



## MAGNA SEATING OF AMERICA JSP15-46

### MAGNA SEATING OF AMERICA JSP15-46

Public hearing at the request of MSA Technology Partners LLC for Preliminary Site Plan, Woodland Permit and Stormwater Management Plan approval. The subject property is located in Section 1, north of Thirteen Mile Road and east of Cabot Drive. The subject property is approximately 11.68 acres and the applicant is proposing to construct a 3-story office building, consisting of 130,000 square feet of office space, 35,000 square feet of laboratory space, and 15,000 square feet of high bay space, and associated site improvements to house the Magna Seating headquarters.

### Required Action

Approval/Denial of the Preliminary Site Plan, Woodlands Permit and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06-25-15	Items to be addressed on the final site plan submittal
Engineering	Approval recommended	06-26-15	Items to be addressed on the final site plan submittal
Landscaping	Approval recommended	06-24-15	<b>Planning Commission Waiver required for reduction of the minimum required Right of Way trees (staff supports).</b> <b>Planning Commission Waiver for reduction in berm height in some locations, if determined unattainable by the City's Landscape Architect at the time of Final Site Plan review.</b> Items to be addressed on the final site plan submittal
Traffic	Approval recommended	06-24-15	Items to be addressed on the final site plan submittal
Wetlands	Not Applicable		
Woodlands	Approval recommended	06-25-15	Items to be addressed on the final site plan submittal
Facade	Approval Recommended	06-25-15	Section 9 Waiver is not required.
Fire	Approval recommended	06-24-15	Items to be addressed on the final site plan submittal

## **Motion sheet**

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

In the matter of Magna Seating of America JSP15-46, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Increase the width of the sidewalk along Cabot drive to the minimum required (6 feet required, 5 feet provided) or request a Design Construction Standards variance from the City Council;
- b. Landscape waiver to permit the absence of the Right of Way trees (29 canopy trees required, 5 provided; 77 sub canopy trees required, 16 provided) between the existing sidewalk and the curb along Cabot Drive as listed in Section 5.5.3.B.ii due to the overhead power line and DTE easement, provided that the restrictions noted by the applicant are found to limit the landscaping to that proposed, which is hereby granted;
- c. Landscape waiver to permit a reduction in required berm height adjacent to the public Right of Way as listed in Section 5.5.3.A.ii.(5), provided that the applicant works with the City's Landscape Architect at the time of Final Site Plan to identify any mitigating site circumstances that limit the site plan from complying with the minimum required height, and to meet the minimum berm height requirements to the extent feasible, which is hereby granted;
- d. 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
- e. *(additional conditions here if any)*

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

**- AND -**

### **Approval – Woodland Permit**

In the matter of Magna Seating of America JSP15-46, motion to **approve** the Woodland Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

**- AND -**

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

In the matter of Magna Seating of America JSP15-46, motion to **approve** the Stormwater Management Plan, based on and subject to:

- 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 it 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 Magna Seating of America JSP15-46, 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 Magna Seating of America JSP15-46, 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**

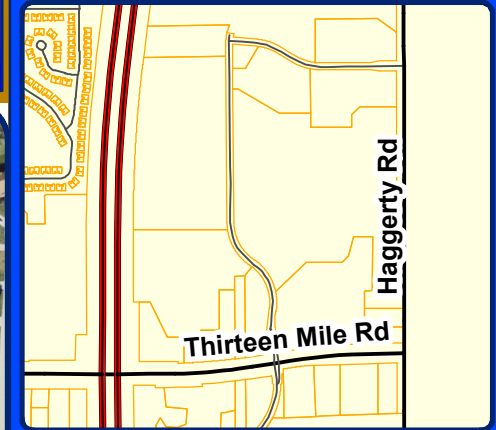
In the matter of Magna Seating of America JSP15-46, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features



# JSP 15-46 Magna Seating of America

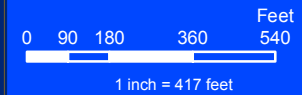
Location



## City of Novi

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

Map Author: Sri Komaragiri  
Date: 07/02/15  
Project: JSP15-46 Magna Seating of America  
Version #: 1



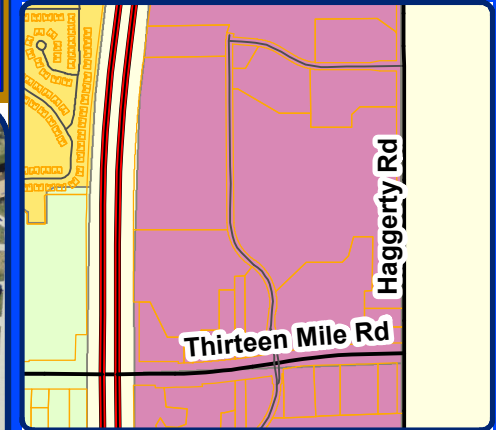
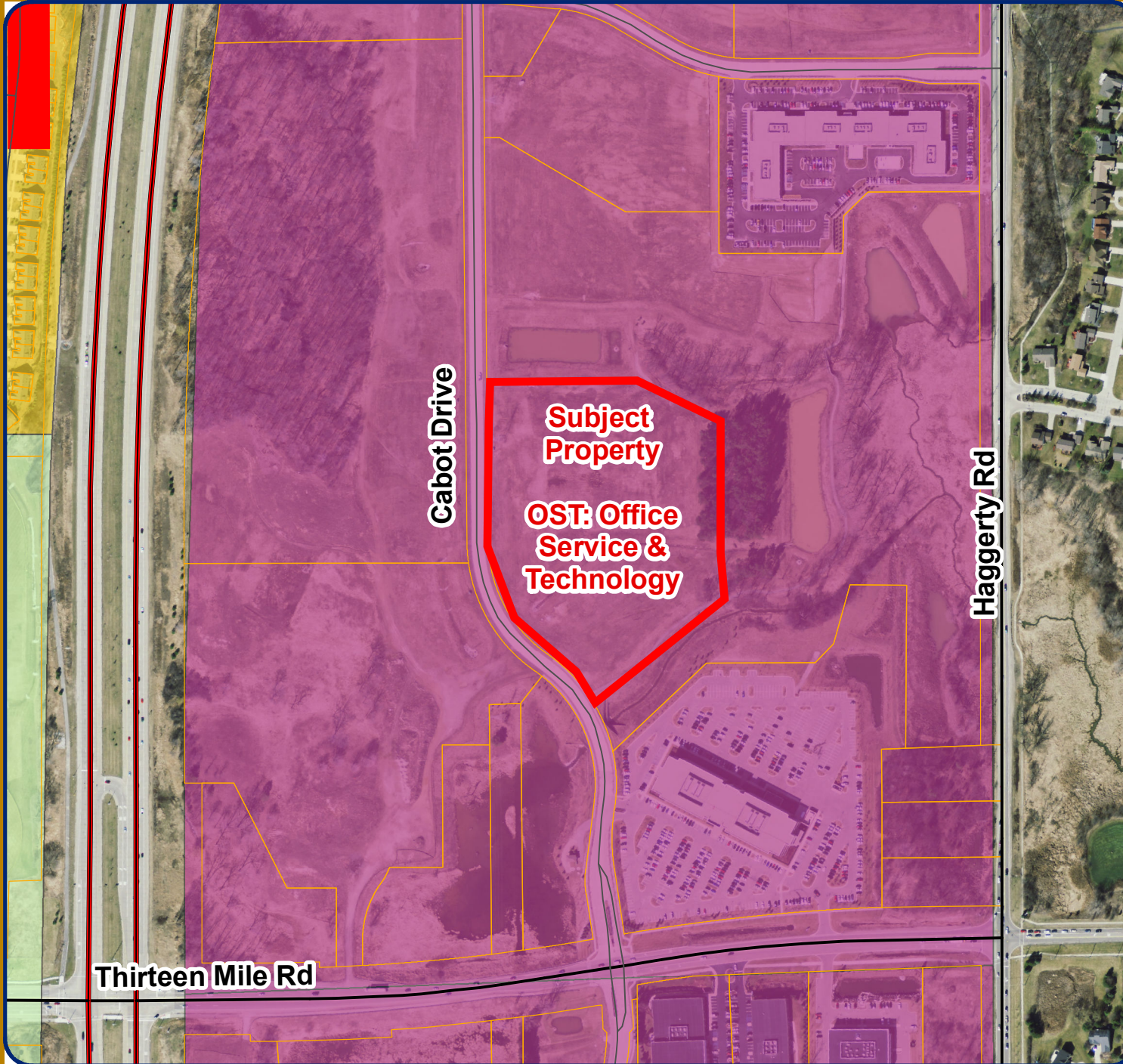
### MAP INTERPRETATION NOTICE

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 15-46 Magna Seating of America

## Zoning



### Legend

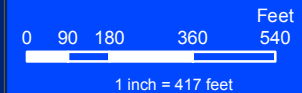
- R-A: Residential Acreage
- RM-1: Low-Density Multiple Family
- OST: Office Service Technology



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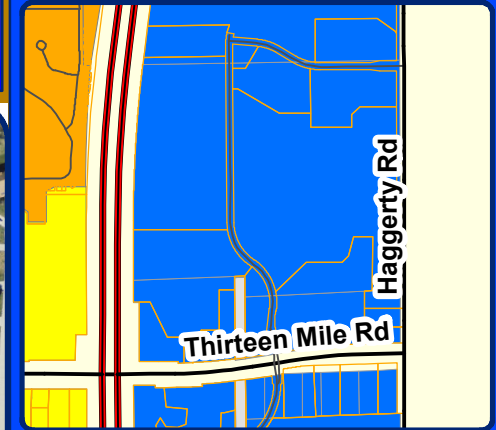
### MAP INTERPRETATION NOTICE





