



BECK NORTH UNITS 4 & 52 JSP20-12

BECK NORTH UNITS 4 & 52, JSP 20-12

Public hearing at the request of Dembs Development for Preliminary Site Plan, Woodland Permit and Storm Water Management Plan approval for a new 31,617 square foot speculative building for warehouse/office uses. The subject property is approximately 3.49 acres and is located in Section 4, north of West Road and west of Hudson Drive. The site is zoned I-1, Light Industrial District and is located in the Beck North Corporate Park.

Required Action

Approve or deny the Preliminary Site Plan, Woodland Permit and Storm Water Management plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	7-23-20	<ul style="list-style-type: none"> • Waiver for driveway spacing (<i>Supported by staff</i>); • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	7-21-20	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval recommended	7-13-20	<ul style="list-style-type: none"> • Waiver for deficiency in parking lot perimeter trees (<i>Applicant will correct in FSP – not requested</i>); • Items to be addressed by the applicant prior to Final Site Plan approval
Wetlands	Approval recommended	7-22-20	<ul style="list-style-type: none"> • Wetland buffer authorization may be required – (Administrative) • Items to be addressed by the applicant prior to Final Site Plan approval
Woodlands	Approval recommended	7-22-20	<ul style="list-style-type: none"> • Woodland permit required • Items to be addressed by the applicant prior to Final Site Plan approval
Traffic	Approval recommended	7-21-20	<ul style="list-style-type: none"> • Same-side driveway spacing waiver • Administrative variance for driveway width • Items to be addressed by the applicant prior to Final Site Plan approval
Facade	Approval recommended	7-21-20	<ul style="list-style-type: none"> • Section 9 waiver for overage of CMU (Supported)
Fire	Approval with conditions	7-7-20	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Beck North Units 4 & 52 JSP20-12, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. A waiver from Section 11-216.d.1.d of the Code of Ordinances to allow same-side driveway spacing less than 125 feet *because the lot configuration does not allow for alternative placement, which is hereby granted;*
- b. A Section 9 façade waiver is requested for the overage of CMU (75% maximum allowed, 98% on South, 98% on West, 81% on East and 81% on North façade proposed) *because the combination of materials proposed will enhance the overall design of the building, which is hereby granted;*
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- d. *(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 – Woodland Permit

In the matter of Beck North Units 4 & 52 JSP20-12, motion to **approve** the Woodland Permit based on and subject to the following:

- a. The regulated tree count shall be updated to reflect all trees determined to be subject to regulation under the Woodland Protection Ordinance by the City's environmental consultant as indicated in the applicant's response letter;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- AND -

Approval – Stormwater Management Plan

In the matter of Beck North Units 4 & 52 JSP20-12, motion to **approve** the Stormwater Management Plan based on and subject to the following:

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

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

- OR -

Denial – Preliminary Site Plan

In the matter of Beck North Units 4 & 52 JSP20-12, 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- Woodland Permit

In the matter of Beck North Units 4 & 52 JSP20-12, motion to **deny** the Woodland Permit...*(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-AND-

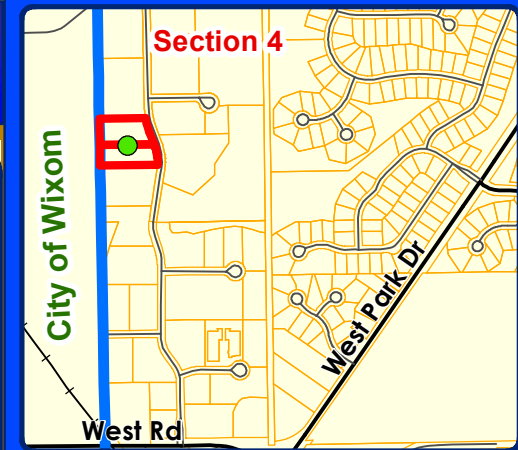
Denial – Stormwater Management Plan

In the matter of Beck North Units 4 & 52 JSP20-12, 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

JSP 20-12 BECK NORTH UNITS 4 & 52

LOCATION



LEGEND

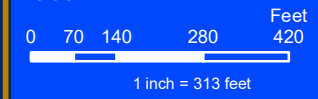
 Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 8/4/20
Project: BECK N 4 & 52
Version #: 1

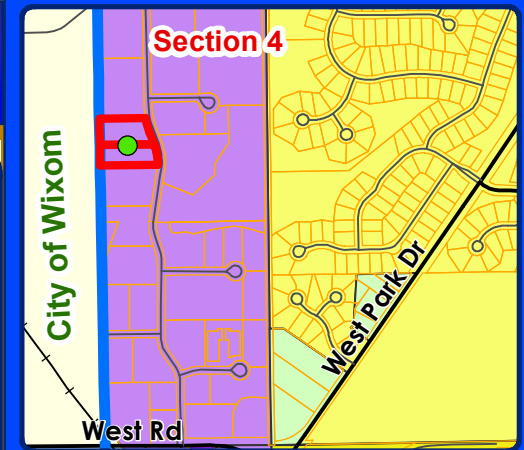
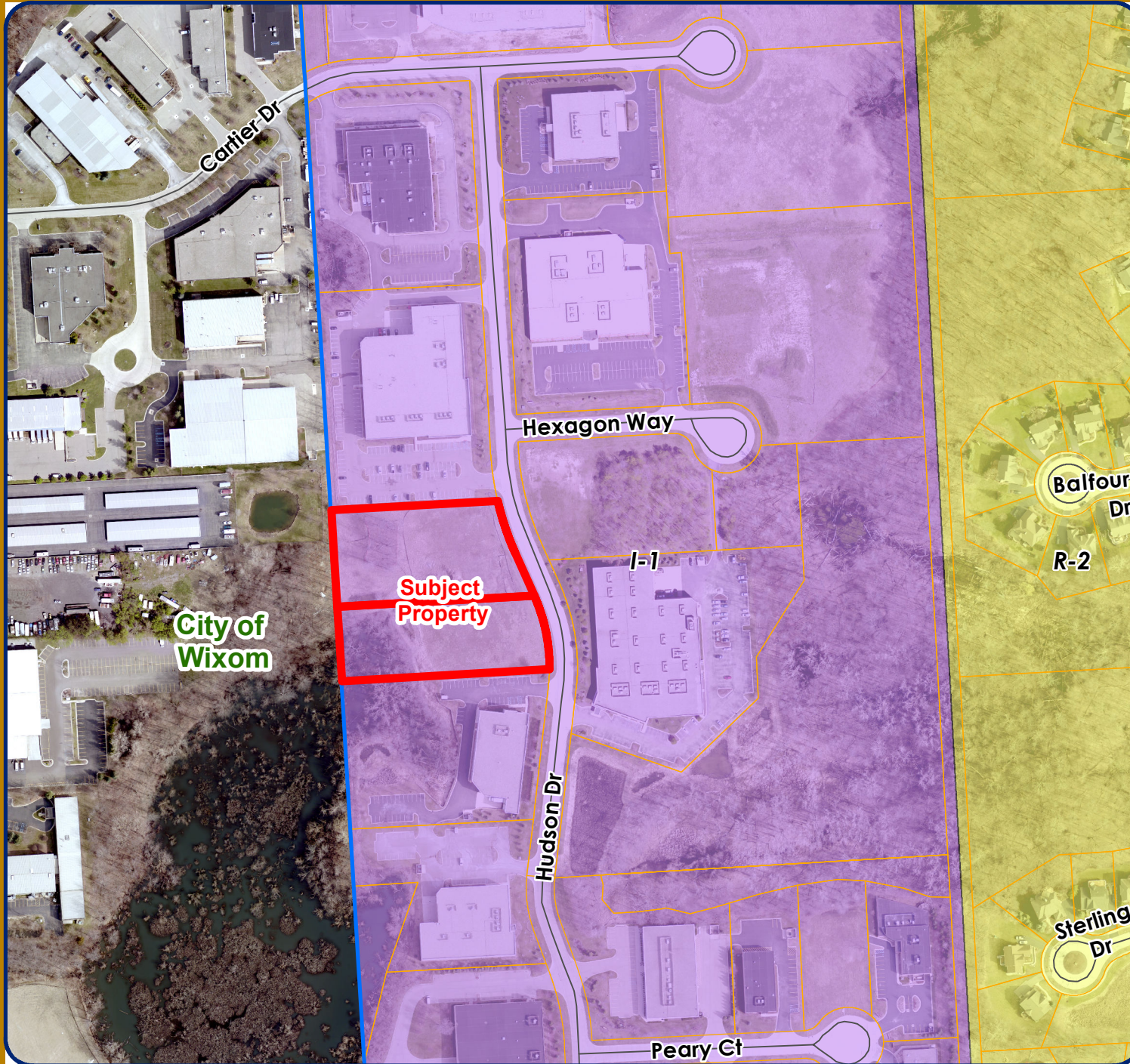


MAP INTERPRETATION NOTICE

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.

JSP 20-12 BECK NORTH UNITS 4 & 52

ZONING



LEGEND

-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  R-2: One-Family Residential
-  I-1: Light Industrial District
-  I-2: General Industrial District
-  Subject Property



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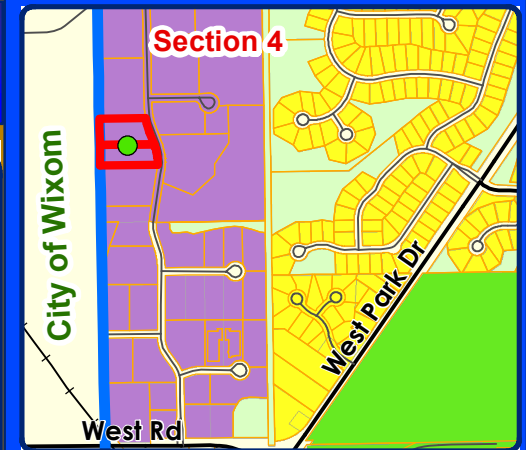


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JSP 20-12 BECK NORTH UNITS 4 & 52

FUTURE LAND USE



LEGEND

- Single Family
- Industrial Research Development Technology
- Public
- Private Park
- Subject Property



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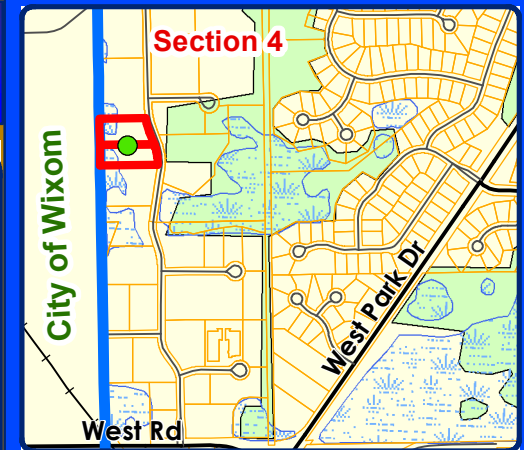
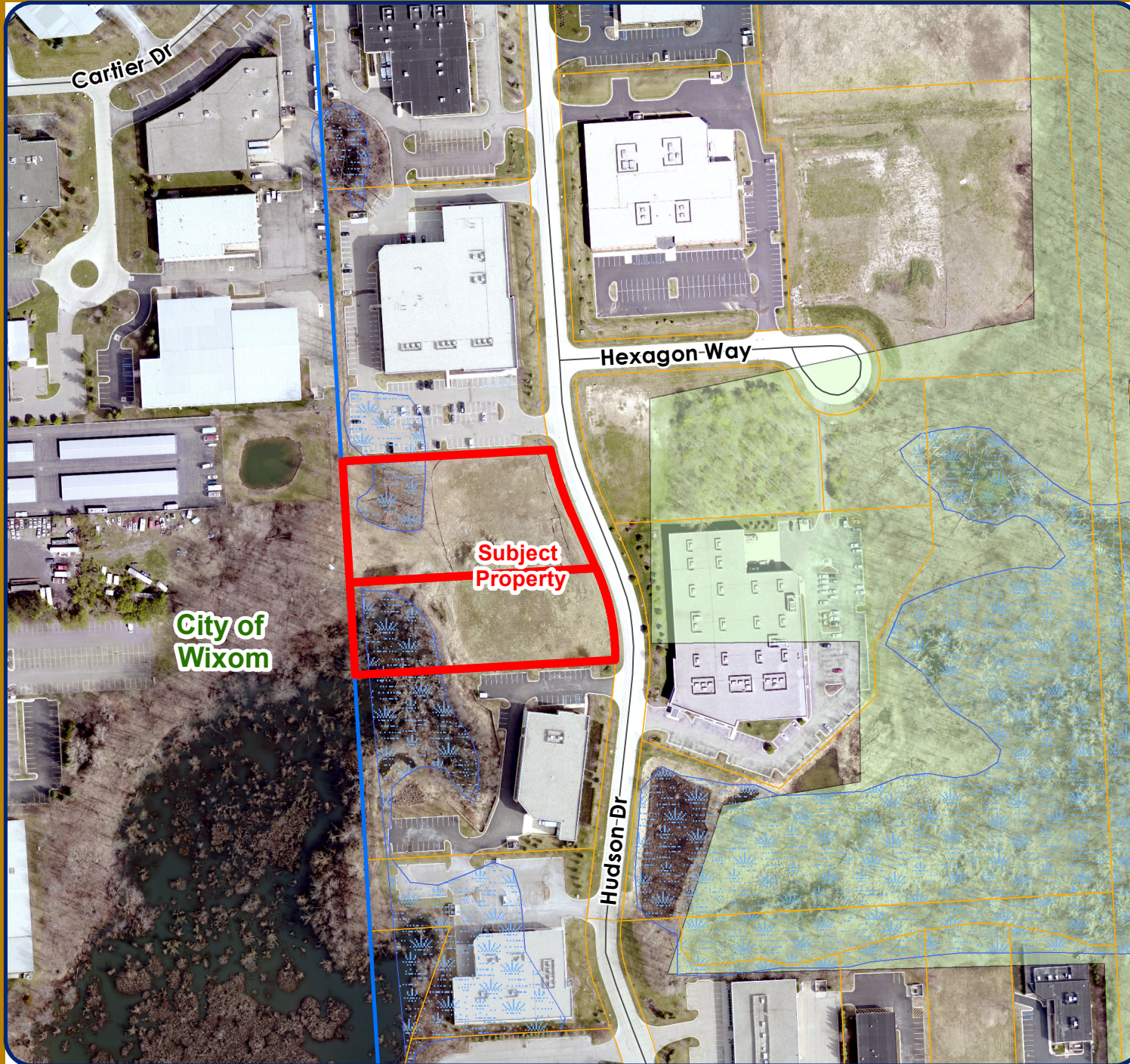


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JSP 20-12 BECK NORTH UNITS 4 & 52

NATURAL FEATURES



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



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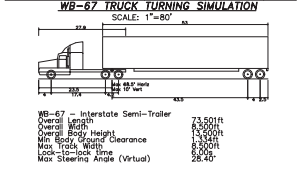
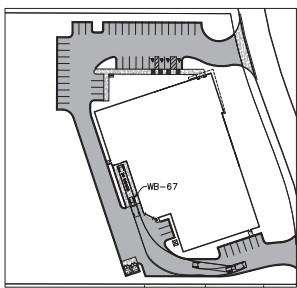
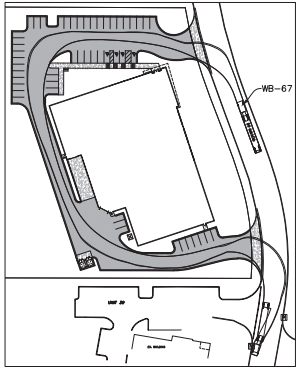


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SITE PLAN

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



DESCRIPTION:
 PARCEL NO. 22-04-376-011:
 T1N, R8E, SEC 4 OAKLAND COUNTY CONDOMINIUM PLAN NO 1759 BECK NORTH CORPORATE PARK UNIT 4

PARCEL NO. 22-04-376-017:
 T1N, R8E, SEC 4 OAKLAND COUNTY CONDOMINIUM PLAN NO 1759 BECK NORTH CORPORATE PARK UNIT 52

OVERALL PARCEL: (AS SURVEYED)

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 4, T1N-R8E, CITY OF NOV, OAKLAND COUNTY, MICHIGAN;
 THENCE S87°22'41"W 504.00 FEET TO THE SOUTH LINE OF SAID SECTION 4; THENCE N03°14'09"W 1756.60 FEET;
 THENCE S86°33'33"W 848.43 FEET; THENCE N34°56'16"W 60.01 FEET; THENCE N06°27'01"E 410.94 FEET; THENCE S62.27
 FEET ALONG A 370.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N03°38'30"E 36.26 FEET TO THE POINT OF
 BEGINNING AT THE SOUTHWEST CORNER OF UNIT 4, OAKLAND COUNTY CONDOMINIUM PLAN NO. 1759, BECK NORTH
 CORPORATE PARK, LIBER 52783, PAGE 115, OAKLAND COUNTY RECORDS; THENCE S86°39'41"W 446.30 FEET TO THE
 SOUTHEAST CORNER OF SAID UNIT 4; THENCE N02°32'27"W 369.40 FEET TO THE NORTHEAST CORNER OF UNIT 52 OF
 SAID BECK NORTH CORPORATE PARK; THENCE N86°47'47"E 359.01 FEET TO THE NORTHEAST CORNER OF SAID UNIT 52;
 THENCE ALONG THE WEST LINE OF HUDSON DRIVE (60 FEET WIDE) THE FOLLOWING THREE (3) COURSES: (1) 118.09 FEET
 ALONG A 630.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S18°32'53"E 117.92 FEET, (2) S23°55'04"E 104.72
 FEET, AND (3) 118.04 FEET ALONG A 370.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S17°02'02"E 104.60
 FEET TO THE POINT OF BEGINNING, CONTAINING 3.49 ACRES OF LAND, MORE OR LESS AND SUBJECT TO RESTRICTIONS
 AND EASEMENTS OF RECORD, IF ANY.

