



CAV TOOL – ADDITION JSP17-17

CAV Tool – Addition JSP17-17

Public hearing at the request of CAV Tool for Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan Approval. The subject property is located in section 26, north of Nine Mile Road and west of Heslip Drive and is zoned I-1 (Light Industrial). The applicant is proposing to construct a 1,800 square foot addition to an existing industrial building with associated site improvements. A special land use is required for uses adjacent to residential zoned property.

Required Action

Approve/Deny the Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	04-18-17	<ul style="list-style-type: none"> • Special Land Use for adjacency to residential • Waiver for not providing bicycle parking (supported by staff) • Waiver for noise impact analysis (supported by staff) • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	05-01-17	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval recommended	04-13-17	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Façade	Approval recommended	04-21-17	<ul style="list-style-type: none"> • Full compliance with ordinance
Fire	Approval recommended	04-13-17	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Special Land Use Permit

In the matter of CAV Tool JSP17-17, motion to **approve** the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*existing use and proposed addition is for storage only*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*proposed addition is for storage only*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*because the plan is an existing use and will enhance the landscaping*);
- d. The proposed use is compatible with adjacent uses of land (*because the proposed use is existing and will enhance screening between residential and industrial*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (*the project supports and strengthens an existing business*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*because the plan reinvests in an existing business and property*);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and
- h. (*additional comments here if any*)

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

Approval – Preliminary Site Plan

In the matter of CAV Tool JSP17-17, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Waiver from Planning Commission from requirement for noise impact analysis because the proposed addition is a storage space for an existing building with no equipment or machinery contained within;
- b. Waiver from Planning Commission from requirement to provide bicycle parking on site;
- 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 – Stormwater Management Plan

In the matter of CAV Tool JSP17-17, 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 – Special Land Use Permit

In the matter of CAV Tool JSP17-17, motion to **deny** the Special Land Use Permit...*(because the plan is not in compliance with Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

- AND -

Denial – Preliminary Site Plan

In the matter of CAV Tool JSP17-17, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

- AND -

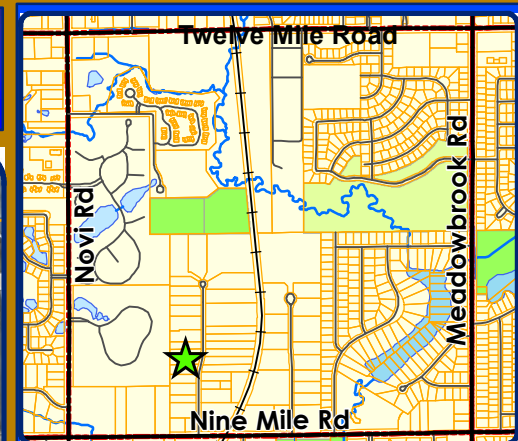
Denial – Stormwater Management Plan

In the matter of CAV Tool JSP17-17, 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

JSP17-17: CAV Tool - Addition

Location Map



LEGEND

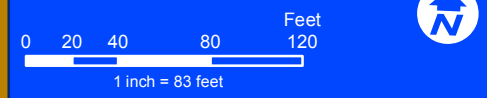
 Sections



City of Novi

Community Development Department
Civic Center
45175 W Ten Mile Road
Novi, MI 48375
www.cityofnovi.org

Map Author: Kirsten Mellem
Date: 04/20/2017
Project: JSP17-17 CAV Tool - Addition
Version #: 1

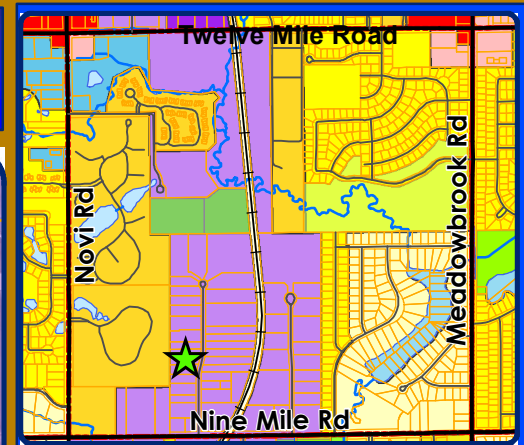
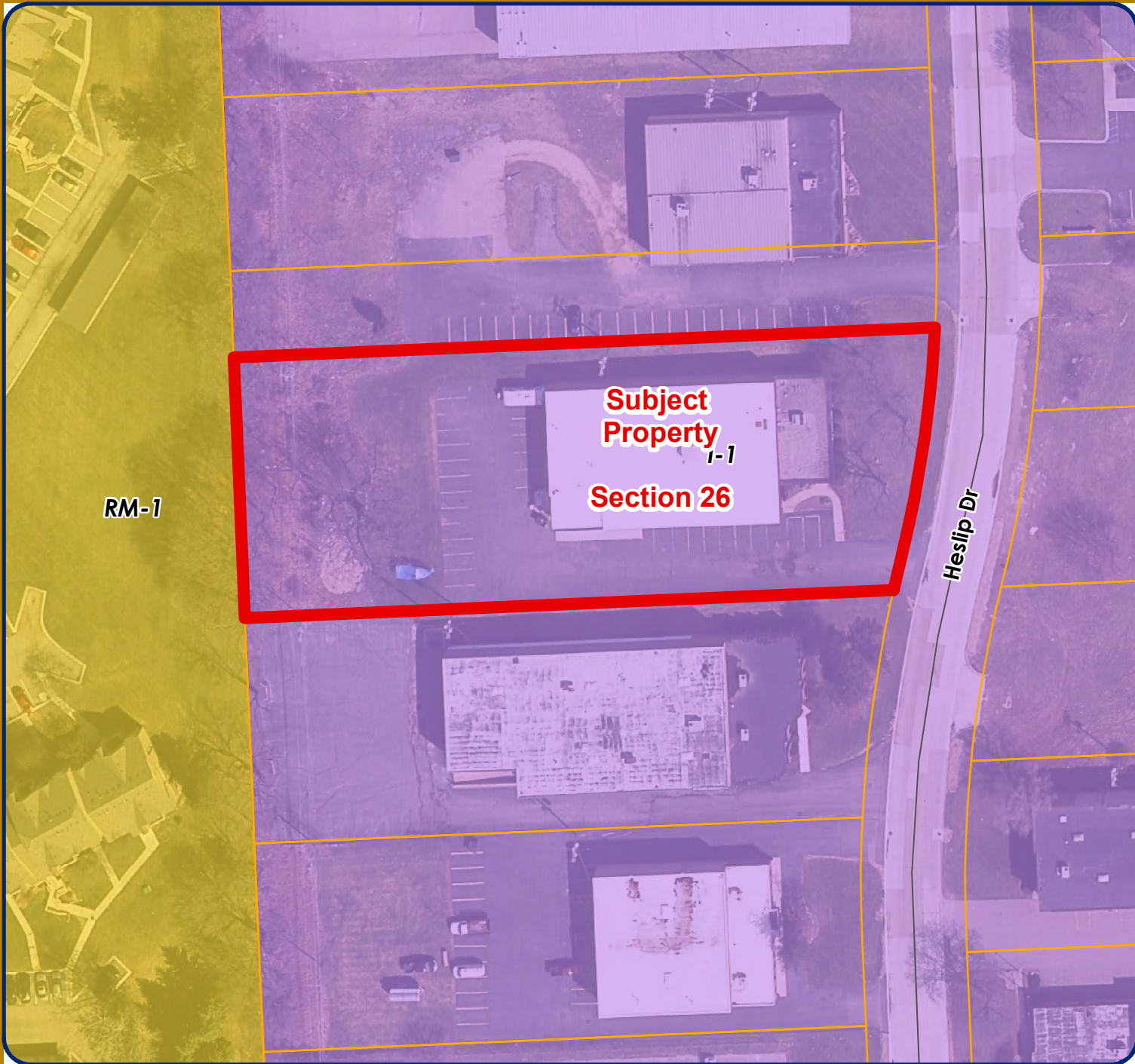


MAP INTERPRETATION NOTICE

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 of Novi GIS Manager to confirm source and accuracy information related to this map.

JSP17-17: CAV Tool - Addition

Zoning Map



LEGEND

- Sections
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District

CITY OF

NOVI
cityofnovi.org

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 Community Development Department
 Civic Center
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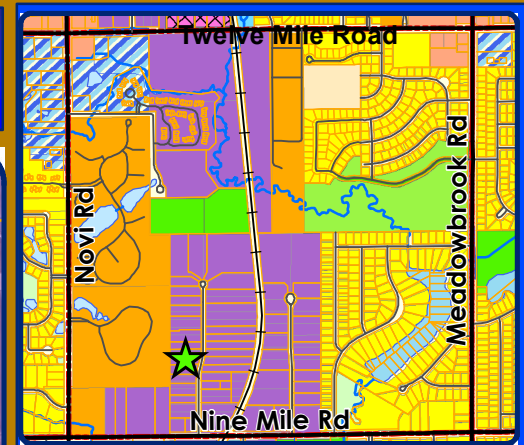
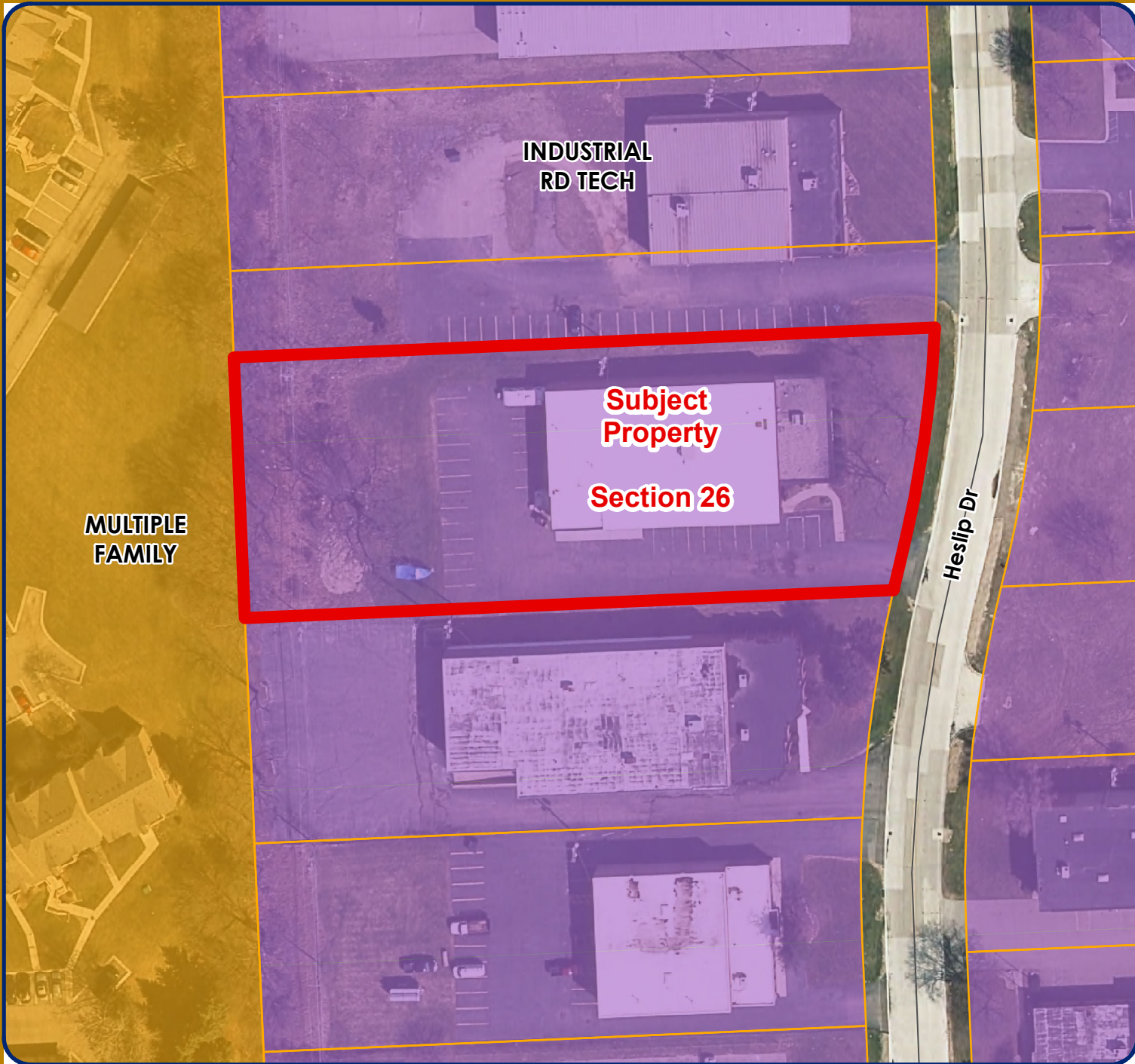
0 20 40 80 120 Feet
 1 inch = 83 feet

