



## MARTY FELDMAN CHEVROLET/KIA DEALERSHIP SP 10-31

### **MARTY FELDMAN CHEVROLET/KIA DEALERSHIP SP 10-31**

Public hearing on the request of Marty Feldman Chevrolet/Kia Dealership for Preliminary Site Plan, Stormwater Management Plan and Special Land Use Permit. The subject property is located on the south side of Grand River Avenue, west of Meadowbrook Road, in Section 23 of the City. The property totals 9.8 acres. The zoning of the parcel is currently split between B-3, General Business and P-1, Vehicular Parking

### **REQUIRED ACTION**

Approval or denial of Preliminary Site Plan, Stormwater Management Plan and Special Land Use Permit.

REVIEW	RESULT	DATE	COMMENTS
Planning	Conditional approval recommended	07/27/10	<ul style="list-style-type: none"> <li>• <b>Noise Impact Statement has been submitted.</b></li> <li>• <b>Photometric plan has been submitted.</b></li> <li>• <b>Applicant should extend fence along entire area of berm to be removed.</b></li> <li>• Items to be addressed on the Final Site Plan submittal.</li> </ul>
Engineering	Approval recommended	08/04/10	<ul style="list-style-type: none"> <li>• Items to be addressed on the Final Site Plan submittal.</li> </ul>
Traffic	Approval recommended	07/19/10	<ul style="list-style-type: none"> <li>• Items to be addressed on the Final Site Plan submittal.</li> </ul>
Landscaping	Approval recommended	08/02/10	<ul style="list-style-type: none"> <li>• <b>Applicant should extend fence along entire area of berm to be removed.</b></li> <li>• <b>Planning Commission waiver required to replace required foundation landscaping at alternate locations on the site.</b></li> <li>• Items to be addressed on the Final Site Plan submittal.</li> </ul>
Façade	Approval recommended	07/29/10	<ul style="list-style-type: none"> <li>• <b>Section 9 waiver recommended for overage of EIFS on the west, south and east facades of the Kia Building.</b></li> </ul>

			<ul style="list-style-type: none"> <li>• <b>Section 9 waiver recommended for the overage of flat metal panels and underage of brick on the Chevrolet building additions provided the applicant eliminate the split faced CMU within the alteration area by replacing or covering it with a brick veneer or equivalent approved material.</b></li> <li>• Items to be addressed at the time of Final Site Plan submittal.</li> </ul>
Fire	Approval recommended	08/02/10	Items to be addressed at the time of Final Site Plan submittal.

## Motion sheet

### Approval – Special Land Use

In the matter of the request of Marty Feldman Chevrolet/Kia Dealership SP 10-31, motion to **approve** the Special Land Use permit, subject to the following:

- a. Planning Commission finding under Section 2516.2.c for the Special Land Use permit:  
Whether, relative to other feasible uses of the site,
  - The proposed use will not cause any detrimental impact on existing thoroughfares *(due to the fact that the new peak hour, peak direction trips will likely not exceed 19 trips)*.
  - The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *(due to the fact that no changes in the use of the site are proposed.)*
  - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
  - The proposed use will promote the use of land in a socially and economically desirable manner.
  - The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located *(as noted in the staff and consultant's review letters)*;
- b. Compliance with all conditions and requirements listed in the staff and consultant review letters; and
- c. *(additional conditions here if any)*

*(because the plan is otherwise in compliance with Article 21, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

Approval – Preliminary Site Plan

In the matter of the request of Marty Feldman Chevrolet/Kia Dealership SP 10-31, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Applicant providing a screen fence along the approximately 260' southern length of the property line adjacent to Fountain Park Drive;
- b. Planning Commission waiver to allow required foundation landscaping to be placed elsewhere on the site;
- c. Section 9 façade waiver for the overage of EIFS on the west, south and east facades of the proposed Kia building;
- d. Section 9 façade waiver for the overage of flat metal panels and underage of brick on the Chevrolet building;
- e. Applicant eliminating or covering all areas of split faced CMU within the alteration area with brick veneer or equivalent approved material;
- f. Compliance with all the conditions and requirements listed in the staff and consultant review letters; and
- g. *(additional conditions here if any)*

