



TACO BELL SP 07-37

TACO BELL, SITE PLAN NUMBER 07-37

Consideration of the request of L & A Architects for Preliminary Site Plan and Storm Water Management Plan approval. The subject property is located in Section 36, north of Eight Mile and east of Haggerty Road in the FS, Freeway Service District. The subject property is 1.0 acres and the applicant is proposing to demolish and reconstruct the restaurant.

Required Action

Approve/deny the Preliminary Site Plan and Storm Water Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval not recommended	09/19/07	<ul style="list-style-type: none"> • Nine additional parking spaces should be provided • Screening should be increased on the western property boundary • One additional stacking space should be provided in advance of the menu board • Minor items to be addressed at time of Final Site Plan submittal
Wetlands	N/A		
Woodlands	N/A		
Landscaping	Approval recommended	09/10/07	<ul style="list-style-type: none"> • Planning Commission Waiver requested for landscape berm requirement along Haggerty Road right-of-way • Planning Commission Waiver requested for berm requirement along I-275 right-of-way • Planning Commission Waiver requested for deficient foundation landscape area • Minor items to be addressed at time of Final Site Plan submittal
Traffic	Approval recommended	09/27/07	Minor items to be addressed at time of Final Site Plan submittal
Engineering	Approval recommended	09/24/07	Minor items to be addressed at time of Final Site Plan submittal
Façade	Approval recommended	09/27/07	Minor items to be addressed at time of Final Site Plan submittal
Fire	Approval recommended	09/27/07	Minor items to be addressed at time of Final Site Plan submittal

Motions

Approval – Preliminary Site Plan

In the matter of Taco Bell, SP 07-37, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Planning Commission waiver for the berm requirement along Haggerty Road right-of-way;
- b. Planning Commission waiver for the berm requirement along I-275 right-of-way;
- c. Planning Commission waiver for deficient landscape foundation plantings;
- d. Applicant providing nine additional parking spaces or receiving a variance for lack of parking spaces from the Zoning Board of Appeals or reducing the building size to allow for adequate parking;
- e. Applicant providing one additional stacking space in advance of the menu board or receiving a variance for lack of stacking spaces from the Zoning Board of Appeals;
- f. Applicant increasing the screening on the western property boundary or receiving a variance for lack of loading zone screening from the Zoning Board of Appeals;
- g. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- h. *(additional conditions here if any)*

for the following reasons...*(because it is otherwise in compliance with Article 18, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Approval – Storm Water Management Plan

In the matter of Taco Bell, SP 07-37, motion to **approve** the Storm Water Management Plan, subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

for the following reasons...*(because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Denial Preliminary Site Plan

In the matter of Taco Bell, SP 07-37, motion to **deny** the Preliminary Site Plan, for the following reasons...*(because it is not in compliance with the Ordinance.)*

Denial Storm Water Management Plan

In the matter of Taco Bell, SP 07-37, motion to **deny** the Storm Water Management Plan, for the following reasons...*(because it is not in compliance with Chapter 11 of the Ordinance.)*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 19, 2007

Planning Review

Taco Bell

SP #07-37

Petitioner

L+A Architects, Inc. (Joe Zabolotny)

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: On the east side of Haggerty Road just north of Eight Mile Road (Section 36).
- Site School District: Novi Community School District
- Site Zoning: FS, Freeway Service
- Adjoining Zoning: North and South: FS, Freeway Service; West: OSC, Office Service Commercial; East: I-275 right-of-way
- Site Use(s): Existing Taco Bell
- Adjoining Uses: North: Detention basin; East: I-275 right-of-way; South: Speedway Gas Station; West: High Point Shopping Center
- Site Size: 1.0 acre
- Proposed Building Size: 2,825 square feet
- Plan Date: Site Plan 08/27/07

Project Summary

The applicant is proposing to demolish and reconstruct the Taco Bell on the eastern side of Haggerty Road just north of Eight Mile Road. The proposed building will be approximately 2,825 square feet and will include a drive-through.

Recommendation

Approval of the ***Preliminary Site Plan is not recommended.*** The deficiency in the number of parking spaces provided versus the number of spaces required needs to be addressed. Additional information regarding the parking/stacking space deficiencies can be found below. There are also minor Planning related items that need to be addressed at the time of Final Site Plan submittal and the applicant will need to seek a number of variances from the Zoning Board of Appeals.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 18 (FS, Freeway Service District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Applicable sections of the Zoning Ordinance and other regulatory documents are highlighted in gray on the attached

chart. Items in **bold** below must be addressed by the applicant or Planning Commission before Preliminary Site Plan Approval may be granted.

1. Number of Parking Spaces: Forty-seven parking spaces are required per the standards set forth in Section 2505 of the Zoning Ordinance. Thirty-eight spaces have been provided. The applicant should consider reducing the size of the proposed building in order to meet the parking space standards. **Nine additional spaces should be provided.**
2. Loading Zone Screening: In the FS district, view of loading and waiting areas must be shielded from rights of way and adjacent properties. **Screening should be increased on the western property boundary or the applicant should seek a variance from the Zoning Board of Appeals.**
3. Stacking Spaces for Drive-through: The distance between the menu board and the pick-up window shall store 4 vehicles, and 4 vehicles shall be stored in advance of the menu board. The current plan shows 3 vehicles stored in advance of the menu board. The applicant should consider reducing the size of the proposed building or reconfiguring the site to accommodate one additional stacking space. **The applicant should provide stacking space for one additional vehicle in advance of the menu board.**
4. Dumpster Enclosure: The dumpster enclosure must match the materials of the proposed buildings. **The applicant should include a note indicating that the dumpster enclosure will match the materials of the proposed building.**

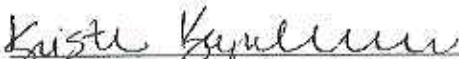
Response Letter

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

Pre-Construction Meeting

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@ci.novi.mi.us.



Kristen Kapelanski, Planner

Attachments: Planning Review Chart
Lighting Review Chart

Planning Review Summary Chart

Taco Bell

Preliminary Site Plan

Plan Dated: August 27, 2007

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Community Commercial	Community Commercial	Yes	
Zoning	FS	FS	Yes	
Use	Gas stations, Auto repair, Retail to serve the needs of highway travelers, Motels, Hotels	Taco Bell restaurant	Yes	
Building Height (Sec. 2400)	Maximum 25 feet	Approximately 25 feet	Yes	
Building Setbacks (Section 2400)				
Front (west)	30 feet	> 60 feet	Yes	
Interior Side (north)	10 feet	> 30 feet	Yes	
Interior Side (south)	10 feet	> 60 feet	Yes	
Rear (east)	20 feet	> 50 feet	Yes	
Parking Setbacks (Section 2400)				
Front (west)	20 feet	23 feet	Yes	
Interior Side (north)	10 feet	10 feet	Yes	
Interior Side (south)	10 feet	10 feet	Yes	
Rear (east)	10 feet	19 feet	Yes	
Number of Parking Spaces (Sec. 2505)	One for each 60 square feet of gross floor area 2,825 sq. ft. /60 = 47 spaces required	38 spaces	No	Applicant should provide 9 additional parking spaces or seek a Zoning Board of Appeals variance. See review letter for additional information.
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb) and 24' wide drives for 90° parking layout. 9' x 18' parking space dimensions (9' x 17'	9' x 17' parking space dimensions with 24' wide drive for 90° parking layout and 4 inch curb indicated. 9' x 18' parking space dimensions with 16' wide drive for 45° parking layout.	Yes	