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# JSP 15-46 Magna Seating of America

Future Land Use



-  SINGLE FAMILY
-  MULTIPLE FAMILY
-  OFFICE RES DEV TECH
-  UTILITY



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1 inch = 417 feet



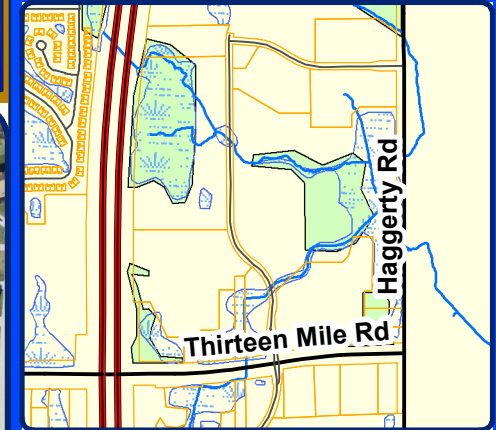
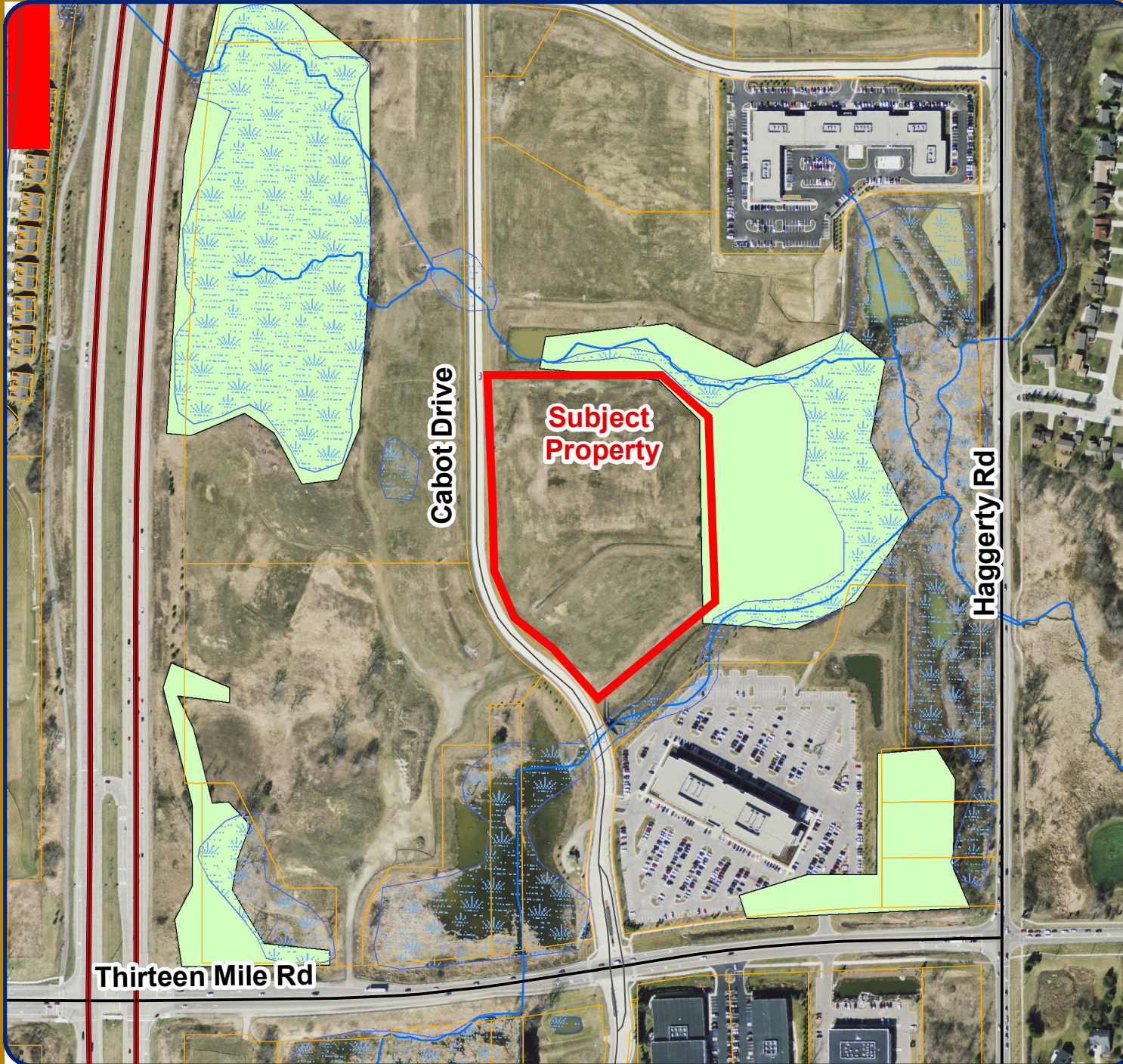
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# JSP 15-46 Magna Seating of America

## Natural Features



### Legend

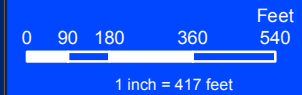
-  Wetlands
-  Woodlands



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**SITE PLAN**

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



# MAGNA

City of Novi

July 2015

**Northern Equities Group**  
39000 Country Club Drive  
Farmington Hills, MI 48331



**PEA, Inc**  
2430 Rochester Ct. Suite 100  
Troy, MI 48063  
p. 248.689.9090







Proposed Facility for Magna - Option 1\_View 1

## PLANNING REVIEW





# PLAN REVIEW CENTER REPORT

June 25, 2015

## Planning Review

Magna Seating of America

JSP 15-46

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### Petitioner

MSA Technology Partners LLC

### Review Type

Preliminary Site Plan

### Property Characteristics

- Site Location: Section 1 ; North of Thirteen Mile Road and east of Cabot Drive
- Site School District: Walled Lake
- Site Zoning: OST: Office Service Technology District
- Adjoining Zoning: OST: Office Service Technology District
- Site Use(s): Vacant
- Adjoining Uses: North: Vacant; Rest: General Office (Harman Becker headquarters, Ryder Systems, Inc)
- Site Size: 11.680 acres
- Building Size: 3 story building with a total of 180,000 square foot gross floor area
- Plan Date: 06-09-15

### Project Summary

The applicant is proposing to construct a 3-story office building, consisting of 130,000 square foot office space, 35,000 square foot laboratory space and 15,000 high bay space and associate site improvements to house Magna Seating headquarters.

### Recommendation

Approval of the *Preliminary Site Plan is recommended*. The plan conforms to the requirements of the Zoning Ordinance, with additional details required at the time of Final Site Plan submittal. **Planning Commission approval of the 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. Building Setbacks (Sec 3.1.23.D): On properties north of Grand River Avenue, buildings may be constructed up to sixty-five (65) feet in height, with building setbacks increased by two (2) feet for every one (1) foot of building height in excess of forty-six (46) feet. **According to section 3.20.1.iv, the maximum height of all buildings shall include rooftop appurtenances, architectural features, skylights, or other such roof mounted building amenities. The maximum height to be used for setbacks would be 57ft. 2in. as per the elevations, not 48ft. as calculated. Please add additional setbacks as required.**

2. Parking Setbacks (Sec 3.1.23.D) 20 ft. minimum required. **The drive on the southeast corner of the site along the retaining wall seems very close to the parking setback line. Provide a detail to verify conformance.**
3. Outdoor storage (Sec 3.20.2.D): *The outdoor storage of goods or materials shall be prohibited.* **The plans indicate outdoor storage next to the loading docks on sheet C 4.0. The elevations indicate that it not covered on all sides. Outdoor storage is not allowed in OSC district. Revise the plans to remove outdoor storage and add this note to the plans.**
4. Number of Parking Spaces General Office (Sec.5.2.12.D): **Staff identified additional future parking on sheet C 8.0. It has not been reviewed with this submittal. Site plan needs to be reviewed again at that time. Clarify the intent if land bank parking is requested.**
5. General layout and dimension of proposed physical improvements: **Provide dimensions for sidewalk, parking spaces and other items requested in all review letters and charts**
6. Article XI. Off-Road Non-Motorized Facilities: *A 6 foot sidewalk is required along collector and arterial roads.* **Increase the width of the proposed sidewalk along Cabot Drive to 6 feet as required**
7. Pedestrian Connectivity *Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.* **Propose a sidewalk connection to the public sidewalk along Cabot drive at the north entrance**
8. Property Split: *The site plan indicates a proposed property split.* **The proposed property split must be submitted to the Assessing Department for approval.**
9. Lighting (Sec 5.7): *Refer to attached chart for further details. The following items are required*
  - a. **Provide hours of operation and specification sheets**
  - b. **Add required condition notes per Section 5.7.3.B to the plan**
  - c. *Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.A ratio of 4.8:1is proposed.* **Revise the plan to meet the minimum required.**
  - d. *When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle.* **Show foot candle values along the property line along Cabot Drive.**
10. Economic Impact: *If known, the applicant is asked to provide economic impact information, such as the total cost of the proposed building and site improvements, and the number of anticipated jobs created (during construction and after building is occupied).* **Provide the required information with the response letter.**
1. Other Reviews:
  - a. Landscape Review: *Landscape review has identified a waiver that may be required. Refer to review letter for more comments. Landscape recommends approval.*
  - b. Traffic Review: *Additional Comments to be addressed with Final Site Plan submittal. Traffic recommends approval.*
  - c. Engineering Review: *Additional comments to be addressed with Final Site Plan submittal. Engineering recommends approval.*
  - d. Facade Review: *Façade recommends approval.*
  - e. Fire Review: *Additional Comments to be addressed with Final Site Plan submittal. Fire recommends approval.*

### **Response Letter**

This Site Plan is scheduled to go before Planning Commission for public hearing on July 8, 2015. Please provide the following **no later than June 30, 2015** if you wish to keep the schedule.



1. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**
2. A PDF version of the all Site Plan drawings that were submitted for the Preliminary review, dated June 9, 2015. **NO CHANGES MADE.**
3. A color rendering of the Site Plan, if any.
4. A sample board of building materials as requested by our Façade Consultant

#### **Site Addressing**

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at [www.cityofnovi.org](http://www.cityofnovi.org) under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

#### **Pre-Construction Meeting**

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or [smarchioni@cityofnovi.org](mailto: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.

#### **Signage**

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or [skomaragiri@cityofnovi.org](mailto:skomaragiri@cityofnovi.org).



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Sri Ravali Komaragiri – Planner



## PLANNING REVIEW CHART: Office Service Technology (OST)

**Review Date:** June 25, 2015  
**Review Type:** Preliminary Site Plan  
**Project Name:** JSP15-46 Magna Seating of America  
**Plan Date:** June 9, 2015  
**Prepared by:** Sri Komaragiri, Planner  
**E-mail:** skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

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

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted August 25, 2010)</i>	Office research development and technology	Office	Yes	<b>The Preliminary Site Plan will require a Planning Commission approval</b>
<b>Area Study</b>	The site does not fall under any special category	NA	Yes	
<b>Zoning</b> <i>(Effective December 25, 2013)</i>	OST: Office Service and Technology	OST	Yes	
<b>Uses Permitted</b> (Sec 3.1.23.B & C)	Sec. 3.1.23.B. - Principal Uses Permitted. Sec. 3.1.23.C. - Special Land Uses Permitted.	Office/Research	Yes	
<b>Height, bulk, density and area limitations</b> (Sec 3.1.21.D)				
<b>Frontage on a Public Street.</b> <i>(Sec. 5.12)</i> <b>Access To Major Thoroughfare</b> <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	The site has frontage and access to Cabot Drive	<b>Yes</b>	
<b>Minimum Zoning Lot Size</b> 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		<b>NA</b>	
<b>Minimum Zoning Lot Size</b> for each Unit: Width in Feet <i>(Sec 3.6.2.D)</i>			<b>NA</b>	
<b>Open Space Area</b>	----	---	---	---
<b>Maximum % of Lot Area Covered</b>	<i>(Sec 3.6.2.D)</i>			<b>Provide maximum percent of lot area</b>



Item	Required Code	Proposed	Meets Code	Comments
(By All Buildings)				<b>covered under site data</b>
<b>Building Height</b> (Sec. 3.20)	Properties north of Grand River Avenue: Max height: 65 ft with additional setbacks of 2 ft for every 1 ft in excess of 46 ft.	Maximum height: 48'	Yes	
<b>Building Setbacks</b> (Sec 3.1.23.D)				
Front west @ Cabot Drive	50 ft. + 4 ft. for additional height	290.75' ft.	Yes	On properties north of Grand River Avenue, buildings may be constructed up to sixty-five (65) feet in height, with building setbacks increased by two (2) feet for every one (1) foot of building height in excess of forty-six (46) feet.  <b>According to section 3.20.1.iv, the maximum height of all buildings shall include rooftop appurtenances, architectural features, skylights, or other such roof mounted building amenities. The maximum height to be used for setbacks would be 57ft. 2in. as per the elevations, not 48ft. as calculated. Please add additional setbacks as required.</b>
Rear east	50 ft. + 4 ft. for additional height	198.81 ft.	Yes	
Side (north and south)	50 ft. + 4 ft. for additional height	114.71 ft.	Yes	
<b>Parking Setback</b> (Sec 3.1.23.D) Refer to applicable notes in Sec 3.6.2				
Front west @ Cabot Drive	20 ft.	20 ft. minimum provided	Yes	<b>The drive on the southeast corner of the site along the retaining wall seems very close to the parking setback line. Provide a detail to verify conformance.</b>
Rear east	20 ft.	20 ft. minimum provided	Yes	
Side (north and south)	20 ft.	20 ft. minimum provided	Yes	
<b>Note To District Standards</b> (Sec 3.6.2)				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No exterior side yards	NA	
<b>Off-Street Parking in Front Yard</b> (Sec 3.6.2.E)	Off-street parking is allowed in front yard	Parking is proposed in front yard and meets the parking setback requirements	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Distance between buildings</b> (Sec 3.6.2.H)	It is governed by sec. 3.8.2 or by the minimum setback requirements, whichever is greater	Single building proposed	NA	
<b>Wetland/Watercourse Setback</b> (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands exist on site	No	<b>Show wetlands and the 25' buffers on site plan</b>
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	A landscape plan is provided	No	<b>Please refer to landscape review for additional information</b>
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q	Parking setbacks conform to the minimum required	NA	
<b>OST District Required Conditions (Sec 3.20)</b>				
<b>Additional Height</b> (Sec 3.20.1)	Properties north of Grand River Avenue: Max height: 65 ft with additional setbacks of 2 ft for every 1 ft in excess of 46 ft.	Maximum height: 48'	Yes	
<b>Loading and Unloading Screening</b> (Sec 3.20.2.A)	Truck service areas and overhead truck loading/unloading doors shall be totally screened from view from any public right-of-way, including freeway right-of-way, and adjacent properties, except for required driveway access.	The loading dock is proposed in the rear side of the building and is sufficiently screened by landscape and natural topography and detention facility to the rear and is screened by the building from Cabot Drive.	Yes	<b>Refer to landscape review for additional details</b>
<b>Required Parking Calculation</b> (Sec 3.20.2.B)	A floor plan indicating different uses, leasable floor space used for calculating parking should be shown on the plans	Floor plans for three floors are submitted. Parking is calculated based on gross floor area instead of leasable area	Yes	
<b>Additional conditions for permitted uses in 3.1.23.B.ii - v</b> (Sec 3.20.2.C)	Uses permitted under subsections 3.1.23.B.ii - v shall not be located on property sharing a common boundary with property zoned for R-A, R-1, R-2, R-3, R-4 or MH district use unless	Research, design and development appear to be part of the proposed use description. But the property is not located adjacent to the zoning districts mentioned	NA	



Item	Required Code	Proposed	Meets Code	Comments
	conditions in section 3.20.2.C are met			
<b>Outdoor storage</b> (Sec 3.20.2.D)	The outdoor storage of goods or materials shall be prohibited.	The plans indicate outdoor storage next to the loading docks on sheet C 4.0. The elevations indicate that it not covered on all sides.	No	<b>Outdoor storage is not allowed in OSC district. Revise the plans to remove outdoor storage and add this note to the plans.</b>
<b>Parking, Loading and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b> General Office (Sec.5.2.12.D)	- For buildings greater than 100,000 square feet, 1 space per 286 SF GLA For 180,000 GLA (Total 20,000 SF), required spaces = 629	Total Proposed = 644 spaces  6 motorcycle parking is also provided	Yes	<b>Staff identified future parking on sheet C 8.0. It has not been reviewed with this submittal. Site plan needs to come back for review at that time.</b>  <b>Clarify the intent if landbank parking is requested.</b>
<b>Parking Space Dimensions and Maneuvering Lanes</b> (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	- 90° Parking: 9 ft. x 19 ft. - 24 ft. to 27 ft. two way drives - 9 ft. x 17 ft. parking w/2 ft. overhang into landscape space	Yes	<b>Dimension the different parking space on the plan</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Parking stall located adjacent to a parking lot entrance</b> (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	The parking stall next to north entrance of Cabot drive appears more than 25' from the street right-of-way	Yes	
<b>End Islands</b> (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 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	End Islands are proposed wherever applicable	Yes	
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>	2 percent of the total barrier free parking spaces (for total 501 to 1000)= 13 spaces including 3 van accessible	10 regular barrier Free parking & 6 van barrier free space are proposed	Yes	
<b>Barrier Free Space Dimensions</b> <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	Two types of accessible spaces are provided	Yes	<b>Dimension the barrier free aisles on plans</b>
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	One sign per parking is proposed	Yes	
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1)	<u>General Offices:</u> Five (5) percent of required automobile spaces, minimum two (2) spaces For 629 spaces, 31 spaces	Proposed spaces: 32	Yes	
<b>Bicycle Parking General requirements</b> (Sec. 5.16)	- No farther than 120 ft. from the entrance being served - When 4 or more	Yes  Located at two	No	<b>Dimension the widths of sidewalks on the plans</b>