*(because the plan is otherwise in compliance with Article 15, Article 21, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

Approval – Storm Water Management Plan

In the matter of Marty Feldman Chevrolet/Kia Dealership, SP 10-31, 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)*

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

Denial – Special Land Use

In the matter of the request of Marty Feldman Chevrolet/Kia Dealership SP 10-31, motion to **deny** the Special Land Use permit ...because the plan is not in compliance with Article 21, Article 24 and Article 25 of the Zoning Ordinance.

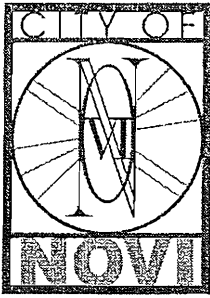
Denial – Preliminary Site Plan

In the matter of the request of Marty Feldman Chevrolet/Kia Dealership SP 10-31, motion to **deny** the Preliminary Site Plan ...because the plan is not in compliance with Article 21, Article 24 and Article 25 of the Zoning Ordinance.

Denial – Storm Water Management Plan

In the matter of Marty Feldman Chevrolet/Kia Dealership, SP 10-31, motion to **deny** the Storm Water Management Plan ...because the plan is not in compliance with Chapter 11 of the Code of Ordinances.

## PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

July 27, 2010

### Planning Review of Preliminary Site Plan

Marty Feldman Chevrolet/Kia

**SP10-31**

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#### Petitioner

Feldman Automotive

#### Review Type

Preliminary Site Plan

#### Property Characteristics

- Site Location: 42355 Grand River Avenue, South of Grand River Avenue and west of Meadowbrook Road (Section 23)
- Site Zoning: B-3 (General Business) and P-1 (Vehicular Parking)
- Adjoining Zoning: North (across Grand River): B-3; South: RM-1, Low-Density Low Rise Multiple Family; East: NCC, Non-Center Commercial; West: RM-1, B-3
- Current Site Use: Existing Marty Feldman Chevrolet Car Dealership
- Adjoining Uses: North (across Grand River): various retail; South: Fountain Park Apartments; East: Fountain Park Apartments access drive; West: Vacant
- School District: Novi Community School District
- Site Size: 9.8 acres
- Plan Date: 07/12/10

#### Project Summary

The parcel in question is located on the south side of Grand River Avenue, west of Meadowbrook Road in Section 23 of the City of Novi. The property totals 9.8 acres. The zoning of the parcel is currently split between B-3, General Business and P-1, Vehicular Parking and currently contains the Marty Feldman Chevrolet Dealership. The applicant has proposed a 3,575 sq. ft. addition to the front and rear of the existing Chevrolet Dealership and a the addition of a new 9,800 sq. ft. Kia Dealership along with inventory parking and customer parking improvements.

#### Recommendation

**Provided the yet to be submitted required Noise Impact Statement and photometric plan meet the standards of the Ordinance, approval of the preliminary site plan is recommended.** Provided the applicant receives approval of the Preliminary Site Plan, Stormwater Management Plan and Special Land Use Permit from the Planning Commission, the applicant should revise the plans to address the comments in this and other review letters and submit plans for Final Site Plan review.

#### Special Land Use Considerations

In the B-3 District and P-1 District outdoor space/parking for the sale of new or used automobiles falls under the Special Land Use requirements (Sections 1502.1 and 2102.1).

