canopy deciduous trees in area between sidewalk and curb</b> <i>(Novi Street Tree List)</i>	No street trees are required in the TC-1 district	None	Yes	
<b>Cross-Section of Berms (LDM 2.j)</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>• Label contour lines</li> <li>• Maximum 33%</li> <li>• Constructed of loam</li> <li>• 6" top layer of topsoil</li> </ul>	No berms are required or proposed	Yes	
Type of Ground Cover		None	NA	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No utilities or trees are shown on plan	No	<b>Please indicate the height of the lowest wire over the new island so the proper choice for tree in that island can be made.</b>
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements</b> <i>(LDM 1.c)</i>	<ul style="list-style-type: none"> <li>• Clear sight distance within parking islands</li> <li>• No evergreen trees</li> </ul>	No blocking landscaping is proposed.	Yes	
<b>Name, type and number of ground cover</b> <i>(LDM 1.c.(5))</i>	As proposed on planting islands	Sod lawn is indicated	Yes	
<b>General (Zoning Sec 5.5.3.C.ii)</b>				

Item	Required	Proposed	Meets Code	Comments
<b>Parking lot Islands</b> <i>(a, b, i)</i>	<ul style="list-style-type: none"> <li>• A minimum of 200 SF to qualify</li> <li>• Minimum 200 SF per tree planted in island</li> <li>• 6" curbs</li> <li>• Islands minimum width 10' BOC to BOC</li> </ul>	An insufficient number of landscape islands is provided to allow for all required interior trees to be planted within the parking lot.	No	<b>If possible, please enlarge the small island at the southeast corner of the building to allow a tree to be planted there to help shade that parking lot.</b>
<b>Curbs and Parking stall reduction</b> <i>(c)</i>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Spaces are 17 feet long	Yes	
<b>Contiguous space limit</b> <i>(i)</i>	<ul style="list-style-type: none"> <li>• Maximum of 15 contiguous spaces</li> <li>• All endcap islands should also be at least 200sf with 1 tree planted in it.</li> </ul>	Maximum bay for parking areas is 19 spaces long	No	<ol style="list-style-type: none"> <li>1. <b>A landscape waiver is required for the 19 space bay.</b></li> <li>2. <i>It is supported by staff as the paving and improvement of the parking lot is a significant improvement on the existing condition.</i></li> </ol>
<b>Plantings around Fire Hydrant</b> <i>(d)</i>	No plantings with matured height greater than 12' within 10 ft. of fire hydrants of utility structures (manholes, catch basins)	<ul style="list-style-type: none"> <li>• The only hydrant is at Grand River.</li> <li>• No landscaping is near it.</li> </ul>	Yes	
<b>Landscaped area</b> <i>(g)</i>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
<b>Clear Zones</b> (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	No landscaping exists or is proposed at the Grand River entry points.		
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, C, 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)</b>				
A = Total square footage of vehicular use area up to 50,000 sf x 7.5%	<ul style="list-style-type: none"> <li>• <math>A = x \text{ SF} \times 7.5\% = A \text{ sf}</math></li> <li>• <math>A = (26475-3240) \times 7.5\% = 1743 \text{ sf}</math></li> </ul>			
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	$B = x \text{ SF} \times 1\% = B \text{ sf}$			
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)</b>				
A = Total square footage of vehicular	$A = x \text{ SF} \times 5\% = A \text{ sf}$	NA		