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JSP17-17: CAV Tool - Addition

Future Land Use Map



LEGEND

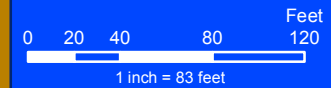
- Sections
- FUTURE LAND USE**
- Single Family
- Multiple Family
- Community Office
- Industrial RD Tech
- Heavy Industrial
- Local Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Cemetery



City of Novi

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www.cityofnovi.org

Map Author: Kirsten Mellem
 Date: 04/20/2017
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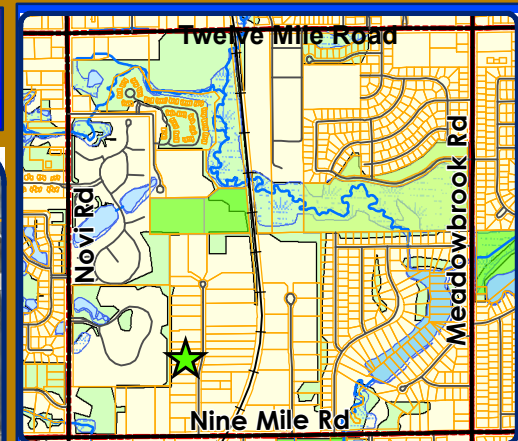
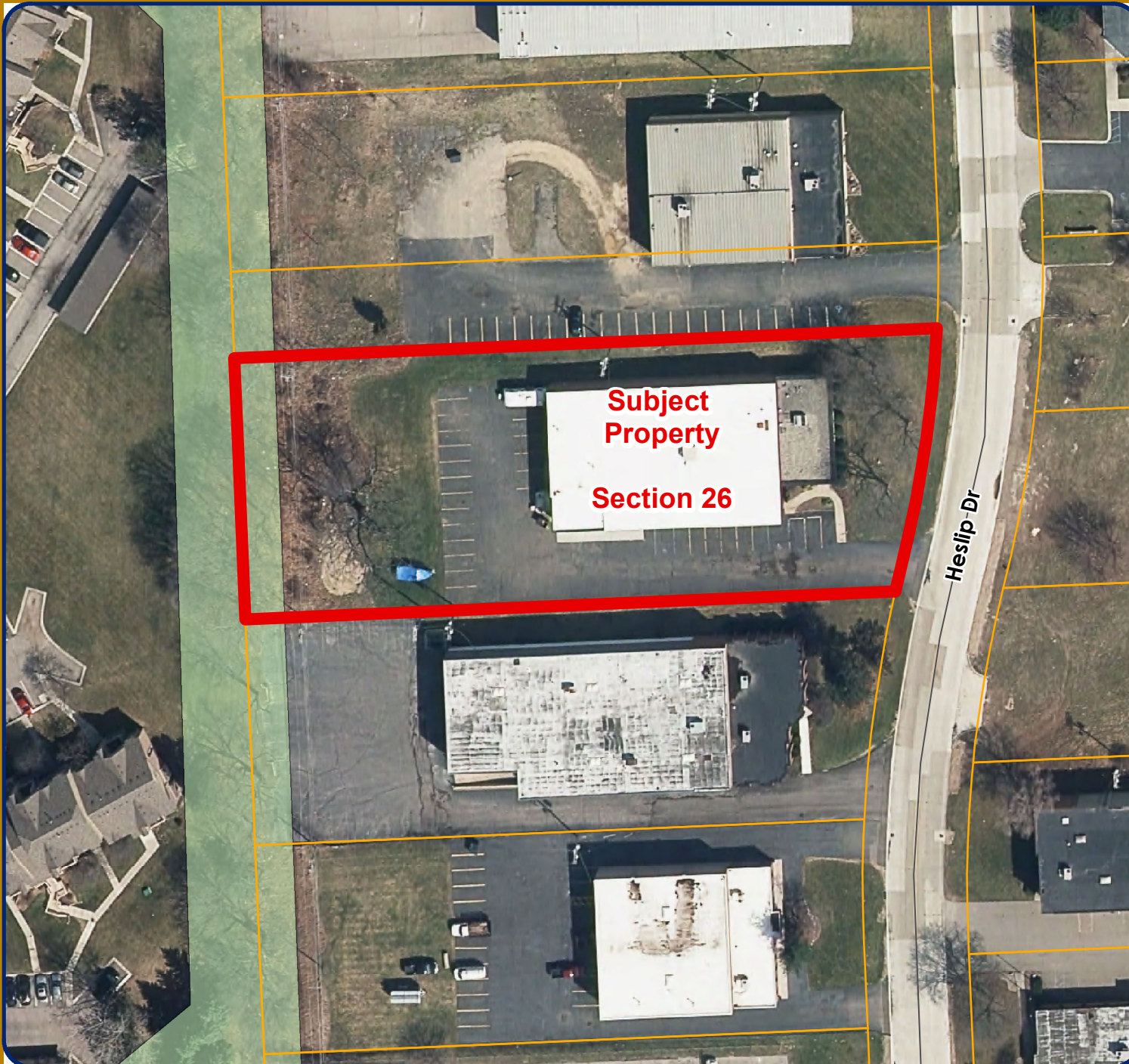


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JSP17-17: CAV Tool - Addition

Natural Features Map




LEGEND

- Sections
- WETLANDS
- WOODLANDS

 **City of Novi**
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0 20 40 80 120 Feet
1 inch = 83 feet



MAP INTERPRETATION NOTICE

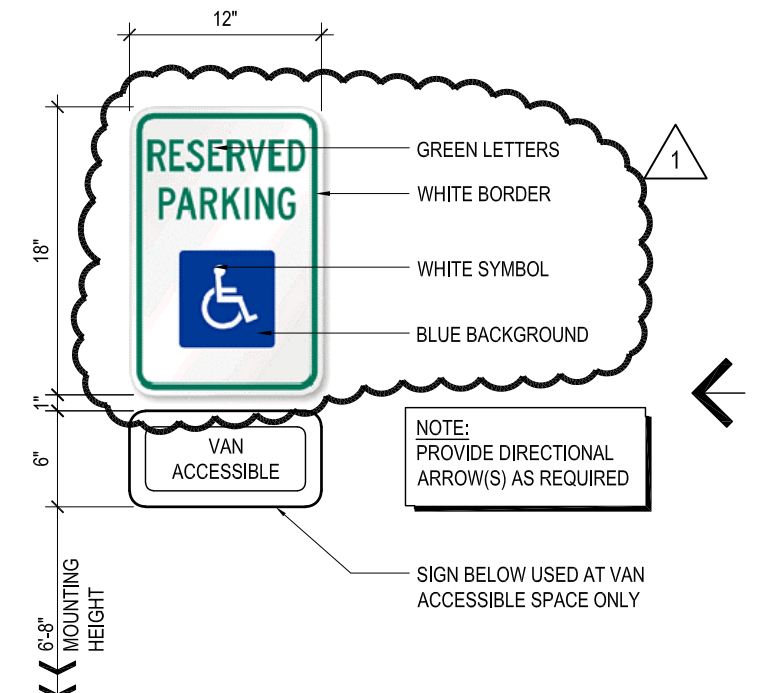
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate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