Taco Bell – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb) and 18' wide drives for 60° parking layout.			
Barrier Free Spaces (Barrier Free Code)	2 accessible spaces; 1 space must be van accessible	2 accessible spaces (1 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	8' wide with a 8 wide access aisle	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	One barrier free sign provided for each space.	Yes	
Loading Spaces (Sec. 2507)	10 square feet per front foot of building = 35 x 10 = 350 sq. ft. All loading shall be in the rear yard or interior side yard if double fronted lot.	350 sq. ft. provided in the rear yard.	Yes	
Loading Space Screening (Sec. 2302A.1)	In the FS District, view of loading and waiting areas must be shielded from rights of way and adjacent properties.	Southern side screened by proposed dumpster enclosure, western side partially screened by proposed building, northern side screened by existing retaining wall and proposed landscaping, eastern side screened by existing vegetation.	No	Applicant should provide additional screening of the loading area on the western side or seek a Zoning Board of Appeals variance.
Stacking Spaces for Drive-through (Sec. 2506)	The distance between the order board and the pick-up window shall store 4 vehicles, and 4 vehicles shall be stored in advance of the menu board (not including the vehicles at the pick-up window and	5 vehicles stored between the menu board and the pick-up window (not including the vehicle at the pick-up window) and 3 vehicles stored in advance of the menu board (not including the vehicle at the menu board).	No	Additional stacking spaces should be provided for 1 additional vehicle in advance of the menu board for a total of 4 stacking spaces or the applicant should seek a Zoning Board of Appeals

Taco Bell – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	menu board).			variance. See review letter for additional information.
Drive-through Lane Delineated (Sec. 2506)	Drive-through lanes shall be striped, marked, or otherwise delineated.	Marking proposed.	Yes	
Bypass Lane for Drive-through (Sec. 2506)	Drive-through facilities shall provide 1 bypass lane. Such bypass lane shall be a minimum of 18' in width, unless otherwise determined by the Fire Marshal.	1 bypass lane with a width of 12'.	Yes	
Width and Centerline Radius of Drive-through Lanes (Sec. 2506)	Drive-through lanes shall have a minimum 9' width and centerline radius of 25'.	12' width. Centerline radius 26'.	Yes	
Drive-through Lanes Separation (Sec. 2506)	Drive-through lanes shall be separate from the circulation routes and lanes necessary for ingress to, and egress from, the property.	Drive-through lanes are situated on the rear side (east) of the proposed structure wrapping around the interior (north) side of the building.	Yes	
Accessory Structure Setback- Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; In addition, the structure must be in the rear or interior side yard.	Dumpster enclosure setback 30+ feet from the proposed building and setback 14 feet from adjacent property line in the rear yard.	Yes	
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials	Screening of 8' on three sides of dumpster. Dumpster height 7'. Interior bumpers shown.	No	Please include note stating enclosure materials will match materials proposed for the building.

Taco Bell – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	and be at least one foot taller than height of refuse bin.			
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			Please contact Alan Amolsch (248.347.0436) in the neighborhood services department.
Exterior Lighting (Sec. 251.1)	Photometric plan and exterior lighting details needed at final site plan.	Photometric plan provided.	Yes	Please see attached lighting chart.
Sidewalks (City Code Sec. 11-276(b))	A 5' wide sidewalk shall be constructed along Haggerty Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	A 5' wide sidewalk proposed along Haggerty Rd. with building exits connected to sidewalk system.	Yes	Please correct the measurement label on the Haggerty Road sidewalk to read 5' instead of 4".

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Lighting Review Summary Chart

Preliminary Site Plan

Taco Bell SP#07-37

Bolded items should be addressed at the time of Preliminary Site Plan

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> • Photometric data • Fixture height • Mounting & design • Glare control devices • Type and color rendition of lamps • Hours of operation • Photometric plan 	Yes	
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	<ul style="list-style-type: none"> • Electrical service to light fixtures shall be placed underground 	Yes	

Item	Required	Meets Requirements?	Comments
	<ul style="list-style-type: none"> • No flashing light shall be permitted • Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation. 		
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes	
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	Metal halide proposed.
Minimum Illumination (Section 2511.3.i)	<ul style="list-style-type: none"> • Parking areas 0.2 min • Loading and unloading areas 0.4 min • Walkways 0.2 min • Building entrances, frequent use 1.0 min • Building entrances, infrequent use 0.2 min 	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

September 10, 2007

Preliminary Landscape Review

07-37 Taco Bell

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: Haggerty Road
- Site Zoning: FS Freeway Service
- Site Use(s): Commercial
- Plan Date: 8/20/07

Recommendation

Preliminary and Final Landscape Site Plan for 07-37 Taco Bell is recommended provided the Applicant receives the necessary Planning Commission waivers and addresses the following comments.

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. A 3' tall berm is required along the Haggerty Road right-of-way. The Applicant has provided berms in those areas where existing trees are intended to be preserved. This meets the intent of the Zoning Ordinance. **Staff supports a Planning Commission waiver for the remainder of the berm to preserve existing healthy trees.**
2. A 3' tall berm is required along the I-275 right of way to the east. **Staff supports a Planning Commission waiver for this berm in order to preserve the healthy and mature vegetation in this area.**
3. Right-of-way planting requirements have been met.
4. Twenty five foot clear vision areas have been provided as required.

Street Tree Requirements (Sec. 2509.3.b.)

1. Five Street Trees are required and have been provided. Work within the right-of-way will require a permit from the Road Commission for Oakland County.

Parking Landscape (Sec. 2509.3.c.)

1. A total of 1,424 SF of interior parking landscape area is required and has been provided and exceeded.

2. A total of 19 Parking Lot Canopy Trees are required and have been provided. The Applicant should clarify if Tree #12 is to remain. The tree as shown as a removal on the Demolition Plan. All existing trees to remain must be fully protected during site work and must be guaranteed along with all newly installed trees.
3. Snow storage areas have been shown on the plan as required.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Perimeter Parking Lot Canopy Trees are required per 35 LF surrounding parking and access areas. The Applicant has adequately provided for the requirement.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A total of 1,824 SF of interior parking landscape area is required. Due to the tight nature of the site, the Applicant can only provide 1,440 SF. **Staff would support a Planning Commission waiver on the deficient Foundation Landscape Area as the Applicant has provided the square footage in other site areas (Parking Landscape).**

Plant List (LDM)

1. The Plant List as provided meets the requirements of the Ordinance and the Landscape Design Manual.
2. Please provide a full cost estimate on the plans to include costs for plantings, mulch, edging and irrigation. City of Novi standard fee estimate values must be used as attached.

Planting Details (LDM)

1. Please utilize the City of Novi Standard Landscape Installation Details as attached. Aspects of the landscape staking details must be corrected and must be consistent throughout the plan set. **It is recommended that the City's Landscape Installation Detail sheet be inserted directly into the plan set** or that the present details be modified and all appropriate details added.