Item	Required	Proposed	Meets Code	Comments
use area up to 50,000 sf x 5%				
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	$B = (x \text{ SF} - 50000) \times 0.5\%$ $= B \cdot \text{SF}$	NA		
<b>All Categories</b>				
C = A+B Total square footage of landscaped islands required	<ul style="list-style-type: none"> <li>• C = A + B</li> <li>• C = 1743 + 0 = 1743 sf</li> </ul>	None	TBD	<ol style="list-style-type: none"> <li>1. Please show area (SF) of all islands and corners to count toward requirement. There must be a tree planted in it to count.</li> <li>2. If the area provided is less than the requirement, a landscape waiver is required.</li> <li>3. The waiver would be supported by staff as the proposed work will significantly improve on the existing conditions.</li> </ol>
D = C/200 Number of canopy trees required	$D = 1743/200 = 9$ Trees	1 interior tree	No	<ol style="list-style-type: none"> <li>1. See above</li> <li>2. If some of the perimeter trees are moved to the corners, within 15 feet of the paving, they can count toward the requirement.</li> <li>3. If the number of trees provided is less than the requirement, a landscape waiver is required.</li> <li>4. The waiver would be supported by staff as the proposed work will significantly improve on the existing conditions.</li> </ol>
<b>Parking Lot Perimeter Trees</b> (Sec 5.5.3.C.iv)	<ul style="list-style-type: none"> <li>• 1 Canopy tree per 35 lf</li> <li>• 380 lf/35 = 11 trees</li> </ul>	11 trees including the eastern detention basin trees within 15 feet of the parking lot, which can be double-counted.	Yes	<ol style="list-style-type: none"> <li>1. The ordinance does not require parking lot perimeter trees along the edge of the parking lot within 20 feet of the building or the aisle</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				<p>widths.</p> <p>2. Also, as mentioned above, the eastern parking lot area can be removed from the VUA calculation so that area can also be removed from the perimeter calculation.</p> <p>3. Based on the above I measured the perimeter as being 380lf, not 610lf.</p> <p>4. Unless the original landscaping included perimeter trees along the west edge of the site, the two northern honeylocusts do not need to be added there.</p>
<b>Parking land banked</b>	NA	None		
<b>Other Landscaping</b>				
<b>Non-Residential Zoning Sec 5.5.3.E.iii &amp; LDM 1.d (2)</b> Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
<b>Other Screening</b>				
<b>Screening of outdoor storage, loading/unloading</b> <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>		<ul style="list-style-type: none"> <li>• Loading zone is located at the south edge of the building.</li> <li>• The western half is screened from the south by the building and evergreen trees.</li> <li>• The eastern zone is not well screened from the south.</li> </ul>	No	<b>Please add more screening for the eastern loading area along the south edge of the property.</b>
<b>Transformers/Utility boxes</b> <i>(LDM 1.e from 1 through 5)</i>	<ul style="list-style-type: none"> <li>• A minimum of 2ft. separation between box and the plants</li> <li>• Ground cover below 4" is allowed up to pad.</li> <li>• No plant materials within 8 ft. from the doors</li> </ul>	No utility boxes shown		<ol style="list-style-type: none"> <li>1. Provide proper screening for any transformers.</li> <li>2. Include city standard detail with other landscape details.</li> </ol>