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

### **Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 15 (B-3 General Business District), Article 21 (P-1 Vehicular Parking District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Noise Impact Statement: Per the requirements of Sections 1502.1 and 2102.1 a Noise Impact Statement is required. **The applicant should provide the required Noise Impact Statement.** Alternately, the applicant can request a waiver of this provision from the Planning Commission via written correspondence. The applicant should refer to Section 2519.10 for the Noise Impact Statement requirements.
2. Landscaped Berm: Per Section 2102.1, a landscaped berm is required for all areas of P-1 zoning adjacent to residential zoning. A berm currently exists on the P-1 portions of the site and the applicant is proposing to remove approximately 200' of the existing berm on the eastern side. The eastern side abuts Fountain Park Drive, which is zoned NCC (Non-Center Commercial District) and the entrance to the existing multiple family development. This section of the Ordinance could be interpreted to say that only those portions of the P-1 District abutting residential are required to have a berm, in which case the applicant's proposed removal of the existing berm would not require a



variance. Given the fact that the existing eastern portion of the berm provides screening for the existing multiple-family development and that that screening is proposed to be removed, **staff recommends the applicant continue the 60' screen fence currently proposed adjacent to the southeastern parking bay to the south property line. Additionally, the applicant should provide information on how the existing berm area will be removed and graded.**

3. Inventory Parking: "Open Storage (Motor Vehicles)" is defined in Section 201 of the Zoning Ordinance as "The outdoor standing or placement of motor vehicles including truck trailers for more than three (3) days, including new or used motor vehicles on display for lease or sale." The areas identified on the site plan as "inventory storage" meet the definition of "open storage (motor vehicles)" and are therefore not subject to the requirements of Section 2506 regulating the layout of off-street parking lots. No areas identified on the plan as "inventory parking" may be used for customer parking. Adequate customer parking as been provided that meets the standards of Section 2506 regarding off-street parking lot layout.
4. Dumpster Enclosure: Chapter 21 of the City Code includes standards for dumpster screening. **The applicant should include dumpster enclosure details for the proposed dumpsters.** See the Planning Review Chart for enclosure requirements.
5. Lighting: Section 2511 of the Zoning Ordinance includes requirements for site lighting. Sites adjacent to residential zoning are required to submit a photometric plan at the time of Preliminary Site Plan review. No photometric plan has been provided. **The applicant should submit the required photometric plan.** Please refer to Section 2511 of the Zoning Ordinance for lighting standards.


### Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission. In addition, a response letter highlighting changes to the plan is requested with the next set of plans submitted.

### 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 Pre-Con or to schedule a Pre-Con, 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@cityofnovi.org.



Kristen Kapelanski, AICP, Planner  
248-347-0586 or kkapelanski@cityofnovi.org

**Planning Review Chart**

SP10-31 Marty Feldman Chevrolet/Kia

Plan Date: 07-12-10

Item	Required	Proposed	Meets Requirements ?	Comments
Master Plan	Town Center Gateway	No change		
Zoning	North Portion: B-3, General Business  South Portion: P-1, Vehicular Parking	No change		
Proposed Use (Articles 15 and 21)	Uses permitted listed in Section 1501 and 1502  Uses permitted listed in Section 2101 and 2102	Auto Dealership – B-3  Parking for sale of new vehicles – P-1	<b>No</b>	<b>Special Land Use Permit required for parking for the sale of vehicles.</b>  <b>See Special Land Use provisions below.</b>
B-3 Special Land Use Provisions (Sec. 1502.1)	Lot area shall be paved, graded and drained	Paved lot area with adequate stormwater plan	Yes	
	Access to outdoor sales area shall be 60' from nearest intersection	Nearest intersection 100' +	Yes	
	10' wide greenbelt required between ROW and parking	Approx. 8' greenbelt provided	No	No change proposed to existing pavement line and access drives. Existing greenbelt previously approved.
	No major repair or refinishing done on lot	Service area included inside existing building and proposed addition and Kia.	Yes	
	All lighting shall be shielded from residential districts	Photometric plan required.	<b>No</b>	<b>Applicant should submit photometric plan.</b>