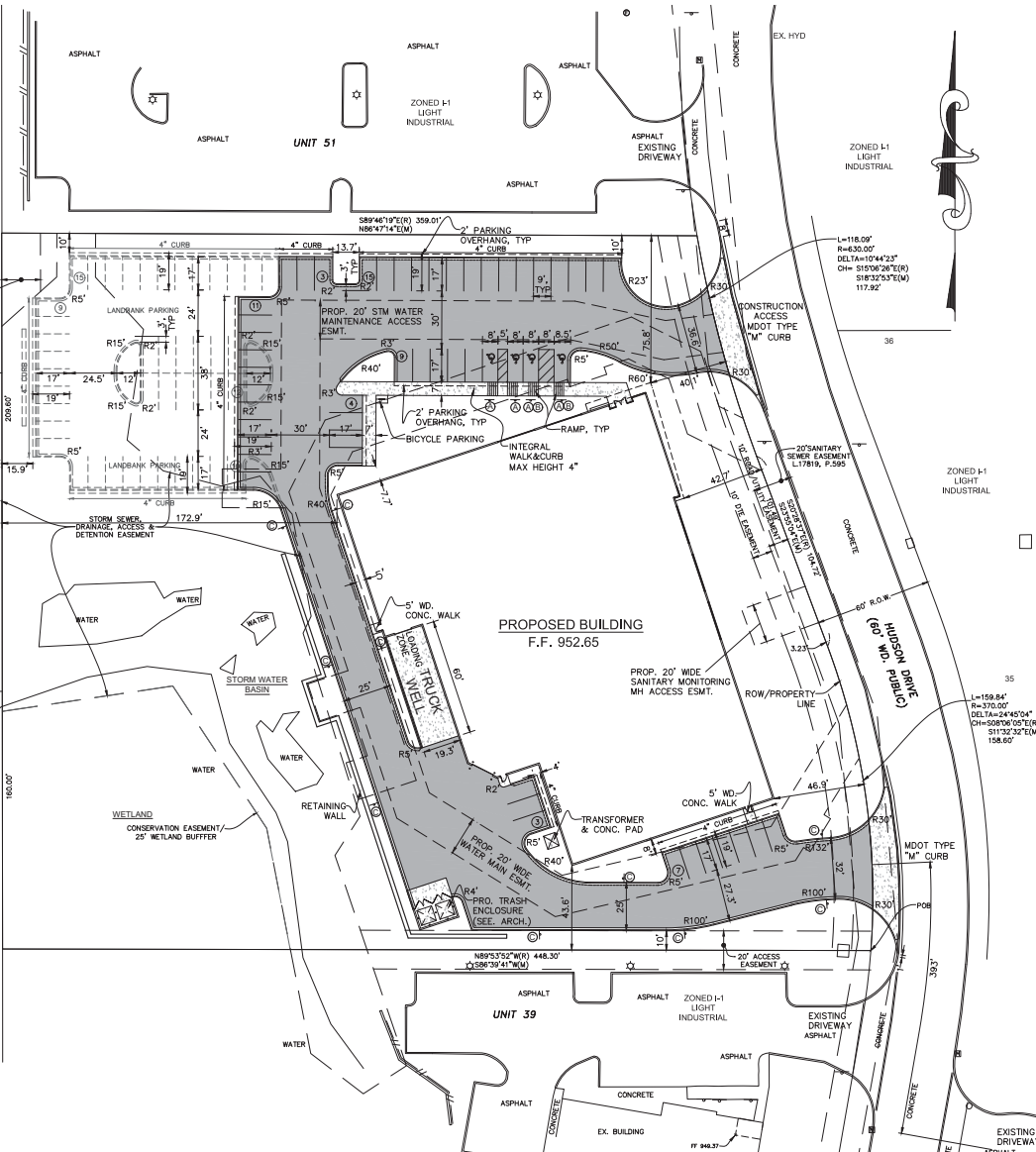
BENCHMARKS:
 BM#1 - ARROW ON HYDRANT AT THE SOUTHEAST CORNER OF HUDSON DR. AND
 MADLAN DR.
 ELEVATION 956.57 NAVD88

BM#2 - ARROW ON HYDRANT 4150' WEST OF HUDSON DR., 1467' SOUTH OF SOUTHWEST
 CORNER OF UNIT 4
 ELEVATION 951.37 NAVD88

CITY OF NOV BM#434 - "X" IN NINE FLANGE BOLT OF HYDRANT, EAST SIDE OF HUDSON
 DR., 1150' NORTH OF DRIVE TO 429895 HUDSON DR.
 ELEVATION 952.39 NAVD88

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE
 ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN
 THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY
 AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN RECENTLY VERIFIED BY THE COMPANY. NO
 GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR
 SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE
 FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO
 EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN
 ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



TRAFFIC SIGNING AND STRIPING REQUIREMENTS

1. ALL PERMANENT AND TEMPORARY TRAFFIC SIGNAGE & STRIPING SHALL COMPLY WITH THE 2011 MUTCD.

2. SIGN POSTS ARE REQUIRED TO BE U-CHANNEL FOR ALL SIGNS. SIGN POSTS SHOULD BE TWO LB FOR SIGNS LESS THAN 12"x18". SIGN POSTS SHOULD BE THREE LB FOR SIGNS GREATER THAN 12"x18". FOR POSTS WITH MULTIPLE SIGNS, OR STREET NAME SIGNS.

3. STRIPING FOR HANDICAPPED PARKING SPACES SHALL BE BLUE AND MARKINGS FOR NON-HANDICAPPED PARKING SPACES SHALL BE WHITE. WHERE A HANDICAPPED PARKING SPACE ADJUTS A NON-HANDICAPPED SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.

4. AN END PARKING SPACE ABUTTING A CURB OR WALK SHOULD BE 8 FEET WIDE IF DESIGNATED A HANDICAPPED SPACE OR 9 FEET WIDE IF NOT. THESE WIDTHS ARE REFERENCED TO THE FACE OF CURB OR WALK.

5. EACH INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) TO BE PAINTED ON THE PAVEMENT SHALL BE WHITE.

6. ALL SIGNS ARE TO BE LOCATED AT LEAST 2 FEET FROM THE EDGE OF A CURB OR PEDESTRIAN TRAVEL WAY.

TRAFFIC SIGNING REQUIREMENTS

ITEM	MUTCD CODE	QUANTITY	SIZE	DESCRIPTION
(A)	R7-B	4	12"x18"	RESERVED PARKING ONLY
(B)	R7-BP	2	12"x6"	VAN ACCESSIBLE
(C)	R7-9A MOD	10	12"x18"	NO PARKING FIRE LANE

SITE DATA:
 SITE AREA: 3.49 ACRES
 PARCEL ID: 22-04-376-011 & 22-04-376-017
 EXISTING/PROPOSED ZONING: L-1 LIGHT INDUSTRIAL
 PROPOSED SPECULATIVE BUILDING SHELL:
 11,017 S.F. OFFICE
 20,600 S.F. WAREHOUSE
 31,617 S.F. BUILDINGS TOTAL

REQUIRED BUILDING SETBACKS: 40' FRONT MINIMUM
 20' EACH SIDE MINIMUM
 20' REAR MINIMUM

REQUIRED PARKING:
 OFFICE/WAREHOUSE: 28,455 S.F. (90% GROSS LEASABLE FLOOR AREA)
 28,455 / 700 S.F. = 41.00 = 41 SPACES REQUIRED

52 TOTAL SPACES PROVIDED

84 TOTAL PARKING SPACES PROVIDED WITH LANDBANK PARKING (EXCLUDES 4 B.F. SPACES)

REQUIRED: 5% OF REQUIRED AUTO SPACES = 41 x .05 = 2 BICYCLE PARKING SPACES
 PROVIDED: 2 BICYCLE PARKING SPACES

- GENERAL SITE NOTES:**
- ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOV STANDARDS AND SPECIFICATIONS.
 - STORM WATER OUTLETS TO BECK NORTH PHASE II DEVELOPMENT DISSIPATION BASINS AND ULTIMATELY INTO EXISTING WETLANDS.
 - ROOF TOP EQUIPMENT MUST BE SCREENED PER ORDINANCE REQUIREMENTS.
 - EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2511 OF THE CITY OF NOV CODE.
 - RIGHT OF WAY PERMIT IS REQUIRED FROM THE CITY OF NOV FOR ANY WORK IN THE HUDSON DRIVE RIGHT-OF-WAY.
 - ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 28) OF THE CITY OF NOV, AND WHERE REQUIRED SHALL BE RENEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND A PERMIT ISSUED. NO SIGNS (OTHER THAN TRAFFIC CONTROL SIGNS) ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
 - ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (2011 MUTCD)".
 - NOTIFY THE CITY OF NOV A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
 - ALL EXCAVATION UNDER OR WITHIN A 1 ON 1 INFLUENCE OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDT).
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 - PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
 - IF DETERMINED IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO SUBMIT A DEWATERING PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.
 - ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE USED AFTER THE SITE'S HOURS OF OPERATION.
 - NO FLASHING LIGHTING WILL BE USED ON THE SITE.
 - NO OUTSIDE STORAGE SHALL BE PERMITTED.
 - NO TRUCKS WILL BE CLEANED OR SERVICED OUTSIDE THE BUILDING.
 - AS REQUIRED BY THE CITY OF NOV, SOUND LEVELS OF BUILDING OCCUPANT OPERATIONS, INCLUDING THE OPERATION OF ROOF TOP MECHANICAL EQUIPMENT, SHALL NOT EXCEED 55 DECIBELS DURING NIGHT TIME HOURS AND 60 DECIBELS DURING DAY TIME HOURS. VERIFICATION OF THE PERFORMANCE MAY BE REQUIRED AT THE TIME OF OCCUPANCY.
 - REFUSE PICK-UP SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 5:00 P.M., PREVAILING TIME.
 - WINDOWS AND DOORS OF NON-OFFICE USE AREAS OF STRUCTURES IN AN I-1 DISTRICT MAY NOT BE LEFT OPEN.
 - TENANT SHOULD CHECK WITH THE PLANNING DEPARTMENT PRIOR TO LEASING SPACE TO ENSURE USE IS CONSISTENT WITH SPECIAL LAND USE CRITERIA.
 - UNLESS OTHERWISE PROVIDED, DEALING DIRECTLY WITH CONSUMER AT RETAIL IS PROHIBITED.
 - NO LONG TERM TRUCK PARKING ON SITE.
 - TENANTS SHALL COMPLY WITH THE CITY STORAGE AND/OR USE OF MATERIAL, REQUIREMENTS AND SUBMIT HAZARDOUS MATERIALS CHECKLIST.

FIRE DEPARTMENT NOTES:

- WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
- THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3" HIGH ON A CONTRASTING BACKGROUND.
- FIRE APPARATUS ACCESS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL HAVE A MINIMUM FIFTY (50) FEET OUTSIDE TURNING RADIUS AND DESIGNED TO SUPPORT A MINIMUM OF THIRTY-FIVE (35) TONS.
- IMMEDIATE ACCESS TO FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED AT ALL TIMES AND WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREES, WALLS OR ANY OTHER OBJECT FOR A MINIMUM OF 3 FEET.
- IN ANY BUILDING OR STRUCTURE REQUIRED TO BE EQUIPPED WITH A FIRE DEPARTMENT CONNECTION, THE CONNECTION SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT.



COMMERCIAL
 SITE PLANNING
 SURVEYING
 ALTA SURVEYS
 TOPOGRAPHIC SURVEYS
 INDUSTRIAL & MULTI-UNIT
 CONSTRUCTION LAYOUT

RESIDENTIAL
 SUBDIVISIONS
 MULTI-FAMILY
 CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

(248) 904-3701 (HQ)
 NOV, MICHIGAN 48377
 WWW.ALPINE-INC.COM

811
 Know what's Below
 Call before you dig.

PRELIMINARY SITE PLAN

PROPOSED UNIT 59 (UNIT 4 & 52) BECK NORTH CORPORATE PARK

SECTION 4
 TOWNSHIP: 1N
 RANGE: 8E
 COUNTY: OAKLAND COUNTY, MICHIGAN

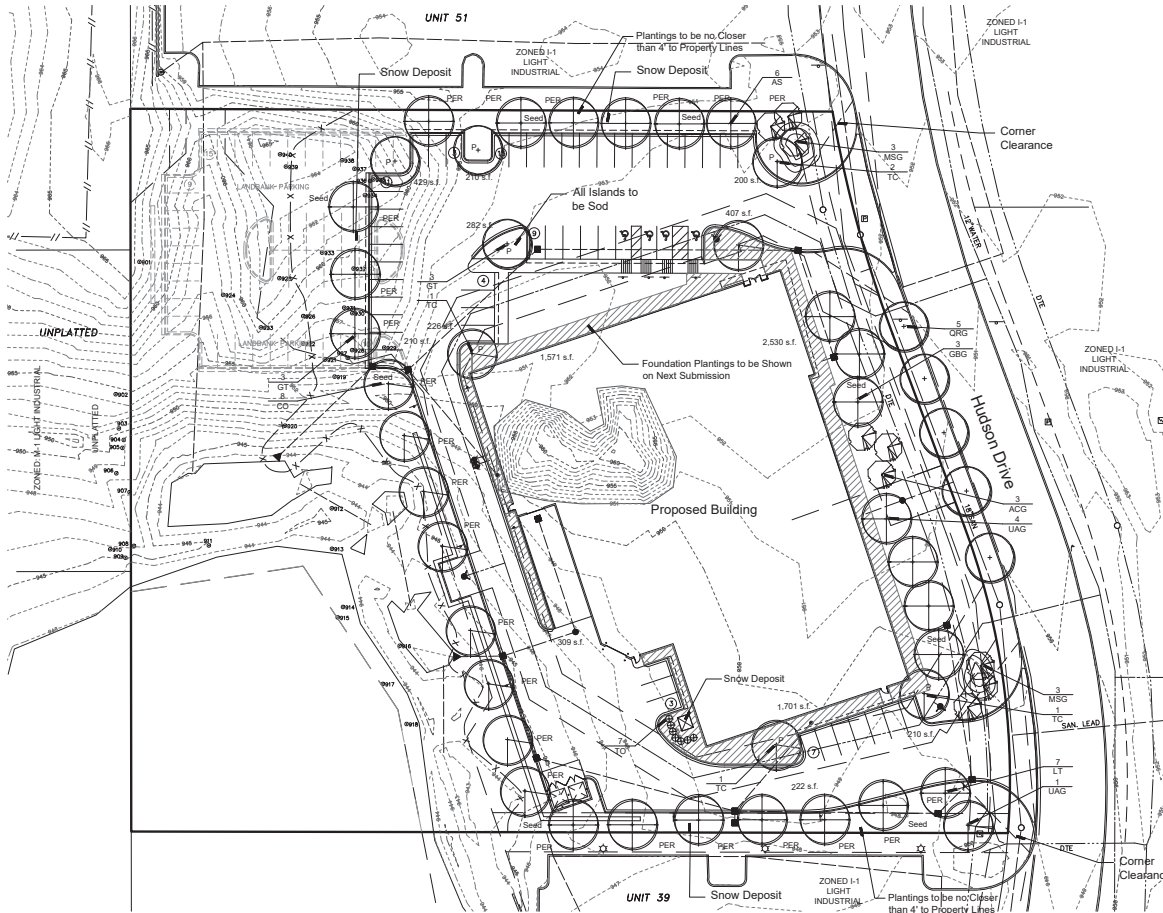
CLIENT: DEMES DEVELOPMENT, INC.

REVISED
 2020-06-26 PSP APPROVAL

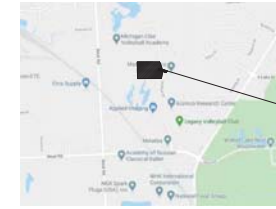
DATE: 2020-06-26

DRAWN BY: TG
 CHECKED BY: SD/TG

SCALE: 1" = 30' FT.
 14-307



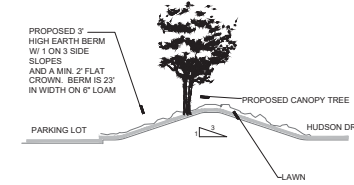
Location Map



NOT TO SCALE

Site

Berm Detail



HORIZONTAL SCALE: 1"=10'

PROPOSED 3' HIGH EARTH BERM W/ 1 ON 3 SIDE SLOPES AND A MIN. 2' FLAT CROWN. BERM IS 23' IN WIDTH ON 6" LOAM

PROPOSED CANOPY TREE

PARKING LOT

HUDSON DR.

LAWN

Seal:



Title:
Landscape Plan

Project:
**Beck North Unit 59
 Novi, Michigan**

Prepared for:
 Demis Development, Inc.
 27750 Stansbury, Suite 200
 Farmington Hills, MI 48334
 248.926.3701

Revision: Issued:
 Submission: June 26, 2020

Landscape Summary

Existing Zoning	I-1
Parking Lot Landscaping	
Vehicular Use Area	32,742 s.f.
Landscape Area Required	1,637 s.f.
32,742 s.f. x 5% = 1,637 s.f.	
Landscape Area Shown	2,396 s.f.
Canopy Trees Required	8.2 Trees (1,637 / 200)
Canopy Trees Shown	8 Trees
Parking Lot Perimeter	
Perimeter	833 l.f.
Trees Required	24 Trees (833 l.f. / 35')
Trees Shown	24 Trees
Building Foundation Landscaping	
Perimeter of Building	754 l.f. (763' less 9' of Doors)
Landscape Area Required	6,032 s.f. (754 l.f. x 8')
Landscape Area Shown	6,111 s.f.
Greenbelt Plantings	
Street Frontage	305 l.f. (378' - 73' drive openings)
Trees Required	7.6 Trees (305 l.f. / 40')
Trees Shown	8 Trees
Sub-Canopy Trees Required	8.7 Trees (305 l.f. / 35')
Sub-Canopy Trees Shown	9 Trees

Street Lawn	
Street Frontage	235 l.f. (378' - 143' drive openings)
Trees Required	5.2 Trees (235 l.f. / 45')
Trees Shown	5 Trees
Woodland Replacement	
Required Replacement	24 Trees
Replacement Provided	0 Trees
Trees Paid into Tree Fund	24 Trees

- Notes:
1. Soils Information is Found on the Preliminary Storm Water Management Plan.
 2. Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants.
 3. Trees Shall not be Planted within 4' of Property Lines.
 4. Utility Boxes Shall be Screen per Detail on Sheet L-2.
 5. No Phragmites is Present on this Site.
 6. No Overhead Power Lines are Present.