Item	Required	Proposed	Meets Code	Comments
<b>Building Foundation Landscape Requirements (Sec 5.5.3.D)</b>				
<b>Interior site landscaping SF</b>	Equal to entire perimeter of the building (less paved access areas) x 8 with a minimum width of 4 ft.	<ul style="list-style-type: none"> <li>Significant new foundation landscaping is provided along the front of the building</li> <li>A line of ninebarks is also added to the new southwest island</li> <li>The total area provided does not meet the requirement.</li> </ul>	No	<i>As the site is existing and no changes are proposed to the building, the plants being added are accepted as satisfactory.</i>
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	<ul style="list-style-type: none"> <li>Existing spaces for landscaping appear to be 60% of the building.</li> <li>Bare mulch does not count as landscaping.</li> </ul>	Yes	The landscaping provided meets the 60% requirement.
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements (Sec. 5.5.3.E.iv)</b>	<ul style="list-style-type: none"> <li>Clusters of large native shrubs shall cover 70-75% of the basin rim area</li> <li>10" to 14" tall grass along sides of basin</li> <li>Refer to wetland for basin mix</li> <li>Canopy trees are required at a rate of 1 tree per 35lf of the basin rim along the east, south and west sides of the basin.</li> </ul>	<ul style="list-style-type: none"> <li>Herbaceous material is proposed.</li> <li>The required trees are proposed</li> <li>No shrubs are proposed.</li> <li>The seed mixes proposed include some invasive species</li> </ul>	<ul style="list-style-type: none"> <li>No</li> <li>Yes</li> <li>No</li> <li>No</li> </ul>	<ol style="list-style-type: none"> <li><b>Please provide the required detention basin shrubs in place of the perennials</b></li> <li>Please use a mix composed of Michigan native species in place of both of the proposed mixes.</li> </ol>
<b>Phragmites Control (Sec 5.5.6.C)</b>	<ul style="list-style-type: none"> <li>Any and all populations of Phragmites australis or Japanese knotweed on site shall be included on the existing conditions plan</li> <li>Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.</li> </ul>	None indicated	TBD	<ol style="list-style-type: none"> <li>Please survey the site for any populations of <u>Phragmites australis</u> and <u>Japanese knotweed</u> and submit plans for its complete removal.</li> <li>If none is found, please add a note indicating that on the existing conditions plan.</li> </ol>
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 2.l. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> <li>Provide intended dates</li> <li>Should be between March 15 and November 15.</li> </ul>	Between Mar 15 and Nov 15	Yes	
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> <li>Include statement of intent to install and guarantee all materials for 2 years.</li> <li>Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>No</li> </ul>	No	<ol style="list-style-type: none"> <li>Please add the <u>cultivation note.</u></li> <li>Please change City of Novi Landscape Note #7 to indicate <u>failed material must be replaced within 3 months of discovery or first available planting period.</u></li> </ol>
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
<b>Irrigation plan</b> (LDM 2.s.)	A fully automatic irrigation system and a method of draining OR an alternative method of providing water to plantings is required with Final Site Plan	A note indicates that an irrigation system will be provided	Yes	<u>The actual irrigation plan will be required in the Final Site Plans.</u>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		<u>In City of Novi Landscape Note #17, please change 2509 to 5.5.3.</u>
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
<b>Plant List (LDM 2.h.) – Include all cost estimates</b>				
Quantities and sizes	<ul style="list-style-type: none"> <li>Refer to LDM suggested plant list</li> <li>At least 50% of the species used must be native to Michigan.</li> <li>Please follow the diversity guidelines in Section 4 of the Landscape Design Manual for trees.</li> </ul>	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> <li>11 of 18 species used (61%) are native to Michigan</li> <li>White pines make up 31% of the trees used</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>No</li> </ul>	<ol style="list-style-type: none"> <li><b>Please substitute a different evergreen species for 5 of the white pines to conform to the tree diversity requirement</b></li> <li><b>Please substitute a different species or cultivar for the European hornbeam that will attain a minimum mature</b></li> </ol>



Item	Required	Proposed	Meets Code	Comments
				<b>height of 30 feet and mature canopy width of 20 feet.</b>
Type and amount of lawn		Sod	Yes	
Cost estimate (LDM 2.f)	For all new plantings, mulch and sod as listed on the plan	No	No	Please add on Final Site Plans using these unit prices: Canopy tree: \$400 ea Evergreen tree: \$375 ea Ornamental: \$375 ea Shrubs: \$50 ea Perennials: \$15 ea Sod: \$6/syd Seed: \$3/syd Mulch: \$35/cyd
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		No	No	<b>Please add detail</b>
Multi-stem Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	1. Please include detail showing fence one foot outside of dripline. 2. Show tree protection fence lines for all trees to be saved on demolition plan.
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions</b> (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	No	No	<b>Please add note on plan view near property line.</b>
<b>Plant Materials &amp; Existing Plant Material</b> (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
<b>Landscape tree credit</b> (LDM3.b.(d))	<ul style="list-style-type: none"> <li>Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA.</li> </ul>	No		

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>Refer to Landscape tree Credit Chart in LDM</li> </ul>			
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)</b>	Refer to Landscape Design Manual for requirements	On plant list	Yes	
<b>Plant size credit (LDM 3.c.(2))</b>	NA	None taken		
<b>Prohibited Plants (LDM 3.d)</b>	No plants on City Invasive Species List	Some in seed mixes	No	<b>Please replace those seed mixes with native Michigan species mixes</b>
<b>Recommended trees for planting under overhead utilities (LDM 3.e)</b>	Label the distance from the overhead utilities	Tree in new island south of the building is near overhead lines.	TBD	<ol style="list-style-type: none"> <li><b>Please show height of those lines.</b></li> <li><b>Subcanopy trees at a rate of 1.5 per canopy tree required should be used if wires will conflict with maple.</b></li> </ol>
<b>Collected or Transplanted trees (LDM 3.f)</b>		None		
<b>Nonliving Durable Material: Mulch (LDM 4)</b>	<ul style="list-style-type: none"> <li>Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> <li>Refer to section for additional information</li> </ul>	In planting details	Yes	