Landscape Notes (LDM)

1. Please utilize the City of Novi Standard Landscape Installation Details as attached. Aspects of the landscape notes must be corrected, including those related to staking. Additional notations are required. **Inclusion of all notations appearing on the City's Landscape Installation Detail sheet is recommended.**

Irrigation (Sec. 2509 3.f.(6)(b))

1. An Irrigation Plan and Cost Estimate have been provided as required.

General

1. Provide proposed grade contours at a minimum 2' contour interval.
2. Include site and adjacent site zoning on the plan.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.

Reviewed by: David R. Beschke, RLA

Landscape Review Summary Chart

Date: September 10, 2007

Project Name: Taco Bell
 Project Location: Haggerty Road
 Sp #: 07-37
 Plan Date: 8/20/07
 Review Type: Preliminary Landscape Plan
 Status: **Approval recommended with contingencies.**

Item	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association.(LDM 2.a.)	Yes	Yes	Yes	Include on plan sheets.
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	Include on plan sheets.
Legal description or boundary line survey.(LDM 2.c.)	Yes	Yes	Yes	Include on plan sheets.
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	Include on plan sheets.
A landscape plan 1"-20' minimum. Proper North. (LDM 2.e.)	Yes	No	No	1" = 20'.
Consistent Plans throughout set.	Yes	Yes	Yes	All plan sheets much match.
Proposed topography, 2' contour minimum (LDM 2.e.(1))	Yes	No	No	Provide proposed contours at 2' interval for the entire site.
Existing plant material. (LDM 2.e.(2))	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	Identify all, including perennials.
Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W. (LDM 2.e.(4))	Yes	Yes	Yes	
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	
Clear Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	
Zoning (LDM 2.f.)	Yes	No	No	Include all adjacent zoning.
Sealed by LA. (LDM 2.g.)	Yes	Yes	Yes	Requires original signature.
Plant List (LDM 2.h.) – Include all cost estimates.				
Quantities	Yes	Yes	Yes	
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper. Sub-Canopy trees must be 2.5" in caliper.
Root	Yes	Yes	Yes	
Type and amount of mulch	Yes	Yes	Yes	Specify natural color, finely shredded hardwood bark mulch. Include in cost

Item	Required	Proposed	Meets Requirement	Comments
				estimate.
Type and amount of lawn	Yes	Yes	Yes	Include in cost estimate.
Acceptable species	Yes	Yes	Yes	Per the Landscape Design Manual.
Diversity	Yes	Yes	Yes	Max. 20% Genus, 15% Species.
Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.				
Deciduous Tree	Yes	No	No	Utilize City of Novi Standard Details.
Evergreen Tree	NA			
Shrub	Yes	No	No	
Perennial/ Ground Cover	Yes	No	No	Provide detail.
Transformers (LDM 1.e.5.)	Yes	Yes	No	Provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	Yes	Yes	No	Provide all proposed dimensions. Meet opacity guidelines.
ROW Plantings (LDM 1)	Yes	Yes/No	Yes/No	Include required calculations.
Walls (LDM 2.k.)	NA			Include required calculations.
Landscape Notations – Utilize City of Novi Standard Notes.				
Installation date (LDM 2.i.)	Yes	No	No	Provide intended date.
Statement of intent (LDM 2.m.)	Yes	Yes	No	Include statement of intent to install and guarantee all materials for 2 years.
Plant source (LDM 2.n.)	Yes	Yes	No	Indicate Northern grown nursery stock.
Miss Dig Note (800) 482-7171	Yes	Yes	Yes	All plan sheets.
Mulch type.	Yes	Yes	Yes	Natural color, shredded hardwood mulch.
2 yr. Guarantee	Yes	Yes	No	
Approval of substitutions.	Yes	Yes	No	City must approve any substitutions in writing prior to installation.
Tree stakes guy wires and tree wrap.	Yes	Yes	No	No wire or hose. Upright stakes only.
Maintenance	Yes	Yes	No	Include a minimum of one cultivation in June, July and August for the 2-year warranty period.
Car Parking (Landscape) Setback (2400)	Yes	Yes	Yes	Refer to Planning Review comments.
Parking Area Landscape Calculations (LDM 2.0.)				
A. 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	Yes			A = 7120 x 10% = 712 sf
B. 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	Yes			B = 14230 x 5% = 712 sf

Item	Required	Proposed	Meets Requirement	Comments
C. 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	NA			$C = x 1\% = sf$
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	NA			$A = 7\% \times 0 = 0 SF$
B. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			$B = 2\% \times 0 = 0 SF$
C. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			$C = 0.5\% \times 0 = 0 SF$
Total A, B and C above = Total interior parking lot landscaping requirement	Yes	Yes	No	Total interior landscaping required = $A + B + C = 1,424 sf$ required and provided.
Parking lot tree requirement	Yes	Yes	Yes	19 required. 19 provided.
Perimeter greenspace Plantings	Yes	Yes	Yes	Perimeter trees provided at 1 per 35 LF.
Parking Lot Plants				
Max. 15 contiguous space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	Yes	Yes	Yes	Include calculations on landscape plan. Plant beds must be a min. 10' wide and 300 SF to qualify.
Snow Deposit (LDM.2.q.)	Yes	Yes	Yes	Depict adequate areas on plan.
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
Irrigation plan (LDM 2.s.)	Yes	Yes	No	Provide irrigation plan with final site plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	No	Include estimate of irrigation system at Final Site Plan submittal.
Placement (LDM 3.a.(4) and Subdivision 4.03 B)	Yes	Yes	Yes	All plants except creeping vine type plantings, shall not be located within 4' of a property line. Do not plant trees within 15' of overhead utilities.
Residential Adjacent to Non-residential				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)	NA			
Adjacent to Public Rights-of-Way				
Berm requirements met (2509.3.b.)	Yes	Yes	Yes	

Item	Required	Proposed	Meets Requirement	Comments
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	Yes	Yes	
Street tree requirements met (2509.3.b)	Yes	Yes	Yes	
Detention Basin Plantings (LDM 1.d.(3))	NA			
Subdivision requirements				
R.O.W. and Street Trees (2509.3.f - LDM 1.d))	NA			
Single Family	NA			
40 wide non-access greenbelt				
Street Trees				
Islands and boulevards				
Multi family	NA			
Condo Trees				
Street trees				
Foundations plantings				
Non-Residential	NA			
Interior street trees				
Evergreen shrubs				
Subcanopy trees				
Plant massing				
Basin plantings				
Loading Zone Screening (2507)	Yes	Yes	Yes	Located to rear of build & adjacent to same zoning.
Landscape Wall or Berm for OST loading zone screening (2302.A)	NA			
Wildlife Habitat Area (Wildlife Habitat Master Plan Map)	NA			
Subdivision Ordinance Appendix C - ROW Buffer Non-Access Greenbelt (402.B3, 403.F)	NA			
Subdivision Natural Features (403.C) Man-made Bodies of Water (403.D) Open Space Areas (403.E)	NA			

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

Financial Requirements (Bonds & Inspections)

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ (150%)		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater. This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	YES	\$		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	YES	\$		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$		10% of verified cost estimate due prior to release of Financial Guaranty (initial permit received after October 2004)

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 2509, Landscape Design Manual and the appropriate items under the applicable zoning classification.
2. NA means not applicable.
3. Critical items that must be addressed are in bold.
4. 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.
5. For any further questions, please contact:

David R. Beschke, RLA
City of Novi Landscape Architect
45175 W. Ten Mile Road
Novi, Michigan 48375-3024
(248) 735-5621
(248) 735-5600 fax
dbeschke@cityofnovi.org

TRAFFIC REVIEW

September 27, 2007

Ms. Barbara F. McBeth
Deputy Director Community Development
45175 West Ten Mile Road
Novi, MI 48375-3024



Re: Taco Bell at 8 Mile & Haggerty – Preliminary – 1st Review
SP No. 07-37
OHM Job No. 163-07-0362

As requested, we have reviewed the preliminary site plan submitted for the proposed Taco Bell re-build. The plans were prepared by L+A Architects, Inc. and are dated August 27, 2007. At this time, we offer the following comments:

OHM RECOMMENDATION

At this time, we recommend approval of the preliminary site plan, subject to the items listed below being corrected prior to final plan submittal.