Plant List

Qty	Species	Plant Name	Common Name	Caliper	Spacing	Root Height	Price	Total	Species	Status	Native	Total	
AS	6	Acer saccharum Green Mountain	Sugar Maple	3.0"	as shown	88.0	\$ 400.00	\$ 2,400.00	11%	11%	F	1	
CO	8	Celastrus occidentalis	Northern Highberry	3.0"	as shown	88.0	\$ 400.00	\$ 3,200.00	15%	15%	F	1	
CF	6	Cedrus fastigiata var. sinensis	Thuja Orientalis	3.0"	as shown	88.0	\$ 400.00	\$ 2,400.00	11%	11%	F	1	
LT	7	Liquidambar styraciflua	Tulip Tree	3.0"	as shown	88.0	\$ 400.00	\$ 2,800.00	13%	13%	F	1	
TC	6	Tilia cordata 'Doreen'	Orange Tree Linden	3.0"	as shown	88.0	\$ 400.00	\$ 2,400.00	9%	9%	F	1	
Street Lawn and Overhaul													
ACO	3	Aster flexuosus	Shrub Aster	2.0"	as shown	88.0	\$ 250.00	\$ 750.00	8%	8%	F	1	
GRG	3	Geranium 'Simpson'	Old-fashioned Geranium	3.0"	as shown	88.0	\$ 400.00	\$ 1,200.00	9%	9%	F	1	
MSG	6	Mullein Spring Snow	Spring Snow Crab	2.0"	as shown	88.0	\$ 400.00	\$ 2,400.00	11%	11%	F	1	
GRG	6	Geranium nutans	Red Geranium	3.0"	as shown	88.0	\$ 400.00	\$ 2,400.00	9%	9%	F	1	
UNG	6	Ulmus 'Procumbens'	Prostrate Elm	3.0"	as shown	88.0	\$ 400.00	\$ 2,400.00	9%	9%	F	1	
54	Total Parking Lot, Perimeter, Street Lawn and Overhaul												
General Planting													
TD	7	Tilia occidentalis 'Tectoria'	Tectoria Arbutus	as shown	88.0	5'	\$ 70.00	\$ 490.00			F	1	
										Total	7	11	
										% Native	64%		
Irrigation													
28	4" Deep Shredded Hardwood Bark Mulch 3" x 3"											\$55	\$ 16,000.00
2696	Shed 1/2" x 1/2" Sand											\$3.00	\$ 8,100.00
212	Shed 1/2" x 1/2" Sand											\$6.00	\$ 1,272.00
										Total		\$ 45,272.00	

Job Number:
 20-026

Drawn By: Checked By:
 jca jca



Sheet No.

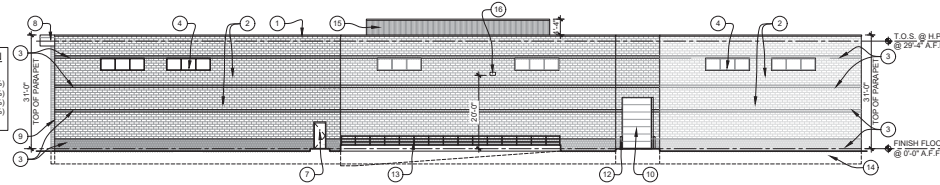
L-1



BUILDING FAÇADE MATERIAL BREAKDOWN

TOTAL MATERIAL SQUARE FOOTAGE = 6,483 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

SPLIT-FACE C.M.U. = 5,452 S.F. (84.1%)
 STRIATED C.M.U. = 961 S.F. (15.3%)
 ACM = 12 S.F. (0.2%)
 7.2 METAL PANEL = 28 S.F. (0.4%)



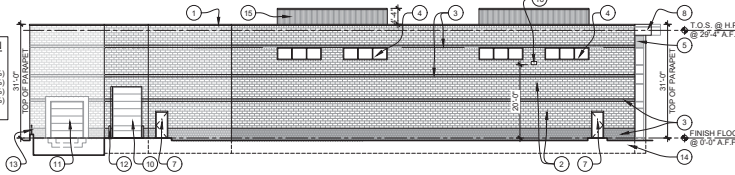
WEST ELEVATION
 SCALE: 1/16" = 1'-0"

4

BUILDING FAÇADE MATERIAL BREAKDOWN

TOTAL MATERIAL SQUARE FOOTAGE = 4,736 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

SPLIT-FACE C.M.U. = 4,002 S.F. (84.6%)
 STRIATED C.M.U. = 702 S.F. (14.8%)
 ACM = 21 S.F. (0.4%)
 SPANDREL = 11 S.F. (0.2%)



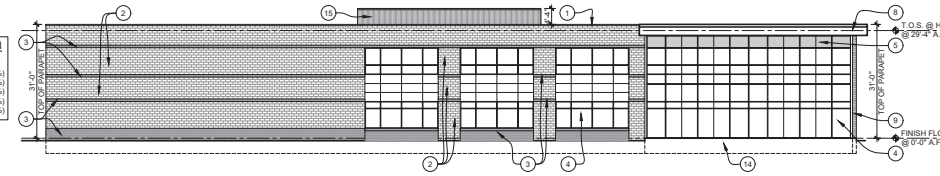
SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

3

BUILDING FAÇADE MATERIAL BREAKDOWN

TOTAL MATERIAL SQUARE FOOTAGE = 4,619 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

SPLIT-FACE C.M.U. = 3,127 S.F. (67.7%)
 STRIATED C.M.U. = 639 S.F. (13.8%)
 ACM = 627 S.F. (13.6%)
 7.2 METAL PANEL = 28 S.F. (0.6%)
 SPANDREL = 198 S.F. (4.3%)



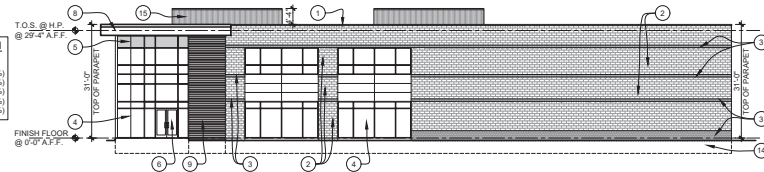
EAST ELEVATION
 SCALE: 1/16" = 1'-0"

2

BUILDING FAÇADE MATERIAL BREAKDOWN

TOTAL MATERIAL SQUARE FOOTAGE = 4,037 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

SPLIT-FACE C.M.U. = 2,831 S.F. (70.2%)
 STRIATED C.M.U. = 456 S.F. (11.3%)
 ACM = 400 S.F. (9.9%)
 7.2 METAL PANEL = 280 S.F. (6.9%)
 SPANDREL = 70 S.F. (1.7%)



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

1

EXTERIOR MATERIAL SCHEDULE

1	PREFINISHED METAL COPING
2	SMOOTH FACE C.M.U. BLOCK COLOR: TBD
3	SINGLE SCORE SMOOTH FACE C.M.U. BLOCK COLOR: TBD
4	1" GRAY TINTED LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
5	1" TINTED INSULATED SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
6	6"x6" CLEAR ANOD. ALUM. ENTRY DOOR W/ GRAY TINTED TEMPERED GLASS
7	3'-0"x7'-0" HOLLOW METAL DOOR AND FRAME
8	ALUMINUM COMPOSITE METAL PANEL SYSTEM (A.C.M.)
9	7.2 METAL PANEL COLOR: TBD
10	12'x14' SECTIONAL INSULATED OVERHEAD GRADE DOOR W/ MOTOR OPERATED OPENER
11	9'x10' SECTIONAL INSULATED OVERHEAD TRUCK DOCK DOOR W/ DOCK LEVELER, & SHIELD/SEAL
12	6" DIA. CONC. FILLED STEEL GUARD POSTS
13	1/2" dia. PAINTED STEEL PIPE GUARDRAIL
14	CONC. TRENCH FOOTING BELOW
15	FLUSH METAL PANEL SIDING (RTU SCREWING)
16	HUBBEL LIGHTING WALL PACK



Proposed Exterior Rendering for:

Lot #4 - 52K Spec Building

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 23, 2020

Planning Review
Beck North Unit 4 & 52
 JSP 20-12

PETITIONER

Dembs Development

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	4	
Site Location	North of West Road, West of Hudson Drive; 22-04-376-011 & 22-04-376-017	
Site School District	Walled Lake Consolidated School District	
Site Zoning	I-1: Light Industrial District	
Adjoining Zoning	North	I-1: Light Industrial District
	East	I-1: Light Industrial District
	West	City of Wixom (M-1: Light Industrial District)
	South	I-1: Light Industrial District
Current Site Use	Vacant	
Adjoining Uses	North	Light Industrial
	East	Light Industrial
	West	Light Industrial
	South	Light Industrial
Site Size	3.49 acres	
Plan Date	June 26, 2020	

PROJECT SUMMARY

The applicant is proposing a new 31,617 square foot Warehouse/Office building and associated site improvements on a 3.49 acre vacant parcel in the Beck North Corporate Park. The parcels are on the west side of Hudson Drive, south of Cartier Drive. The proposed speculative building does not have an identified tenant at this time. The site is zoned for Light Industrial use, and the future land use map indicates Industrial Research Development Technology.

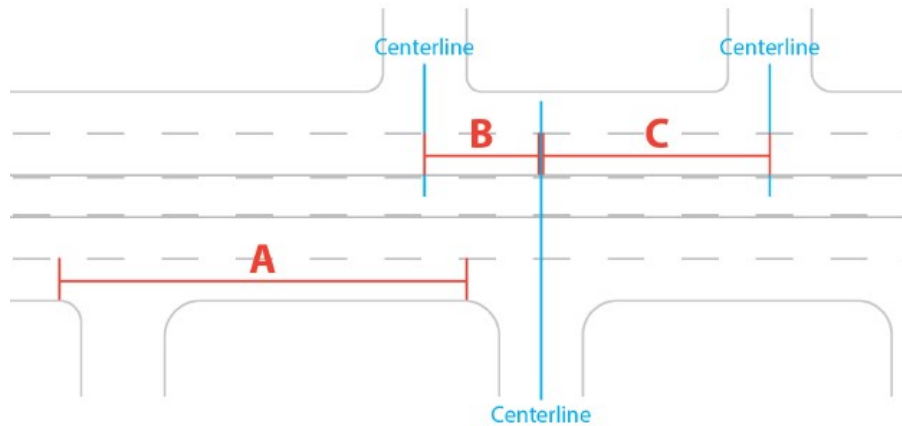
RECOMMENDATION

Approval of the ***Preliminary Site Plan is recommended.*** The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations to be addressed in subsequent Site Plan submittals. All reviews recommend approval. **Planning Commission's approval for Preliminary Site Plan, Woodland Permit and Storm Water Management Plan is required.**

ORDINANCE REQUIREMENTS

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

1. Driveway Spacing (Sec 4.19.2.A): As noted in the Traffic Review, the position of the driveways on the site will likely require a waiver, however the current dimensions provided are not measured correctly. The applicant should correct the driveway spacing measurement in accordance with the Code of Ordinances (Section 11-216.d.1.d) to measure "near approach curb to near approach curb" as shown by "A" in the figure below. **If either driveway is less than 125 feet (Hudson Drive posted speed limit is 30 mph) from existing driveways to the north and south of the site using this method of measurement, the applicant shall either reposition the driveways to meet the requirement or request a waiver from the Planning Commission.**



2. Wetland Delineation: As detailed in the Wetland review, the wetland boundaries on the site will need to be delineated in order to verify that no impacts are proposed. **If a Wetland Permit is determined to be required at a later time a second public hearing before the Planning Commission will be required.**
3. Parcel Combination: The applicant has indicated the two parcels will be combined through amendment of the Master Deed. **The lot combination should be completed prior to submitting Final Stamping Sets, so that the correct parcel number and legal description are provided. The Master Deed amendment will need to be reviewed and approved by the City Attorney prior to recording.**
4. Retaining Wall: The retaining wall indicated west of the proposed building will require review during the building permit review process.
5. Existing Easements: Provide Liber/Page information on the site survey for all recorded easements, including the Conservation Easement, Access Easement, and Storm Sewer, Drainage, Access and Detention Easement.
6. Lighting and Photometric Plan (Sec. 5.7.2): **See the Planning Chart for minor comments to be addressed at the time of Final Site Plan submittal.**
7. Other Reviews:
 - a. Engineering Review: Additional comments to be addressed with Final Site Plan. Engineering recommends approval.
 - b. Landscape Review: Landscape recommends approval with comments to be addressed in Final Site Plan Submittal. Refer to review letter and chart for more comments.
 - c. Wetlands Review: Wetland Review recommends approval with additional comments to be addressed in the Final Site Plan submittal.
 - d. Woodlands Review: Woodland Review recommends approval with additional comments to be addressed in the Final Site Plan submittal.

- e. Traffic Review: Traffic recommends approval. Additional comments to be addressed with Final Site Plan.
- f. Facade Review: Façade consultant recommends approval of a Section 9 Waiver for the overage of Concrete Masonry Units on all facades. The proposed design is consistent with the intent and purpose of the ordinance. See letter for additional details.
- g. Fire Review: Fire recommends conditional approval. Additional comments to be addressed with Final Site Plan.

NEXT STEP: PLANNING COMMISSION MEETING

This site plan will be scheduled for public hearing before the Planning Commission on August 12, 2020. **Please submit the following no later than noon on August 6, 2020:**

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE. (This has been received.)**
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers and variances as you see fit.**
3. A color rendering of the Site Plan, if any (optional).
4. A sample board of building materials as requested by our Façade Consultant.

FINAL SITE PLAN SUBMITTAL

After receiving Planning Commission's approval of the Preliminary Site Plan, please follow the [Final Site Plan Checklist](#) and submit for approval:

1. Six copies of Final Site Plan sets addressing all comments from Preliminary review,
2. Response letter addressing ALL comments from ALL the review letters and **refer to sheet numbers where the change is reflected.**
3. [Final Site Plan Application](#)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is 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.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals on the cover sheet (subsequent pages may use electronic seal with signature)**, to the Community Development Department for final Stamping Set approval.

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

SIGNAGE

Exterior Signage is not regulated by the Planning Division or Planning Commission. Sign permit applications that relate to construction of a new building or an addition to an existing building may be submitted, reviewed, and approved as part of a site plan application. Proposed signs shall be shown on the preliminary site plan. Alternatively, an applicant may choose to submit a sign application to the Building Official for administrative review. Following preliminary site plan approval, any application to amend a sign permit or for a new or additional sign shall be submitted to the Building Official. Please contact the Ordinance Division 248.735.5678 for information regarding sign permits.

PRE-CONSTRUCTION MEETING

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. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

CHAPTER 26.5

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP – Senior Planner



PLANNING REVIEW CHART

Review Date: July 21, 2020
Review Type: Preliminary Site Plan
Project Name: JSP 20-12 BECK NORTH UNITS 4 & 52
Location: 22-04-376-011 & 22-04-376-017; West of Hudson Dr, South of Cartier Dr
Plan Date: June 26, 2020
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org **Phone:** 248.347.0484

Bold	To be addressed with the next submittal
<u>Underline</u>	To be addressed with final site plan submittal
<u>Bold and Underline</u>	Requires Planning Commission and/or City Council Approval
<i>Italics</i>	To be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Industrial Research Development and Technology	Office/Warehouse	Yes	
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Effective January 8, 2015)</i>	I-1: Light Industrial District	No Change	Yes	
Uses Permitted (Sec 3.1.18.B & C)	Principal Uses Permitted Special Land Uses	Spec office/warehouse building	Yes	<i>Not adjacent to residential zoning districts</i>
Uses Not Permitted <i>(Sec. 3.1.18)</i>	Processing of raw material for shipment in bulk form to be used at another location	Not proposed		
Height, bulk, density and area limitations (Sec 3.1.18)				
Frontage on a Public Street. <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Frontage on Hudson Dr(non-residential collector)	Yes	
Access to Major Thoroughfare <i>(Sec. 5.13)</i>	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive OR access driveway on other street type is not across street from existing or planned single-family uses	Access from Hudson Dr; Not across from single family	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space	3.49 acres	NA	
Minimum Zoning Lot Size for each Unit: Width in Feet			NA	
Open Space Area	----	----	----	----
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	Approx. 21%	Yes	
Building Height (Sec. 3.1.18.D)	40 ft.	35.4	Yes	
Building Setbacks (Sec 3.1.18.D)				
Front (east)	40 ft.	42.7 ft.	Yes	
Rear (west)	20 ft.	172.9 ft.	Yes	
Side (north)	20 ft.	75.8 ft.	Yes	
Side (south)	20 ft.	43.6 ft.	Yes	
Parking Setback (Sec 3.1.18.D) & Refer to applicable notes in Sec 3.6.2				
Front (west)	40 ft. (See 3.6.2.E)	43 ft.	Yes	
Rear (east)	10 ft.	15.9 ft. (landbank)	Yes	
Side (north)	10 ft.	12 ft.	Yes	
Side (south)	10 ft.	35 ft.	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No side yard abutting street	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard if - the site is a minimum 2 acre site, - does not extend into the minimum required front yard setback of the district, - cannot occupy more than 50% of the area between min. front yard setback & bldg. setback, - must be screened by brick wall or landscaped berm - lighting compatible with surrounding neighborhood	Parking not proposed in front yard -Meets (3.49 acres) -Does not extend -Only part of one parking space extends into front yard	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Off-Street Parking in Side and Rear Yards (Sec 3.6.2.F)	Off-street parking is allowed in side and rear yards if the site does not abut residential. If it does, additional conditions apply: <ul style="list-style-type: none"> i. shall not occupy more than 50% of side yard area abutting residential ii. parking setback no less than 100 ft from residential district 	Not adjacent to residential	NA	
Setback from Residential District - Building (Sec 3.6.2.H)	I-1 and I-2 districts, five (5) feet of horizontal setback for each foot of building height, or one-hundred (100) feet, whichever is greater. c. Except when a side or rear yard is separated from a residential district by a railroad right-of-way, the right-of-way may be included as part of the setback requirement.		NA	
Wetland/ Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	Wetland indicated in SW corner of site	No	Indicate 25' wetland buffer on plans to verify compliance – see Wetland Review for details
Additional Height (Sec 3.6.2.O)	Additional heights for selected building is allowed based on conditions listed in Sec 3.6.2.O	Applicant not requesting	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec 5.5.3. When abutting a residential district, a screening wall or berm/landscape planting screen shall be observed		Yes	See Landscaping comments
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q	Not requested	NA	
Parking and Loading Requirements				