SITE PLAN

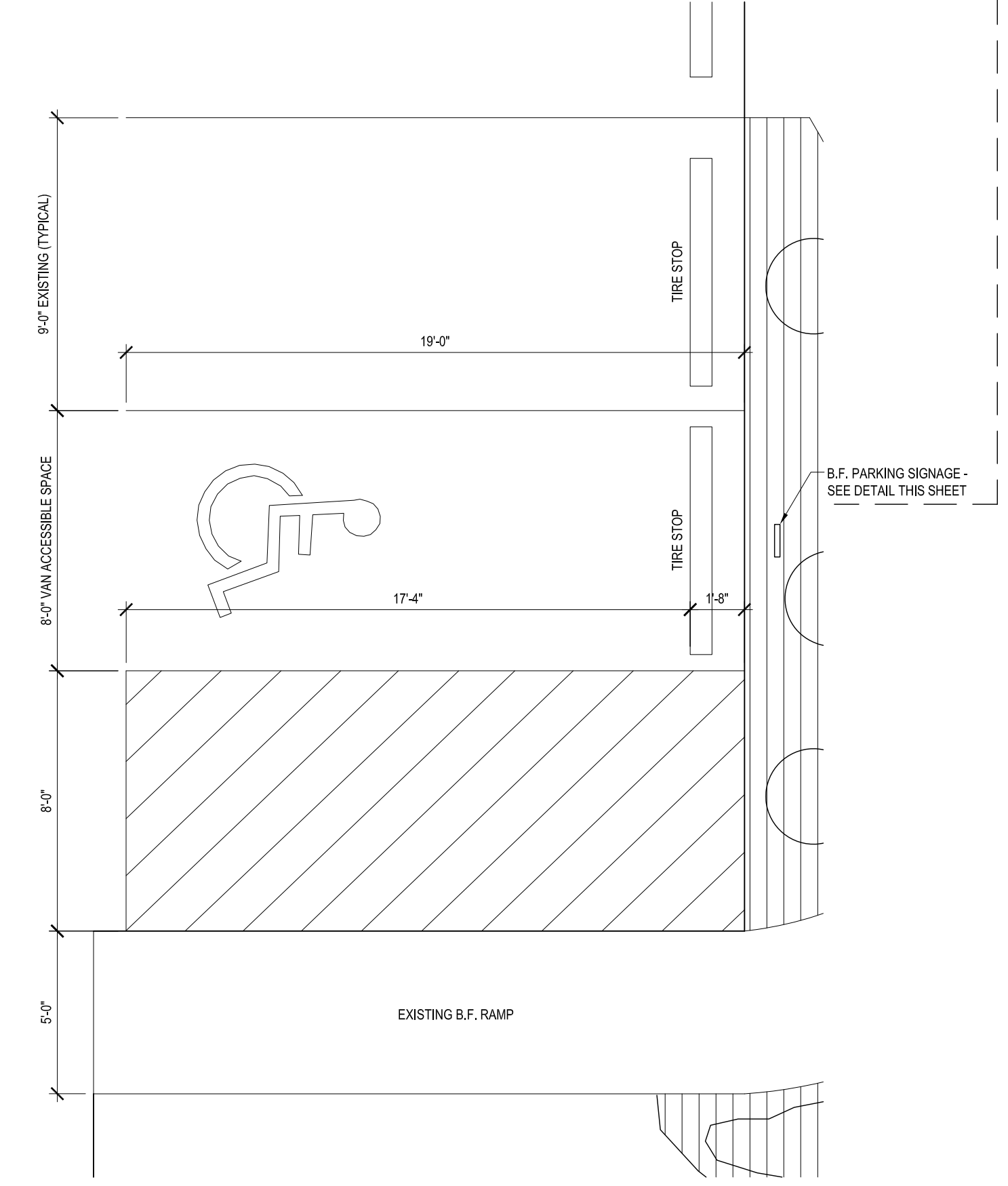
(Full plan set available for viewing at the Community Development Department)



5 ACCESSIBLE PAVEMENT MARKING
AS101 NOT TO SCALE



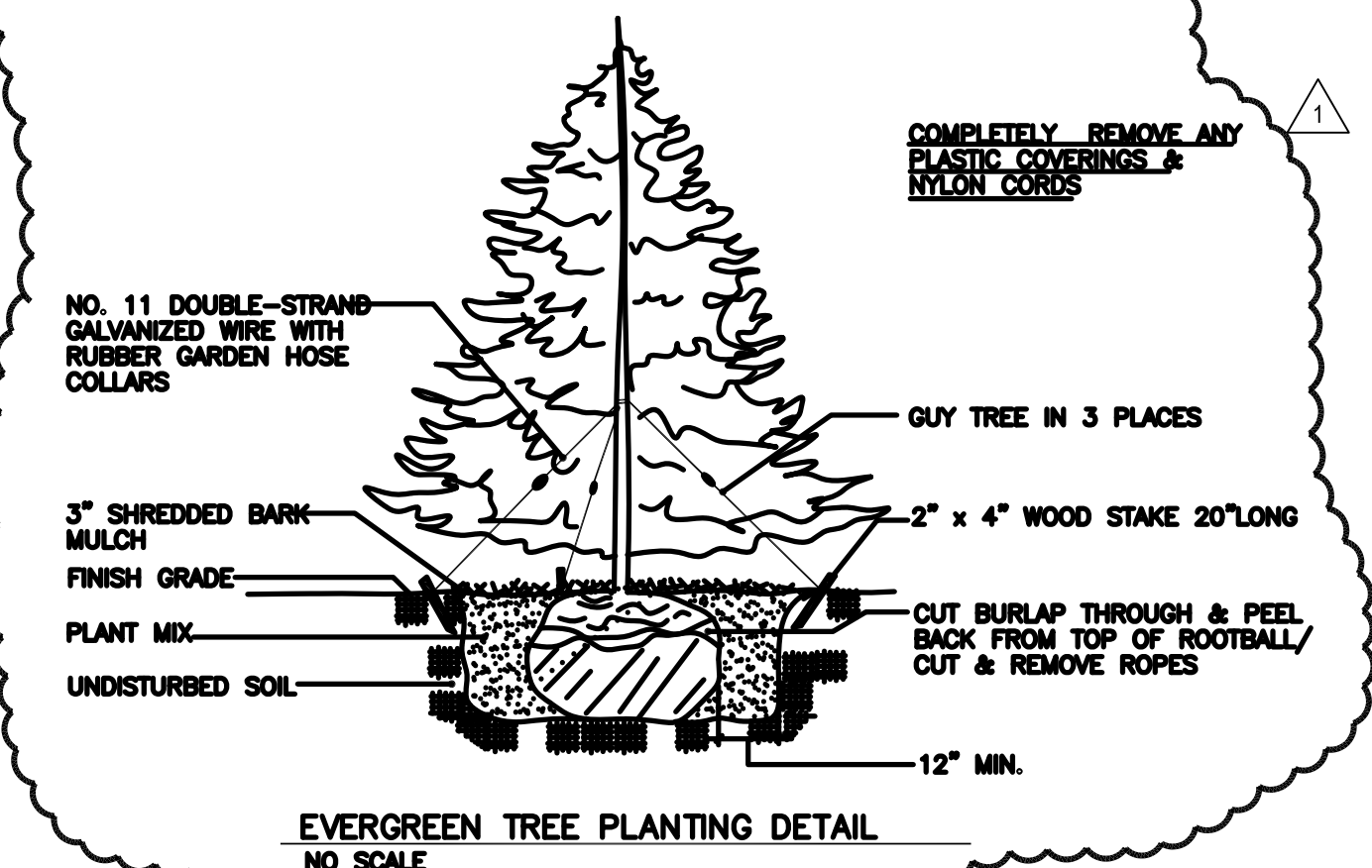
4 BARRIER-FREE PARKING SIGN
AS101 1" = 1'-0"



03 ENLARGED PLAN @ B.F. PARKING
AS101 1/4" = 1'-0"

LANDSCAPE PLANT & MATERIALS LIST:

KEY	QTY.	ITEM	SIZE	ROOT	REMARKS
A	5	EMERALD GREEN ARBORVITAE THUJA OCC. 'SMARAGD'	4'-5" HT.	B&B	FULL



EVERGREEN TREE PLANTING DETAIL
NO SCALE

PARKING INFORMATION - PROPOSED:

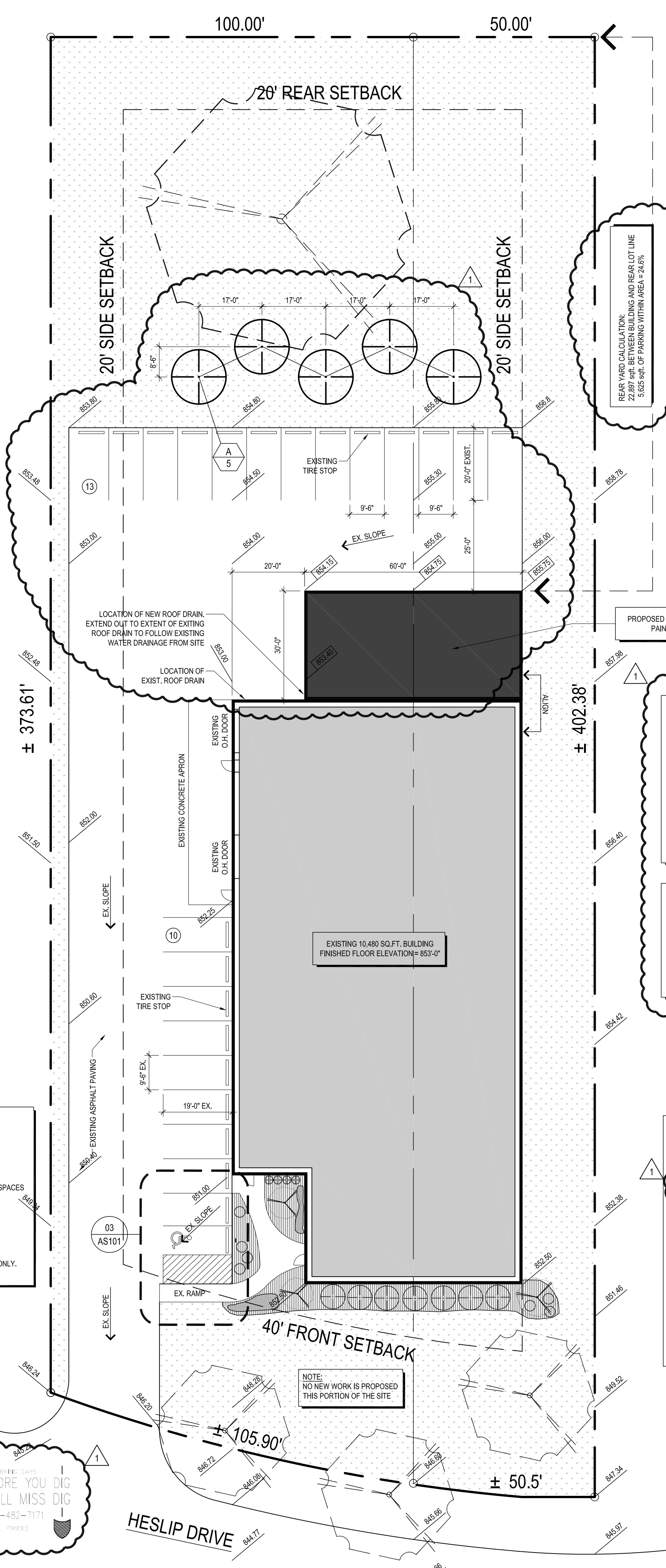
REQUIRED PARKING: (5) SPACES + (1) SPACE FOR EACH 1.5 EMPLOYEES
(15) EMPLOYEES: 15 / 1.5 = (10) SPACES
(5) SPACES + (10) SPACES = (15) SPACES

TOTAL REQUIRED SPACES: (15) SPACES
TOTAL EXISTING SPACES: (30) SPACES
TOTAL REMOVED SPACES: (7) SPACES
TOTAL PROVIDED SPACES: (23) SPACES

NOTE: BUILDING ADDITION IS INTENDED FOR STORAGE USE ONLY. NO INCREASE IN EMPLOYEES IS NEEDED NOR PROPOSED.