**NOTES:**

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

**TRAFFIC REVIEW**

---



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

**Project name:**  
JSP21-35 – O'Reilly Drainage and Pavement  
Improvements Preliminary Site Plan Traffic  
Review

**From:**  
AECOM

**Date:**  
February 25, 2022

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

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

# Memo

**Subject:** JSP21-35 – O'Reilly Drainage and Pavement Improvements Preliminary Site Plan Traffic Review

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

## GENERAL COMMENTS

1. The applicant, O'Reilly Enterprises LLC, is proposing improvements to the parking area.
2. The development is located on the south side of Grand River Ave, between Novi Road and Meadowbrook Road. Grand River Ave is under the jurisdiction of Oakland County.
3. The site is zoned TC-1 (Town Center).
4. The following traffic-related deviations may apply to this development, if plans are not changed:
  - a. Waiver for total number of parking spaces.
  - b. Waiver for width of maneuvering lane.

## TRAFFIC IMPACTS

1. As the applicant is not proposing any changes to the building layout, no trip generation was conducted.
2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Type of Study:	Justification
None	-

## TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are

listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

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

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

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone   <a href="#">ZO 5.4</a>	874 SF and 539 SF	<b>Partially Met</b>	Applicant indicates 87.41'x10' loading zone is 881 SF. 874 SF loading zone interferes with 24' aisle when in use, applicant should indicate that this loading zone will not be used during business hours or relocate it.
12	Trash receptacle   <a href="#">ZO 5.4.4</a>	In rear	Met	
13	Emergency Vehicle Access	Included	Met	
14	Maneuvering Lane   <a href="#">ZO 5.3.2</a>	21.31', 23.9', 28' and greater	<b>Not Met</b>	Consider reducing wide lanes to 24'. Increase 21.31' lane to 24' (see No. 11). 23.9' is acceptable to the City as a shared access.
15	End islands   <a href="#">ZO 5.3.12</a>			
15a	Adjacent to a travel way	14'	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
15b	Internal to parking bays	N/A	N/A	
16	Parking spaces   <a href="#">ZO 5.2.12</a>			
17	Adjacent parking spaces   <a href="#">ZO 5.5.3.C.ii.i</a>	Greater than 15	<b>Not Met</b>	An island should be incorporated in the 19 parking space bay.
18	Parking space length   <a href="#">ZO 5.3.2</a>	17'	Met	
19	Parking space Width   <a href="#">ZO 5.3.2</a>	9' typical	Met	
20	Parking space front curb height   <a href="#">ZO 5.3.2</a>	4" and 6"	<b>Partially Met</b>	4" curb should be provided at 17' spaces. Grading plan indicates 6" at several locations. Bumper blocks currently detailed to be 8" in height, these should be 4" and placed such that the face of the bumper block is 17' from the end of the parking space.
21	Accessible parking – number   <a href="#">ADA</a>	3	Met	
22	Accessible parking – size   <a href="#">ADA</a>	8' space with 5' and 8' aisles	Met	
23	Number of Van-accessible space   <a href="#">ADA</a>	1	Met	
24	Bicycle parking			
24a	Requirement   <a href="#">ZO 5.16.1</a>	Space quantity unclear, site plan suggests 3 or 4, detail shows 2	<b>Not Met</b>	Building type requires 4 spaces. Update detail and site plan to indicate accurate number of spaces.
24b	Location   <a href="#">ZO 5.16.1</a>	Near front entrance	Met	
24c	Clear path from Street   <a href="#">ZO 5.16.1</a>	6' clear path provided	Met	
24d	Height of rack   <a href="#">ZO 5.16.5.B</a>	36"	Met	
24e	Other (Covered / Layout)   <a href="#">ZO 5.16.1</a>	Layout in detail does not match site plan	<b>Inconclusive</b>	
25	Sidewalk – min 5' wide   <a href="#">Master Plan</a>	5' to 8'	Met	
26	Sidewalk ramps   <a href="#">EDM 7.4</a> & <a href="#">R-28-J</a>	Included at main entrance	Met	
27	Sidewalk – distance back of curb   <a href="#">EDM 7.4</a>	No offset	<b>Inconclusive</b>	Applicant could consider providing a sidewalk offset where the sidewalk does not abut parking spaces.
28	Cul-De-Sac   O <a href="#">Figure VIII-F</a>	N/A	-	-
29	EyeBrow   O <a href="#">Figure VIII-G</a>	N/A		
30	Minor/Major Drives   <a href="#">ZO 5.10</a>	N/A	-	-
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes   <a href="#">MMUTCD</a>	Included	<b>Partially Met</b>	R7-8A sign should be R7-8p and be 12"x6".
33	Signing table: quantities and sizes	Included	Met	
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post   <a href="#">MMUTCD</a>	Present	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post   <a href="#">MMUTCD</a>	Not present	<b>Not Met</b>	Include note in future submittals.
36	Sign bottom height of 7' from final grade   <a href="#">MMUTCD</a>	Present	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign   <a href="#">MMUTCD</a>	Present	Met	
38	FHWA Standard Alphabet series used for all sign language   <a href="#">MMUTCD</a>	Present	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity   <a href="#">MMUTCD</a>	Present	Met	
40	Parking space striping notes	Included	<b>Not Met</b>	Non-accessible parking spaces to be striped in white, not yellow. Add note about abutting blue and white stripes where accessible parking spaces abut normal spaces.
41	The international symbol for accessibility pavement markings   ADA	Not present	<b>Not Met</b>	Include detail in future submittals.
42	Crosswalk pavement marking detail	Not present	<b>Not Met</b>	Include detail in future submittals.
43	Any Other Comments:			