Item	Required Code	Proposed	Meets Code	Comments
	<p>spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations</p> <ul style="list-style-type: none"> <li>- Spaces to be paved and the bike rack shall be inverted "U" design</li> <li>- Shall be accessible via 6 ft. paved sidewalk</li> </ul>	<p>entrances</p> <p>Game loop style racks</p> <p>Accessible via sidewalk</p>		
<p><b>Bicycle Parking Lot layout</b>  (SEC 5.16.6)</p>	<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>	<p>Game loop style racks</p>	<p>Yes</p>	<p><b>Provide additional elevations details and dimensions to better review the proposed rack style.</b></p>
<p><b>Loading Spaces</b>  Sec. 5.4.1</p>	<ul style="list-style-type: none"> <li>- Within the OS districts, loading space shall be provided in the rear yard or</li> <li>- in the case of a double frontage lot, in the interior side yard,</li> <li>- in the ratio of five (5) square feet per front foot of building up to a total area of three-hundred sixty (360) square feet per building.</li> </ul>	<p>Loading Area in the rear yard</p> <p>2,015 square feet is provided at the truck dock</p>	<p>Yes</p>	<p><b>Refer to landscape review for additional details</b></p>
<p><b>Dumpster</b>  Sec 4.19.2.F</p>	<ul style="list-style-type: none"> <li>- Located in rear yard</li> <li>- Attached to the building or</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback</li> <li>- If no setback, then it cannot be any closer than 10 ft, from property line.</li> <li>- Away from Barrier free Spaces</li> </ul>	<p>Dumpster located in the rear yard</p> <p>Farther than 10 ft.</p> <p>Outside the parking setback</p> <p>Farther away from the barrier free spaces</p>	<p>Yes</p>	

Item	Required Code	Proposed	Meets Code	Comments
<b>Dumpster Enclosure</b> <i>Sec. 21-145. (c)</i> <i>Chapter 21 of City Code of Ordinances</i>	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	<ul style="list-style-type: none"> <li>- An enclosure is shown on sheet C 10.2</li> <li>- 6ft. tall</li> <li>-4' tall guard posts proposed</li> <li>- A concrete surface is indicated</li> <li>- Brick enclosure</li> </ul>	Yes	
<b>Exterior lighting</b> <i>Sec. 5.7</i>	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting plan is provided	Yes	
<b>Roof top equipment and wall mounted utility equipment</b> <i>Sec. 4.19.2.E.ii</i>	- 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	Roof top equipment proposed	Yes	
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Roof top equipment screening proposed	Yes?	Refer to façade review for further detail
<b>Non-Motorized Facilities</b>				
<b>Article XI. Off-Road Non-Motorized Facilities</b>	A 6 foot sidewalk is required along collector and arterial roads	A 5' wide walk is proposed along Cabot drive	No	<b>Increase the width of the sidewalk to 6 feet as required</b>
<b>Pedestrian Connectivity</b>	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Sidewalks are proposed throughout the site for convenient and safe pedestrian access	Yes	<b>Propose a sidewalk connection to the public sidewalk along Cabot drive at the north entrance</b>
<b>Building Code and Other Requirements</b>				
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk	Yes	
<b>Design and Construction</b>	Land description, Sidwell number (metes and	Provided	Yes	



Item	Required Code	Proposed	Meets Code	Comments
<b>Standards Manual</b>	bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).			
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Incomplete, but appears to conform to the requirements.	Yes	<b>Provide dimensions for sidewalk, parking spaces and other items requested in all review letters</b>
<b>Economic Impact</b>	<ul style="list-style-type: none"> <li>- Total cost of the proposed building &amp; site improvements</li> <li>- Number of anticipated jobs created (during construction &amp; after building is occupied, if known)</li> </ul>	Information Not Provided	No	<b>Please provide the information in the cover letter.</b>
<b>Development/ Business Sign &amp; Street addressing</b>	<ul style="list-style-type: none"> <li>- Signage if proposed requires a permit.</li> <li>- The applicant should contact the Building Division for an address prior to applying for a building permit.</li> </ul>	Information Not Provided		<u>For further information contact Jeannie Niland 248-347-0438.</u>
<b>Project and Street naming</b>	Some projects may need approval from the Street and Project Naming Committee.	This project may need approval of the Project Name		<u>For approval of project and street naming contact Richelle Leskun at 248-735-0579</u>
<b>Property Split</b>	The proposed property split must be submitted to the Assessing Department for approval.	The site plan indicates a proposed property split	No	<u>Property split needs to be recorded prior to stamping set approval</u>
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				
<b>Intent (Sec. 5.7.1)</b>	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Yes	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Lighting Plan</b> (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Yes	Yes	
<b>Lighting Plan</b> (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures	Spec sheets not provided	No	<b>Provide the missing information</b>
	Photometric data	Yes	Yes	
	Fixture height	14 ft. to 32.5 ft.	Yes	
	Mounting & design	Not provided	No	
	Glare control devices	House side shield		
	Type & color rendition of lamps	LED		
	Hours of operation	Not provided	No	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Yes	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses	32.5 ft. max (conforms to maximum height for OST, not adjacent to residential district)	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.B)	<ul style="list-style-type: none"> <li>- Electrical service to light fixtures shall be placed underground</li> <li>- Flashing light shall not be permitted</li> <li>- Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site's hours of operation</li> </ul>	Not provided	Yes	<b>Add the notes to the plan</b>
<b>Required Conditions</b> (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	4.8:1	No	<b>Total ratio cannot exceed 4:1</b>
<b>Required Conditions</b> (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED lamps are proposed	Yes	

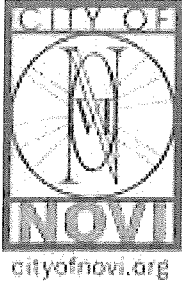
Item	Required Code	Proposed	Meets Code	Comments
<b>Min. Illumination</b> (Sec. 5.7.3.k)	Parking areas: 0.2 min		Yes	
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	0.5 max	Yes	<b>Show foot candle values along Cabot drive property line</b>
<b>Cut off Angles</b> (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	Does not abut residential	NA	

**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

06/26/2015

### Engineering Review

MAGNA

JSP15-0046

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#### Applicant

HCP LAND, LLC

#### Review Type

Preliminary Site Plan

#### Property Characteristics

- Site Location: N. of 13 Mile Rd. and W. of Haggerty Rd.
- Site Size: 11.68 acres
- Plan Date: 06/09/2015

#### Project Summary

- Construction of an approximately 180,000 square-foot building and associated parking. Site access would be provided from two new curb cuts onto Cabot Dr.
- Water service would be provided by an 8-inch loop extension from the existing 24-inch water main along the east side of Cabot Dr. A 4-inch domestic lead and an 8-inch fire lead would be provided to serve the building, along with 4 additional hydrants.
- Sanitary sewer service would be provided 8-inch extension from the existing 8-inch sanitary sewer running along the west side of Cabot Drive.
- Storm water would be collected by a single storm sewer collection system and detained in the storm water detention facilities for the overall site.

#### Recommendation

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

**Comments:**

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

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

General

1. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website ([www.cityofnovi.org/DesignManual](http://www.cityofnovi.org/DesignManual)).
2. The Non-domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package.
3. A right-of-way permit will be required from the City of Novi.
4. 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.
5. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.

Water Main

6. Provide details for the proposed water main connections with the existing water main.
7. Provide a profile for all proposed water main 8-inch and larger.
8. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

9. Provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
10. Verify the location of the sanitary sewer man hole being tapped. This manhole and sewer under Cabot Drive are not shown on the City's GIS database.
11. Verify that the sanitary sewer on the west side of is a force main. City records indicate it is a gravity sewer.



12. Provide a testing bulkhead immediately upstream of the sanitary connection point.
13. Two (2) sealed sets of revised utility plans to submit to OCWRC for review.

Storm Sewer

14. Provide profiles for all storm sewer 12-inches and larger.
15. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
16. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
17. Match the 0.80 diameter depth above invert for pipe size increases.
18. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
19. Provide a four-foot deep sump along with the oil/gas separator in the last storm structure prior to discharge off- site.
20. 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.
21. 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.

Storm Water Management Plan

22. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
23. Provide supporting calculations for the runoff coefficient determination and show that the site is being designed in accordance with the previously approved site plan for the overall site.
24. Provide a drainage area map for the overall site showing this site is tributary to the specified ponds.
25. Provide a drainage area map for the site.

Paving & Grading

26. Revise all sidewalk details to show a maximum 2-percent cross-slope.
27. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.

Flood Plain

28. A City of Novi floodplain use permit will be required for the proposed floodplain impact. This should be submitted as soon as possible. Contact the

Building Department for submittal information. An MDEQ floodplain use permit may also be required prior to site plan approval.

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

29. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

30. 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.
31. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
32. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
33. 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:**

34. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
35. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
36. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
37. 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.
38. A permit for work within the right-of-way of Cabot Drive must be obtained from the City of Novi. The application is available from the City Engineering

Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.

39. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
40. Approval for sanitary sewer construction must be obtained from the OCWRC. This application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
41. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
42. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
43. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
44. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Jeremy Miller at (248) 735-5694 with any questions.

A handwritten signature in black ink, appearing to read "Jeremy Miller", is written over a horizontal line.

cc: Ben Croy, Engineering  
Brian Coburn, Engineering  
Sri Komaragiri, Community Development  
Sabrina Lilla, Water & Sewer

## LANDSCAPE REVIEW





# PLAN REVIEW CENTER REPORT

June 24, 2015

## Preliminary Site Plan - Landscaping

Magna Seating of America

### Review Type

Preliminary Site Plan Landscape Review

### Project Number

15-0046

### Property Characteristics

- Site Location: East side of Cabot Drive
- Site Zoning: OST
- Adjacent Zoning: OST
- Plan Date: June 9, 2015

### 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 Preliminary 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 Soils (Preliminary Site Plan checklist #10, #17)

Provided

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

Provided.

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

Provided.

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

**Tree protection fence detail showing fencing at 1' outside of dripline needs to be added to plans.**

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

Trees to be saved and removed are shown on Tree charts and Sheets L-1 and L-2.