Item	Required	Proposed	Meets Requirements ?	Comments
	Noise Impact Statement required	Noise Impact Statement not provided.	No	A Noise Impact Statement is required. See Sec. 2519.10 for Noise Impact Statement requirements.
P-1 Special Land Use Provisions (Sec. 2102.1)	Motor vehicles shall be limited to passenger vehicles	Passenger vehicle storage only.	Yes	
	No car hauler delivery operations permitted	No car hauler delivery operations proposed in P-1 District.	Yes	
	Landscape berm required	Berm on west & south to remain.	No	See landscape review.
	No dumpster permitted	Dumpster located on B-3 portion of site	Yes	
	All lighting shall be shielded from residential districts	Photometric plan required	No	Applicant shall submit photometric plan.
	Noise Impact Statement required	Noise Impact Statement not provided.	No	A Noise Impact Statement is required. See Sec. 2519.10 for Noise Impact Statement requirements.
Building Height (Sec. 2400)	30 feet	26 feet	Yes	
<b>Building Setbacks – B-3 (Sec. 2400)</b>				
Front (north)	30 feet	57 feet	Yes	
Side (east)	15 feet	120 feet	Yes	
Side (west)	15 feet	79 feet	Yes	
Rear (south)	20 feet	253 feet	Yes	
<b>Parking Setbacks – B-3 (Sec. 2400)</b>				
Front (north)	20 feet	0 feet	No	Existing parking to remain.
Side (east)	10 feet	0 feet	No	Existing parking to remain.
Side (west)	10 feet	15 feet	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Rear (south)	10 feet	214 feet	Yes	
<b>Parking Setbacks – P-1 (Sec. 2400)</b>				
Front (north)	25 feet	327 feet	Yes	
Side (east)	Landscaped berm required.	Berm on west & south to remain.	No	See landscape review.
Side (west)				
Rear (south)				
Number of Parking Spaces (Sec. 2505)	<p>Motor vehicle sales and service establishments: One space for each 200 square feet of usable floor area of sales room and one space for each one auto service stall in the service room.</p> <p>Chevrolet – <math>5,690 / 200 = 29</math> spaces + 8 (?) service door spaces = 37 spaces required</p> <p>Kia – <math>3,300 / 200 = 17</math> spaces + 4 service door spaces = 21 spaces required</p>	<p><u>Total</u> 632 spaces</p> <p><u>Customer Spaces</u> Kia - 28 spaces (4 service spaces)</p> <p>Chevrolet -49 spaces (8? service spaces)</p> <p><u>Inventory Spaces</u> 547 Inventory Spaces</p>	Yes?	<p>Applicant should provide usable floor area calculations for the Feldman Chevrolet and the proposed Kia.</p> <p>Areas included in the usable floor area should be clearly identified on the floor plan.</p> <p>Applicant should provide floor plans for the existing service area so service parking can be confirmed.</p> <p>Applicant should confirm parking counts listed on Sheet 2 are correct. It appears the total count is 632 spaces (as opposed to 635) and the spaces north of the proposed addition total 5 (as opposed to 7).</p>