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

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

Sincerely,

**AECOM**



Patricia Thompson, EIT  
Traffic Engineer



Paula K. Johnson, PE  
Senior Transportation Engineer



Saumil Shah, PMP  
Project Manager

## FIRE REVIEW

---





February 15, 2022

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

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

Ericka Thomas

**City Manager**  
Peter E. Auger

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

**Fire Chief**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

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

**Assistant Fire Chief**  
John B. Martin

RE: O'Reilly Drainage & Pavement Improvements

**PSP# 22-0013**

**Project Description:**

Correct drainage issues and repave parking lot.

**Comments:**

Meets Fire Department Standards

**Recommendation:**

Approved

Sincerely,

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

cc: file

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

cityofnovi.org

**APPLICANT RESPONSE LETTER**

---



# LIVINGSTON ENGINEERING

March 16, 2022

City of Novi  
45175 Ten Mile Rd  
Novi, MI 48375

Attn: Planning Department

Reg: O'Reilly Auto Parts Drainage & Pavement Improvements  
JSP 21-35  
Preliminary Site Plan-Response to Review #1

The following items reference revisions made in response to comments from a collection of letters received on February 25, 2022 from the City of Novi. Approval of the Preliminary Site plan has been recommended by all review letters, with comments to be addressed at Final Site plan. As requested, the following revisions will be made on the Final Site Plan as part of the contingency of approval.

Review comment numbers listed below correlate to the comment number on the respective review letter. If a number is not shown, the comment did not require any revisions/actions. Review comments are in *italics*, with responses listed thereafter:

---

## **Planning Review - Christian Carroll - Planner - 2/25/2022**

1. *Please show the open space and provide the open space calculation on the site plan.*

Open space calculation shown on the cover sheet. Open space area shown on sheet C3.0.

2. *Planning Commission approval of the Preliminary Site Plan is required.*

Planning commission approval will be obtained.

3. *The provided site plan indicates significant improvements to the pedestrian connectivity and bicycle access of the site. Additional amenities should be included to the extent possible.*

Given the small amount of green space along the parcel frontage, it is not clear what additional amenities could be provided.

4. *Please consider dedicating half-width right-of-way along Grand River Avenue.*

O'Reilly's is reviewing such with their legal counsel.

6. *Please revise the rear access aisle from ~21 feet to 24 feet to meet the minimum requirements. This could be done by adjusting the size and/or location of the loading area.*

Loading area space was revised on sheet C3.0 to provide a 24.5 feet access aisle.