02 PROPOSED SITE PLAN
AS101 1" = 20'-0"



IMPERVIOUS AREA CALCULATION:

EXISTING
PARKING LOT: 17,522 sqft
BUILDING: 10,480 sqft
SIDEWALK: 386 sqft
TOTAL: 28,388 sqft

PROPOSED
PARKING LOT: 15,722 sqft
BUILDING: 12,280 sqft
SIDEWALK: 386 sqft
TOTAL: 28,388 sqft

SITE PLAN REVIEW NOTES:

DEALING DIRECTLY WITH CONSUMER AT RETAIL IS PROHIBITED.
LONG TERM DELIVERY TRUCK PARKING IS NOT ALLOWED.
EXISTING SITE IS NOT WITHIN A FLOODPLAIN.
EXISTING SITE IS NOT ADJACENT TO A WETLAND.

PROPERTY DESCRIPTION:

ALL OF LOT 9 AND SOUTH 50.0' OF LOT 10, NOVEX ONE INDUSTRIAL SUBDIVISION, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

50-22-26-375-016
T1N, R2E, SEC 26 NOVEX-ONE LOT 9, ALSO S 50 FT OF LOT 10 CITY OF NOVI BENCHMARK 3515

SITE INFORMATION - EXISTING:

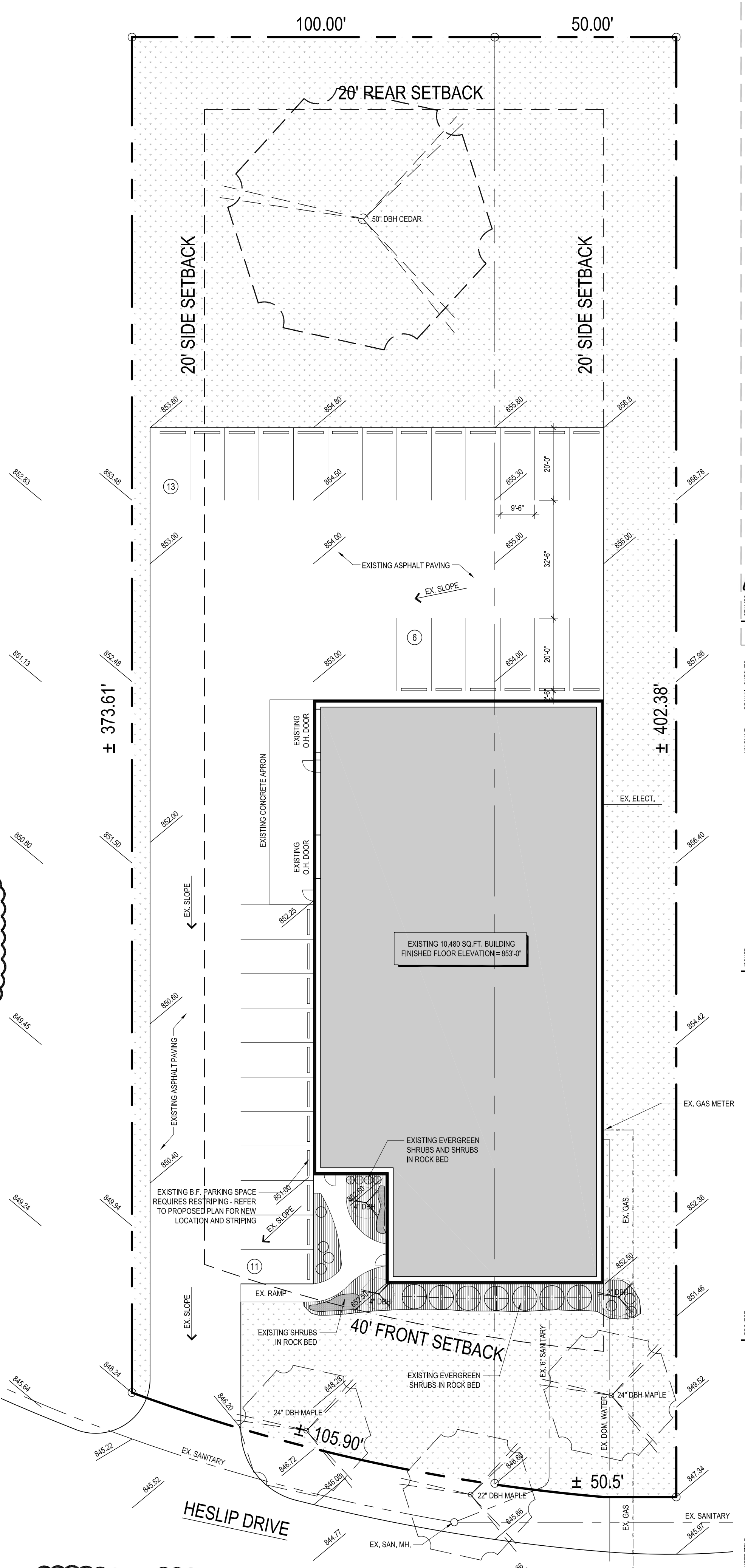
TOTAL SITE AREA: 1.336 ACRES
EXISTING ZONING: I-1 LIGHT INDUSTRIAL

PARKING INFORMATION - EXISTING:

REQUIRED PARKING: (5) SPACES + (1) SPACE FOR EACH 1.5 EMPLOYEES
(15) EMPLOYEES: 15 / 1.5 = (10) SPACES
(5) SPACES + (10) SPACES = (15) SPACES

TOTAL REQUIRED SPACES: (15) SPACES
TOTAL EXISTING SPACES: (30) SPACES

01 EXISTING SITE PLAN
AS101 1" = 20'-0"



ISSUED FOR PRE-APPLICATION MEETING 02/28/2017
ISSUED FOR PRELIM/FINAL SITE PLAN REVIEW 04/07/2017

NO.	REVISION	DATE	BY

D-Series Size 1 LED Wall Luminaire

Specifications Luminaire
 Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
 Depth: 10" (25.4 cm)
 Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)
 Width: 13-3/4" (34.9 cm) Weight: 5 lbs (2.3 kg)
 Depth: 4" (10.2 cm) Weight: 10 lbs (4.5 kg)
 Height: 6-3/8" (16.2 cm)

Ordering Information
 EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1LED	10C 1x12h, 180° beam angle	350 150mA	30K 3000K	T2S Type I Short	120V1	Shipped included	PE Photocentric (black) Surface mounting bracket	SI Single Size (120, 277 or 347V)	DBR00 Black
	20C 2x12h, 180° beam angle	530 530mA	40K 4000K	T2M Type II Medium	208* 240*	BBW Surface-mounted back box (for conduit entry)	DMG 0-10V dimming driver (no control)	DF Double Size (208, 240 or 400V)	DW000 White
	20C 2x12h, 180° beam angle	700 700mA	50K 5000K	T2S Type II Short	277* 347*	PR 180° recessed ambient light sensor, $1 \times 1 \text{ m}^2 \text{ ft}^2$	HS 8-pin 5-pin (180°)	DS000 Sandstone	
		1000 1000mA (1A)	AMPC Amber (phosphor converted)	T3M Type III Medium	480*	PRN 180° recessed ambient light sensor, 15-30° beam angle	SPD Separate surge protection*	DBL00 Dark Bronze	
				T4M Type IV Medium		ELCW Emergency battery backup (includes electrical component enclosure)	BSM 3k 6-detection sensor	DBL00 Dark Bronze	
				TFM Forward Throw Medium		ELCW Emergency battery backup (includes electrical component enclosure)	WQ Water guard	DW000 White	
				AS10F Asymmetric diffuser			VG Vent guard	DS000 Sandstone	
							DLU Diffused lens		

Accessories
 DSXW1P Photocontrol (light sensor)
 DSXW1R 180° beam angle sensor
 DSXW1S 180° beam angle sensor
 DSXW1E Emergency battery backup (includes electrical component enclosure)

NOTES
 1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (DF, DF), or photocentric (PE) option.
 2. Only available with 20C, 700mA or 1000mA. Not available with PR or PRN.
 3. Back box may include end cap. Conduit not included. Conduit ordered as an accessory.
 4. Photocentric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensor (PR or PRN).
 5. PRN specifies the sensor beam angle (180° or 15-30°). DMG specifies the sensor beam angle (180°). DSXW1LED 20C 1000 40K T3M MVOLT DDBTXD for details. Includes ambient light sensor. Not available with "PE" option (button type photocentric). Dimming driver standard. Not available with 20LED/1000mA configuration.
 6. Cold weather (20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 180° or 480V options. Emergency components located in back box housing. Emergency mode LED illuminated on product face. litusa@lithonia.com
 7. Single fuse DF requires 120, 277 or 347 voltage option. Double fuse DF requires 208, 240 or 480 voltage option. Not available with ELCW.
 8. Also available as a separate accessory; see Accessories information.
 9. See the electrical section on page 3 for more details.

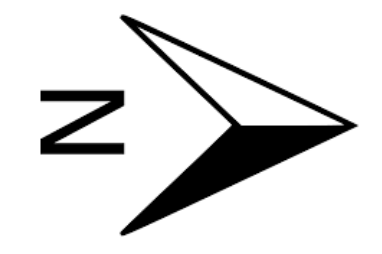
LITHONIA LIGHTING
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
 ©2013-2015 Acuity Brands Lighting, Inc. All rights reserved.

GENERAL NOTE
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.