DEVELOPMENT BACKGROUND

- The site is currently zoned as FS (Freeway Service).
- The property contains approximately 1.0 acre.
- The applicant has proposed to re-build the existing Taco Bell restaurant.
- The proposed building will be 2,825 SFT (gross) in size.

ROADWAY NETWORK

The development is located on Haggerty Road, north of 8 Mile Road. In the vicinity of the development, Haggerty Road is under the jurisdiction of the Road Commission for Oakland County (RCOC) and has a speed limit of 45 MPH. 8 Mile Road is also under the jurisdiction of the RCOC and has a speed limit of 45 MPH. The applicant is proposing modifications to the existing site drive, and continuation of a cross-access drive to the south.

SITE PLAN ISSUES AND CONCERNS

1. Entry Doors: We noted that both the entry doors to the proposed development open outward. Concrete walk of at least 5' clear width from the outer edge of the open doors should be provided and dimensioned, in order to provide an accessible pathway for handicapped individuals.
2. ADA Ramps: The plans should include the most recent MDOT details for ADA-compliant sidewalk ramps with detectable warnings.
3. Concrete Walk ADA Requirements: Per ADA guidelines, the vertical displacement of the sidewalk is prohibited when it crosses a low volume driveway. Hence, the sidewalk ramp on the concrete walk parallel to the Haggerty Road should be eliminated and the site driveway profile matching the profile of the concrete walk should be provided.
4. Concrete Walk Dimensions: The concrete walk should be denoted by its width as opposed to the thickness.
5. Typical Parking Stall Dimensions: The typical parking stall dimensions from the curbed island

should be denoted from the face of the curb.

6. Parking Stalls: The parking stall in the northwest corner of the parking lot should be modified to provide a full-width straight curb line at the end of the parking stall. Similarly, the curb for the parking stall east of the proposed building, south of the drive-thru lane should be modified to provide a straight curb line. Please see the sketch attached with this review letter. Also, due to unfeasibility of the two parking stalls south of the drive-thru lane with respect to backing up when the drive-thru vehicles are lined up, these two parking stalls should be denoted as "Employee Only" parking spaces.

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,
Orchard, Hiltz & McCliment, Inc.



Stephen B. Dearing, P.E., PTOE.
Manager of Traffic Engineering



Anita S. Katkar, P.E.
Traffic Project Engineer

EXISTING RETENTION POND

127.92'

177.09'

Provide
Medication

TACO
BELL

77'-11"

BUILDING PARALLEL TO SOUTH PROPERTY LINE

LANDSCAPE

LANDSCAPE

4" CONC WALK

TRANS

CLIP BAR

24" X 28" CONC PAD

10-PARKING & YARD SETBACK

255.12'

4" curb w/ 24" overhang

8" CONC D/T

4" curb w/ 24" overhang

4" curb w/ 24" overhang

HD ASPHALT PAVING IN DRIVE AISLE AREAS

4" curb w/ 36" overhang

LANDSCAPE

LANDSCAPE

LANDSCAPE

DRIVE

MEING

32

29

26

25

11

12

34

10R

20R

3R

20R

19

19

17'

7'

1

19'

18'-6"

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12'-6"

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ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

September 24, 2007

Engineering Review

Taco Bell – Haggerty & 8 Mile
SP #07-37

Petitioner

Taco Bell of America, Inc.

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Haggerty Road north of Eight Mile
- Site Size: 1.0 acre
- Date Received: August 30, 2007

Project Summary

- Reconstruction of an approximately 2,825 square-foot Taco Bell with associated parking and a drive thru window. Site access would be provided by an approach from Haggerty Road to the west and a connection to the Speedway gas station to the south. The existing building and site plan will be demolished and re-built.
- Water service would be provided by a 2-inch domestic lead extending from an existing 8-inch main crossing Haggerty Road. An existing hydrant is located on the west side of the site near the approach.
- Sanitary sewer service would be provided by an extension of the existing onsite 6-inch sanitary lead. Monitoring manholes as well as a second manhole near the grease separator are also proposed.
- Storm water would be collected by a single storm sewer collection system and passed through a CDS storm water treatment facility, then discharged in the existing Orchard Hills detention basin north of the 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 and the Storm Water Management Ordinance, 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.
2. Provide a legend on sheet C0.1.
3. Written permission from MDOT is required for any work in their easement and shall be submitted to Engineering for review.
4. Sheets C2 and C4 show a third Buckeye pipeline along the east side of the site, crossing the corner of the parking lot as well as underneath a proposed retention wall. Show the easement for that pipeline and obtain written approval from Buckeye for any work done in their easement(s). Provide approval to engineering for review.
5. Label the existing 120-foot right-of-way of Haggerty Road on the plan.
6. Provide a minimum of two ties to established section or quarter section corners.
7. Show a hatched area on relevant sheets representing the ingress/egress easement from the Haggerty Road entrance to the secondary connection to the adjoining property.
8. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
9. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
10. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.
11. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
12. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
13. The Oakland County Drain Commission IWC form for non-domestic sites must be submitted prior to Final Site Plan approval.

Sanitary Sewer

14. Provide a 20-foot utility easement (10-foot off center) for the sanitary main up to and including the monitoring manhole. Show this on the plan.
15. Utility crossings UC#5 and UC#6 do not meet the minimum 18-inch clearance. Provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.

16. Provide a detail for the proposed grease separator.
17. Label sanitary sewer material on all relevant profiles.
18. Provide a sanitary sewer basis of design for the development on the utility plan sheet.
19. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep if a portion of the lead is proposed within the influence of pavement.
20. Provide a cleanouts at all bends that do not have a manhole (45-degree bend southeast of the building).

Storm Sewer

21. If applicable, show all storm sewer easements on the plan (existing 30-inch pipe running along the east side of the site into the detention basin to the north).
22. The pipe diameter shall be a minimum of 8-inches. Label the profiles and utility plan in accordance with City standards.
23. 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. Also, add the HGL elevations to the storm sewer table.
24. 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.
25. Match the 0.80 diameter depth above invert for pipe size increases.
26. Utility crossings UC#5, UC#6, UC#7 and UC#10 do not meet the minimum 18-inch clearance. Provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.

Storm Water Management Plan

27. Provide an access easement for maintenance over the storm water pretreatment structure. Also, include an access easement to the pretreatment structure from the public road right-of-way.
28. Change the small table on Sheet C7 to read Impervious Area/Pervious Area and label the values as square feet. Near the chart, add a note stating there is less impervious area therefore there will be no greater storm water volume added to the existing detention basin.
29. Provide manufacturers details and sizing calculations for the pretreatment structure(s) within the plans. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr), resulting in a flow rate of approximately 0.83 CFS. Higher flows shall be bypassed.