Item	Required Code	Proposed	Meets Code	Comments
Number of Parking Spaces Office/Warehouse (Sec.5.2.12.D)	Warehouse and accessory office: One space per 700 sf Useable floor area Total sf: 31,617 GSF @ 90% usable = 28,455 Required Parking: 41 spaces	Total Proposed = 52 spaces (additional 32 spaces proposed to be landbanked)	Yes	Note: Construction of landbanked spaces would require submittal/approval of a revised Final Site Plan
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces permitted as long as detail indicates a 4" curb at these locations	25-30 ft. drives 9 x 17 ft. spaces with 4" curbs	Yes	Drive aisles could be reduced to 24' standard
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Minimum distance is maintained	Yes	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	Appear to comply	Yes	See Traffic review
Barrier Free Spaces Barrier Free Code	For 84 spaces, 4 barrier free required	4 barrier free shown	Yes	
Barrier Free Space Dimensions Barrier Free Code	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	2 van-accessible provided; 2 regular	Yes	
Barrier Free Signs Barrier Free Code	One sign for each accessible parking space.	Signs shown	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	Five (5) percent of 41 required automobile spaces: 2 spaces required	2 spaces indicated	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	<p>1 location shown – appears to be w/in 120 ft of public entrance</p> <p>Bike rack design shown sheet 4</p>	<p>Yes</p> <p>Yes</p>	Consider placing bike rack closer to entrance
Bicycle Parking Lot layout (Sec 5.16.6)	<p>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</p>	Bicycle parking layout is shown	Yes	
Loading Spaces (Sec. 5.4.3)	Loading area in the rear yard, unless abutting residential or interior side yard if adjacent to I, EXPO or EXO district	Loading zone/truck dock on rear of building	Yes	
Accessory Structures				
Dumpster (Sec 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or no closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft. from property line. - Away from Barrier free Spaces 	Dumpster shown in proper location on southern edge of parcel, 10 feet from property line	Yes	
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad - Screening Materials: Masonry, wood or evergreen shrubbery 	Dumpster enclosure detail shown: 6' 4", CMU painted to match building	Yes	
Roof top equipment and wall mounted utility equipment (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	Rooftop equipment appears to be screened	Yes	See Façade Review

Item	Required Code	Proposed	Meets Code	Comments
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Shown	Yes	
Transformer/ Generator	Provide location of any proposed transformers/ generators etc.	Transformer shown at south rear of building	Yes	
I-1 District Required Conditions (Sec 3.14)				
Outdoor Storage of above ground storage tanks (Sec. 3.14.1.B.ii)	Outdoor placement of above-ground storage tanks of not more than 600 capacity per tank and accessory to an otherwise permitted use. Additional conditions apply.	Not Proposed	NA	
Outdoor Storage of recreational equipment (Sec. 3.14.1.B.iii)		Not Proposed	NA	
Other (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Note indicated	Yes	
Adjacent to Freeway ROW (Sec 3.14.4)	Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.4 apply	Not adjacent to Freeway ROW	NA	
Planning Commission findings for permitted uses (Sec 3.14.3)				
Protecting current and future residential uses from adverse impact Sec 3.14.3.A	The scale, size, building design, façade materials, landscaping and activity of the use is such that current and future residential uses will be protected from adverse impacts.	Not adjacent to residential	NA	
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site	Noted	Yes	
Performance standards Sec 3.14.3.C	The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14	Notes added	Yes	
Storage and/use of material Sec 3.14.3.D	The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.	Checklist provided and note 25 indicates tenants shall comply	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Hazardous material checklist <i>Sec 3.14.3.E</i>	Compliance of City's hazardous materials checklist	Checklist provided	Yes	
Sidewalks and Pathways				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES <i>Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05,</i>	<ul style="list-style-type: none"> - In the case of new streets and roadways to be constructed as part of the project, a sidewalk shall be provided on both sides of the proposed street or roadway. - Sidewalks along arterials and collectors shall be 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," but not along industrial service streets per Subdivision Ordinance. - Whereas sidewalks along local streets and private roadways shall be five (5) feet wide. 	No sidewalks proposed along industrial drive	Yes	
Pedestrian Connectivity	<ul style="list-style-type: none"> - Whether the traffic circulation features within the site and parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets - Building exits must be connected to sidewalk system or parking lot. 	Internal sidewalks shown to parking lots; exit doors have 5' concrete walks	Yes	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Provided	Yes	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels	Lighting fixtures etc. shown on building elevations	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	of walls and the aiming points of any remote fixtures.			
Lighting Plan (Sec. 5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Provided	Yes	
	Photometric data	Provided	Yes	
	Fixture height	Not Provided	No	
	Mounting & design	Provided	Yes	
	Glare control devices (Also see Sec. 5.7.3.D)	Provided	Yes	
	Type & color rendition of lamps	LED	Yes	
	Hours of operation	Provided	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Provided	Yes	
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (40 ft.) (or 25 ft. where adjacent to residential districts or uses)	Not shown	No	Provide mounting height of each type of fixture
Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Provided	Yes	
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded, and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred. 	Security lighting to be added once tenant identified		
Average Light Levels (Sec. 5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	3.5:1 indicated	Yes	
Type of Lamps (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED	Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	0.4 min	Yes	
	Loading/unloading areas: 0.4 min	1.1 min	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Walkways: 0.2 min	0.4 min	Yes	Increase lighting at main entrance to meet min.
	Building entrances, frequent use: 1.0 min	0.7 min	No	
	Building entrances, infrequent use: 0.2 min	0.6 min	Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle			
Other Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting plan is provided	Yes	<u>Refer to Lighting chart comments for additional compliance requests</u>
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known).		No	Provide requested information for Planning Commission's consideration
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Name approval for business not required	NA	<u>Contact Madeleine Kopko at 248-347-0475 to schedule a meeting with the Committee</u>
Development/ Business Sign	Signage if proposed requires a permit. Can be considered during site plan review process	None shown	NA	<u>For sign permit information contact Maureen Underhill</u>

Item	Required Code	Proposed	Meets Code	Comments
	or independently.			<u>248-735-5602.</u>

NOTES:

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

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

July 21, 2020

Engineering Review

Beck North Unit 4 & 52

JSP20-0012

Applicant

Dembs Development

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: North of Twelve Mile Road, West of Hudson Drive
- Site Size: 3.49 acres
- Plan Date: 06/26/2020
- Design Engineer: Alpine Engineering, Inc.

Project Summary

- Construction of an approximately 31,617 square-foot office building and associated parking. Site access would be provided via Hudson Drive.
- Water service would be provided by an extension from the existing 12-inch water main along the east side of Hudson Drive. A domestic lead and fire lead would be provided to serve the building, along with three additional hydrants.
- Sanitary sewer service would be provided by a lead extending from the 18-inch storm sewer along the west side of Hudson Drive.
- Storm water would be collected by a single storm sewer collection system and discharged to sedimentation basin 'F', as previously approved with the Beck North Corporate Park Phase II plan.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended, with items to be addressed at the time of Final Site Plan submittal.

Comments:

General

1. The preliminary site plan was not approved on 6/26/2020. To avoid confusion, change the Revised Block to indicate the preliminary site plan was drafted on 6/26/2020, or an equal alternative.
2. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
3. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
4. 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.
5. A same-side/opposite-side driveway spacing **Waiver**, granted by the Planning Commission, would be required for the proposed location of the north and south driveways.
6. Provide a backflow prevention device on all irrigation systems. The backflow prevention device shall be an RPZ, or another approved device based on site conditions such as irrigation head heights (pop-ups), grade changes, berms etc. Please contact Kevin Roby in the Water and Sewer Division at 248-735-5640 with any questions.
7. Resubmit the Non-Domestic User Survey Form when information on the tenant is available.

Water Main

8. Label the length and size of water main to on-site hydrants. Any hydrant lead greater than 25 feet long must be 8-inches or larger.
9. Provide a profile for all proposed water main 8-inch and larger.
10. A water systems permit will be required from MDEGLE and a permit application will be requested when the water main plan has been reviewed and approved in its entirety.

Sanitary Sewer

11. No further comments at this time.

Storm Sewer

12. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.
13. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
14. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

15. Show and label all roof conductors, and show where they tie into the storm sewer.

Storm Water Management Plan

16. Sedimentation basin 'F' was previously approved with the Beck North Corporate Campus Phase II plan. All on-site drainage will be treated and discharged to this basin. The sedimentation basin outlets to the nearby wetland in the southwest corner of the property.
17. Provide the liber and page number of the existing drainage easement to determine if it meets our current storm water management plan easement requirements.

Paving & Grading

18. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
19. Add spot grades to sheet 4 to indicate where 4-inch curbs and integral curbs will be provided along the handicap accessible parking stalls on the north side of the building.

Off-Site Easements

20. Any off-site easements must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal.

Soil Erosion and Sediment Control

21. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter.

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

22. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and shall not include any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).
23. Draft copies of any off-site utility easements, a recent title search, and legal escrow funds must be submitted to the Community Development Department for review and approved by the Engineering Division and the City Attorney prior to getting executed.

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

24. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by

- City Council and shall be recorded in the office of the Oakland County Register of Deeds.
25. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
 26. A draft copy of the 20-foot wide easement for the sanitary sewer monitoring manhole access easement to be constructed on the site must be submitted to the Community Development Department.
 27. A 20-foot wide easement where the existing storm sewer crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
 28. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

29. A pre-construction meeting shall be required prior to the commencement of any site work. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
30. 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 fee).
31. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
32. A permit for work within the right-of-way of Hudson Drive must be obtained from the City of Novi. The application is available from the City Engineering Division and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Division at 248-347-0454 for further information.
33. A permit for water main construction must be obtained from the MDEGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved.
34. Construction Inspection Fees will be determined once the construction cost estimate is submitted and must be paid prior to the pre-construction meeting.
35. A storm water performance guarantee, equal to 1.2 times the amount required to complete storm water management and facilities (as specified in the Storm Water Management Ordinance) must be posted with Community Development.
36. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted with Community Development.
37. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).

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

Engineering Review of Preliminary Site Plan

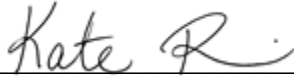
Beck North Unit 4 & 52
JSP20-0012

07/21/2020

Page 5 of 5

not be considered an indication or statement that such approvals or permits will be issued.

Please contact Kate Richardson at (248) 347-0586 with any questions.



Kate Richardson, EIT
Plan Review Engineer

cc: Lindsay Bell, Community Development
Ben Croy, PE; Engineering
Victor Boron, Engineering



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

PROJECT: SESC Application #: SE -
 Contact Name: DATE COMPLETED:
 Phone Number: DATE OF PLAN:
 Fax Number: **STATUS:**

General Requirements – Following the initial Soil Erosion and Sedimentation Control permit application to the Community Development Department, all SESC plan revisions shall be submitted directly to the Engineering Department for further review and/or permit approval. One (1) copy of revised soil erosion plans, including response letter addressing the comments below, shall be submitted for each subsequent review until the plan has been given approval by the Engineering Department, at which point five (5) copies will be required for permit approval. Plans shall be signed and sealed, and the bond must be submitted to the Treasurer’s Office prior to permit issuance.

ITEM NO.	ITEM	Provided on Plans	COMMENTS
1.	Plan shall be at scale of not more than 1" = 200', include legal description, location, proximity to lakes, streams or wetlands, slopes, etc.	<input type="checkbox"/>	
2.	Plan shall include a soil survey or a written description of soil types of the exposed land area.	<input type="checkbox"/>	
3.	Plan shall show the limits of earth disruption.	<input type="checkbox"/>	
4.	Plan shall show tree protection fencing and location of trees to be protected.	<input type="checkbox"/>	
5.	Plan shall show all existing and proposed on-site drainage and dewatering facilities (i.e. structure details, rim elev., etc.)	<input type="checkbox"/>	
6.	Detailed sequence of construction shall be provided on plans structured similar to the following, supplemented with site specific items: 1) Install tracking mat, 2) Install temp. SESC measures, 3) Construct storm water basins and install treatment structures, if applicable, 4) Install storm sewer, with inlet protection to follow immediately, 5) Remove all temp. SESC measures once site is stabilized.	<input type="checkbox"/>	
7.	Plan must address maintenance of soil erosion and sedimentation control measures (temporary and permanent)	<input type="checkbox"/>	
8.	Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Division for review.	<input type="checkbox"/>	
9.	A grading plan shall be provided, or grade information shown on plan.	<input type="checkbox"/>	

10.	Note that it is the developer's responsibility to grade and stabilize disturbances due to the installation of public utilities.	<input type="checkbox"/>	
11.	The CSWO shall be listed on permit application.	<input type="checkbox"/>	
12.	Plan sealed by registered civil engineer with original signature.	<input type="checkbox"/>	
13.	An itemized cost estimate (Silt Fence, Inlet Filters, Topsoil/Seed/Mulch, Const. Access, etc.) shall be provided.	<input type="checkbox"/>	The SESC financial guarantee will be \$. The SESC inspection fees will be \$.
14.	Potential stockpile areas shall be shown on the plan, with note stating a ring of silt fence will be installed surrounding any stockpiled material.	<input type="checkbox"/>	
15.	Sediment basin: Provide filter on standpipe outlet structure until site is stabilized, then removed. Noted on plan and standpipe detail(s).	<input type="checkbox"/>	
16.	Provide a note on the plan stating the storm water basin will be stabilized prior to directing flow to the basin.	<input type="checkbox"/>	
17.	Pretreatment Structures: Noted to inspect weekly for sediment accumulation until site is stabilized, and will clean as required.	<input type="checkbox"/>	.
18.	Attach the Oakland County standard detail sheet.	<input type="checkbox"/>	
19.	Construction mud tracking entrance: 75'x20', 6" of 1" to 3" stone, on geotextile fabric.	<input type="checkbox"/>	
20.	Silt fence: 6" anchor trench, stakes 6' on center. Prominent line type on plan, with legend.	<input type="checkbox"/>	
21.	Provide Silt Sack with overflow capability as the inlet protection, and provide detail on plans.	<input type="checkbox"/>	
22.	Catch basin inlet filters shall be provided on existing roadways along construction route for reasonable distance from site.	<input type="checkbox"/>	
23.	Street sweeping and dust control shall be noted on plan as responsibility of contractor.	<input type="checkbox"/>	
24.	Vegetation shall be established within 5 days of final grade, or whenever disturbed areas will remain unchanged for 30 days or greater. 3-4" of topsoil will be used where vegetation is required.	<input type="checkbox"/>	
25.	Vegetated buffer strips (25' wide wherever possible) shall be created or retained along the edges of all water bodies, water courses or wetlands.	<input type="checkbox"/>	
26.	Diversion berms or terracing shall be implemented where necessary.	<input type="checkbox"/>	
27.	All drainage ditches shall be stabilized with erosion control blanket and shall utilize check dams as necessary. Drainage ditches steeper than 3% shall be sodded.	<input type="checkbox"/>	

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

ADDITIONAL COMMENTS:

1. Please note that installation of silt fencing or tree protection fencing shall not occur prior to the initial City pre-construction meeting. When natural features exist on the site, inspection of staking may be required prior to installation of the fencing.
- 2.

Reviewed By:

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

July 13, 2020

Preliminary Site Plan - Landscaping

Beck North Unit 59 (Units 4 & 52)

Review Type

Preliminary Landscape Review

Job

JSP20-0012

Property Characteristics

- Site Location: Hudson Drive
- Site Acreage: 3.49 ac.
- Site Zoning: I-1
- Adjacent Zoning: North, East, South: I-1, West: Wixom Industrial
- Plan Date: 8/26/2020

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

Recommendation

This project is **recommended for approval for Preliminary Site Plan**. The minor revisions noted can be addressed on the Final Site Plan.

LANDSCAPE WAIVERS REQUIRED BY PROPOSED LAYOUT

Deficiency in parking lot perimeter trees. *Not supported by staff.*

Ordinance Considerations

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

1. Provided
2. **Please consider adjusting the proposed utility layout so more of the required trees can be planted. As it stands, a landscape waiver will be required because at least 3 parking lot perimeter trees can't be planted due to utility conflicts. This waiver is not supported by staff.**

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 so no screening berm is required.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii, LDM 2.b)

The site's only frontage is on an industrial subdivision drive so those requirements should be met. (The calculations and landscaping provided per Zoning Sec. 5.5.3.B.II are not required).

Interior Street in Industrial Subdivision Landscaping (LDM 2.b)

1. Based on the site's 317lf of frontage (net of entries), 8 canopy trees (5 of which should be located as street trees), 8 subcanopy trees, 16 shrubs, hedges or 3 foot tall berms screening the parking and 10% of frontage massing is required. A total of 13 canopy trees, 9 subcanopy trees and no shrubs are proposed.
2. **Please revise the calculations per the requirements in LDM 2.b and adjust the landscaping accordingly. More detailed notes are included in the Landscape Chart.**

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

1. Based on the vehicular use area proposed, 1,637 sf of interior area and 8 trees are required. 2,396 sf of area and 8 trees are provided.
2. The perimeter should include the perimeter of the island on the north end of the building, and both sides of the access drives (less the sections where the road is within 20 feet of the building). Based on this, 29 trees are required along the parking lot and entry drive perimeters but only 24 are provided. **A landscape waiver is required for this deficiency. Please work to reduce or eliminate this deficiency.**

Building foundation Landscaping (Zoning Sec 5.5.3.D)

1. Based on the building perimeter, 6032 sf of landscape area is required. Shaded areas indicate that 6,111 sf will be provided.
2. Please provide detailed foundation plans in the Final Site Plans.

Plant List (LDM 2.h. and t., 4)

1. Provided
2. 8 of 11 species used (73%) are native to Michigan. **Please work to keep a similar percentage when the foundation plantings are added.**
3. The tree diversity is consistent with the standard of LDM Section 4.

Planting Notations and Details (LDM)

Provided

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

1. No detention basin landscaping is indicated.
2. If the site's storm water detention system does not need to be modified for this project, then no detention basin landscaping is required. If it does, please add the required shrubs for the modified portions of the pond.
3. A note indicates that there is no Phragmites on the site.

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans. An actual irrigation plan could be provided in the electronic stamping set if desired.

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@cityofnovi.org.



LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY SITE PLAN

Review Date: July 13, 2020
Project Name: Beck North Unit 59 (Units 4 & 52)
Plan Date: June 26, 2020
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

LANDSCAPE WAIVERS REQUIRED BY PROPOSED LAYOUT

Deficiency in parking lot perimeter trees. *Not supported by staff.*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1" =20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Landscape plan is 1" = 30'	Yes	Please use a scale of 1" = 20' for foundation plantings and other detailed planting areas.
Project Information <i>(LDM 2.d.)</i>	Name and Address	Location map is provided.	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Developer name is on title bar	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	<u>Live signature of the LA is required on final stamping sets</u>
Miss Dig Note (800) 482-7171 <i>(LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	
Zoning <i>(LDM 2.f.)</i>	Include all adjacent zoning	Site: I-1 North, East, South: I-1 West: City of	Yes	

Item	Required	Proposed	Meets Code	Comments
		Wixom industrial		
Survey information <i>(LDM 2.c.)</i>	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Sheet 3	Yes	
Existing plant material Existing woodlands or wetlands <i>(LDM 2.e.(2))</i>	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none exists. 	<ul style="list-style-type: none"> ▪ Sheet L-3 ▪ Wetland is indicated at southwest corner of site. 	<ul style="list-style-type: none"> ▪ Yes ▪ Yes 	
Soil types <i>(LDM.2.r.)</i>	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries 	Sheet 4	Yes	Please make the soil type labels on the map clearer
Existing and proposed improvements <i>(LDM 2.e.(4))</i>	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Sheet 2	Yes	Islands should be dimensioned to backs of curbs.
Existing and proposed utilities <i>(LDM 2.e.(4))</i>	<ul style="list-style-type: none"> • Overhead and underground utilities, including hydrants • Proposed light posts • Trees should be at least 10 feet from hydrants, catch basins and manholes and 5 feet from underground lines. 	<ul style="list-style-type: none"> • Sheet 5 • The utility layout causes a number of tree/utility conflicts such that some required trees can't be planted and a landscape waiver is required. 	Yes	<ol style="list-style-type: none"> 1. Please clearly show all utility lines heavier than easement lines on landscape plan. 2. Please add proposed lighting to the landscape plan. 3. Please adjust utilities and light posts as required to allow all required trees to be planted and eliminate or reduce waivers as much as possible.
Proposed grading. 2' contour minimum <i>(LDM 2.e.(1))</i>	Provide proposed contours at 2' interval	None	No	
Snow deposit <i>(LDM.2.q.)</i>	Show snow deposit areas on plan	None	No	Please add notes indicating snow deposit areas on landscape plan that won't hurt proposed or existing landscaping.
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> ▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours ▪ Berm should be located on lot line except in conflict with utilities. ▪ Berms should be constructed of loam with 6" top layer of top soil. 				

Item	Required	Proposed	Meets Code	Comments
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements <i>(Zoning Sec 5.5.A)</i>	The site is not adjacent to residential property so a screening berm is not required.	No berm is proposed.	Yes	
Planting requirements <i>(LDM 1.a.)</i>	LDM Novi Street Tree List	NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No new walls are proposed.	NA	If any walls are proposed please include them on the landscape plan.
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		None		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii) and (LDM 1.b)				
Greenbelt width (2)(3) (5)	The site only fronts on an interior industrial subdivision road, so this requirement does not apply	NA		
Berm requirements (Zoning Sec 5.5.3.A.(5))				
Min. berm crest width	The site only fronts on an interior industrial subdivision road, so this requirement does not apply	NA		
Minimum berm height (9)	The site only fronts on an interior industrial subdivision road, so this requirement does not apply	NA		
3' wall	(4)(7)	None		
Canopy deciduous or large evergreen trees Notes (1) (10)	The site only fronts on an interior industrial subdivision road, so this requirement does not apply	NA		
Sub-canopy deciduous trees Notes (2)(10)	The site only fronts on an interior industrial subdivision road, so this requirement does not apply	NA		
Canopy deciduous trees in area between sidewalk and curb <i>(Novi Street Tree List)</i>	The site only fronts on an interior industrial subdivision road, so this requirement does not	NA		

Item	Required	Proposed	Meets Code	Comments
	apply			
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% ▪ Constructed of loam ▪ 6" top layer of topsoil 	Provided		
Type of Ground Cover		None	No	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No overhead wires	Yes	
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Seed/sod	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 200 SF to qualify ▪ Minimum 200 SF per tree planted in island ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	Yes	Yes	
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Spaces are 17 feet long and have sufficient overhang	Yes	
Contiguous space limit (i)	<ul style="list-style-type: none"> • Maximum of 15 contiguous spaces • All endcap islands should also be at least 200sf with 1 tree planted in it. 	Maximum bay for parking areas is 15 spaces long	Yes	
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> ▪ No plantings with matured height greater than 12' within 10 ft. of fire hydrants of utility structures (manholes, catch basins) ▪ Trees should not be planted any closer 	All hydrants, structures and underground utility lines are indicated, but no trees are shown.	TBD	<p>1. Please be sure to provide at least 10 feet between hydrants, manholes and catch basins and trees and 5 feet from underground lines.</p> <p>2. If necessary, islands</p>

Item	Required	Proposed	Meets Code	Comments
	than 5 feet from underground utility lines.			should be widened or utilities re-aligned to provide room for trees and proper spacing between hydrants or other utility structures.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Seed or sod where other landscaping doesn't exist	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	Provided	Yes	
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)				
A = Total square footage of vehicular use area up to 50,000 sf x 7.5%	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	$C = x \text{ SF} \times 1\% = B \text{ sf}$	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ SF} \times 5\% = A \text{ sf}$ $32742 \times 5\% = 1,637 \text{ sf}$	2396 sf	Yes	The paved area of the long drive along the west side of the building with no parking or loading area (approximately 145lf) can be omitted from the vehicular use area if that hasn't already been done.
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	$B = (x \text{ SF} - 50000) \times 0.5\%$ $= B \text{ SF}$	NA		
All Categories				
C = A+B Total square footage of landscaped islands required	$A + B = C \text{ SF}$ $1,637 + 0 = 1,637 \text{ sf}$	2396 sf	Yes	
D = D/200 Number of canopy trees required	$D = C/200 = \text{xx Trees}$ $D = 1637/200 = 8 \text{ trees}$	8 trees	Yes	
Parking Lot Perimeter	1 Canopy tree per 35 lf	24 trees	No	1. Please show the

Item	Required	Proposed	Meets Code	Comments
Trees (Sec 5.5.3.C.iv)	1016/35 = 29 trees			<p>perimeter line used as the basis of calculations on landscape plans. A smaller inset scaled drawing can be used to show perimeter and landscape areas.</p> <ol style="list-style-type: none"> 2. Add calculations for perimeter of all proposed parking areas and access drives, including the parking area north of the building that is at least 20 feet away from the building. 3. Please provide all required trees. 4. Please locate all required trees within 15 feet of the curb. 5. Perimeter trees within the greenbelt can be double-counted as deciduous canopy greenbelt trees. 6. A landscape waiver is required for all required trees that aren't planted due to utility conflicts. Currently 3 trees can't be planted due to a conflict.
<p>Access drive perimeter trees (Sec 5.5.3.C Table 5.5.3.C.iii Footnote (5))</p>	<ul style="list-style-type: none"> ▪ 1 canopy tree per 35 lf of drive perimeter (both sides) between ROW and parking, and along west side of building, where there isn't parking. ▪ Perimeter trees are not required where building is within 20 feet of drive. 	Trees provided along drives	TBD	Please either add both sides of the access drives to the overall perimeter or show the separate calculation and provide the required trees.
Parking land banked	NA	Landbanked parking is indicated but no landscaping is proposed	TBD	

Item	Required	Proposed	Meets Code	Comments
Other Landscaping				
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 2.b Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision <i>(LDM 1.d.(2))</i>	<ul style="list-style-type: none"> ▪ 1 canopy deciduous or 1 large evergreen per 35 lf along ROW ▪ At least 1 of those canopy trees per 50lf frontage should be provided as street trees along Hudson Drive. ▪ $(383-36-33)/35 = 9$ trees ▪ No evergreen trees closer than 20 ft. to road. ▪ 1 sub canopy tree per 40 lf of total linear frontage ▪ $(383-36-33)/40 = 8$ trees ▪ 2 shrubs per 40 lf of total linear frontage ▪ $(389-36-33)/20 = 16$ shrubs ▪ Plant massing for 10% of ROW (32lf) ▪ Screening of parking areas with hedge, berm or wall 	<ul style="list-style-type: none"> ▪ 13 canopy trees (including 5 along street) ▪ 9 subcanopy trees ▪ 0 shrubs ▪ 0 plant massing ▪ 2 small berms 	<ul style="list-style-type: none"> ▪ Yes ▪ Yes ▪ No ▪ No ▪ No 	<ol style="list-style-type: none"> 1. Please provide calculations. 2. Please provide all required landscaping along Hudson Drive frontage 3. Please add hedge to screen parking instead of small berm which wouldn't screen much of the parking. 4. Excess canopy and subcanopy trees can be removed from the plan if desired.
Other Screening				
Screening of outdoor storage, loading/unloading <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>		Conceptual screening of the truck well is proposed	TBD	<u>Please include plantings that will screen the truck area well on the Final Site Plans.</u>
Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i>	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	The transformer is shown at the southwest corner of the building and is sufficiently screened with arborvitae.	Yes	<ol style="list-style-type: none"> 1. Many, many arborvitae in the development show heavy browse damage. 2. <u>Please consider using a variety of evergreen shrub that is less susceptible to deer browse.</u>
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> ▪ Equal to entire perimeter of the building (less paved access areas) x 8 with 	6111 sf (shaded areas)	TBD	<u>Please provide detailed foundation planting plans in the Final Site</u>

Item	Required	Proposed	Meets Code	Comments
	a minimum width of 4 ft. ■ xx If x 8ft = xx SF ■ 754*8 = 6032sf			<u>Plans</u>
<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	100% of the building facing Hudson Drive will be landscaped.	Yes	
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements <i>(Sec. 5.5.3.E.iv)</i>	<ul style="list-style-type: none"> ▪ Clusters of large native shrubs shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	None shown or proposed on what appears to be an existing detention pond.	TBD	<u>Please provide the required detention basin landscaping if is not already in place.</u>
Phragmites Control <i>(Sec 5.5.6.C)</i>	<ul style="list-style-type: none"> ▪ Any and all populations of Phragmites australis on site shall be included on tree survey. ▪ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	None indicated per a note provided.	Yes	
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date <i>(LDM 2.i. & Zoning Sec 5.5.5.B)</i>	<ul style="list-style-type: none"> • Provide intended dates • Should be between March 15 and November 15. 	Fall or Spring of 2020 or 2021	No	<u>Please include months or actual planting dates on Landscape Plan.</u>
Maintenance & Statement of intent <i>(LDM 2.m & Zoning Sec 5.5.6)</i>	<ul style="list-style-type: none"> ▪ Include statement of intent to install and guarantee all materials for 2 years. ▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	<u>Please change City of Novi Note #6 to say cultivations should be June-August, not July-August.</u>
Plant source <i>(LDM 2.n & LDM 3.a.(2))</i>	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan <i>(LDM 2.s.)</i>	A fully automatic irrigation system or an alternative method of	No	No	<u>Need for final site plan</u>

Item	Required	Proposed	Meets Code	Comments
	providing water for establishment and survival must be provided with Final Site Plans			
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
Plant List (LDM 2.h., 4) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> ▪ 8 of 11 species (73%) are native to Michigan ▪ The tree diversity meets the requirements of LDM4 	<ul style="list-style-type: none"> ▪ Yes ▪ Yes 	<u>Please work to keep the percentage of native species near 70% with the foundation landscaping.</u>
Type and amount of lawn		Seed and Sod	Yes	
Cost estimate (LDM 2.t)		For all new plantings, mulch and sod as listed on the plan	Yes	Yes
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Multi-stem Tree		No	No	Please add detail
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)	Shown on L-3	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Note included on Sheet L-1	Yes	
Plant Materials & Existing Plant Material	Clearly show trees to be removed and trees to	Shown on L-3	Yes	See ECT letter for woodland review

Item	Required	Proposed	Meets Code	Comments
<i>(LDM 3.b)</i>	be saved.			
Landscape tree credit <i>(LDM9.b.(1)(f))</i>	<ul style="list-style-type: none"> ▪ Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. ▪ Refer to Landscape tree Credit Chart in LDM 	No		
Plant Sizes for ROW, Woodland replacement and others <i>(LDM 3.c)</i>	Refer to Landscape Design Manual for requirements	Yes	Yes	
Plant size credit <i>(LDM3.c.(2))</i>	NA	No		
Prohibited Plants <i>(LDM 3.d)</i>	No plants on City Invasive Species List	No plants proposed	TBD	
Recommended trees for planting under overhead utilities <i>(LDM 3.e)</i>	Label the distance from the overhead utilities	No overhead lines exist on the site.		
Collected or Transplanted trees <i>(LDM 3.f)</i>		None		
Nonliving Durable Material: Mulch <i>(LDM 4)</i>	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information 	Yes	Yes	

NOTES:

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

WETLAND REVIEW



ECT Project No. 200472-0100

July 22, 2020

Ms. Barbara McBeth, AICP
City Planner
Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Beck North Unit 59 (fka Unit 4 & 52) - JSP20-12
Wetland Review of the Preliminary Site Plan (PSP20-0046)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (PSP20-0046) for the proposed Beck North Unit 59 (fka Unit 4 & 52) project prepared by Alpine Engineering, Inc. dated June 26, 2020 and stamped "Received" by the City of Novi on July 1, 2020 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

ECT recommends approval of the Preliminary Site Plan (PSP20-0046) for Wetlands contingent on the applicant addressing the items noted in the *Wetland/Watercourse Review Comments* Section of this letter in the Final Site Plan submittal.

The following wetland and wetland-related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Not Required
Wetland Mitigation	Not Required
Wetland Buffer Authorization	To Be Determined
EGLE Permit	Not Required
Wetland Conservation Easement	Not Required (Generally required for proposed wetland mitigation areas, when applicable)

The proposed project is located within the existing Beck North Corporate Park Development north of West Road on the west side of Hudson Drive (Section 4). The site (formerly known as Units 4 and 52) is specifically located on the west side of Hudson Drive south of Hexagon Way (aka Nadlan Drive). The proposed development encompasses parcels 50-22-04-376-011 (fka Unit 4) and 50-22-04-376-017 (fka Unit 52). The Plan proposes 11,017 square feet of office use and 20,600 square feet of warehouse use for a total building square footage of 31,617 square feet. Associated parking and utilities are proposed. Site stormwater will be routed to an existing stormwater detention basin on the west side of the subject parcels.

A large portion of the project site has been previously cleared during the initial development of the Beck North Corporate Park roads and utilities. Each of the parcels contains portions of a previously developed

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stormwater detention basin. In addition, the northern parcel (fka Parcel 52) contains an area of existing woodland that was preserved from the original development. This area of woodland was originally part of a larger contiguous woodland and is still considered regulated by the City of Novi. It should be noted that this woodland area is incorrectly indicated as Regulated Wetland on City's natural features maps.

The southern parcel (fka Parcel 4) contains area designed as City-Regulated wetland in the southwest portion of the property (see Figure 1). The proposed limits of disturbance appear to avoid impact to this area of wetland. It should be noted that the current Plan indicates this existing area of wetland but does not include any specific wetland boundary data (such as wetland flag numbers from any previously completed wetland boundary delineations). The Plan also does not indicate a 25-foot wetland and/or watercourse setback boundary. The existing stormwater detention basin is located adjacent to (east of) the existing wetland area.

Wetland/Watercourse Evaluation

ECT's in-office review of available materials included the City of Novi Regulated Wetland/Watercourse map (see Figure 1, attached), USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs. At this time, ECT has not completed an on-site wetland verification. ECT will complete a wetland boundary verification prior to the next plan submittal in order to verify any existing on-site wetland boundaries shown on the Plan. Prior to that time, the applicant shall provide a figure indicating wetland boundary flag numbers for the existing wetland areas so that our office can confirm this information. The wetland boundaries currently indicated on the Plan appear to be accurate based on a review of existing data and can be used for preliminary planning purposes. The applicant shall also provide a wetland boundary determination report to the City if it is available.

One (1) area of wetland is indicated on the Plan located in the southwest corner of Unit 4. The Topographic Survey (Sheet 3) indicates a Conservation Easement/Wetland Buffer line at the extents of this wetland area. It is suggested also that the applicant provide documentation/exhibits that identify the Conservation Easement Area as indicated on the Plan. As noted, no wetland flag number information or 25-foot wetland buffer boundary is indicated on the Plan. It should be noted however that the proposed limits of disturbance will remain outside of these areas.

Proposed Wetland Impacts

As noted above, the Plan does not include impacts to the on-site wetland or 25-foot wetland setback. The Plan does however appear to propose impacts within the 25-foot (watercourse) setback of the existing stormwater detention basin. The Plan appears to propose several areas of encroachment into the 25-foot setback of this existing stormwater basin for the purposes of grading, installation of a fire hydrant, and for construction of two (2) stormwater outfall pipes. The applicant shall indicate the limits of the detention basin (watercourse) and the 25-foot watercourse/basin setback on the Plan as well as any proposed temporary or permanent impacts within this area.

It should be noted that the City's wetland ordinance provides a definition of 'watercourse' and this includes detention basins. The definition of 'watercourse' is:

Watercourse shall mean any waterway, drainageway, drain, river, stream, lake, pond or detention basin, or any body of surface water having well-defined banks, whether continually or intermittently flowing.

Any proposed grading or impacts to the 25-foot watercourse setback shall be indicated and quantified (square feet or acres) on the Plan, including on the *Grading Plan* (Sheet 4). The Plan shall also indicate whether each proposed impact is permanent or temporary in nature. For any areas of proposed temporary impact, the Plan shall indicate what seed mix will be used for restoration of the buffer. Sod or common grass seed are not acceptable in areas of temporary buffer impact. The City of Novi Engineering Design Manual states that a permanent buffer strip of natural vegetation with a minimum width of 25 feet shall be provided and maintained, preferably around the entire perimeter of the basin. The buffer strip should be planted with native vegetation. Chemical lawn care applications and mowing are prohibited in the buffer.