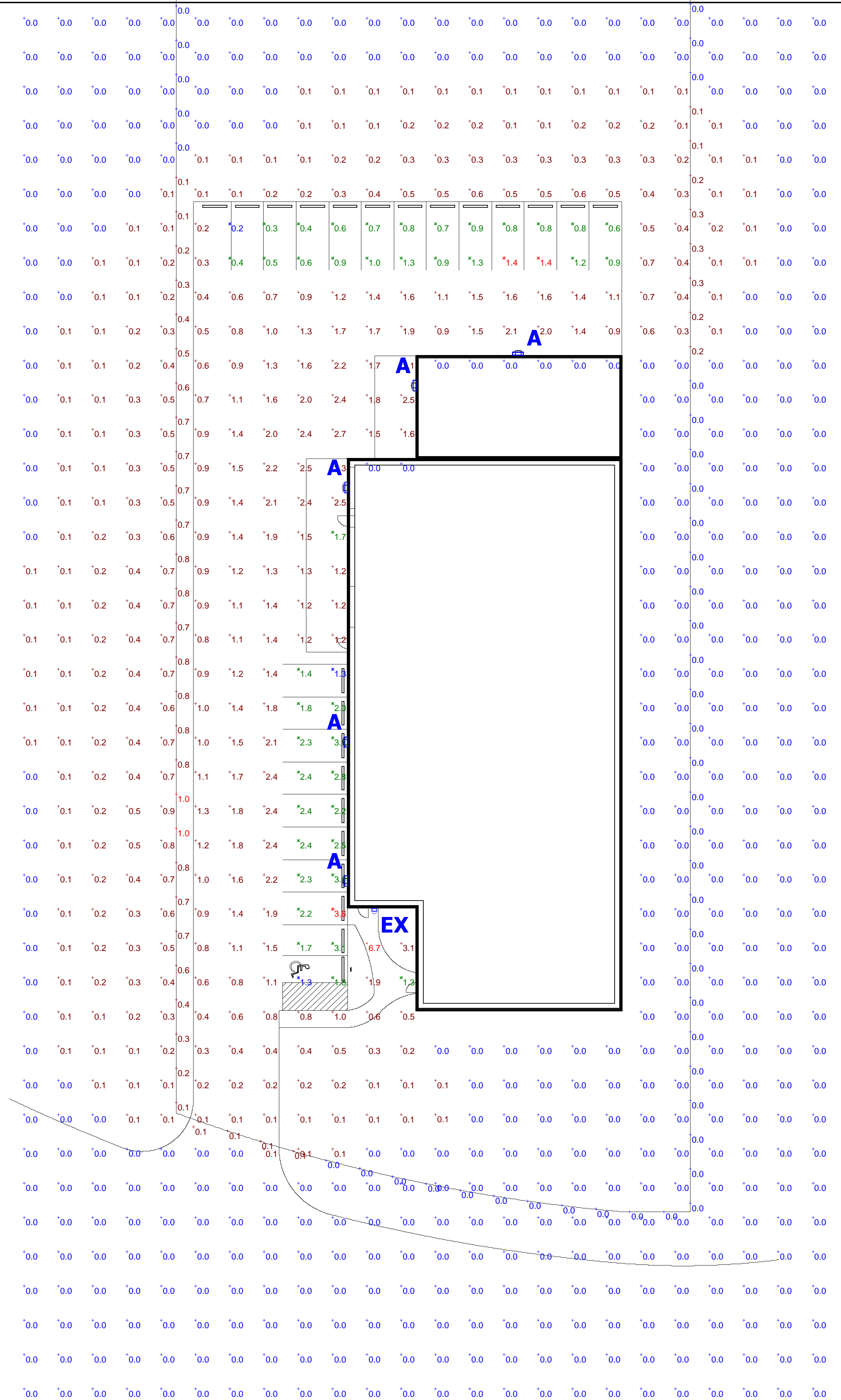
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

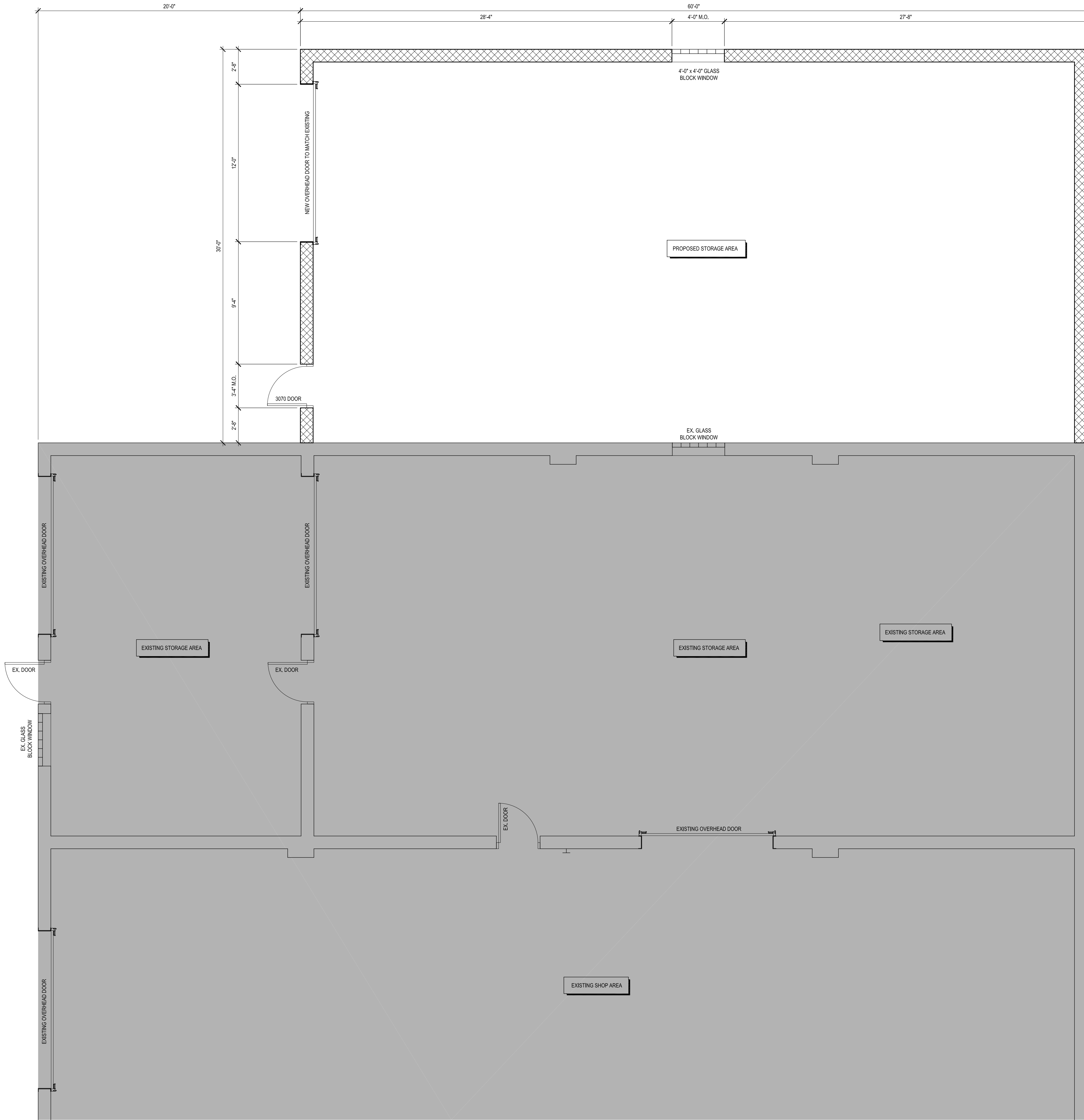
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PROPERTY LINE	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A	0.2:1
SOUTH EAST BUILDING ENTRANCE	X	1.3 fc	1.3 fc	1.3 fc	1.0:1	1.0:1	1.0:1
SOUTH PARKING	X	2.3 fc	3.6 fc	1.3 fc	2.8:1	1.8:1	0.6:1
SOUTH WEST BUILDING ENTRANCE	X	1.7 fc	1.7 fc	1.7 fc	1.0:1	1.0:1	1.0:1
WEST PARKING	X	0.8 fc	1.4 fc	0.2 fc	7.0:1	4.0:1	0.6:1



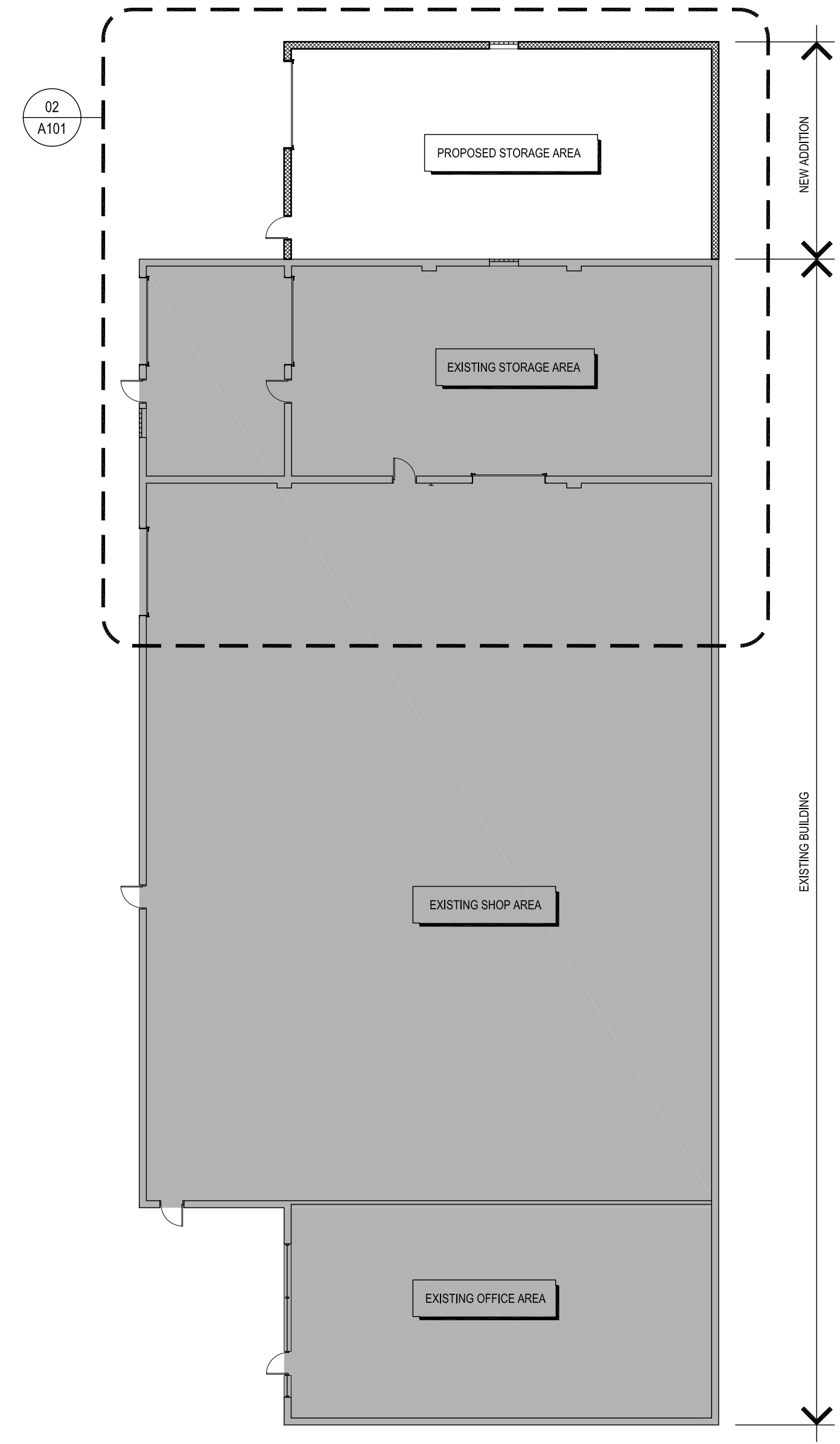
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	5	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K @ 1000mA.	LED	1	DSXW1_LED_20C_1000_40K_T3M_MVOLT.les	7711	0.9	73.2	17'-0"
	EX	1	Existing	Existing	Existing wall pack. Spec assumed		3	TWR1_LED_3_50K_MVOLT.les	1627	0.9	58.4	+/- 10'-0"