Paving & Grading

30. End islands shall be raised and shortened 3-feet from the end of the proposed parking stalls.
31. Label the curb "MDOT detail C-4" 4-inch and 6-inch curb on the legend and wherever else it is relevant.

32. The City minimum required width for parking stalls is 9-feet, measured from the face of the curb. The parking stall furthest right in the northwest portion of the site does not meet this requirement.
33. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.
34. Show the sidewalk cross section and detail on the paving plan. Also, show the required 2-percent cross-slope to the sidewalk detail.
35. Detectable warning surfaces are required along Haggerty Rd as well. Specify the product proposed to be used for the detectable warning surface for barrier free ramps on the plans. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department. Stamped concrete will not be acceptable.

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

36. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
37. 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).

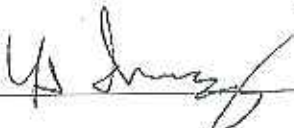
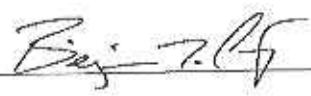
The following must be submitted at the time of Stamping Set submittal:

38. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
39. A draft copy of the private ingress/egress easement for shared use of the drive entry from Haggerty Road right-of-way to the connection to the south must be submitted to the Community Development Department.
40. A draft copy of the drainage easement must be submitted to the Community Development Department. This is required for any storm sewer that accepting offsite drainage.
41. 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.

The following must be addressed prior to construction:

42. 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.
43. 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.
44. A permit for work within the right-of-way of Haggerty Road 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.
45. A permit for work within the right-of-way of Haggerty Road must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
46. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
47. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities (pre-treatment structure) as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
48. 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.
49. 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.
50. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Lindon K. Ivezaj at (248) 735-5694 with any questions or concerns.

cc: Rob Hayes, City Engineer
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS & SURVEYORS

23917 Cass St. • Farmington • Michigan • 48335 • (248) 478-3423 • Fax (248) 478-5656

September 27, 2007

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

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE – Preliminary Site Plan Approval - Facade
PROJECT – **Taco Bell – 21090 Haggerty Road (SP07-37)**
Façade Region: 1 (Along Haggerty Road)
Zoning District: FS
Project Data: Renovation of an existing building – 2,606 Sq. Ft.

Dear Ms. McBeth:

The following is the Preliminary Site Plan Review of the drawings prepared by L + A Architects, dated 8-27-07 for compliance with Novi Ordinance 2520; the Facade Ordinance. The percentages of materials are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Facade Materials are shown in the right hand column. The applicant has submitted architectural renderings and a materials sample board.

Drawings Dated 8-27-07	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
BRICK	62.4% ✓	58.2% ✓	86.8% ✓	69.1% ✓	100% (30% MIN)
STONE FIELD (Cultured)	18.3% ✓	20.9% ✓	0.7% ✓	18.3% ✓	50%
E.I.F.S.	19.3% ✓	20.9% ✓	12.5% ✓	12.6% ✓	25%

Recommendations:

1. The applicant has proposed a multi-colored band of E.I.F.S. and faux window treatment. These colors are not primary colors and blend in with the overall composition of the brick and stone in terms of hue and intensity, and therefore enhance the overall façade composition. These colors provide interest on the façade and do not result in the formulation of corporate logos and/or signage.
2. Any logo or sign introduced on a façade, such as the bell logo incorporated in the faux window on the North façade (Left Side Elevation) may need to be reviewed under the sign ordinance.
3. All roof appurtenances shall be screened from view. (Section 2520, Item 3). The applicant has demonstrated that the parapet is designed to screen all mechanical equipment.
4. The trash enclosure is to be constructed of poured concrete walls with wire cut thin brick applied to all exterior faces that match the building. This is in compliance with the Façade Ordinance.

It is our recommendation that the proposed building meets the intent and purpose of the façade ordinance and that a Section 9 Waiver is not required.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,

METCO Services

Douglas R. Necci AIA

FIRE REVIEW



www.cityofnovi.org

Novi Fire Department

42975 Grand River Avenue
Novi, MI 48375

248.349.2162 fax 248.349.1724

September 27, 2007

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: Taco Bell, SP07-37, Preliminary Site Plan
21090 Haggerty Rd.
Demolition and Re-build of Existing Taco Bell

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

APPLICANT RESPONSE LETTER



L + A ARCHITECTS, INC. A.I.A.

October 18, 2007

Attention: Kristen Kapelanski, Planner
City of Novi
Community Development Department
45175 West Ten Mile Road
Novi, MI 48375
Ph: (248) 347-0586

**RE: Taco Bell
21090 Haggerty Road
Novi, MI 48375
Site No. 293536
L+A Job No. T07014**

We are in receipt of your September 19, 2007 review letter and OHM's review letter of September 27, 2007 and offer the following responses:

- Item 1: Parking space deficiency will be addressed by seeking a variance from the Zoning Board of Appeals.
- Item 2: Loading zone screening will be addressed by seeking a variance from the Zoning Board of Appeals.
- Item 3: One additional stacking space will be provided.
- Item 4: Dumpster enclosure materials will match the proposed building.

OHM letter;

- Item 1: Entry doors will be dimensioned as indicated.
- Item 2: ADA ramps and details will comply with the latest MDOT standards.
- Item 3: Concrete walks along Haggerty will comply with ADA guidelines.
- Item 4: Concrete walk will be dimensioned as indicated.
- Item 5: Typical parking stall will be dimensioned as indicated.
- Item 6: Parking stalls will be dimensioned and denoted as indicated.

If you have any additional questions please call me at your earliest convenience

Sincerely,

L + A Architects, Inc.

Joe Zabolotny

DISTRIBUTION: Greg Lautzenheiser, L+A Architects, Inc.
Jim Metko, Yum! Brands, Inc. via fax (920) 688-2914
File



M. J. Gac & Associates
Landscape Architecture

City of Novi

Re: Preliminary Site Plan Review
Existing Taco Bell
Landscape issues

October 15, 2007

Items to be addressed re: Landscape Plan for existing Taco Bell:

PLANNING REVIEW, page 2, item #2:

Loading Zone screening will be addressed by seeking a variance from the Zoning Board Of Appeals.

PRELIMINARY LANDSCAPE REVIEW:

Parking Lot Landscaping, item #2:

Clarification will be made re: Tree #12.

Planting Details:

City's Landscape Installation Detail will be inserted into the Plan.

Landscape Notes:

All of the City's Landscape Installation Detail Sheet will be included in the Landscape Notes.

7815 Freda
Dearborn, Michigan
48126
(313) 834-3149
(313) 834-3135 Fax

LANDSCAPE REVIEW SUMMARY CHART:

Landscape Plan Scale:

Scale of 1"=20' will be included.

Proposed topography:

Proposed contours at 2' intervals for entire site will be provided.

Planting Details information:

City of Novi standard tree detail will be provided.

Perennial ground cover detail will be provided.

24" clear space of plants around Transformers will be shown.

All proposed dimensions & opacity requirements will be shown in the Cross-section of Berms.

Landscape Notations:

Installation date information will be provided.

Statement of Intent:

Statement of Intent to install & guarantee all materials for 2 years will be provided.

Plant source:

Northern-grown nursery stock will be indicated.

Approval of Substitutions:

City will be requested to approve substitutions in writing before they are installed, if any are needed.