## LANDSCAPING REQUIREMENTS

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

1. **Required berm is shown, but it should be revised to show more variation and undulations while still maintaining the required minimum height (3') and crest width (2').**

2. 29 canopy trees, 77 subcanopy trees and 25% of the frontage in massed grasses/perennials/annuals and or bulbs are required for the indicated frontage along Cabot drive, as an industrial subdivision. Only 5 canopy trees and 16 subcanopy trees, plus a shrub hedge, are proposed.
3. According to the applicant, the required landscaping requirements for canopy and subcanopy trees can't be met along most of the Cabot Road frontage due to the overhead power line and DTE easement.
4. The maximum height requirements for planting material under the power lines and within the easement should be added to the plans to verify that the requirements are being met to the greatest degree.
5. If taller shrubs can be used in the hedge line to provide better parking lot screening, they should be substituted for the shrubs that don't provide screening for the parking areas.
6. A Planning Commission waiver will be required for the shortage in right-of-way landscaping due to the power line and easement. This will be supported by staff assuming that the restrictions noted by the applicant are found to limit the landscaping to that proposed.

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

1. See above. The calculations indicate that 29 canopy trees are required for frontage along interior industrial subdivision roads as part of the other landscaping required. Only 5 are provided due to the power lines and power line easements.

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

1. The required parking lot landscaping area is 14,176 sf in interior islands. 14,331sf is proposed. The island areas should be labeled in SF.
2. Based on the 14,176 required landscaping area, 189 trees are required in the parking interior. A total of 162 trees, in interior islands and on the periphery, are provided. Please add additional required trees.
3. All trees should be deciduous canopy trees with a mature canopy of at least 20 feet.

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

1. 70 perimeter trees are required and provided, many of them evergreens.
2. All trees should generally be deciduous canopy trees with a mature canopy of at least 20 feet.
3. In this case, to provide sufficient screening of the loading zone, the perimeter evergreen trees from the northwest corner of the building to the south edge of the loading zone, can remain as evergreens. Please change the remaining perimeter trees to deciduous canopy trees.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. It appears that the required amount of building foundation planting will be provided, but the areas devoted to the landscaping need to be labeled in SF.
2. Detailed planting plans for the foundation planting areas will need to be provided in the Final Site Plans.

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

Storm water detention is offsite in regional detention basins.

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

Screening is satisfactory but the generator should be adjusted to provide 2' spacing away from the screening hedge.

## OTHER REQUIREMENTS

### Plant List, notes and details (LDM 2.h. and t.)

***Carpinus betulus*, *Picea abies* and *Ulmus parviflora* are all not native to Michigan. Please revise the plant chart accordingly, and change any woodland replacement trees that aren't on the Woodland Replacement Chart (Zoning Section 37 – Woodland Protection) to species that are.**

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

**Provided for most landscaping but needs to include foundation landscaping as well, and be revised per landscaping changes noted above.**

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

**Actual irrigation plans will be required for final site plans.**

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

Shown for berms and areas surrounding site.

### Snow Deposit (LDM.2.q.)

**Please add snow deposit areas in the rear of the site too.**

### Corner Clearance (Zoning Sec 5.9)

Satisfactory.

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](mailto:rmeader@cityofnovi.org).

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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART

**Review Date:** June 24, 2015  
**Project Name:** JSP15 – 0046: MAGNA SEATING  
**Plan Date:** June 9, 2015  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org)  
 Phone: (248) 735-5621

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

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	§ 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	Yes	Yes	Scale 1"=40' is acceptable for the detail presented.
<b>Project Information</b> <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
<b>Owner/Developer Contact Information</b> <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
<b>Landscape Architect contact information</b> <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA	Yes	Yes	
<b>Sealed by LA.</b> <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	
<b>Miss Dig Note</b> <i>(800) 482-7171 (LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	
<b>Zoning</b> <i>(LDM 2.f.)</i>	Include all adjacent zoning	Yes	Yes	OST on site and adjacent.
<b>Survey information</b> <i>(LDM 2.c.)</i>	§ Legal description or boundary line survey § Existing topography	Yes	Yes/No	1. Existing topography shown. 2. <b>Please resolve conflict between sheets Tree 1.1 and 1.2, and C1.0. Distances along arcs</b>



Item	Required	Proposed	Meets Code	Comments
				at southwest corner of property are shown differently between those sheets.
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2))	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	Yes	Yes	
<b>Soil types</b> (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	Yes	Yes	
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	Shown clearly on Sheets C6.1, C6.2
<b>Snow deposit</b> (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes/No	Only 1 area shown, in front. Please show others closer to rear parking to ensure landscaping won't be piled under snow.
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements</b> (LDM 1.c)	§ Clear sight distance within parking islands § No evergreen trees	Yes	Yes	
<b>Name, type and number of ground cover</b> (LDM 1.c.(5))	As proposed on planting islands	Yes	Yes	Irrigated sod or seed.
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands</b> (a, b. i)	§ A minimum of 300 SF to qualify § 6" curbs § Islands minimum width 10' BOC to BOC	Yes	Yes	Please label each island counted toward requirement with its SF.
<b>Curbs and Parking stall reduction (c)</b>	Parking stall can be reduced to 17' and the	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	curb to 4" adjacent to a sidewalk of minimum 7 ft.			
<b>Contiguous space limit (i)</b>	Maximum of 15 contiguous spaces	Yes	Yes	
<b>Plantings around Fire Hydrant (d)</b>	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Yes	Yes	
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
<b>Clear Zones (LDM 2.3.(5))</b>	25 ft corner clearance required. Refer to Zoning Section 5.5.9	Yes	Yes	
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)</b>				
A = Total square footage of parking spaces not including access aisles x 10%	$A = 107,004 \times 10\% = 10700 \text{ sf}$			
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	$B = 50,000 \times 5\% = 2500 \text{ sf}$			Please correct calculations per those shown to left.
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	$C = (147574 - 50,000) \times 1\% = 975.74 \text{ sf}$			Please correct calculations per those shown to left.
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)</b>				
A. = Total square footage of parking spaces not including access aisles x 7%	$A = 7\% \times \text{xx sf} = \text{xx sf}$	NA		
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	$B = 2\% \times \text{xx sf} = \text{xx sf}$	NA		
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF)	$C = 0.5\% \times 0 \text{ sf} = 0 \text{ SF}$	NA		

Item	Required	Proposed	Meets Code	Comments
x 0.5%				
<b>All Categories</b>				
D = A+B or A+C Total square footage of landscaped islands	10700 + 2500 + 976 = 14176 SF	14,331SF	Yes	Please label each island counted toward requirement with its SF.
E = D/75 Number of canopy trees required	14176/75=xx Trees = 189 trees	162	No	<ol style="list-style-type: none"> <li>1. Please add required trees.</li> <li>2. All of these trees should be deciduous canopy trees with mature canopies of at least 20' width.</li> <li>3. Please change all trees that don't meet this requirement to species/cultivars that do.</li> </ol>
<b>Perimeter Green space</b>	§ 1 Canopy tree per 35 lf ; xx/35=x trees § 2447 lf/35 = 70 trees. § Sub-canopy trees can be used under overhead utility lines.	70	Yes/No	Generally, all of these trees should be canopy trees with mature canopies of 20' wide. To provide required loading dock screening, the perimeter trees from the northwest corner of the building to the south edge of the rear loading zone can remain as evergreens.
<b>Parking land banked</b>	§ NA			<ol style="list-style-type: none"> <li>1. Unclear. Plan appears to show future parking spaces but it is only referenced on Landscape sheets and Sheet C8.0.</li> <li>2. Please indicate landscape calculations for future spaces, if landbanked spaces are proposed.</li> </ol>
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
§ 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				Please revised proposed berms to show more undulations/variations

Item	Required	Proposed	Meets Code	Comments
conflict with utilities. § Berms should be constructed with 6" of top soil.				while maintaining minimum height of 3' and minimum 2' crest
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements (Zoning Sec 5.5.A)</b>	§ Refer to Residential Adjacent to Non-residential berm requirements chart	NA		
<b>Planting requirements (LDM 1.a.)</b>	§ LDM Novi Street Tree List	NA		
<b>Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)</b>				
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>	§ Minimum 3' height § Minimum 2' crest width	Yes	Yes	<b>Need more undulations and variations.</b>
<b>Cross-Section of Berms (LDM 2.j)</b>				
Slope, height and width	§ Label contour lines § Maximum 33% § Min. 3 feet height above adjacent parking elevation. § Min. 2 feet flat horizontal area	Yes	Yes/No	<b>Indicate 6" of topsoil on top of berm</b>
Type of Ground Cover		Yes	No	<b>Indicate ground cover on detail.</b>
Setbacks from Utilities	§ Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Yes	Yes	1. Planting heights along most of front limited by overhead power lines. 2. <b>Please note maximum height of plantings allowed under lines and within easement.</b> 3. <b>Proposed hedge is acceptable as substitute but please use taller shrubs if allowed to provide better screening of parked vehicles.</b>
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	§ Freestanding walls should have brick or stone exterior with masonry or concrete interior	No		
<b>Walls greater than 3 ½ ft. should be designed and sealed</b>		NA		