Plan View
 Scale = 1" = 20'



02 ENLARGED FLOOR PLAN
A101 1/4" = 1'-0"

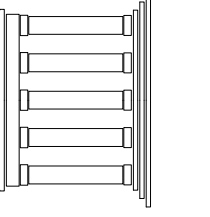


01 OVERALL FLOOR PLAN
A101 1/16" = 1'-0"

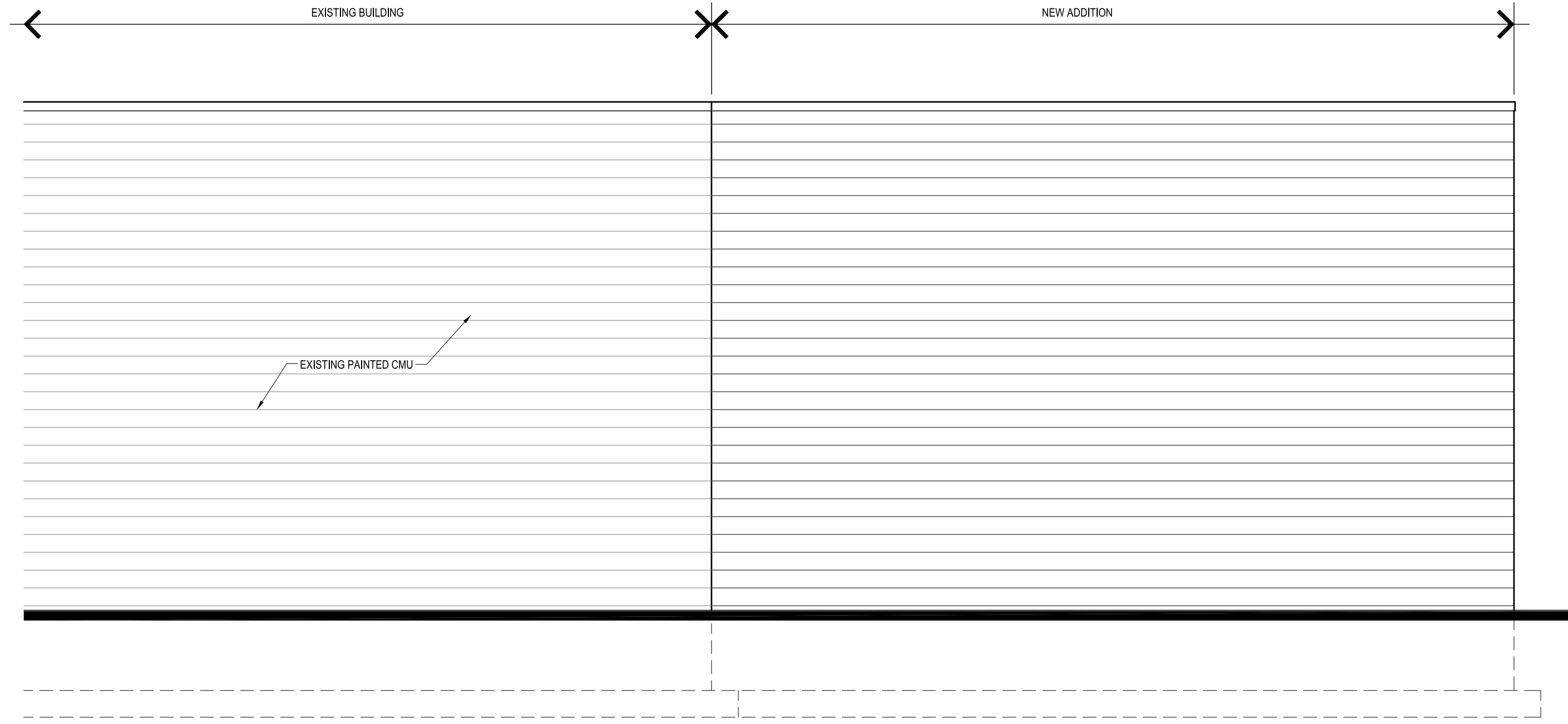
FLOOR PLANS

PROJECT
CAV TOOL
building addition
22605 Heslip Drive / Novi, MI / 48375

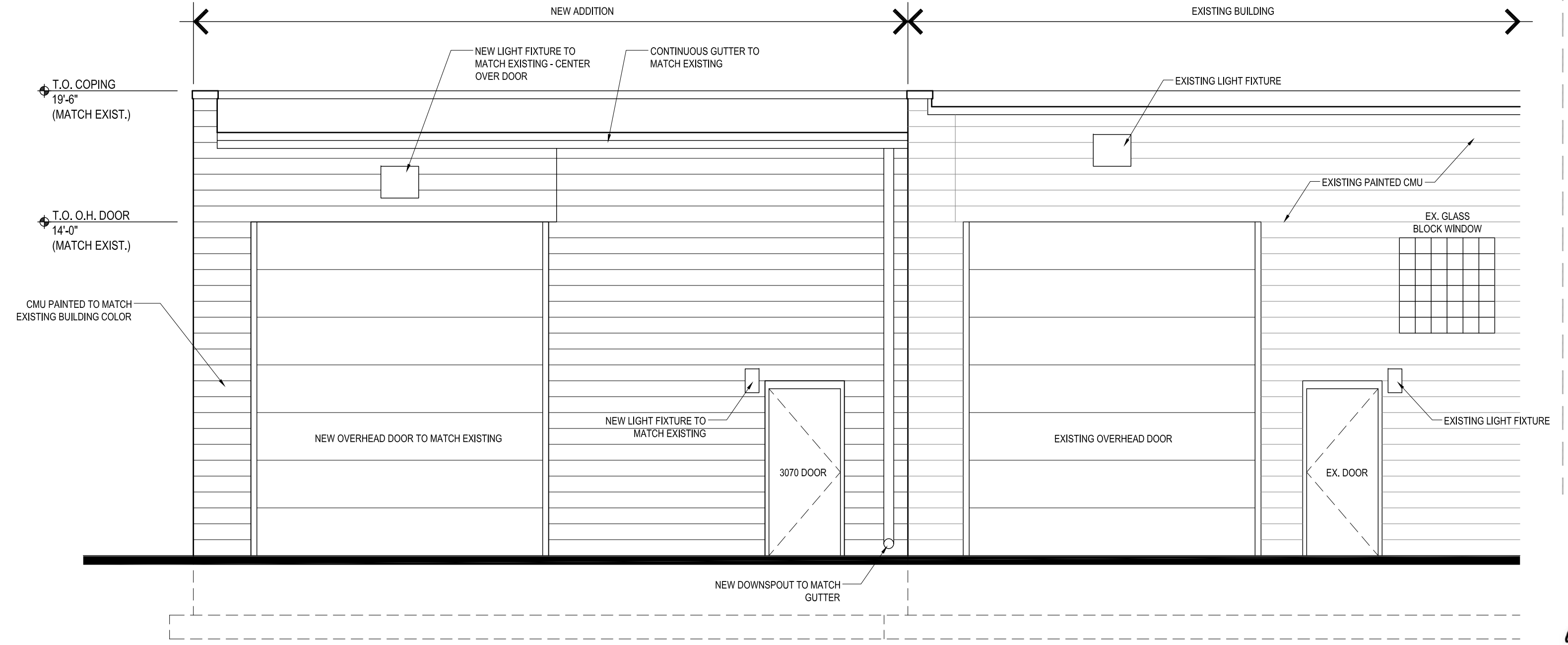
NO.	REVISION	ISSUED FOR PRE-APPLICATION MEETING	DATE	ISSUED FOR PRELIM/FINAL SITE PLAN REVIEW	DATE	DESIGN CHECKS
01			02/28/2017		04/07/2017	
02						



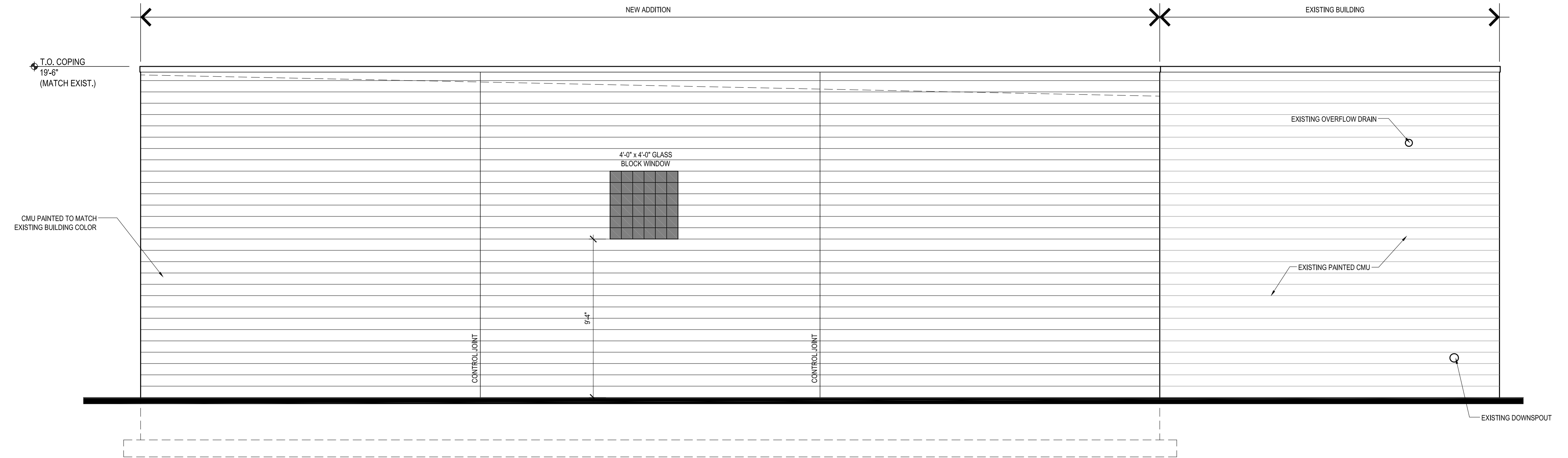
PRESLEY ARCHITECTURE
108 N. CENTER ST. SUITE 205 NORTHVILLE, MI 48167
P. 248.348.1124 F. 248.348.9300 E. gpresley@comcast.net