7. *If the parcels are not combined, a variance form the Zoning Board of Appeals may be required. Therefore, it is strongly encouraged that the two parcels be combined. Please indicate if the parcels will be combined and if so, submit this application to the Assessing Department prior to Electronic Stamping Set Submittal.*

O'Reilly's is not opposed to combining the parcels upon site plan approval.

## **Engineering Review - Victor Boron - Project Engineer - 2/23/2022**

### **General**

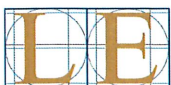
1. *Provide a minimum of two ties to established section or quarter section corners.*  
Ties are shown on sheet C2.0
2. *At least one referenced benchmark must be a City-established benchmark.*  
City-established benchmark #2314 shown on sheet C2.0.
3. *Only at the time of the printed Stamping Set submittal, provide the City's standard detail sheets for paving (2 sheets)*  
City standard detail sheets for paving are shown on the cover sheet and will be provided with the Stamping set.
5. *On behalf of the Road Commission for Oakland County, the City requests dedication of the master-planned 60-foot-wide right-of-way width for Grand River, which is County jurisdiction. If dedication is desired, show and label as proposed right-of-way on the plans.*  
O Reilly's is reviewing the R/W dedication with their legal council.
6. *Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review*  
Note added as General Note 8 on sheet C3.0.
7. *If proposed, show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.*  
No light poles are proposed as a part of the proposed site improvements.

### **Storm Water Management**

8. *The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.*  
Noted.
9. *As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.*  
Easements will be provided as requested.
10. *The planting soil media shall consist of the following mixture: 50% topsoil/50% sand or 20% topsoil/60% sand/20% compost.*  
Planting soil media is shown on infiltration basin cross section on sheet C4.0.
11. *Cleanouts shall be provided at the upstream end of the proposed underdrain for periodic maintenance.*  
Cleanouts were added to sheet C3.0.

### **Paving & Grading**

12. *An island is required for the west parking bay; one island is required for every 15 consecutive spaces.*



Waiver for parking island is requested.

13. *Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.*

Paving material table shown on sheet C3.0.

14. *Revise the sidewalk to 4,000 psi rather than 3,500 psi.*

Concrete strength has been revised in details on sheet C5.0.

15. *Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.*

Detail shown on sheet C5.0.

16. *Label specific ramp locations on the plans where the detectable warning surface is to be installed.*

Detectable warning plate locations are shown on sheet C3.0.

18. *Although no SESC permit is required due to the area of disturbance being less than one acre and the site being located more than 500 feet from the nearest waterbody, the following SESC comments must be addressed:*

- a. *Label and show the limits of earth disruption.*

Shown on sheet C4.0.

- b. *Attach the Oakland County standard detail sheet.*

Shown on sheet C4.0.

- c. *Show silt fence at the perimeter of the entire area of disturbance (excluding existing match pavement areas).*

Shown on sheet C4.0.

- d. *Include inlet filters for all on-site and nearby off-site catch basins, including structures cb02, cb04, cb05, cb06, cb07.*

Shown on sheet C4.0.

- e. *Street sweeping and dust control shall be noted on plan as responsibility of contractor.*

Note added to sheet C4.0.

- f. *Add note that 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.*

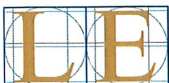
Note added to sheet C4.0.

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

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

Response letter will be provided with site plan.

20. *An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate*



*should only include the civil site work and not any costs associated with construction of the building or any demolition work. The estimate must be itemized for on-site paving (square yardage), grading, and the storm water facility.*

Construction cost estimate will be provided with final site plan.

---

## **Landscaping Review - Rick Meader - Landscape Architect - 2/23/2022**

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

1. *Only one of the 9 required trees is provided in a location acceptable per the ordinance to count toward the requirement.*

2 additional trees added. Limited available landscape space prohibits addition of trees.

2. *Please enlarge islands where possible, especially the small island at the southeast corner of the building. A landscape waiver is required for a deficiency in those trees or area provided. As the proposed work will make a significant improvement on the existing conditions, staff supports a waiver for these deficiencies.*

Waiver is requested.

3. *A landscape waiver is also required for the 19 contiguous spaces along the east side of the property. As the proposed work will make a significant improvement on the existing conditions, staff supports a waiver for this deviation from the ordinance.*

Waiver is requested.