Tree stake guy wires & tree wrap:

No wire or hose will be indicated, with upright stakes only.

Maintenance:

Minimum of 1 cultivation in June, July, & August for the 2-year warranty period will be included.

Parking lot plants:

An Irrigation Plan will be included with the final Site Plan.

An Irrigation cost estimate will be provided at final Site Plan submittal.

Thank you. This concludes the Landscape Plan portion of the review response.

A handwritten signature in black ink, appearing to read "Mark J. Gac", with a long horizontal flourish extending to the right.

Mark J. Gac, ASLA, RLA



October 16, 2007

Ms. Kristen Kapelanski, Planner
City of Novi, Community Development Dept.
45175 West 10 Mile Road
Novi, Michigan 48375

Re: Engineering Review for Taco Bell – Haggerty Road & 8 Mile (SP #07-37)

Dear Ms. Kapelanski,

Please find below, HH Engineering Ltd's responses (listed in blue italics) to the "Additional Comments to be addressed prior to Final Site Plan submittal" from the City of Novi Engineering Review, dated September 24, 2007:

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. *We will only submit standard detail sheets for the "Stamping Set" submittal.*
2. Provide a legend on sheet CO.1. *A legend will be provided on CO.1.*
3. Written permission from MDOT is required for any work in their easement and shall be submitted to Engineering for review. *A permit from MDOT will be in place prior to the start of any work within the MDOT right-of-way and a copy will be submitted to Engineering for review.*
4. Sheets C2 and C4 show a third Buckeye pipeline along the east side of the site, crossing the corner of the parking lot as well as underneath a proposed retention wall. Show the easement for that pipeline and obtain written approval from Buckeye for any work done in their easement(s). *Provide approval to engineering for review. There are only two (2) Buckeye Pipelines. Plans will be revised to show the lines and their easements correctly. Any work done in Buckeye right-of-way will have prior written approval and a copy will be provided to Engineering for review.*
5. Label the existing 120-foot right-of-way of Haggerty Road on the plan. *The limits of the Haggerty Road right-of-way will be added to the plan sheets as requested.*
6. Provide a minimum of two ties to established section or quarter section corners. *A minimum of two ties will be provided to any established section or quarter section corners.*

7. Show a hatched area on relevant sheets representing the ingress/egress easement from the Haggerty Road entrance to the secondary connection to the adjoining property. *All relevant sheets will display a hatched area representing the ingress/egress easement from Haggerty Road entrance to the secondary connection to the adjoining property.*
8. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles. *Compacted sand backfill has been noted on the profiles. We will review the profiles to ensure it is shown correctly and that all areas within the "influence of paved areas" are covered.*
9. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed. *A construction materials table will be added to the Utility Plan.*
10. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations. *The grading plan will be reviewed to ensure that the slope along the ingress/egress routing from the building to barrier-free stalls comply with Michigan Barrier-Free regulations.*
11. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer. *A note will be added to the Utility Plan and Utility Profiles stating the substandard clearance, and that proper bedding/encasement shall be determined by the inspecting engineer.*
12. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review. *A note will be provided stating that if any dewatering is encountered during construction, a dewatering plan will be developed and submitted to the Engineering Department for review.*
13. The Oakland County Drain Commission IWC form for non-domestic sites must be submitted prior to Final Site Plan approval. *An Oakland County Drain Commission IWC form, for non-domestic sites, will be submitted prior to Final Site plan approval.*

Sanitary Sewer

14. Provide a 20-foot utility easement (10-foot off center) for the sanitary main up to and including the monitoring manhole. Show this on the plan. *A 20-foot utility easement (10-foot off center) shall be shown on the plan for the sanitary main up to and including the monitoring manhole.*
15. Utility crossings UC#5 and UC#6 do not meet the minimum 18-inch clearance. Provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer. *A note shall be shown on the plans stating the substandard clearance of the Utility Crossings and that proper bedding/encasement shall be determined by the inspecting engineer.*

16. Provide a detail for the proposed grease separator. *A Detail will be provided for the proposed grease separator.*
17. Label sanitary sewer material on all relevant profiles. *The sanitary sewer material will be labeled on all relevant profiles.*
18. Provide a sanitary sewer basis of design for the development on the utility plan sheet. *The sanitary sewer basis of design will be added to the Utility Plan.*
19. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep if a portion of the lead is proposed within the influence of pavement. *A note shall be provided on the Utility plan and Sanitary Profile stating that the sanitary lead will be buried at least 5 feet deep for portions of the lead within the influence of pavement.*
20. Provide a cleanouts at all bends that do not have a manhole (45-degree bend southeast of the building). *Cleanouts will be provided at all bends that do not have a manhole. In particular, this applies to the 45-degree bend southeast of the building.*

Storm Sewer

21. If applicable, show all storm sewer easements on the plan (existing 30-inch pipe running along the east side of the site into the detention basin to the north). *All storm sewer easements on the plan will be shown where applicable. In particular, the easement for the existing 30-inch pipe running along the east side of the site into the detention basin to the north.*
22. The pipe diameter shall be a minimum of 8-inches. Label the profiles and utility plan in accordance with City standards. *All pipe diameters will be revised to be a minimum of 8-inches and all profiles and utility plans will be labeled in accordance with City standards.*
23. 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. Also, add the HGL elevations to the storm sewer table. *The 10-year HGL will be added to the Storm Profiles and added to the storm table. Pipe sizes will be set to maintain a minimum of 1-foot between rim elevation and HGL.*
24. 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. *Storm Profiles will be revised to reflect a 0.1 foot drop in the downstream invert of all storm structures where the change in direction of flow is 30 degrees or greater.*
25. Match the 0.80 diameter depth above invert for pipe size increases. *Storm Profiles and invert elevations will be revised to reflect a 0.80 diameter depth above the invert at all pipe size increases.*
26. Utility crossings UC#5, UC#6, UC#7 and UC#10 do not meet the minimum 18-inch clearance. Provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer. *A note will be shown*

on the plans stating the substandard clearance of the Utility Crossings and that proper bedding/encasement shall be determined by the inspecting engineer.

Storm Water Management Plan

27. Provide an access easement for maintenance over the storm water pretreatment structure. Also, include an access easement to the pretreatment structure from the public road right-of-way. *Access easements shall be provided for maintenance over the storm water pretreatment structure, and to the pretreatment structure from the public road right-of-way.*

28. Change the small table on Sheet C7 to read Impervious Area/Pervious Area and label the values as square feet. Near the chart, add a note stating there is less impervious area therefore there will be no greater storm water volume added to the existing detention basin. *The small table on Sheet C7 will be revised to read "Impervious Area/Pervious Area" and all values will be labeled as square feet. A note will also be added near the chart, stating that there is less impervious area, therefore there will be no greater storm water volume added to the existing detention basin.*

29. Provide manufacturers details and sizing calculations for the pretreatment structure(s) within the plans. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr), resulting in a flow rate of approximately 0.83 CFS. Higher flows shall be bypassed. *Manufacturers details and sizing calculations for the pretreatment structure(s) will be added to the plans. Design will be based on the 1-year storm event intensity (~1.6 In/Hr), resulting in a flow rate of approximately 0.83 CFS. Higher flows shall be bypassed as requested.*