Regulatory Status - EGLE

The Michigan Department of Environment, Great Lakes and Energy (EGLE) generally regulates wetlands that are within 500 feet of an inland lake, pond, or stream, or within 1,000 feet of a Great Lake, Lake St. Clair, the St. Clair River, or the Detroit River. Isolated wetlands five (5) acres in size or greater are also regulated. EGLE may also exert regulatory control over isolated wetlands less than five acres in size "...if the department determines that protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the department has notified the owner". It is the applicant's responsibility to contact EGLE in order to confirm the regulatory authority with respect to any on-site wetland areas should impacts be proposed. The area of on-site wetland appears to be part of a larger wetland complex that extends offsite to the west and south and appears to be greater than five (5) acres in size. Because the Plan does not appear to propose any impacts to this wetland, no EGLE wetland permit will be required.

Regulatory Status – City of Novi

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, Article V.; Division 2.) describes the regulatory criteria for wetlands and review standards for wetland permit applications. The City of Novi regulates wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b). Wetlands deemed regulated by the City of Novi require the approval of a use permit for any proposed impacts to the wetland.

The wetland area located in the southwest portion of the subject property is indicated on the City's Regulated Wetlands map and would be considered regulated by the City. This natural feature appears to meet the essentiality criteria listed in the Wetland Ordinance (i.e., wildlife habitat and stormwater storage). As proposed, the project will not require a City Wetland Permit as no impacts to the wetland area are proposed.

The applicant shall provide information on subsequent plans that clearly indicates the areas of all of the existing on-site wetlands and their 25-foot setbacks/buffers (i.e., provide areas in square feet or acres). The plans shall also clearly indicate the area (square feet or acres) of all wetland and wetland buffer impacts (both permanent and temporary, if applicable) and the volume (cubic yards) of all wetland impacts. The applicant shall also provide a copy of any wetland boundary determination reports that may have been previously conducted on the property.

It should be noted that in those cases where an activity results in the impact to wetland areas of 0.25-acre or greater that are deemed essential under City of Novi Ordinance subsection 12-174(b) mitigation shall be required. The applicant shall submit a mitigation plan which provides for the establishment of replacement wetlands at a ratio of 1:1 through 2:1 times the area of the natural wetland impaired or destroyed, if impacts meet or exceed the 0.25-acre threshold. In general, EGLE's threshold for the requirement of wetland mitigation is 0.3-acre of wetland impacts. This project does not propose wetland impacts; wetland mitigation will not be a requirement.

As noted above, any proposed use of the wetlands will require a City of Novi *Wetland Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback* for any proposed impacts to the 25-foot wetland buffers. The applicant is urged to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

“There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses”.

Wetland/Watercourse Review Comments

ECT recommends that the Applicant address the items noted below in subsequent site plan submittals:

1. If they have not already done so, the applicant should have a wetland delineation conducted by a qualified wetland consultant. A wetland boundary determination report shall be provided to the City when available. The existing wetland boundary, 25-foot wetland boundary, stormwater detention basin boundary (watercourse) and 25-foot stormwater detention basin buffer boundary shall be indicated on the Plan. Wetland flag numbers shall be included on the Plan.
2. It is suggested also that the applicant provide documentation/exhibits that identify the (wetland) Conservation Easement Area as indicated on the Plan
3. ECT encourages the Applicant to minimize impacts to on-site wetlands and 25-foot wetland setbacks to the greatest extent practicable. Any proposed impacts to the on-site wetlands will require a City of Novi *Wetland and Watercourse Use Permit*, and an *Authorization to Encroach the 25-Foot Natural Features Setback* for any proposed impacts to the 25-foot wetland/watercourse buffers.
4. The applicant shall provide information on subsequent plans that clearly indicates the areas of all of the existing on-site wetlands, and watercourses (including the detention basin) and their 25-foot setbacks/buffers (i.e., provide areas in square feet or acres).

The Plan shall also clearly indicate the area (square feet or acres) of all wetland and wetland/watercourse buffer impacts (both permanent and temporary, if applicable). Specifically, the following information shall be indicated on subsequent site plans:

- a. Area (square feet or acres) of all existing, on-site wetland areas;

- b. The area (square feet or acres) and volume (cubic yards) of all proposed wetland impacts, if applicable;
 - c. Area (square feet or acres) of all existing, on-site 25-foot wetland and watercourse buffer areas;
 - d. Area (square feet or acres) of all wetland and watercourse buffer impacts (both permanent and temporary).
5. Currently the Plan, as proposed, does not include wetland impacts and no City or EGLE wetland permits are required. Should the Plan be revised to include impacts to the existing wetland, it is the applicant's responsibility to contact EGLE in order to confirm the regulatory authority and need for an EGLE Permit with respect to any proposed impacts to the on-site wetlands. The Applicant should provide a copy of the EGLE Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance, if applicable. A City of Novi Wetland Permit cannot be issued prior to receiving this information should the Plan be revised.
6. The Plan should address how any temporary impacts to wetland or watercourse buffers shall be restored, if applicable (including impacts to the 25-foot watercourse setback of the detention basin). Specifically, the Plan should indicate what seed mix will be used to restore the areas of temporary wetland/watercourse buffer impact. A native wetland or wetland buffer seed mix shall be used to restore any areas of temporary impact. Sod or common grass seed shall not be approved in areas indicated as temporary impact.
7. ECT suggests that the applicant consider planting native vegetation (i.e., a native prairie seed mix) within the 25-foot setback of the stormwater basin. With respect to detention basins, the City of Novi Engineering Design Manual states that a permanent buffer strip of natural vegetation with a minimum width of 25 feet shall be provided and maintained and preferably around the entire perimeter of the basin. The buffer strip should be planted with native vegetation. Chemical lawn care applications and mowing are prohibited in the buffer.

Recommendation

ECT recommends approval of the Preliminary Site Plan (PSP20-0046) for Wetlands contingent on the applicant addressing the items noted in the *Wetland/Watercourse Review Comments* Section of this letter in the Final Site Plan submittal.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

Beck North Unit 59 (fka Unit 4 & 52) - JSP20-12
Wetland Review of the Preliminary Site Plan (PSP20-0046)
July 22, 2020
Page 6 of 7

cc: Lindsay Bell, City of Novi Planner (lbell@cityofnovi.org)
Madeleine Kopko, City of Novi Planning Assistant (mkopko@cityofnovi.org)
Rick Meader, City of Novi Landscape Architect (rmeader@cityofnovi.org)

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map

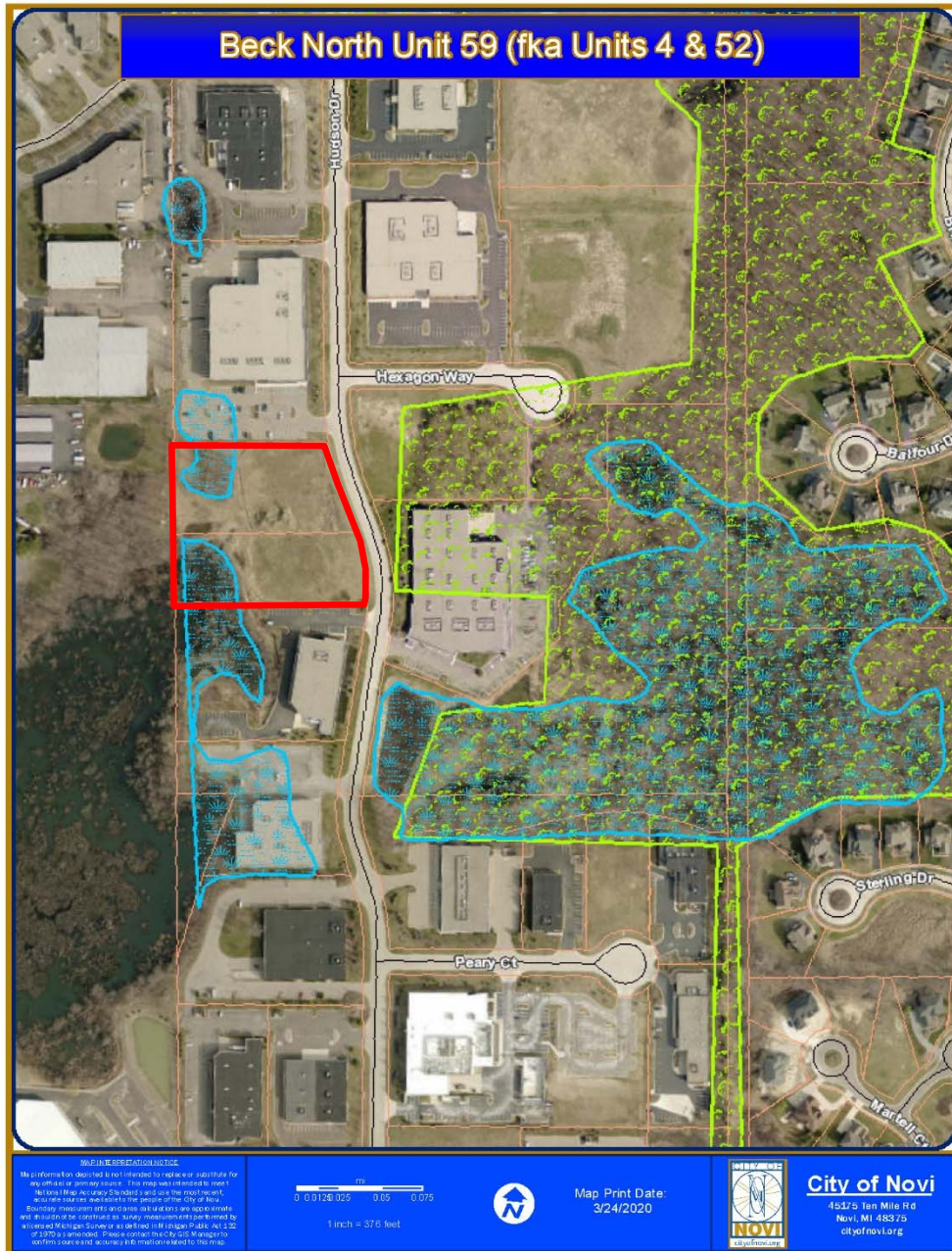


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project parcel is shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.

WOODLAND REVIEW



ECT Project No. 200472-0200

July 22, 2020

Ms. Barbara McBeth, AICP
City Planner
Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Beck North Unit 59 (fka Unit 4 & 52) – JSP20-12
Woodland Review of the Preliminary Site Plan (PSP20-0046)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (PSP20-0046) for the proposed Beck North Unit 59 (fka Unit 4 & 52) project prepared by Alpine Engineering, Inc. dated June 26, 2020 and stamped “Received” by the City of Novi on July 1, 2020 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT conducted a woodland evaluation site inspection on July 20, 2020.

ECT recommends approval of the Preliminary Site Plan (PSP20-0046) for Woodlands contingent on the applicant addressing the items noted in the *Woodland Comments* Section of this letter in the Final Site Plan submittal.

The following woodland-related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

The proposed project is located within the existing Beck North Corporate Park Development north of West Road on the west side of Hudson Drive (Section 4). The site (formerly known as Units 4 and 52) is specifically located on the west side of Hudson Drive south of Hexagon Way (aka Nadlan Drive. The proposed development encompasses parcels 50-22-04-376-011 (fka Unit 4) and 50-22-04-376-017 (fka Unit 52). The Plan proposes 11,017 square feet of office use and 20,600 square feet of warehouse use for a total building square footage of 31,617 square feet. Associated parking and utilities are proposed. Site stormwater will be routed to an existing stormwater detention basin on the west side of the subject parcels.

A large portion of the project site has been previously cleared during the initial development of the Beck North Corporate Park roads and utilities. Each of the parcels contains portions of a previously developed stormwater detention basin. In addition, the northern parcel (fka Parcel 52) contains an area of existing woodland that was preserved from the original development. This area of woodland was originally part of a larger contiguous woodland and is still considered regulated by the City of Novi. It should be noted that this woodland area is incorrectly indicated as Regulated Wetland on City’s natural features maps.

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The southern parcel (fka Parcel 4) contains area designed as City-Regulated wetland in the southwest portion of the property (see Figure 1). This wetland area is part of a large complex of emergent, scrub-shrub, and forested wetland that extends off of the subject site to the south and west. The proposed limits of disturbance appear to avoid impact to this area of wetland as well as its 25-foot wetland setback. It should be noted that the current Plan indicates this existing area of wetland but does not include any specific wetland boundary data (such as wetland flag numbers from any previously completed wetland boundary delineations). The Plan also does not specifically indicate a 25-foot wetland and/or watercourse setback boundary. The existing stormwater detention basin is located adjacent to (east of) the existing wetland area.

It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) is to:

- *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

As noted above, this subject property does not contain areas currently mapped as City of Novi Regulated Woodland (see Figure 1) however, the northern parcel (fka Parcel 52) contains an area of existing woodland that was preserved from the original development of Beck North Corporate Park. This area of woodland was originally part of a larger contiguous woodland and is still considered regulated by the City of Novi. The current Plan includes a survey of existing trees and a tree list that indicates tree tag number, diameter, tree type, condition, removal status and Woodland Replacements required.

City of Novi Woodland Review Standards & Woodland Permit Requirements

Based on Section 37-29 (*Application Review Standards*) of the City of Novi Woodland Ordinance, the following standards shall govern the grant or denial of an application for a use permit required by this article:

No application shall be denied solely on the basis that some trees are growing on the property under consideration. However, the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are location alternatives.

In addition,

“The removal or relocation of trees shall be limited to those instances when necessary for the location of a structure or site improvements and when no feasible and prudent alternative location for the structure or improvements can be had without causing undue hardship”.

A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio and all coniferous replacement trees shall be six (6) feet in height (minimum) and count at a 1.5-to-1 replacement ratio. All Woodland Replacement trees shall be species that are listed on the City’s Woodland Tree Replacement Chart (attached). It should be noted that the City’s Woodland Ordinance does not include any exemptions for “poor” or “very poor” tree conditions. There is a definition of a “dead” tree, and this assessment is to be made during the growing season. Per the City’s Woodland Ordinance:

Dead tree means a tree having no more than zero (0) to fifteen (15) percent of the canopy with leaves. This determination shall be made during the regular growing season.

In addition, there are no exemptions within the Woodland Ordinance for any individual tree species being exempt from replacement.

Woodland Evaluation

At this time, ECT has not completed an on-site woodland verification. ECT will complete a woodland verification prior to the next plan submittal in order to verify the existing tree survey information including the locations, sizes and condition of the surveyed trees. The *Woodland Plan* (Sheet L-3) appears to be reasonable based on a review of existing data and can be used for preliminary planning purposes. The existing trees consist of silver maple (*Acer saccharinum*), northern red oak (*Quercus rubra*), shagbark hickory (*Carya ovata*), American elm (*Ulmus americana*), black walnut (*Juglans nigra*), black cherry (*Prunus serotina*), and several other species.

ECT's in-office review of available materials included the City of Novi Regulated Woodlands map, USGS topographic quadrangle map, NRCS soils map, and historical aerial photographs. As noted above, areas noted as City-Regulated Wetland are located in the southwestern portion of the subject property. Although not mapped, it is ECT's assessment that an area containing trees that are considered City-Regulated Woodland is located in the northwestern portion of the subject property (see Figure 1). It can also be noted that the area of Regulated Wetlands located in the southwest portion of the site also contains Regulated Woodland.

The proposed Plan includes the removal of City-regulated trees as indicated below.

Proposed Woodland Impacts and Woodland Replacements

Based on a review of the *Woodland Plan* (Sheet L-3) a total of forty (40) trees were surveyed on the site. Eight of the 40 trees are less than 8-inches in diameter and are therefore not regulated and do not require Woodland Replacement Credit. A total of sixteen (16) Regulated trees are proposed for removal (40% of the surveyed trees) requiring a total of twenty-five (25) Woodland Replacement Credits. Finally, of the

surveyed trees, a total of 24 (60% of the surveyed trees) shall be preserved in the northwest and southwest portions of the project properties.

It should be noted that when a proposed tree to be removed has multiple trunks, each multi-stemmed tree's caliper inch diameter shall be totaled and then divided by 8 to determine the required number of Woodland Replacement trees. The result shall be rounded up to determine the number of replacement credits required. For example, a multi-stemmed tree with 10", 12" and 13" trunks ($10+12+13=34$ divided by $8 = 4.25$). Therefore, rounding to the next full number, five (5) replacement credits would be required. As such, Tree #932 (16"/17" red oak) would require five (5) Woodland Replacement Credits as opposed to four (4) as currently shown on the Plan. Please revise the Plan accordingly.

The Plan (Sheet L-1; *Landscape Plan*) indicates that all of the required Woodland Replacement Credits will be paid to the City of Novi Tree Fund and no Woodland Replacement trees are proposed on-site.

Woodland Review Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. ECT encourages the Applicant to minimize impacts to on-site woodlands to the greatest extent practicable and attempt to incorporate natural features into the site plan.
2. ECT encourages the Applicant to provide as many Woodland Replacement trees on-site as feasible. The City will consider Woodland Replacement trees within existing 25-foot wetland/watercourse setback buffers if the locations are approved ahead of time by City of Novi Staff and/or the City's Woodland Consultant.
3. Tree #932 (16"/17" red oak) would require five (5) Woodland Replacement Credits as opposed to four (4) as currently shown on the Plan. Please revise the Plan accordingly.
4. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 1/2) inches caliper or greater and count at a 1 tree-to-1 Woodland Replacement credit ratio and all coniferous replacement trees shall be six (6) feet in height (minimum) and count at a 1.5 tree-to-1 Woodland Replacement credit ratio.
5. A Woodland Replacement Performance financial guarantee for the planting of on-site replacement trees will be required, if applicable. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.
6. Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee will then be provided by the applicant. This Woodland Maintenance financial guarantee (\$1,000 minimum) will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation.

7. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement Tree Credits that cannot be placed on-site. Currently, the Plan requires a payment of **\$10,000** (25 Woodland Replacement Credits Required x \$400/credit).
8. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees to be installed in a currently non-regulated woodland area, if applicable. The applicant shall demonstrate that the all proposed woodland replacement trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the City. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. These easement areas shall be indicated on the Plan.