4. *The maple in the new island at the southwest corner of the site may need to be replaced with two subcanopy trees if the overhead wires don't allow vertical space for a canopy tree.*

2 smaller variety trees have replaced the maple at the overhead electric location.

### **Plant List (LDM 4, 10)**

2. *The number of white pines exceeds the tree diversity standard of the Landscape Design Manual. Please replace 5 of them with a different species.*

5 white pines are replaced with 5 Norway spruce.

3. *Please replace both seed mixes used with mixes composed of only species native to Michigan.*

Seed mixes replaced with mixes per Nativescape. Charts added to landscape plan.

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

1. *Please provide the required shrubs around the basin in place of the proposed perennials. A landscape waiver is required for the proposed configuration. It is not supported by staff.*

To be addressed on Final Site Plan.

### **Irrigation (LDM 10)**

1. *Please provide the irrigation plan as part of the Final Site Plans.*

To be addressed on Final Site Plan.

### **Comments from )**

1. *Please re-number the second LP-1 to LP-2.*

Updated.



2. *Please show adjacent parcels' zoning on landscape plan.*

To be addressed on Final Site Plan.

3. *Please indicate the height of the lowest wire crossing the new island at the southwest corner of the building so the appropriateness of the proposed maple can be determined. Subcanopy trees may be required in its place.*

To be addressed on Final Site Plan.

4. *Parking lot interior trees need to be in the corners where some of the snow deposit areas are indicted. Please remove the snow deposit label for those spots*

Updated as feasible.

5. *Please indicate the height of the lowest wire over the new island so the proper choice for tree in that island can be made.*

Information needed and will be determined.

6. *If possible, please enlarge the small island at the southeast corner of the building to allow a tree to be planted there to help shade that parking lot.*

To be addressed on Final Site Plan.

7. *Total square footage of landscaped islands required. Please show area (SF) of all islands and corners to count toward requirement. There must be a tree planted in it to count. If the area provided is less than the requirement, a landscape waiver is required.*

A waiver is requested.

8. *9 canopy trees required. If some of the perimeter trees are moved to the corners, within 15 feet of the paving, they can count toward the requirement. If the number of trees provided is less than the requirement, a landscape waiver is required.*

Waiver is requested.

9. *Parking Lot Perimeter Trees (Sec 5.5.3.C.iv). The ordinance does not require parking lot perimeter trees along the edge of the parking lot within 20 feet of the building or the aisle widths. Also, as mentioned above, the eastern parking lot area can be removed from the VUA calculation so that area can also be removed from the perimeter calculation. Based on the above I measured the perimeter as being 380lf, not 610lf. Unless the original landscaping included perimeter trees along the west edge of the site, the two northern honeylocusts do not need to be added there.*

This will be researched and modified as necessary for the final submission.

10. *Screening of outdoor storage, loading/unloading. Please add more screening for the eastern loading area along the south edge of the property.*

3 Junipers added.

11. *Transformers/Utility boxes. Provide proper screening for any transformers. Include city standard detail with other landscape details.*

Transformer screening detail added. Coordination with Civil for final locations to be determined.

12. *Please provide the required detention basin shrubs in place of the perennials Please use a mix composed of Michigan native species in place of both of the proposed mixes.*

Shrubs to be updated. 2 seed mixes have been changed.

13. *Please survey the site for any populations of Phragmites australis and Japanese knotweed and submit plans for its complete removal. If none is found, please add a note indicating that on the existing conditions plan.*



To be addressed on Final Site Plan.

14. *Include statement of intent to install and guarantee all materials for 2 years.*

Note added.

15. *Include statement of a minimum one cultivation in June, July and August for the 2-year warranty period.*

Note added.

16. *Please change City of Novi Landscape Note #7 to indicate failed material must be replaced within 3 months of discovery or first available planting period.*

Note changed.

17. *In City of Novi Landscape Note #17, please change 2509 to 5.5.3.*

Note changed.

18. *Please substitute a different evergreen species for 5 of the white pines to conform to the tree diversity requirement.*

Changed to Norway Spruce.

19. *Please substitute a different species or cultivar for the European hornbeam that will attain a minimum mature height of 30 feet and mature canopy width of 20 feet.*

Changed to Tuliptree.