Item	Required	Proposed	Meets Code	Comments
by an Engineer				
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width</b> (2)(3) (5)	§ Parking: 20 ft.	25-70'	Yes	
Min. berm crest width	§ Parking: 2 ft.	2' and more	Yes	
Minimum berm height (9)	§ Parking: 3 ft.	3'	Yes	
3' wall	§ (4)(7)	No		
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	§ Parking: 1 tree per 35 l.f.;	NA		
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	§ Parking: 3 trees per 40 l.f.;	NA		
<b>Canopy deciduous trees in area between sidewalk and curb</b> (Novi Street Tree List)	§ Parking: 1 tree per 35 l.f.	NA		
<b>Non-Residential Zoning Sec 5.5.3.E.iii &amp; LDM 1.d (2)</b>				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
<b>Interior Street to Industrial subdivision</b> (LDM 1.d.(2))	§ 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW= 29 trees required § 3 sub canopy trees per 40 l.f. of total linear frontage = 77 trees required § Plant massing for 25% of ROW	§ 5 canopy trees § 16 subcanopy trees § Hedge along entire frontage	No	<ol style="list-style-type: none"> <li>1. Use calculations to left since site is in industrial subdivision.</li> <li>2. Planning Commission waiver required for shortages.</li> <li>3. Waiver is acceptable as most of frontage is under power lines where canopy trees and subcanopy trees are not allowed.</li> </ol>
<b>Screening of outdoor storage, loading/unloading</b> (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		Yes	Yes	<ol style="list-style-type: none"> <li>1. Loading zones are in interior of site, blocked by building to west, perimeter plantings to north and east.</li> <li>2. Evergreen perimeter trees from the northwest corner of the building to the southern edge of the rear loading zone can remain as evergreens to provide required screening.</li> </ol>
<b>Transformers/Utility</b>	§ A minimum of 2ft.	Yes	Yes/No	1. Proposed screening

Item	Required	Proposed	Meets Code	Comments
<b>boxes</b> (LDM 1.e from 1 through 5)	separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors			is acceptable, except for northeast corner of box which protrudes into screening hedge. 2. Please find way to remedy this situation and provide 2' spacing to generator.
<b>Building Foundation Landscape Requirements (Sec 5.5.3.D)</b>				
<b>Interior site landscaping SF</b>	§ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. § <b>1130 lf x 8ft = 9040 SF</b>	12,825 SF	Yes	1. Areas appear to be sufficient, but please add labels for each area with its SF. 2. Please add planting details with plant counts for these areas in Final Site Plans.
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	§ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	641LF covered	Yes	90% of foundation visible from Cabot Road is covered with greenspace.
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements</b> (Sec. 5.5.3.E.iv)	§ Clusters shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	NA		Detention is in regional detention basin, not on site.
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 2.i. & Zoning Sec 5.5.5.B)	§ Provide intended date	Between Mar 15 – Nov 15	Yes	
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	§ 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	
<b>Plant source</b>	§ Shall be northern	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 2.n & LDM 3.a.(2))	nursery grown, No.1 grade.			
<b>Irrigation plan</b> (LDM 2.s.)	§ A fully automatic irrigation system and a method of draining is required with Final Site Plan	Yes (in notes)	Yes	<u>Need for final site plan</u>
<b>Other information</b> (LDM 2.u)	§ Required by Planning Commission	NA		
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	§ City must approve any substitutions in writing prior to installation.	Yes	Yes	
<b>Plant List (LDM 2.h.) – Include all cost estimates</b>				
Quantities and sizes	§ Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	<b>Please specify acceptable cultivars where applicable.</b>
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)		§ For all new plantings, mulch and sod as listed on the plan	Yes	Yes
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	§ Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	<b>Please add detail showing tree fencing placed at 1' outside of drip line.</b>
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions</b> (LDM 3.a)	§ Plant materials shall not be planted within 4 ft. of property line	No	No	<b>Add note near property lines on actual plans.</b>
<b>Plant Materials &amp; Existing Plant Material</b> (LDM 3.b)	§ Clearly show trees to be removed and trees to be saved.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Landscape tree credit</b> (LDM3.b.(d))	§ 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		
<b>Plant Sizes for ROW, Woodland replacement and others</b> (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	
<b>Plant size credit</b> (LDM3.c.(2))	NA	No		
<b>Prohibited Plants</b> (LDM 3.d)	No plants on City Invasive Species List	Yes	Yes	
<b>Recommended trees for planting under overhead utilities</b> (LDM 3.e)	§ Label the distance from the overhead utilities	Yes	Yes	<b>Please add note stating maximum allowable height of plantings within easement and under power lines and provide plants that approach but do not exceed that limit, where possible.</b>
<b>Collected or Transplanted trees</b> (LDM 3.f)		No		
<b>Nonliving Durable Material: Mulch</b> (LDM 4)	§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" 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

<b>Item</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets Code</b>	<b>Comments</b>
modifications to the City of Novi Planning Department with future submittals.				



TRAFFIC REVIEW

June 24, 2015

Barbara McBeth, AICP  
Deputy Director of Community Development  
City of Novi  
45175 W. 10 Mile Road  
Novi, MI 48375

**SUBJECT: Magna Seating of America  
Traffic Review for Preliminary Site Plan  
JSP15-0046**

Dear Ms. McBeth,

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.

**1. General Comments**

- a. The applicant, MSA Technology Partners, LLC, is proposing 180,000 S.F. three-story building on a 11.68 acre site that is located on the east side of Cabot Drive, north of 13 Mile Road.
- b. Cabot Drive is within the City of Novi's jurisdiction.
- c. The site is currently zoned as OST Office Service Technology.

**2. Potential Traffic Impacts** – The proposed development is expected to generate more than 100 vehicles per peak hour and more than 750 trips per day; therefore, a Traffic Impact Study (TIS) is required.

**3. General Plan Comments** – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.

- a. Provide detailed (dimensioned) plans for the proposed site, including but not limited to:
  - i. Width and length of parking islands
  - ii. Sight distance at the entrances along Cabot Drive
  - iii. Other details as necessary to convey design intent and the meeting of applicable City standards.
- b. The amount of parking spaces provided is in compliance with City of Novi standards.
- c. Spacing between the two proposed driveways is in compliance with City of Novi standards.
- d. The applicant could review the alignment of the proposed driveway with the alignment of the Harman Becker Automotive driveway and review if operationally it would make more sense to shift the driveway to the south to line up with the exit of the Harman Becker Automotive driveway.

**4. Signing and Pavement Marking** – The proposed signing and pavement marking generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.

- a. Add a note to sheet C-10.1 that the proposed pavement markings will comply with the latest edition of the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).

b. The call-out for the “Van Accessible” sign on sheet C-4.0 should be R7-8p and not R7-8a.

**5. Bicycle and Pedestrian** – The proposed sidewalks and bicycle parking are in compliance with City of Novi standards.

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

Sincerely,

**AECOM**

A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

Matthew G. Klawon, PE  
Manager, Traffic Engineering and ITS Engineering Services

Reviewed by: Paula K. Johnson, PE

WOODLANDS REVIEW

June 25, 2015

Ms. Barbara McBeth  
Deputy Director of Community Development  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375

Re: Magna Seating of America (JSP15-0046)  
Wetland and Woodland Review of the Preliminary Site Plan (PSP15-0088)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Magna Seating of America project prepared by Professional Engineering Associates (PEA) dated June 9, 2015 (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 as well as the City of Novi Woodland Protection Ordinance Chapter 37. ECT most recently visited the site on June 19, 2015 for the purpose of a woodland and wetland verification.

The proposed development is located north of W. Thirteen Mile Road and east of Cabot Drive in Section 1. The Plan proposes the development of 180,000 square foot, 3-story office building as well as associated utilities and parking.

The proposed project site contains several areas of City-Regulated Woodlands but does not contain any City-Regulated Wetlands (see Figure 1).

The Preliminary Site Plan is **Approved as Noted** for Woodlands. ECT recommends that the Applicant address the comments listed in this letter prior to approval of the Final Site Plan.

**Onsite Wetland Evaluation**

ECT most recently visited the site on June 19, 2015 for the purpose of a wetland boundary verification. Although the proposed project area does contain a storm water swale that runs west to east along the southern section of the proposed site, this storm water swale is not considered a regulated wetland or watercourse by the City of Novi. The Plan notes that this existing drainage swale easement (L. 44385, P.545) is to be vacated through the parcel and replaced with new, private storm easement. The existing swale will be enclosed within a proposed 48-inch diameter storm pipe.

This proposed activity does not appear to require authorization through a City of Novi Wetland & Watercourse Permit. The drainage swale is a man-made ditch that was constructed within an upland area at the time of the Haggerty Corridor Corporate Park Phase 2 development (i.e., between 2007 and 2010).

ECT does suggest that the current Plan be reviewed by City of Novi Engineering Staff for adherence to all applicable storm water and engineering requirements.

No further wetland review appears to be necessary.



**Onsite Woodland Evaluation**

The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. The purpose of the Woodlands Protection Ordinance is to:

- 1) *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;*
- 2) *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*
- 3) *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.*

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on June 19, 2015. An existing tree list has been included with the Plan. The *Existing Tree List* (Sheet TREE-2) contains a list of existing on-site trees and indicates which trees are proposed for removal.

The entire site is approximately 12 acres. The majority of the site contains previously-disturbed land that was cleared at the time of land-balancing for the overall Haggerty Corridor Corporate Park Phase 2 project. Only a small area of regulated woodland remains along the eastern edge of the proposed project site. In terms of habitat quality and diversity of tree species, the woodland areas on the project site are of fair quality. The majority of the remaining woodland areas consist of relatively-mature growth trees of good-to-fair health. The majority of the existing trees are previously-planted eastern white pine (*Pinus strobus*), Austrian pine (*Pinus nigra*), red pine (*Pinus resinosa*) and black cherry (*Prunus serotina*).

This wooded area does not appear to provide a high level of environmental benefit, and the subject property is surrounded by existing commercial uses on the west, north and east sides. The current plan proposes to impact a relatively small portion of these existing trees.