Paving & Grading

30. End islands shall be raised and shortened 3-feet from the end of the proposed parking stalls. *The plans will be revised as required.*

31. Label the curb "MDOT detail C-4" 4-inch and 6-inch curb on the legend and wherever else it is relevant. *All 4-inch and 6-inch curbs will be labeled "MDOT detail C-4" on the legend, and any other location that may apply.*

32. The City minimum required width for parking stalls is 9-feet, measured from the face of the curb. The parking stall furthest right in the northwest portion of the site does not meet this requirement. *The plans will be revised as required.*

33. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated. *The plans will be revised as required.*

34. Show the sidewalk cross section and detail on the paving plan. Also, show the required 2-percent cross-slope to the sidewalk detail. *The sidewalk cross section and detail will be added to the paving plan as requested. The required 2-percent cross-slope to the sidewalk detail shall also be shown the paving plan.*

35. Detectable warning surfaces used are required along Haggerty Rd as well. Specify the product proposed to be used for the detectable warning surface for barrier free ramps on the plans. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department. Stamped concrete will not be acceptable. *It shall be noted on the plans the proposed product to be used for the detectable warning surface for barrier free ramps. It will also be noted that the product shall be the concrete-embedded detectable warning plates or equal; and that stamped concrete is not acceptable. All specifications shall be submitted to the Engineering Department for approval.*

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

36. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. *A letter will be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.*
37. 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). *An itemized construction cost estimate will 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.*

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

38. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds. *A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, will be submitted to the Community Development Department with the Final Site Plan.*
39. A draft copy of the private ingress/egress easement for shared use of the drive entry from Haggerty Road right-of-way to the connection to the south must be submitted to the Community Development Department. *A draft copy of the private ingress/egress easement for shared use of the drive entry, from Haggerty Road right-of-way to the connection to the south, will be submitted as required to the Community Development Department for approval.*
40. A draft copy of the drainage easement must be submitted to the Community Development Department. This is required for any storm sewer that accepting offsite drainage. *For all*

Storm Sewers that are accepting off-site drainage, a draft copy of the drainage easement will be submitted to the Community Development Department for approval.

41. *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. A draft copy of the 20-foot wide easement, for the sanitary sewer to be constructed on the site, will be submitted to the Community Development Department for approval.*

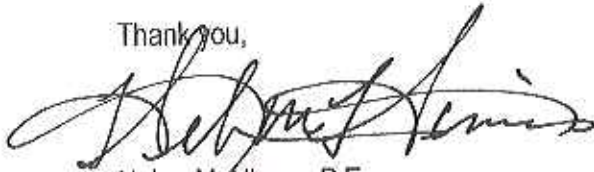
The following must be addressed prior to construction:

42. *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. A City of Novi Grading Permit will be obtained prior to any grading on the site.*
43. *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. Sarah Marchioni, of the City of Novi Community Development Department, will be contacted for the necessary forms in obtaining a Soil Erosion Control Permit. No work will begin until a Soil Erosion Control Permit has been obtained and Soil Erosion Control measures are in place.*
44. *A permit for work within the right-of-way of Haggerty Road 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 (248-347-0454) for further information. A permit for work within the right-of-way of Haggerty Road will be obtained from the City of Novi prior to the start of work.*
45. *A permit for work within the right-of-way of Haggerty Road must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards. A permit for work within the right-of-way of Haggerty Road will be obtained from the Road Commission for Oakland County prior to the start of work. A note will be added on the plans, indicating that all work within the right-of-way, will be constructed in accordance with the Road Commission for Oakland County standards.*
46. *Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting. All necessary Construction Inspection fees will be paid prior to the pre-construction meeting.*
47. *A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities (pre-treatment structure) as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office. Prior to the start of work, a storm water performance guarantee will be posted at the Treasurer's Office, equaling 1.5 times the amount required to complete storm water management and facilities (pre-treatment structure), as specified in the Storm Water Management Ordinance.*

48. 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. *Prior to the start of construction, an incomplete site work performance guarantee (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) will be posted prior to TCO, as specified in the Performance Guarantee Ordinance.*
49. 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. *Prior to the start of construction, a street sign financial guarantee (proposed amount is \$400 per traffic control sign) will be posted at the Treasurer's Office.*
50. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415). *Prior to the start of construction, permits for the construction of each retaining wall will be obtained from the Community Development Department as required.*

If you have any questions, or would like to discuss any of the above items, please feel free to contact me at (313) 963-6560.

Thank you,



Helen M. Himes, P.E.
Senior Project Engineer
HH Engineering Ltd.

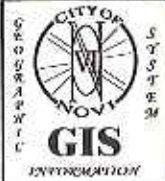
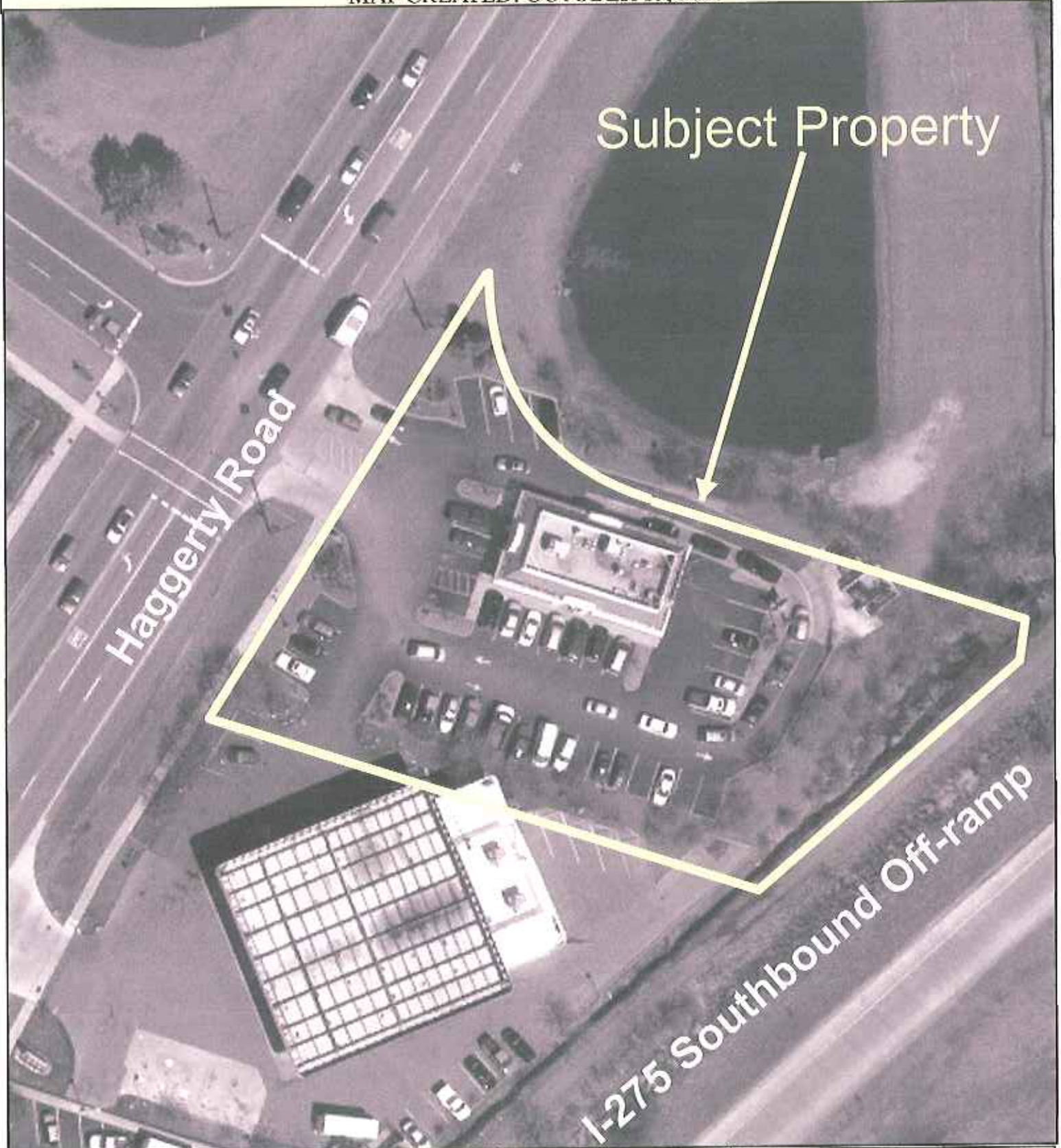
MAPS