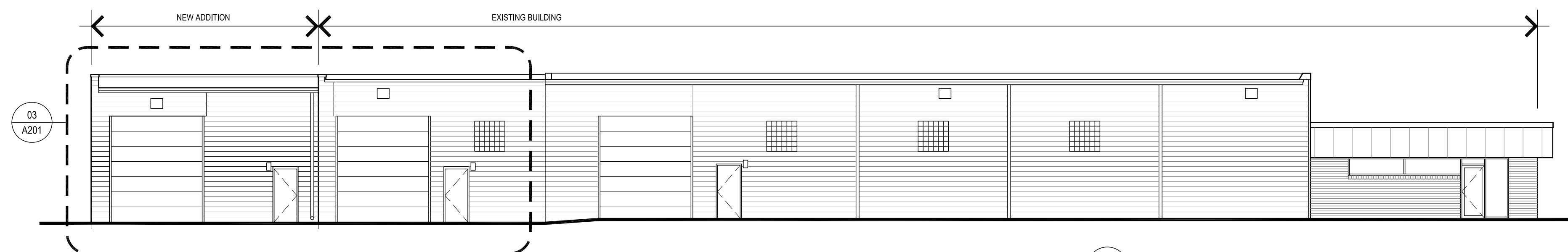
04 NORTH ELEVATION
A201 1/4" = 1'-0"



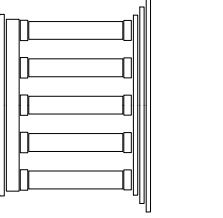
03 ENLARGED SOUTH ELEVATION
A201 1/4" = 1'-0"



02 WEST ELEVATION (REAR)
A201 1/4" = 1'-0"



01 OVERALL SOUTH ELEVATION
A201 3/32" = 1'-0"



Gregory M. Presley

NO.	REVISION	ISSUED FOR	DATE	BY	CHECKED
1	ISSUED FOR PRE-APPLICATION MEETING	A201	02/28/2017		
2	ISSUED FOR PRELIM/FINAL SITE PLAN REVIEW	A201	04/07/2017		

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

April 18, 2017

Planning Review

CAV Tool - Addition

JSP17-17

Petitioner

CAV Tool

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 22605 Heslip Dr., north of Nine Mile Rd, west of Heslip Dr. (Section 26)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, South and East: I-1; West: RM-1
- Current Site Use: Existing CAV Tool
- Adjoining Uses: North, South and East: Various office and industrial uses; South: Multiple-Family Residential
- Site Size: 1.336 acres
- Plan Date: No date, received 2-28-2017

Project Summary

The applicant is proposing to add a 1,800 square foot addition to the existing CAV Tool at the northwest corner of the building.

Recommendation

Approval of the *Preliminary/Final Site Plan is recommended*. The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations listed in this and other review letters. **Planning Commission's approval for Preliminary Site Plan and Special Land Use are required.**

Special Land Use Considerations

The site plan is proposing an addition to a use that abuts a residential district and requires special land use approval. The Planning Commission in accordance with requirements of Section 6.1.2.C for special land uses and subject to the public hearing requirements set forth and regulated in Section 6.2 shall consider the proposed plans.

Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.

- iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- vii. Whether, relative to other feasible uses of the site, the proposed use is
 - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Ordinance Standards

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. Items in **bold** below must be addressed and incorporated as part of the final stamping sets.

1. Administrative Approval (Sec. 6.1.C): A site plan may be reviewed for approval administratively without formal review by the approving body under the following circumstances: when an addition totals less than 1,000 sq. ft. or less than 10,000 sq. ft. and less than 10% of the gross floor area of an existing non-residential structure and located at least 500 ft. from a residential zoning district. *The proposed addition is greater than 10% and within 500 feet of a residential district. This plan does not qualify for administrative approval.*
2. Special Land Use (Sec. 3.1.18.C): "Tool, die, gauge, and machine shops" are considered a special land use in I-1, Light Industrial District when adjacent to residential zoning districts. In order to expand an existing use, **a special land use public hearing must be held and approval by Planning Commission of the special land use. Public Hearing is set for May 10, 2017.**
3. Noise Analysis (Sec. 4.43): The use standard references a required noise analysis for this type of use subject to the standards in Sec. 5.14.10.B. A noise impact statement or analysis shall demonstrate that the completed structure and all activities associated with the structure comply with the standards set forth in table 5.14.10.A.ii. **Applicant is requesting a waiver from the noise impact analysis as the addition is a storage space for an existing building with no equipment or machinery contained within.**

Other Reviews

1. Engineering Review: **Engineering recommends approval.**
2. Landscape Review: **Landscape recommends approval.**
3. Facade Review: **Façade recommends approval.**
4. Fire Review: **Fire recommends approval.**

NEXT STEP: Planning Commission Meeting

This Site Plan is scheduled to go before Planning Commission for **public hearing** on May 10, 2017. Please provide the following **no later than 9:00 am, May 4, 2017** if you wish to keep the schedule.

1. Original Site plan submittal in PDF format. **NO CHANGES MADE. Provided with the initial submittal.**
2. A response letter addressing ALL the comments from ALL the review letters.

Stamping Set Approval

Stamping sets are still required for this project. After receiving all the necessary approvals and waivers from Planning Commission, please submit **5 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final stamping set approval.

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 kmellem@cityofnovi.org.



Kirsten Mellem, Planner



PLANNING REVIEW CHART

Review Date: April 18, 2017
Review Type: Pre-Application Meeting
Project Name: CAV Tool - Addition
Plan Date: 4-7-2017
Prepared by: Kirsten Mellem, Planner
E-mail: kmellem@cityofnovi.org; **Phone:** 248.347.0484

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

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Industrial Research Development and Technology	No Change	Yes	
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Eff. December 25, 2013)</i>	I-1: Light Industrial District	No Change	Yes	
Uses Permitted (Sec 3.1.18.B & C)	Sec 3.1.18.B Principal Uses Permitted. Sec 3.1.18.C Special Land Uses	Existing Tool, die, gauge, and machine shop	Yes	The use requires special land use approval for any modification to the building
Special Land Use				
Noise Analysis <i>(Sec 4.43)</i>	A noise analysis is required subject to the standards of Section 5.14.10.B.	Special Land Use	No	Applicant is requesting a waiver from Planning Commission
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 Heslip Drive	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	Access is existing to Nine Mile Road	Yes	
Minimum Zoning Lot Size for each Unit in Ac <i>(Sec 3.6.2.D)</i>	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet			NA	

Item	Required Code	Proposed	Meets Code	Comments
Open Space Area	----	Not provided	NA	
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	Not provided	NA	
Building Height (Sec. 3.1.18.D)	25 ft.	19.5 ft.	Yes	
Building Setbacks (Sec 3.1.18.D)				
Front (east)	40 ft.	50 ft.	Yes	
Rear (west)	100 ft.	152 ft.	Yes	
Side (north)	20 ft.	20 ft.	Yes	
Side (south)	20 ft.	50 ft.	Yes	
Parking Setback (Sec 3.1.18.D) & Refer to applicable notes in Sec 3.6.2				
Front (east)	40 ft. (See 3.6.2.E)	40 ft.	Yes	No front yard parking existing or proposed; existing parking is within 10 ft. on south side
Rear (west)	10 ft.	107 ft.	Yes	
Side (north)	10 ft.	20 ft.	Yes	
Side (south)	10 ft.	5 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 min. 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	No Parking proposed in front yard	NA	
Off-Street Parking in Side and Rear Yards (Sec 3.6.2.F)	Off-street parking is allowed in inside and rear yards if the site does not abut residential. If it does, additional conditions apply. - Shall not occupy more than 50% of the side or rear yard abutting a residential district - Shall be set back no less than 100 feet from the residential district	Adjacent to residential on the west side of property 24.6% 107 ft. setback for rear yard	Yes	
Setback from Residential District (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,	Adjacent to residential on the west side of property; 100 ft.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	whichever is greater.	setback required		
Wetland/ Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	No wetlands on site	NA	
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	Parking lot is screened	Yes	
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	Parking setbacks conform to the minimum required	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Industrial or Research (Sec.5.2.12.E)	1 space for each 700 sq. ft. of ufa or 5 plus 1 for each 1.5 employees working the largest working shift, whichever is greater. 10,480+1,800 = 12,280 sq. ft. 12,280/100 = 18 spaces req. 15 employees 5+10=15 spaces required	Reduced parking from 30 spaces to 23 spaces.	Yes	Applicant meets required parking spaces for both gross square footage or based on employees.
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 allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	9.5 ft. x 19 ft. spaces existing with 25 ft. drives	Yes	
Parking stall adjacent to parking lot entrance (public/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	NA	NA	

Item	Required Code	Proposed	Meets Code	Comments
	the adjacent parking stall as illustrated in the Zoning Ordinance			
Barrier Free Spaces <i>Barrier Free Code</i>	1 barrier free parking space (for total 1-25) & 1 needs to be van barrier free parking space are required	1 barrier free, van accessible space is provided	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	1 van accessible barrier free space is provided and meets 8' standards	Yes	
Barrier Free Signs	One sign for each accessible parking space.	Proposed	Yes	
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	Five (5) percent of required automobile spaces, minimum two (2) spaces	No Bicycle parking is existing or proposed	No	Applicant requests a waiver from this requirement.
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	- 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	No Bicycle parking is existing or proposed	No	"
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	No Bicycle parking is existing or proposed	No	"
Loading Spaces <i>(Sec. 5.4.1)</i> <i>(Sec. 3.14.5)</i>	All loading and unloading shall be conducted in the rear yard, unless abutting a residential district. Section 3.14.5 states that a truck well, loading dock or door shall not be permitted facing a residential district. Instead loading/unloading docks shall be placed on the wall opposite of the residential district or at a 90 degree angle to the residential district boundary.	Overhead doors are proposed near the rear yard, but on the south side of the building = 90 degrees from rear lot line abutting residential	Yes	
Accessory Structures				

Item	Required Code	Proposed	Meets Code	Comments
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 	No dumpster location provided	Yes	Applicant stated that there is no dumpster outside of the building
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 		NA	
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	No rooftop units proposed	Yes	Applicant stated that there are no rooftop units proposed
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.		NA	
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)	Must be licensed, operable, owned by the owner or occupant of the property, no more than 3 vehicles at one time, only stored where an accessory structure is permitted (rear yard).	Not Proposed	NA	Applicant stated he pays the yearly fees to store vehicles on the property.
Other (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is	No retail existing or proposed	Yes	Applicant has provided a note on the site plan.