Recommendation

ECT recommends approval of the Preliminary Site Plan (PSP20-0046) for Woodlands contingent on the applicant addressing the items noted in the *Woodland Comments* Section of this letter in the Final Site Plan submittal.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner (lbell@cityofnovi.org)
Madeleine Kopko, City of Novi Planning Assistant (mkopko@cityofnovi.org)
Rick Meader, City of Novi Landscape Architect (rmeader@cityofnovi.org)

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Woodland Tree Replacement Chart

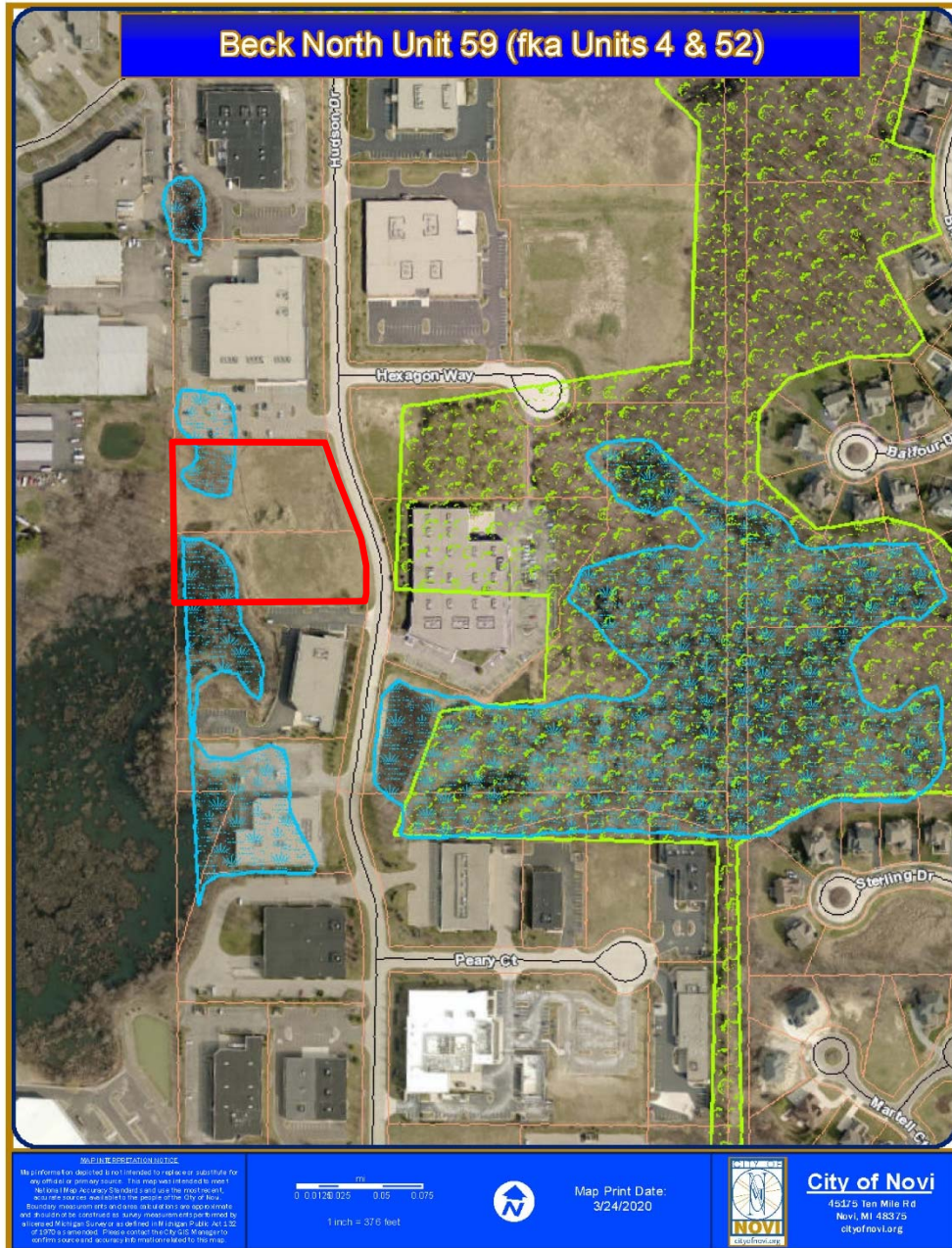


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project parcel is shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection) - Revised 5/7/2018
 (All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	Acer nigrum
Striped Maple	Acer pennsylvanicum
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Mountain Maple	Acer spicatum
Ohio Buckeye	Aesculus glabra
Downy Serviceberry	Amelanchier arborea
Smooth Shadbush	Amelanchier laevis
Yellow Birch	Betula alleghaniensis
Paper Birch	Betula papyrifera
American Hornbeam	Carpinus caroliniana
Bitternut Hickory	Carya cordiformis
Pignut Hickory	Carya glabra
Shagbark Hickory	Carya ovata
Northern Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Pagoda Dogwood	Cornus alternifolia
Flowering Dogwood	Cornus florida
American Beech	Fagus grandifolia
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffeetree	Gymnocladus dioica
Walnut	Juglans nigra or Juglans cinerea
Eastern Larch	Larix laricina
Tuliptree	Liriodendron tulipifera
Tupelo	Nyssa sylvatica
American Hophornbeam	Ostrya virginiana
White Spruce_(1.5:1 ratio) (6' ht.)	Picea glauca
Black Spruce_(1.5:1 ratio) (6' ht.)	Picea mariana
Red Pine_(1.5:1 ratio) (6' ht.)	Pinus resinosa
White Pine_(1.5:1 ratio) (6' ht.)	Pinus strobus
American Sycamore	Platanus occidentalis
Black Cherry	Prunus serotina
White Oak	Quercus alba
Swamp White Oak	Quercus bicolor
Scarlet Oak	Quercus coccinea
Shingle Oak	Quercus imbricaria
Burr Oak	Quercus macrocarpa
Chinkapin Oak	Quercus muehlenbergii
Red Oak	Quercus rubra
Black Oak	Quercus velutina
American Basswood	Tilia americana

TRAFFIC REVIEW



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

Project name:
JSP20-0012 – Beck North Unit 4 & 52
Preliminary Site Plan Traffic Review

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

From:
AECOM

Date:
July 21, 2020

CC:
Lindsay Bell, Kate Richardson, Victor Boron,
Madeleine Kopko

Memo

Subject: JSP20-0012 – Beck North Unit 4 & 52 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 with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant is proposing a 31,617 SF building on Hudson Drive.
2. The development is located on the west side of Hudson Drive, north of West Road. Hudson Drive is under the jurisdiction of the City of Novi.
3. The site is currently zoned I-1.
4. Traffic-related waivers/variances:
 - a. Administrative variance for driveway widths.
 - b. Same side driveway spacing variance may be required.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 10th Edition, as follows.

ITE Code: 760 – Research and Development Center
Development-specific Quantity: 31,617 square feet
Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	13	10	100	No
PM Peak-Hour Trips	35	30	100	No

Daily (One-Directional) Trips	528	N/A	750	No
--------------------------------------	-----	-----	-----	----

2. The number of trips does not exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City’s requirements.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	-

EXTERNAL SITE ACCESS AND OPERATIONS

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

1. The applicant is proposing two (2) driveways on Hudson Drive.
 - a. The applicant should dimension same side driveway spacing. Same side is to be dimensioned from near curb to near curb. **Failure to meet the ordinance requirements for driveway spacing would require a variance.** Refer to Section 11-216.d.1.d of the City’s Code of Ordinances for more information.
 - b. The applicant has provided driveway widths that do not meet the standard. **An administrative variance for widths within the range will be required.** Refer to Figure IX.1 of the City’s Code of Ordinances for more information.

INTERNAL SITE OPERATIONS

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

1. The applicant is proposing an 1,158 SF truck well on the west side of the building. Truck turning movements have been provided to show accessibility of the truck well.
2. The applicant is proposing one (1) trash enclosure in the southwest corner of the site.
3. The applicant has indicated 30’ aisles. The applicant could consider reducing the aisle width to the standard 24’.
4. The applicant has dimensioned the proposed initial and landbanked parking islands. The islands meet the requirements set forth in the Zoning Ordinance.
5. Parking Facilities
 - a. The applicant should refer to the Planning Review letter for information related to parking space requirements within and around the site.
 - b. The applicant is proposing no more than 15 spaces adjacent without a landscape island, which is in compliance with City requirements.
 - c. The applicant has indicated 4” curb heights abutting 17’ parking spaces and 6” curb heights in all other areas, as required.
 - d. The applicant has indicated parking space dimensions that are in compliance with City standards.
 - e. The applicant is proposing four (4) accessible parking spaces. Two (2) are proposed to be van accessible, which exceeds the requirement of one (1).
 - f. The applicant has indicated where bicycle parking is to be located on site.
 - i. The applicant has indicated the design and layout of bicycle parking which is in compliance with Section 5.16 of the City’s Zoning Ordinance for City requirements.
 - ii. The bike rack is 36” in height, which is in compliance with City standards.
 - iii. Note that a six foot accessible route is required from the adjacent street to the bicycle parking facilities. A 5’ path is currently provided, due to the 2’ vehicle overhang. The applicant should widen the sidewalk or add a ramp to the 7’ route.

6. Sidewalk Requirements

- a. The applicant has indicated proposed sidewalk on the plans and dimensioned the widths. Sidewalks meet the minimum 5' width requirement.
- b. The applicant has indicated proposed sidewalk ramps and included the latest Michigan Department of Transportation (MDOT) sidewalk ramp detail.
- c. Sidewalk ramps have been provided near the accessible parking spaces.

SIGNING AND STRIPING

1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD).
 - a. The applicant has provided a signing quantities table that includes MMUTCD designation and proposed sizes.
 - b. The applicant has included proposed signing locations throughout the development.
 - c. The applicant should add proposed stop signs at the exit locations.
2. The applicant has provided notes and details related to the proposed signing.
 - a. Single signs with nominal dimensions of 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post. Multiple signs and/or signs with nominal dimension greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.
 - b. The applicant should indicate a bottom height of 7' from final grade for all signs installed.
 - c. The applicant should indicate that all signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign.
 - d. Traffic control signs shall use the FHWA Standard Alphabet series.
 - e. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.
3. The applicant has indicated proposed pavement marking color.
4. The applicant has provided a detail for the proposed international symbol for accessibility pavement markings that may be placed in the accessible parking space. The symbol shall be white or white with a blue background and white border with rounded corners.

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

FAÇADE REVIEW



July 21, 2020

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

Façade Review Status Summary:
Approved, Section 9 Waiver
Recommended.

Re: **FACADE ORDINANCE - Façade Review**
Beck North Corporate Park Unit 54, JSP20-12
 Façade Region: 3, Zoning District: I-1

Dear Ms. McBeth;

The following is the Façade Review for Revised Final Site Plan Approval of the above referenced project based on the drawings prepared by Faudie Architecture, dated 6/26/20. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold. A sample board as required by Section 5.15.4.D of the Ordinance was not provided at the time of this review.

	East (Front)	South	West	North	Ordinance Maximum (Minimum)
Split Faced CMU	67%	84%	84%	70%	75%
Striated Score CMU	14%	14%	14%	11%	25%
Combined Percentage of C.M.U.	81%	98%	98%	81%	75%
Flat Metal Panel (ACM)	14%	1%	1%	10%	75%
Spandrel Glass	4%	1%	1%	2%	50%

As shown above the combined percentage of Concrete Masonry Units (C.M.U) exceeds the maximum amount allowed by the Ordinance on all facades. In this case the combination of materials is composed in a creative manner and will enhance the overall design of the building. Additionally, Section 9 Waivers has been granted on prior projects in this Façade Region for similar deviations. Therefore, it is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of combined Concrete Masonry Units (C.M.U.).


Notes to the Applicant:

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

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

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



July 7, 2020

TO: Barbara McBeth- City Planner
Lindsay Bell-Plan Review Center
Madeleine Kopko-Planning Assistant

RE: Beck North Unit 4 &52

PSP# 20-0021
JSP# 20-12
PSP# 20-0046

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Andrew Mutch

Laura Marie Casey

Kelly Breen

Hugh Crawford

Justin Fischer

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

Project Description:

Build a single story 31,617 sq. ft. building off of Hudson Dr.

Comments:

- All fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. **(IFC 2015 912.2).**
- Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. **(City of Novi Ordinance 912.2.3).**
- The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. **(IFC 2015 503.2.1).**
- A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

Recommendation:

APPROVED WITH CONDITIONS. No changes from previous review.

Sincerely,

Andrew Copeland – FPO/Inspector II - CFPE
City of Novi Fire Department

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

cityofnovi.org

APPLICANT RESPONSE LETTER



46892 West Road, Suite 109
Novi, Michigan 48377
Phone: (248) 926-3701
Fax: (248) 926-3765
Web: www.alpine-inc.net

July 30, 2020

Attn: Lindsay Bell
City of Novi Community Development Department
45175 West 10 Mile Road
Novi, MI 48375

**Re: Proposed Unit 59 (Beck North Units 4 & 52)
Response to Preliminary Site Plan Review Comments
Alpine Engineering Inc. Project #14-307
JSP20-12**

Dear Lindsay,

On behalf of our client, Dembs Development, Inc., please find the following responses to the reviews received on July 23, 2020 via email for the above referenced project.

PLANNING REVIEW (DATED JULY 23, 2020)

1. Comment: Driveway Spacing: Spacing Dimensions.

Response: The driveway spacing dimensioning will be corrected on the Final Site Plan. A driveway spacing waiver is requested.

2. Comment: Wetland Delineation: If a Wetland Permit is determined to be required at a later time a second public hearing before the Planning Commission will be required.

Response: Comment understood.

3. Comment: Parcel combination and Master deed amendment:

Response: Parcel combination and Master deed amendment will be addressed.

PLANNING CHART

4. Comment: Wetland/Watercourse Setback: Indicate 25' wetland buffer on plans to verify compliance.

Response: The previous approved wetland buffer location is shown throughout the Preliminary Site Plans. Also, the previously approved and required wetland conservation easement, which extends to the 25' wetland buffer, is shown throughout the Preliminary Site Plans.

5. Comment: Parking Setback Screening: See Landscaping comments.

Response: Please refer to the landscape response letter by Allen Design.

6. Comment: Numbers of Parking Spaces: Note: Construction of landbanked spaces would require submittal/approval of a revised Final Site Plan.

Response: Comment understood.

7. Comment: Parking Space Dimensions and Maneuvering Lanes: Drive aisles could be reduced to 24' standard.

Response: Wider drive aisles are shown for Maneuvering.

8. Comment: End Island: See Traffic review.

Response: Please refer to the Traffic review response.

9. Comment: Bicycle Parking General requirements: Consider placing bike rack closer to entrance.

Response: Bike rack location is w/in 120 ft of public entrance per code. Location will be reviewed for Final Site Plan.

10. Comment: Roof top equipment and wall mounted utility equipment: See Façade Review.

Response: Please refer to the Architect response letter by Faudie Architecture.

11. Comment: Maximum Height: Provide mounting height of each type of fixture.

Response: Mounting heights for fixtures will be provided on the Final Site Plan.

12. Comment: Min. Illumination: Increase lighting at main entrance to meet min.

Response: Lighting at main entrance will be increased and shown on the Final Site Plan.

13. Comment: Economic Impact Information: Provide requested information for Planning Commission's consideration.

Response: The Economic Impact Information will be submitted under separate cover by the Applicant.

ENGINEERING REVIEW (DATED JULY 21, 2020)

1. The revised block will be changed to say submittal instead of approval on the Final Site Plan.
2. Construction materials table will be provided at Final Site Plan.
3. Utility crossing information will be provided at Final Site Plan.
4. Light poles locations will be shown on the Final Site Plan.
- 5.. Same-side/opposite-side driveway spacing Waiver is requested.
6. Backflow prevention device will be shown on the Final Site Plan Irrigation Plan.
7. Non-Domestic User Survey Form will be resubmitted when a user is known.
8. Water main details will be provided at Final Site Plan.
9. Water main will be profiled at Final Site Plan.
10. MDEGLE water main application will occur during Final Site Plan process.
11. No response required.
- 12.-15. Detailed storm sewer design and details will be provided at Final Site Plan.
16. No response required.
17. Liber and page of the existing drainage easement will be provided at Final Site Plan.
18. Contours will be provided, as necessary, at Final Site Plan.
19. Detailed grading will be provided at Final Site Plan,
20. Off-site easements not required.
21. SESC permit will be applied for during Final Site Plan.
22. Cost estimate will be provided at Final Site Plan.
23. Off-site easements not required.
- 24.-28. Items will be addressed at Stamping Set submittal.
- 29.-37. Items will be addressed prior to construction.

LANDSCAPE REVIEW (DATED JULY 13, 2020)

Refer to the response to review letter prepared by Allen Design.

AECOM TRAFFIC REVIEW (DATED JULY 21, 2020)

- 1.a. Additional dimensions will be provided on the Final Site Plan. Driveway spacing waiver is requested.
- 1.b. Administrative waiver for driveway widths is requested.
- 5.f.iii. The sidewalk will be widened, or a ramp added on the Final Site Plan.
- 2.b. 7' bottom height from final grade will be noted on the Final Site Plan.
- 2.c. A note will be provided on the Final Site Plan stating signs shall be placed 2' from the face of curb or edge of nearest sidewalk to the near edge of the sign.

FAÇADE REVIEW (DATED JULY 21, 2020)

Refer to the response to review letter prepared by Faudie Architecture.

ECT WETLAND REVIEW (DATED JULY 22, 2020)

1. A conservation easement/wetland buffer was previously reviewed, approved and recorded for this site as part of the overall park development approval process. No disturbance within the conservation easement is proposed.
2. Documentation of the recorded wetland conservation easement is attached.
3. Per the site plan, impacts are not proposed to the existing conservation easement/wetland buffer. proposed.
4. Existing wetland area will be provided at Final Site Plan.
5. See response #3 above.
6. See response #3 above.

7. Per the City of Novi Engineering Design Manual, "In commercial and industrial developments, buffers shall be provided in areas where impervious surface is directed to the basin via surface flow." Impervious surface is not directed to the basin via surface flow per the site plan.

ECT WOODLAND REVIEW (DATED JULY 22, 2020)

Refer to the response to review letter prepared by Allen Design.

CITY OF NOVI FIRE DEPARTMENT REVIEW (DATED JULY 7, 2020)

Fire Department comments are understood.

If you have any questions/comments, please feel free to contact us at (248) 926-3701.