**Proposed Woodland Impacts and Replacements**

The *Landscape Plan - North* (Sheet L-1.1) indicates that a total of twenty-six (26) regulated trees will be removed, requiring a total of forty-six (46) Woodland Replacement Tree Credits. It should be noted that the *Existing Tree List* (Sheet TREE-2) does not indicate the required Woodland Replacement Credits for each tree removal. The Applicant shall report the number of trees that are proposed to be removed within the following categories and indicate how many Woodland Replacement are required for each removed tree:

Replacement Tree Requirements

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
8 < 11	1
>11 < 20	2
> 20 < 29	3
> 30	4

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.

The *Landscape Plan - South* (Sheet L-1.2) appears to indicate 46 proposed Woodland Replacement Trees of the following types:

- Red oak (*Quercus rubra*) – 5 trees;
- Sugar maple (*Acer saccharum*) – 5 trees;
- Eastern white pine (*Pinus strobus*) – 6 trees;
- Black hills spruce (*Picea glauca "Densata"*) – 12 trees;
- Norway spruce (*Picea abies*) – 10 trees; and
- Concolor fir (*Abies concolor*) – 8 trees.

These trees are proposed along the south side of the proposed site, just south of the proposed parking area and north of the Seeley Drain.

It should be noted that the Norway spruce and the Concolor fir are not acceptable as City of Novi Woodland Replacement Trees. In addition, the eastern white pine shall be 6-foot height minimum, and will be counted as Woodland Replacement trees at a 1.5-to-1 ratio. The Applicant should review the City's Woodland Tree Replacement chart (included below) and review and revise the Plan as necessary.

**Woodland Tree Replacement Chart**

(from Chapter 37 Woodlands Protection)  
(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
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
Yellowwood	Cladrastis lutea
Beech	Fagus sp.
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffeetree	Gymnocladus dioica
Walnut	Juglans sp.
Eastern Larch	Larix laricina
Sweetgum	Liquidambar styraciflua
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	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 Bladdernut	Staphylea trifolia
Bald Cypress	Taxodium distichum
American Basswood	Tilia americana
Hemlock (1.5:1 ratio) (6' ht.)	Tsuga canadensis

**City of Novi Woodland Review Standards and 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".

The applicant appears to be prepared to provide the required Woodland Replacement Credits through on-site Woodland Replacement Trees. In addition, the trees proposed for removal are not of especially high quality or value.

Proposed woodland impacts will require a Woodland Permit from the City of Novi that allows for the removal of trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater. Such trees shall be relocated or replaced by the permit grantee.

**Comments**

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

1. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater. 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, if applicable.
2. It should be noted that the *Existing Tree List* (Sheet TREE-2) does not indicate the required Woodland Replacement Credits for each tree removal. The Applicant shall indicate how many Woodland Replacement are required for each removed tree. Please review and revise the Plan as necessary.
3. It should be noted that Norway spruce and the Concolor fir are not acceptable as City of Novi Woodland Replacement Trees. In addition, the eastern white pine shall be 6-foot height minimum, and will be counted as Woodland Replacement trees at a 1.5-to-1 ratio. The Applicant should review the City's Woodland Tree Replacement chart (included below) and review and revise the Plan as necessary.
4. 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.

**Recommendation**

The Preliminary Site Plan is **Approved as Noted** for Woodlands. The applicant appears to be prepared to meet the Woodland Replacement requirement through on-site Woodland Replacement Trees. ECT recommends that the Applicant address the comments above prior to approval of the Final Site Plan.

Magna Seating of American (JSP15-0046)  
Wetland and Woodland Review of the Preliminary Site Plan (PSP15-0088)  
June 25, 2015  
Page 6 of 9

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: Sri Komaragiri, City of Novi Planner  
Richelle Leskun, Planning Assistant  
Rick Meader, City of Novi Landscape Architect  
Stephanie Ramsay, City of Novi Customer Service

Attachments: Figure 1 & Site Photos



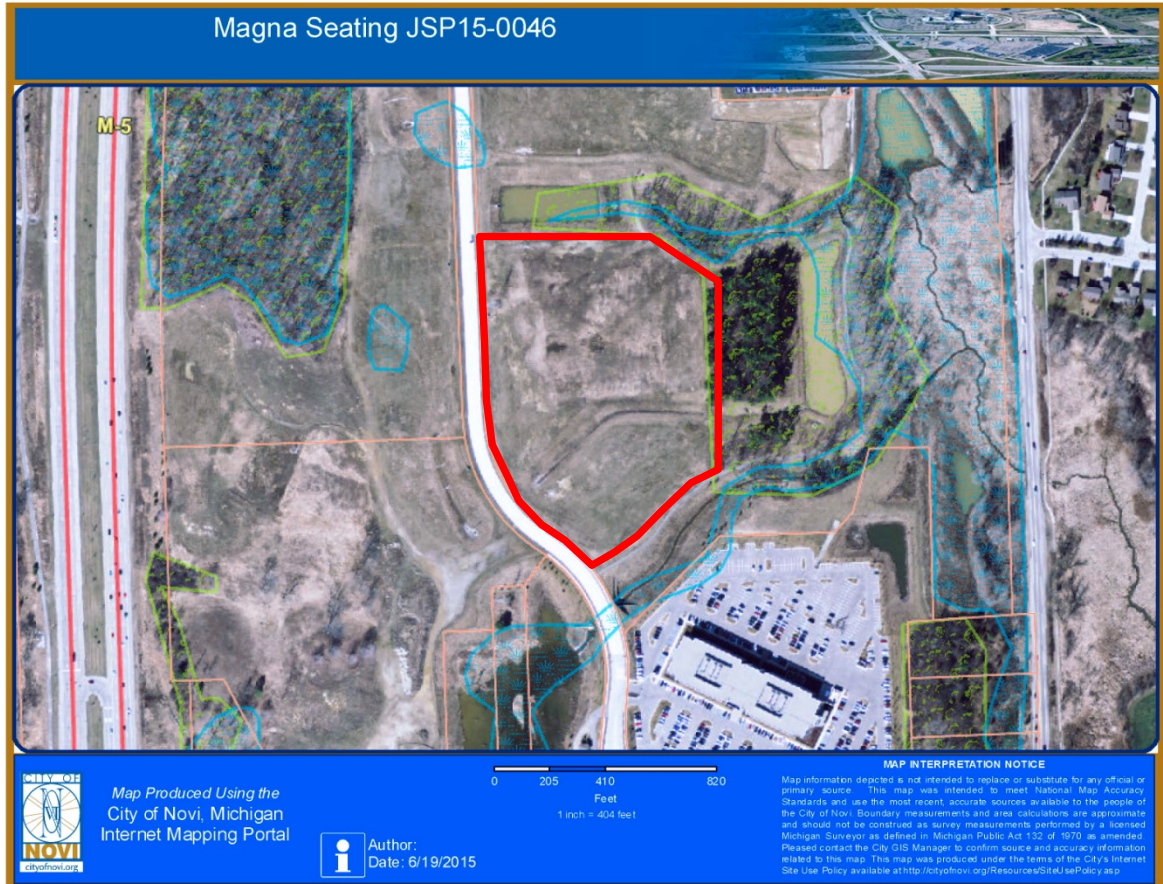


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

*Site Photos*



**Photo 1.** Looking north at eastern edge of proposed project. Trees to be removed are seen on right side of photo (ECT, 6/19/15).



**Photo 2.** Looking north at eastern edge of proposed project (ECT, 6/19/15).



**Photo 3.** Tree #121 (14-inch eastern white pine, to be removed)  
(ECT, 6/19/15).



**Photo 4.** Tree #121 (14-inch eastern white pine, to be removed)  
(ECT, 6/19/15).

FACADE REVIEW





June 25, 2015

*Façade Review Status Summary:*  
**Approved, Section 9 Waiver Not Required**

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

Re: **FACADE ORDINANCE - Preliminary Site Plan**  
**Magna Seating of America, PSP15-0088**  
 Façade Region: 1, Zoning District: OST

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Faudie Architects, dated 6/4/15. The percentages of materials proposed for each façade are as shown below. Materials that are in violation of the Ordinance, if any, are shown on bold.

<b>Façade Region 1</b>	East (Front)	South	West	North	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	55%	54%	56%	73%	100% (30%MIN.)
Spandrel Glass	23%	23%	24%	16%	50%
Flat Metal Panels	22%	23%	20%	11%	50%

This project consists of a new 3-story building constructed primarily of brick. The drawings indicated roof top equipment is to be screened with compliant façade materials. As shown above, the design is in full compliance with Section 5.15, the Façade Ordinance. The sample board provided by the applicant indicates carefully coordinated colors consistent with the building's design. The overall design appears to be refined and well balanced and will compliment other similar building in the surrounding area.

**Recommendation** – This application is in full compliance with the Façade Ordinance and a Section 9 Waiver is not required.

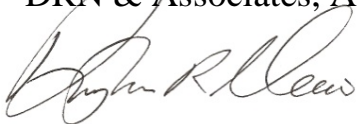
**Notes to the Applicant:**

1. Inspections – The 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”.

<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

A handwritten signature in black ink, appearing to read "Douglas R. Necci", written over the typed name below.

Douglas R. Necci, AIA



**FIRE REVIEW**



June 24, 2015

TO: Barbara McBeth- Deputy Director of Community Development  
Sri Komaragiri- Plan Review Center

RE: Magna Seating of America

PSP#15-0088

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

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

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Victor C.M. Lauria

**Assistant Chief of Police**  
Jerrod S. Hart

**Project Description:** A three story 180,000 sq. ft. building on the East side of Cabot, North of Thirteen Mile.

**Comments:**

- 1) 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. **(D.C.S. Sec 11-239(b)(5))**

**Recommendation:**

- 1) Improve turning radius to meet fire department standards at the South entrance off Cabot to the first turn to the parking area.