Item	Required Code	Proposed	Meets Code	Comments
	prohibited.			
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	
Adjacent to Residential district (Sec 3.14.5)	Where a permitted use abuts a residential district, special conditions listed in section 3.14.5 apply - No truck well shall be permitted on or in the wall facing the residential district - All loading/unloading shall be placed on the wall opposite or 90 degrees from residential - Driveways shall be designed to discourage semi-trailer truck traffic access	Adjacent to residential district	Yes	
Planning Commission findings for permitted uses (Sec 3.14.3)				
Sec 3.14.3.A	Protecting current and future residential uses from development impact	Adjacent to residential districts	Yes	Existing
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site		Yes	Applicant has provided a note on the site plan.
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	Existing building	Yes	Applicant stated that addition will be for storage only and not generate noise.
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.		NA	Applicant stated, no hazardous materials are stored on site.
Hazardous Checklist Sec 3.14.3.E	Compliance of City's hazardous materials checklist	Applicant stated, no hazardous materials are stored on site.	NA	
Sidewalks and Pathways				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES Sec. 11-256.	- 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		NA	Existing building and infrastructure

Item	Required Code	Proposed	Meets Code	Comments
<i>Requirement. (c) & Sub. Ord. Sec. 4.05,</i>	<p>the proposed street or roadway.</p> <ul style="list-style-type: none"> - 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. 			
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 	Building entrances connected to parking lot & BF ramps	Yes	
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 and meets standards	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Not 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	
Site Plan Checklist	No site plan shall be approved when the site plan fails to contain all the applicable data set forth herein and in the Site Plan		Yes	

Item	Required Code	Proposed	Meets Code	Comments
	and Development Manual.			
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Project cost: \$100,000 Jobs created: 0	Yes	
Development and Street Names	Development/street names must be approved by the Street Naming Committee before PSP approval	Existing	Yes	
Development/ Business Sign	Signage if proposed requires a permit.	None shown		<u>For sign permit information contact Jeannie Niland 248-347-0438.</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

May 1, 2017

Engineering Review

Cav Tools
JSP17-0017

Applicant

CAV, LLC

Review Type

Preliminary and Final Site Plan

Property Characteristics

- Site Location: West of Heslip, North of Nine Mile Road
- Site size: 1.335 acres
- Plan Date: 04/07/2017
- Architect: Presley Architecture

Project Summary

- Proposed 1,800 square foot addition to the existing building. The addition is proposed on the west side of the existing building and would be used for additional storage.
- No utility information was provided.

Recommendation:

Approval of the preliminary/final site plan and storm water management plan is recommended.

Comments:

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

Pavement & Grading

1. Specify MMUTCD compliant traffic control sign R7-8 and R7-8P for the accessible parking space.

Requirements prior to construction:

1. A pre-construction meeting will not be required.
2. A traffic control sign financial guarantee in the amount of **\$400** (\$400 per traffic control sign proposed) must be posted at the City Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
3. Traffic control sign inspection fee in the amount of **\$440** must be paid to the City Treasurer's Office

Please contact Darcy Rechten at (248) 735-5695 with any questions.



Darcy N. Rechten, P.E.

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

April 13, 2017

Preliminary/Final Site Plan - Landscaping

CAV Tools Addition

Review Type

Preliminary/Final Site Plan Landscape Review

Project Number

JSP17-0017

Property Characteristics

- Site Location: 22605 Heslip Drive
- Site Zoning: I-1
- Adjacent Zoning: I-1 North, East and South, RM-1 West
- Plan Date: 4/7/2017

Recommendation:

This project is **recommended for approval** with the understanding that the items listed below will be addressed satisfactorily in the Final Site Plans.

Ordinance Considerations

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

EXISTING ELEMENTS

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

1. Existing trees on the site have been provided. None are scheduled for removal.
2. **The tree in the rear of the lot should be labeled as a black walnut, not a cedar and the 3 trees in front should be shown as honeylocusts, not maples.**

LANDSCAPING REQUIREMENTS

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

Not applicable as the site is within an industrial subdivision with no frontage on 9 Mile Road.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

As the project is in the rear of the site, no changes to the street trees or greenbelt are required.

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

As no spaces are being added, no additional interior parking lot landscaping is required.

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

1. To screen the addition, a line of evergreens to screen the loading zone was requested. 5 Emerald Green Arborvitae are proposed, spaced approximately 17 feet on center.
2. The proposed landscaping is not sufficient to screen the new rear loading area from the adjacent apartments. Emerald arborvitae shrubs only attain a width of about 3-4 feet. **It is suggested that a different variety, perhaps Mission Arborvitae (Thuja occidentalis**

'Techny'), which can get to 7-8' wide be used, and at least 11-13 of them be spread out along the southern 9 spaces in a staggered pattern. The Emerald Arborvitae could still be used if desired, but at least 23-25 would be required, spread out in a staggered pattern along the southern 9 spaces to achieve the required screening. Other evergreen species such as medium height junipers that get at least 6-8 feet tall may also be used if desired. In any case, the loading zone needs to be fully screened along the southern 9 parking spaces.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. The small addition is in the rear of the building and is mostly surrounded by parking lot so no additional foundation landscaping is required.
2. Existing landscaping has been shown on the plan as requested.

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

There is no detention so no detention landscaping is required.

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

Not required as there are no changes to their existing utility box.

OTHER REQUIREMENTS

Plant List, Notations and Details (LDM 2.h. and t.)

All have been provided satisfactorily. See the above discussion regarding species.

Cost estimates for Proposed Landscaping (LDM 2.t.)

Please include the anticipated cost of the landscaping, using unit costs of \$50/shrub and \$35/cubic yard of mulch.

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

No irrigation is required for the new shrubs, but they must be kept watered during their establishment period to be sure they survive.

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

No change to the site topography is proposed.

Corner Clearance (Zoning Sec 5.9)

Not applicable.

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



Rick Meader – Landscape Architect

FAÇADE REVIEW



April 21, 2013

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

Re: FACADE ORDINANCE - Facade Review Preliminary Site Plan
CAV Tool, 22605 Haslip Dr., PSP13-0050
 Façade Region: 3, Zoning District: I-1, Building Size: 600 S.F. (Addition)

Dear Ms. McBeth;

The following is the Facade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Presley Architecture dated 4/7/17. 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 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	West	South	North	East	Ordinance Maximum (Minimum)
Plain Faced Concrete Masonry Units (CMU), Painted	100%	100%	Unaltered	Unaltered	0%

This project is considered an addition as described in Section 2520.7 of the Façade Ordinance. As shown above 100% Plain Faced Painted CMU is proposed. This material is not permitted by the Façade Chart. However Section 2520.7 permits a continuation of existing materials provided that the addition does not exceed 100% of the existing floor area, the new material substantially constitute a continuation of existing materials with respect to color, texture, size and height, and that and that the overall visual effect of the addition is to appear as part of the existing building. The proposed addition meets these conditions. **Therefore, the proposed design is in full compliance with the Façade Ordinance and a Section 9 Waiver is not required.**

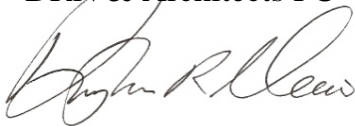
Notes to the Applicant:

1. The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board (in this case the brick existing on the east façade) 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. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please use the Novi Building Department's Online Inspection Portal by following the link below. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

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

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

Sincerely,
DRN & Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over the printed name below.

Douglas R. Necci, AIA

FIRE REVIEW



April 13, 2017

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

CITY COUNCIL

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Erick W. Zinser

Assistant Chief of Police
Jerrold S. Hart

RE: **Cav Tool 22605 Heslip Drive, Novi, MI 48375**

PSP# 17-0050

Project Description:

Building addition to the rear of the building for storage. Proposed 1,800 sq ft addition painted masonry, 15,722 sq ft parking lot, and 386 sq ft sidewalk.

Comments:

None at this time.

Recommendation:

APPROVAL

Sincerely,

Peter Breuhan-Acting Fire Marshal
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



May 3, 2017

Kirsten Mellem, Planner
City of Novi
Community Development

RE: Cav Tool Preliminary / Final Site Plan, April 18, 2017

Dear Kirsten:

The following information is in response to the Preliminary / Final Site Plan review letter dated April 18, 2017 which addresses planning, engineering, landscape, and traffic comments for the addition to the existing building at Cav Took, 22605 Heslip Drive.

LANDSCAPING COMMENTS

Comment

The proposed landscaping is not sufficient to screen the new rear loading area from the adjacent apartments. Emerald arborvitae shrubs only attain a width of about 3-4 feet. It is suggested that a different variety, perhaps Mission Arborvitae (*Thuja occidentalis* 'Techny'), which can get to 7-8' wide be used, and at least 11-13 of them be spread out along the southern 9 spaces in a staggered pattern. The Emerald Arborvitae could still be used if desired, but a least 23-25 would be required, spread out in a staggered pattern along the south 9 spaces to achieve the required screening. Other evergreen species such as medium height junipers that get at least 6-8 feet tall may also be used if desired. In any case, the loading zone needs to be fully screened along the southern 9 parking spaces.

Response

The Mission Arborvitae will be used as suggested.

Comment

Please include the anticipated cost of landscaping, using unit costs of \$50/shrub and \$35/cubic yard of mulch.

Response

The anticipated cost is approximately \$750.00.

ENGINEERING COMMENTS

Comment

Specify MMUTCD compliant traffic control sign R7-8 and R7-8P for accessible parking space.

Response

The requested signage will be provided.

We hope you find these responses and the revised drawings that accompany this letter sufficient for Preliminary and Final Site Plan Approval, and for inclusion on the next available planning commission meeting.

Sincerely,

Greg Presley, RA LEED AP
Robert E Miller, AIA