Thank you.

Sincerely,
Alpine Engineering, Inc.

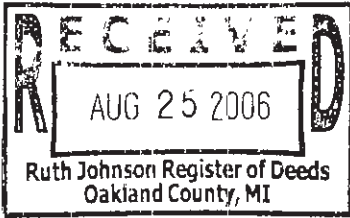


Thomas Gizoni, PE

cc: Dembs Development, Inc.

217855
LIBER 38064 PAGE 778
\$25.00 MISC RECORDING
\$4.00 REMONUMENTATION
09/05/2006 09:04:56 A.M. RECEIPT# 99053

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS



CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT made this 19th day of JUNE, 2006 by and between Nadlan II, L.L.C., a Michigan limited liability company, whose address is 26105 Lannys Road, Suite A, Novi, Michigan 48375 (hereinafter the "Grantor"), and the City of Novi, and its successors or assigns, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, (hereinafter the "City").

RECITATIONS:

A. Grantor owns a certain parcel of land situated in Section 4 of the City of Novi, Oakland County, Michigan, known as Units 2, 3 and 4 of Beck North Corporate Park Condominium, described in Exhibit A, attached hereto and made a part hereof (the "Property"). Grantor has received final site plan approval for construction of an office park development on the Property, subject to provision of an appropriate easement to permanently protect the woodland and wetland areas located thereon from destruction or disturbance. Grantor desires to grant such an easement in order to protect the area.

B. The Conservation Easement Areas (the "Easement Areas") situated on the Property are more particularly described on Exhibit B, attached hereto and made a part hereof, which also contains a drawing depicting the protected area.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), in hand paid, the receipt and adequacy of which are hereby acknowledged, Grantor hereby reserves, conveys and grants the following Conservation Easement, which shall be binding upon the Grantor, and the City, and their respective heirs, successors, assigns and/or transferees and shall be for the benefit of the City, all Grantors and purchasers of the property and their respective heirs, successors, assigns and/or transferees. This Conservation Easement is dedicated pursuant to Subpart 11 of Part 21 of the Natural Resources and Environmental Protection Act being MCL 324.2140, et. seq., upon the terms and conditions set forth herein as follows:

1. The purpose of this Conservation Easement is to protect the woodlands and wetlands, as shown on the attached and incorporated Exhibit B. The Easement Areas shall be perpetually preserved and maintained, in their natural and undeveloped condition, unless authorized by permit from the City, and, if applicable, the Michigan Department of Environmental Quality and the appropriate federal agency.

O.K. - KB

2. Except for and subject to the activities which have been expressly authorized by permit, Grantor its successors and assigns shall refrain from altering or developing the Easement Areas, including altering the topography of; placing fill material in; dredging, removing or excavating soil, minerals, or trees, and from constructing or placing any structures on; draining surface water from; or plowing, tilling, cultivating, or otherwise altering or developing, and/or constructing, operating, maintaining any use *or* development in the Easement Area.

3. Grantor its successors and assigns shall not plant grass or other vegetation in the Easement Areas with the exception of plantings approved, in advance, by the City in accordance with all applicable laws and ordinances.

4. Upon the formation of the Condominium Association (the "Association"), the Association shall assume all responsibility for the obligations hereunder and Grantor shall have no further liability or obligations hereunder.

5. This Conservation Easement does not grant or convey to the City, or any member of the general public, any right of ownership, possession or use of the Easement Area, except that, upon reasonable written notice to Grantor, Grantee and its authorized employees and agents (collectively, "Grantee's Representatives") may enter upon and inspect the Easement Area to determine whether the Easement Area is being maintained in compliance with the terms of this Conservation Easement.

6. In the event that Grantor, its successors and assigns (for purposes of this paragraph, Lot Owner with respect to the Property) and/or the Association, as applicable, shall at any time fail to carry out the responsibilities specified within this Conservation Easement, the City may serve written notice upon Lot Owner and/or the Association, as applicable, setting forth the deficiencies in maintenance and/or preservation. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place of the hearing before the City Council, or such other Council, body or official delegated by the City Council, for the purpose of allowing Lot Owner and/or the Association, as applicable, an opportunity to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken. At the hearing, the time for curing the deficiencies and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council, or other body or official, designated to conduct the hearing, shall determine that maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall thereupon have the power and authority, but not obligation, to enter upon the Property, or cause its agents or contractors to enter upon the Property and perform such maintenance and/or preservation as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation, including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of twenty-five (25%) percent of the total of all costs and expenses incurred shall be paid by Lot Owner and/or the Association, as applicable, within thirty (30) days of a billing to Lot Owner and/or the Association, as applicable. All unpaid amounts may be placed on the delinquent tax roll of the City, as to the Property and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the

laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against Lot Owner and/or the Association, as applicable, and, in such event, Lot Owner and/or the Association, as applicable, shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

7. Within 90 days after the Conservation Easement shall have been recorded, Grantor at its sole expense, shall place such signs, defining the boundaries of the Easement Area and, describing its protected purpose, as indicated herein.

8. This Conservation Easement has been made and given for a consideration of a value less than One Hundred (\$ 100.00) Dollars, and, accordingly, is (i) exempt from the State Transfer Tax, pursuant to MSA 7.456(26)(2) and (ii) exempt from the County Transfer Tax, pursuant to MSA 7.456(5)(a).

9. Grantor shall state, acknowledge and/or disclose the existence of this Conservation Easement on legal instruments used to convey an interest in the Property.

IN WITNESS WHEREOF, Grantor and the City have executed this Conservation Easement as of the day and year first above set forth.

NADLAN II, L.L.C.,
a Michigan limited liability company

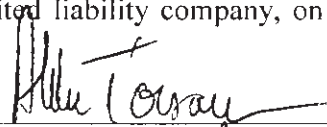
By: Nadlan, L.L.C.,
a Michigan limited liability company
Its: Member

By: Ryleg, L.L.C.,
a Michigan limited liability company
Its: Manager

By: _____
Ryan Dembs
Its: Manager

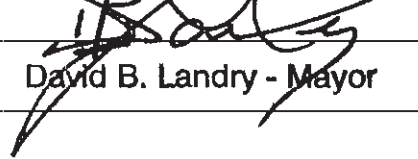
STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 19 day of September 2005 by Ryan Dembs the Manager of Ryleg, L.L.C., a Michigan limited liability company, the Manager of Nadlan, L.L.C., a Michigan limited liability company, the Member of NADLAN II, L.L.C., a Michigan limited liability company, on behalf of said limited liability company.



Print Name of Notary Public: Alina TOUSSAINT
Notary Public, State of Michigan, County of Macomb
My commission expires: 10/19/2009
Acting in the County of Oakland, Michigan

CITY OF NOVI,
a Michigan municipal corporation

By: 
Its: David B. Landry - Mayor

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2006 by David B. Landry - Mayor the _____ of the CITY OF NOVI, a Michigan municipal corporation, on behalf of said corporation.



Print Name of Notary Public: MARILYN S. TROUTMAN
Notary Public, State of MICHIGAN, County of OAKLAND
My commission expires: OCT. 13 2011
Acting in the County of OAKLAND

Drafted by ~~and after recording,~~
~~Return to:~~

Jeffrey S. Pitt
Nadlan II, L.L.C.
26105 Lannys Road, Suite A
Novi, Michigan 48375

When Recorded, Return To:
Maryanne Cornelius, City Clerk
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

MARILYN S. TROUTMAN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 13, 2011
ACTING IN COUNTY OF OAKLAND

Exhibit A

PROPERTY

PARENT PARCEL DESCRIPTION

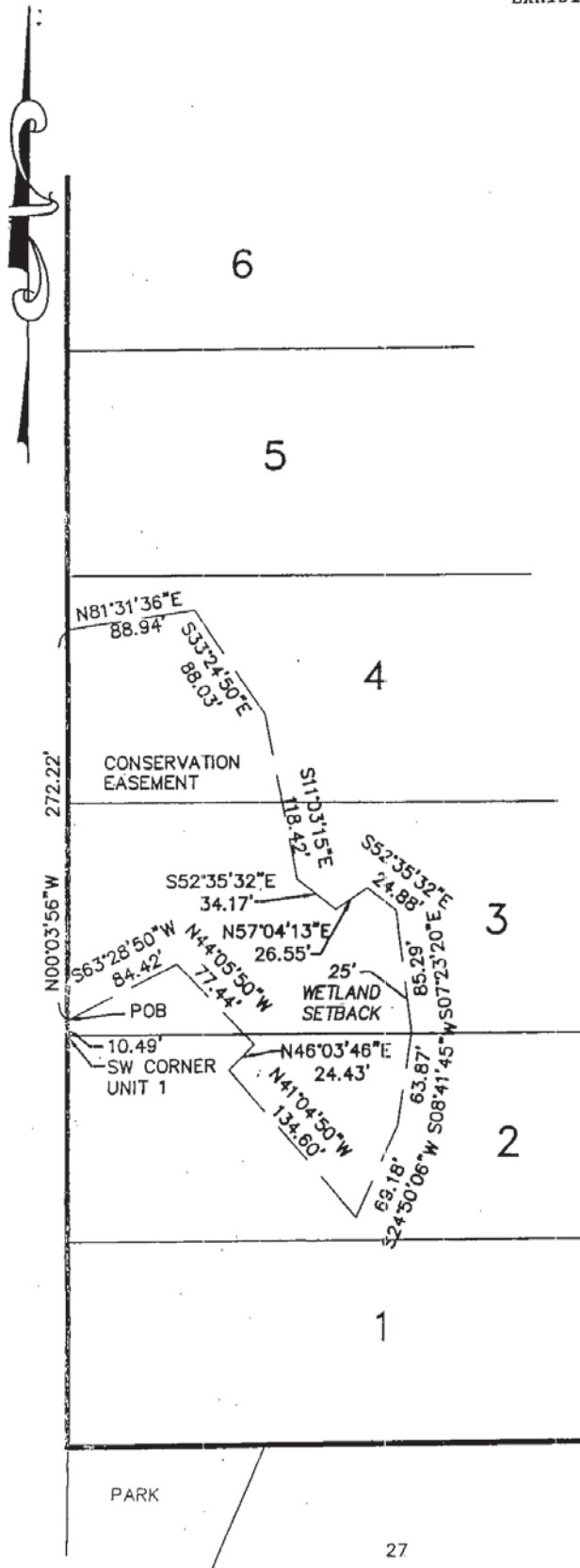
Land situated in Section 4 of the City of Novi, Oakland County, Michigan, known as Units 2, 3 and 4 of Beck North Corporate Park Condominium, according to the Master Deed dated May 5, 2005, and recorded in Liber 35825, Page 628, Oakland County Records, and designated as County Condominium Plan No. 1759.

Q001759

22-04-376-009 - Unit 2

010 - Unit 3

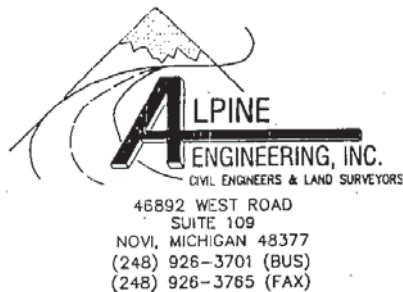
011 - Unit 4



VARIABLE WIDTH CONSERVATION EASEMENT

COMMENCING AT THE SOUTHWEST CORNER OF UNIT 3 OF PROPOSED BECK NORTH CORPORATE PARK - PHASE 2, SECTION 4, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE N00°03'56"W 10.49 FEET TO THE POINT OF BEGINNING; THENCE N00°03'56"W 272.22 FEET; THENCE N81°31'36"E 88.94 FEET; THENCE S33°24'50"E 88.03 FEET; THENCE S11°03'15"E 118.42 FEET; THENCE S52°35'32"E 34.17 FEET; THENCE N57°04'13"E 26.55 FEET; THENCE S52°35'32"E 24.88 FEET; THENCE S07°23'20"E 85.29 FEET; THENCE S08°41'45"W 63.87 FEET; THENCE S24°50'06"W 69.18 FEET; THENCE N41°04'50"W 134.60 FEET; THENCE N46°03'46"E 24.43 FEET; THENCE N44°05'50"W 77.44 FEET; THENCE S63°28'50"W 84.42 FEET TO THE POINT OF BEGINNING.

*A 22-04-376-009 - Unit 2
010 - Unit 3
011 - Unit 4*



CLIENT:	NADLAN II, L.L.C.	DATE:	3-15-04
EASEMENT SKETCH		DRAWN BY:	AGC
		CHECKED BY:	GLM
BECK NORTH CORPORATE PARK SECTION: 4 TOWNSHIP: 1 N RANGE: 8 E CITY OF NOVI OAKLAND COUNTY MICHIGAN			
		FBK:	28
		CHF:	03-170
		SCALE HOR 1" = 100 FT. VER 1" = 10 FT.	

July 31, 2020

Mr. Rick Meader, Landscape Architect
City of Novi Community Development
45175 West 10 Mile
Novi, MI 48375

RE: Beck North Unit 59

Dear Mr. Meader:

Below are our responses to your review dated July 13, 2020.

Landscape Comments:

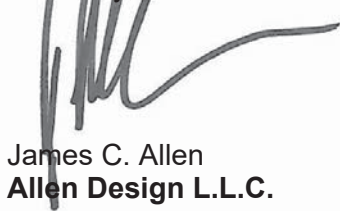
- The water main will be relocated to allow for the perimeter parking lot trees to be planted.
- The greenbelt will be revised to meet the Industrial Subdivision Landscaping requirements.
- A larger scale will be used for the foundation plantings.
- The soil type will be revised to be more legible.
- Island will be dimensioned from back of curb to back of curb.
- Utility lines will be differentiated from the easement lines and the proposed lighting will be shown.
- Snow deposit areas are shown and the note will be expanded to stating snow should avoid plant material.
- The long westerly drive will be omitted from the parking lot area calculation.
- The access drive perimeter trees will be added to the calculations.
- A multi-stem planting detail will be added to the Landscape Details sheet.

Woodland Comment

- The multi-stem replacement requirement will be revised.

If you have any questions or comments regarding this response, please contact me at your convenience.

Sincerely,



James C. Allen
Allen Design L.L.C.

FAUDIE ARCHITECTURE

Design to Inspire

July 30, 2020

Lindsay Bell

City of Novi Community Development Department
45175 W. Ten Mile Road
Novi, MI 48375-3024

**RE: Proposed Unit 59 (Beck North Units 4 & 52) Spec Building
Response to Preliminary Site Plan Review Comments, JSP20-12
Our Project No. 14029**

Dear Lindsay:

This is in response to the Façade Review Comments for Revised Final Site Plan Approval as described in the DRN & Associates, Architects, PC review letter, dated July 21, 2020 that we received for the proposed Lots 4 & 52 Spec Building on Hudson Drive in Novi. The following items were noted as requiring additional information or further explanation, and have been revised or clarified as follows:

1. "A sample board as required by Section 5.15.4.D of the Ordinance was not provided at the time of this review."
 - **A sample board will be provided as required.**

2. "As shown above, the combined percentage of Concrete Masonry Units (C.M.U.) exceeds the maximum amount allowed by the Ordinance on all facades. In this case the combination of materials is composed in a creative manner and will enhance the overall design of the building. Additionally, Section 9 waivers have been granted on prior projects in this Façade Region for similar deviations. Therefore, it is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of combined Concrete Masonry Units (C.M.U.)"
 - **We respectfully request the Section 9 Façade Waiver as recommended.**

3. "The dumpster enclosure should be constructed of materials matching the primary structure."
 - **The dumpster enclosure elevations and detail on the submitted sheet PFP-2 have been revised to include notation that they must match the building.**


FAUDIE ARCHITECTURE

Design to Inspire

We hope this response will satisfy your Façade Ordinance compliance concerns so that approval will be granted. Please feel free to contact me if you have any additional questions.

Sincerely,

FAUDIE ARCHITECTURE, INC.



Alden L. Faudie, Jr., A.I.A.
President



Cc: Barbara McBeth, City of Novi Planning Department
Glenn Jones, Dembs Development, Inc.
Tom Gizoni, Alpine Engineering, Inc.



DEMBS

Development Inc

27750 Stansbury, Suite 200
Farmington Hills, Michigan 48334
(248) 380-7100 • Fax (248) 560-3030

August 3, 2020

Ms. Barbara McBeth
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Re: JSP20-0012/ Beck North Units 4 & 52 (Proposed 59)

Dear Barb,

This letter is intended to provide you with information regarding the potential jobs created during and after the construction of the above referenced project along with an estimated total project cost.

The new construction portion of this project will more than likely generate somewhere in the range of one hundred (100) or so short-term jobs for the various consultants, testing/ inspection firms and subcontractors working on the development. Once a tenant or purchaser is secured for the building, a tenant improvement construction build out would also likely generate somewhere in the same range of seventy five (75) short term jobs for various individuals working on this aspect of the project.

The building is sized accordingly for a company to move in and potentially create upwards of 40 to 50 full time jobs.

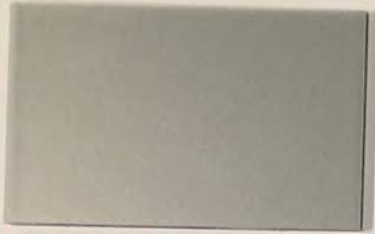
To date the overall anticipated projected cost for the development is in the range of 5 million dollars.

We at Dembs Development once again want to note our appreciation for the cooperation and collaboration that you and your department have provided to us over the years. We look forward to yet another successful project within the City of Novi.

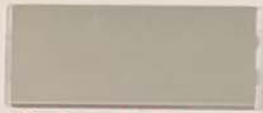
Sincerely,
Dembs Development, Inc.

Glenn E. Jones
Pre-Construction and Development

CC: Charles Boulard/ City of Novi
Lindsay Bell/ City of Novi



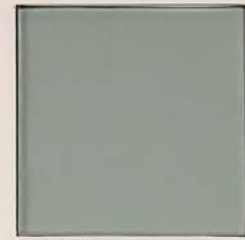
Aluminum Composite Panel (ACM)



Clear Anodized Aluminum
Curtain Wall System



Flush Horizontal Siding



Low "E" Tinted Glazing



Split-Face CMU Block



Proposed Material Board for
Lot #4 52K Spec Building



FAU...

HITECTURE

Design to Inspire