20. *Cost estimate. Please add on Final Site Plans using these unit prices:*

*Canopy tree: \$400 ea*

*Evergreen tree: \$375 ea*

*Ornamental: \$375 ea*

*Shrubs: \$50 ea*

*Perennials: \$15 ea*

*Sod: \$6/syd*

*Seed: \$3/syd*

*Mulch: \$35/cyd.*

Plant list updated with costs.

21. *Please add Evergreen Tree detail.*

Added.

22. *Tree protection fencing. Please include detail showing fence one foot outside of dripline.*

To be addressed on Final Site Plan.

23. *Show tree protection fence lines for all trees to be saved on demolition plan.*

To be addressed on Final Site Plan.

24. *Please add note on plan view near property line, "Plant materials shall not be planted within 4 ft. of property line."*

Notes Added to plan view.

25. *No plants on City Invasive Species List. Please replace those seed mixes with native Michigan species mixes*





Seed mixes have been substituted.

26. *Tree in new island south of the building is near overhead lines. Label the distance from the overhead utilities. Subcanopy trees at a rate of 1.5 per canopy tree required should be used if wires will conflict with maple.*

Tree has been moved further from overhead utilities.

---

## **Traffic Review - AECOM - 2/25/2022**

### **INTERNAL SITE OPERATIONS**

11. *Applicant indicates 87.41'x10' loading zone is 881 SF. 874 SF loading zone interferes with 24' aisle when in use, applicant should indicate that this loading zone will not be used during business hours or relocate it.*

Modified loading zone providing a 24 ft aisle shown on sheet C3.0.

14. *Consider reducing wide lanes to 24'. Increase 21.31' lane to 24' (see No. 11). 23.9' is acceptable to the City as a shared access.*

Modified loading zone providing a 24 ft aisle shown on sheet C3.0.

17. *An island should be incorporated in the 19 parking space bay.*

Waiver for parking island is requested.

20. *4" curb should be provided at 17' spaces. Grading plan indicates 6" at several locations. Bumper blocks currently detailed to be 8" in height, these should be 4" and placed such that the face of the bumper block is 17' from the end of the parking space.*

All curb abutting parking spaces to be 4" height. The discrepancy indicated is in areas where reverse spill-out curb is used. Grading plan reference back of curb and top of pavement elevations. 4" reverse spill-out curb has an elevation difference of 0.45 ft from back of curb to top of pavement, and standard curb has an elevation difference of 0.22 ft from back of curb to top of pavement.

24. *Bicycle Parking:*

- 24a. *Building type requires 4 spaces. Update detail and site plan to indicate accurate number of spaces.*

Four bicycle spaces are provided and shown on sheet C3.0.

- 24e. *Layout in detail does not match site plan.*

Detail on sheet C5.0 has been updated to match the site plan.

27. *Applicant could consider providing a sidewalk offset where the sidewalk does not abut parking spaces.*

Noted.

### **SIGNING AND STRIPING**

32. *R7-8A sign should be R7-8b and be 12"x6".*

Revised table sheet C3.0 and detail on sheet C5.0.

35. *Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post. Include note in future submittals.*



Note added to sheet C5.0.

40. *Non-accessible parking spaces to be striped in white, not yellow. Add note about abutting blue and white stripes where accessible parking spaces abut normal spaces.*

Note added to sheet C5.0.

41. *The international symbol for accessibility pavement markings ADA not provided. Include detail in future submittals.*

Detail added to sheet C5.0.

42. *Crosswalk pavement marking detail not provided. Include detail in future submittals.*

Detail added to sheet C5.0.

---

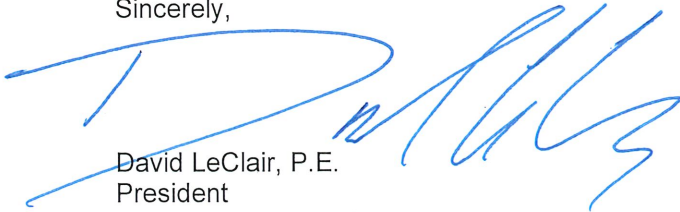
**Fire Department Review - Kevin S. Pierce - Fire Marshall - 2/15/2022**

*Approved. No comments*

---

Please contact me if you have any questions.

Sincerely,



David LeClair, P.E.  
President  
**Livingston Engineering**