**Location/Air Photo
Zoning
Future Land Use
Natural Features**

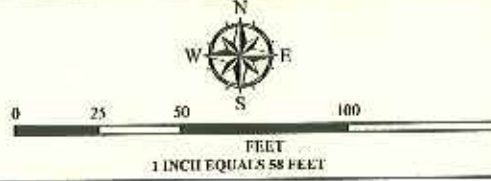
Taco Bell SP# 07-37

Location

MAP CREATED: OCTOBER 15, 2007



CITY OF NOVI
COMMUNITY DEVELOPMENT DEPARTMENT
PLAN REVIEW CENTER
NOVI CITY HALL/CIVIC CENTER
45125 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3219
WWW.CITYOFNOVI.MI.US
MAP AUTHOR: KRISTEN KAPBLANSKI





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Taco Bell SP# 07-37

Zoning

MAP CREATED: OCTOBER 15, 2007

Legend

-  FS: Freeway Service District
-  OSC: Office Service Commercial

OSC

Subject Property

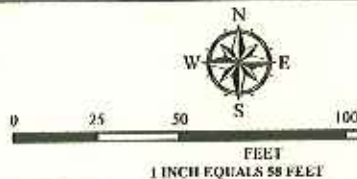
Haggerty Road

FS

I-275 Southbound Off-ramp



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Taco Bell SP# 07-37

Future Land Use

MAP CREATED: OCTOBER 15, 2007

Legend

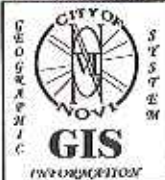
-  OFFICE
-  COMMUNITY COMMERCIAL



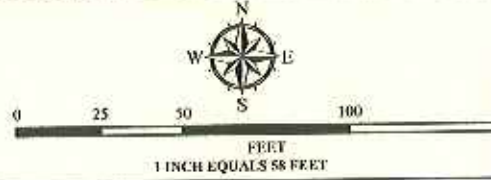
Subject Property

Haggerty Road

I-275 Southbound Off-ramp



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Taco Bell SP# 07-37

Natural Features
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Legend

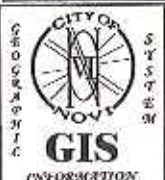
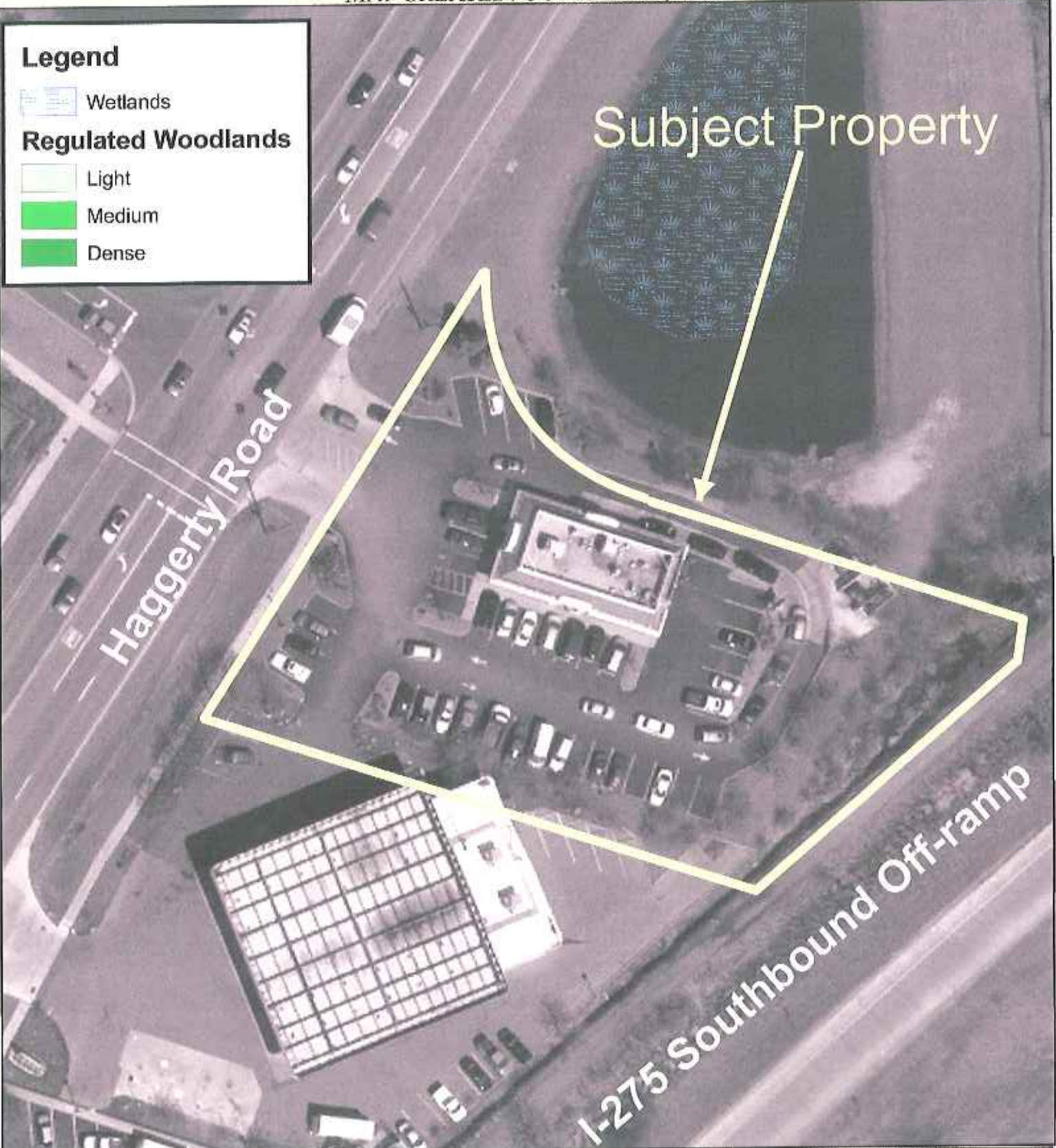
 Wetlands

Regulated Woodlands

 Light

 Medium

 Dense



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REDUCED SITE PLAN

**Plans available for viewing at the
Community Development Department.**