**Recommend for approval with the above correction.**

Sincerely,

Joseph Shelton- Fire Marshal  
City of Novi – Fire Dept.

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

cc: file

APPLICANT RESPONSE LETTER



PROFESSIONAL ENGINEERING ASSOCIATES, INC.  
Civil Engineers | Land Surveyors | Landscape Architects

Corporate Office • 2430 Rochester Court • Suite 100 • Troy, MI 48083  
(P) 248.689.9090 • (F) 248.689.1044 • [www.peainc.com](http://www.peainc.com)

June 30, 2015  
PEA Project No: 2015-098  
City of Novi #JSP15-46

Ms. Sri Ravali Komaragiri  
Planner  
City of Novi  
Community Development Department  
45175 W. 10 Mile Road  
Novi, MI, 48375

**RE: Magna Seating of America, Site Plan #JSP15-46**

Dear Ms. Komaragiri:

In response to the review letters received from various City departments regarding the above referenced project, we offer the following written responses.

**Planning Review (dated June 25, 2015):**

1. The drive along the southeast corner of the property near the retaining wall is located at the 20' parking setback. Dimensions to the drive at this location are provided on sheet C-4.2
2. The covered area shown on the east side of the building near the truck dock, is completely covered with a roof, but open on three sides with a protective railing. Any reference to "Storage" will be removed. It is an area used for Magna's recycling program.
3. The future parking spaces shown on sheet C-8.0 are shown only in anticipation of potential future parking needs at this site. The spaces are shown so the storm sewer system can be designed to incorporate these areas into the system design. The applicant understands that the plan will require future approval if the spaces are to be constructed.
4. All parking spaces and aisles are fully dimensioned on sheet C-4.1 and C-4.2
5. The sidewalk along Cabot Drive can be widened to 6 feet. However, this section of walk will not match the width of any of the sidewalks approved and installed within the HCCP to date. We would request that we keep the sidewalks in conformance with the 5' sidewalks throughout the Park.
6. A single sidewalk connection is proposed near the southern site entrance. This matches the single sidewalk connection to Cabot Drive provided at the Harman Becker building, Adams Technology Center and Mackenzie North.
7. A property split application and sketch will be submitted to the City.
8. Site lighting comments will be addressed during Final Site Plan. For reference, the site lighting will be in operation from dusk until dawn.

9. Economic Impact:

- a. 164 new jobs will be created, with 305 jobs retained within the City of Novi.
- b. This facility will be the Magna Seating Headquarters, containing engineering, sales and marketing, and research and development activities.
- c. Jobs will be created in managerial, professional, technical, sales and clerical roles
- d. Employees will receive medical, dental and vision insurance; short-term and long-term disability benefits, employee profit sharing 401(k) with company match; paid vacations and holidays and Workers Compensation Insurance.

10. Maximum building coverage can be added to the final site plan if required. For reference, the maximum building coverage is 12.9% (65,515/508,763).

11. There are no wetlands present on site, therefore no buffers were shown on the plans.

12. Bicycle racks and parking pad details are provided on sheets C-10.2 and L-1.3

13. The required building setback will be revised to 57'-2" from 48' per your email dated June 29, 2015.

**Engineering Review (dated June 26, 2015)**

General:

1. Comment noted. Standard details will be provided when needed
2. Comment noted. Non-domestic user survey will be provided as needed
3. Comment noted. A right-of-way permit will be applied for as needed.
4. A utility crossing table will be provided during Final Site Plan
5. A dewatering note will be provided during Final Site Plan

Water Main

6. Connections to the existing water main will be provided during Final Site Plan
7. Water main profiles will be provided during Final Site Plan
8. Three sets of plans for public water main permitting will be provided once the City has approved the water main plans.

Sanitary Sewer

9. An access easement will be provided during Final Site Plan
10. The manhole proposed to be tapped is shown on the original design plans and was verified during the topographic survey field work.
11. Per the original design plans, there are both gravity and pressure sanitary sewers on the west side of Cabot Drive. This project connects to the gravity system. The pressure sewer is shown for reference only.
12. Testing bulkhead will be provided as needed.
13. Two sets of plans for sanitary sewer permitting will be provided once the City has approved the sanitary sewer plans.

Storm Sewer:

14. Storm sewer profiles will be provided during Final Site Plan
15. Comment noted. Three feet of cover will be maintained over all permanent storm sewers
16. Comment noted
17. Comment noted

- 18. Comment noted
- 19. Comment noted
- 20. Comment noted
- 21. Comment noted

**Storm Water Management Plan:**

- 22. Comment noted.
- 23. Calculations will be provided during Final Site Plan
- 24. Sheet CE-27 shows the site superimposed over the existing HCCP drainage maps. This plan will be included in the Final Site Plans also.
- 25. A drainage map will be provided during Final Site Plan

**Paving and Grading:**

- 26. Comment noted
- 27. The grading plans for the Magna Engineering will be prepared to provide the same level of detailed grading information as denoted on the other projects we have completed recently in the City of Novi

**Floodplain:**

- 28. We are not aware of any floodplain impacts caused by this development. There is no floodplain on the site.

**Other Items:**

Items 29 thru 44. Items will be provided as needed

**Landscaping Review (dated June 24, 2015):**

**Existing Elements:**

- 1. Tree protection fence locations are shown on sheets Tree-1.1 and Tree-1.2. A fence detail will be provided during Final Site Plan.

**Landscaping Requirements:**

- 1. The landscape berm is designed to meet the minimum required height of 3 feet above either the sidewalk elevation or the parking lot elevation. The setback to the parking lot provided for the berm exceeds the minimum required by ordinance. We will review the space available between Cabot Drive and the parking lot and provide additional height to the berm where and if possible.
- 2. As noted, trees cannot be planted within the DTE easement
- 3. Additional shrubs will be provided to make up for the limited number of trees that can be planted along Cabot Drive due to the DTE easement. This mimics the same type of plantings used for the Adams Technology Center development, located due north of this site (JSP 13-20).
- 4. The maximum allowable height of plantings within the DTE easement will be noted on the Final Site Plan.
- 5. Taller shrubs will be provided along Cabot Drive during Final Site Plan.



6. A waiver is hereby requested for the plantings along Cabot Drive. The waiver was granted for Adams South for the same circumstances regarding the ITC Easement.

**Street Tree Requirements:**

1. As noted, trees cannot be planted within the DTE easement

**Parking Lot Landscaping:**

1. Parking Lot island areas will be labeled during Final Site Plan and calculations will be adjusted to show an area requirement of 14,176 sq.ft.
2. The method of calculating the required number of trees as detailed in this review letter, differs from the previously approved calculation methods on other approved projects within the HCCP. We will work with the City to plant the required amount of trees.
3. Comment noted.

**Parking Lot Perimeter Canopy Trees:**

1. Comment noted.
2. Comment noted. Additional evergreen trees had been provided in lieu of deciduous trees in order to decrease wind exposure to the site and attempt to provide trees along the eastern property line that matched the existing, mostly evergreen woodland area to the east. If more deciduous trees are required, then the trees will have to be more sparsely planted to maintain sufficient separation.
3. Comment noted.

**Building Foundation Landscape:**

1. Areas around the building foundation will be labeled to provide the square footage of the plantings
2. Detailed foundation planting plans will be provided during Final Site Plan

**Transformer/Utility Box and Fire Hydrant Plantings:**

1. The generator location will be adjusted as needed

**Other Requirements:**

- The plans will be updated to provide the required woodland replacement trees types.
- The cost opinion will be adjusted to include foundation plantings during Final Site Plan
- Irrigation plans will be provided during Final Site Plan
- Additional snow deposit areas will be shown on the Final Site Plans
- Additional spaces shown on sheet C-8.0 are not land-banked spaces. Refer to Planning Review response #3 for additional information.

**Traffic Review (dated June 24, 2015 from AECOM)**

1. General Comments:

- a. Comment noted
- b. Comment noted
- c. Comment noted

2. Potential Traffic Impacts:

- a. A traffic study was provided as part of the HCCP park development. A new traffic study is not required and thus will not be provided.
- 
3. General Plan Comments:
    - a. Plan sheets C-4.1 and C-4.2 provide full dimensioning of the site, including aisles, spaces, sidewalk widths, drive widths, etc.
    - b. Comment noted
    - c. Comment noted
    - d. The applicant and Magna have reviewed and approved the south driveway location as shown and driveway will remain in place.
  4. Signing and Pavement Marking:
    - a. Note regarding space striping will be added at Final Site Plan
    - b. The sign call-out will be changed for Final Site Plan submittal
  5. Bicycle and Pedestrian:
    - a. Comment noted

**Wetland and Woodland Review (dated June 25, 2015 by ECT)**

1. A Woodland permit will be applied for as needed.
2. Woodland Replacement Credit calculations shall be added to the plans for Final Site Plan
3. The woodland replacement tree types will be reviewed and updated as needed.
4. Comment noted.

**Façade Review (dated June 25, 2015 by DRN & Associates)**

1. No responses required.

**Fire Department Review (dated June 24, 2015)**

Comment noted. Turning radii will be enlarged as needed and a truck turning diagram added.

Sincerely,

**PROFESSIONAL ENGINEERING ASSOCIATES, INC.**



Paul Bater  
Senior Project Engineer



James P. Butler, PE  
President

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