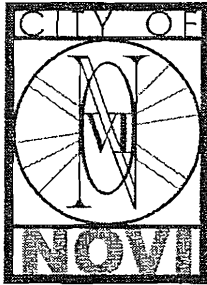
Item	Required	Proposed	Meets Requirements ?	Comments
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4'' curb) and 24' wide drives for 90° parking layout.	Generally 9' x 19' with 24' wide drives	Yes	
Barrier Free Spaces (ADA standard)	Kia – 1 van accessible space required  Chevrolet – 2 van accessible spaces required	Kia – 2 van accessible  Chevrolet- 6 (?) van accessible	Yes?	<b>Applicant should indicate whether or not two of the three customer parking spaces identified just west of the existing Chevrolet dealership are barrier free. It appears as if there is a striped access aisle.</b>
Barrier Free Space Dimensions (Barrier Free Code)	8 feet wide with a 5 foot wide access aisle for standard b.f. 8 feet wide with an 8 foot wide access aisle for van accessible	Spaces size appropriately.		
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space	Signs shown.	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Loading Spaces (Sec. 2507)	<p>Chevrolet: 10 square feet per front foot of building = 273 x 10 = 2,730 sq. ft.</p> <p>Kia: 10 square feet per front foot of building = 62 x 10 = 620 sq. ft.</p> <p>All loading shall be in the rear yard or interior side yard if double fronted lot.</p>	3,350 sq. ft. loading zone in rear of Chevrolet dealership.	Yes	
Loading Space Screening (Sec. 2302A-1)	In the B-3 District, view of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading zone in rear of Chevrolet dealership.	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 yard.	Proposed dumpster enclosure in the rear yard setback adequately from proposed building and property line.	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Dumpster (Chap. 21, Sec. 21-145)	Screening of at least 5 feet on 3 sides required, interior bumpers must also be shown, enclosure to match building and be at least one foot taller than height of refuse bin.	No dumpster screening enclosure details included.	No	Applicant should provide dumpster enclosure details.
Overhead service doors (Section 1403.7)	No service bay door shall face a major thoroughfare, or an abutting residential district. Pedestrian exits or emergency doors are permitted on such building facades.	Service doors shown on east and west sides of proposed Kia and new service doors are proposed on south side of Chevrolet addition.	Yes	Variance granted by the Zoning Board of Appeals on May 6, 2003 to allow two existing service doors to face a major thoroughfare.
Lighting (Sec. 2511)	Exterior lighting plan needed at time of Preliminary Site Plan review	No lighting plan included.	No	Applicant should provide a photometric plan.
Sidewalks (City Code Sec. 11-276(b))	A 5' wide sidewalk shall be constructed along Grand River Ave. as required by the City's Pedestrian and Bicycle Master Plan.  Building exits must be connected to sidewalk system or parking lot.	Existing 5' sidewalk to remain.	Yes	
Exterior Signs	Exterior Signage is not regulated by the Planning Division or Planning Commission.			Please contact <u>Jeanie Niland</u> (248.735.5678).

## ENGINEERING REVIEW





cityofnovi.org

## PLAN REVIEW CENTER REPORT

August 4, 2010

### Engineering Review

Marty Feldman Kia and Chevrolet Dealership

SP10-31

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#### **Petitioner**

Marty Feldman Chevrolet, Inc.

#### **Review Type**

Preliminary Site Plan

#### **Property Characteristics**

- Site Location: Grand River Ave. between Novi and Meadowbrook Roads
- Site Size: 10.0 acres
- Plan Date: 7/12/2010

#### **Project Summary**

- Construction of an approximately 9,800 square-foot car dealership and associated parking. Site access would be provided by existing access points along Grand River Ave. used by the existing Chevrolet dealership.
- Water service would be provided by an 8-inch extension from the existing 16-inch water main along the south side of Grand River Avenue. A 2-inch domestic lead and a 6-inch fire lead would be provided to serve the building, along with a additional hydrant.
- Sanitary sewer service would be provided by an existing 27-inch sanitary sewer running along the south side of Grand River Avenue.
- Storm water would be collected by a single storm sewer collection system and detained onsite for the 100-year storm volume prior to being discharged south to a 36-inch sewer running through the Fountain Park Development and toward the Walled Lake Branch of the Middle Rouge Tributary. Storm water coming from north of the site is bypassing the onsite detention basin through a separate storm sewer run through 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, 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. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. 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.
4. Add a note to the plan clarifying what the "Inventory Parking" spaces are being used for. Also state they are not being used as parking spaces as defined by the City of Novi Ordinance and used specifically for vehicle storage.
5. Provide a minimum of two ties to established section or quarter section corners.
6. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
7. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.

**Water Main**

8. Label all proposed leads on the plan, including diameter and material.
9. If it is the intent to provide a domestic water lead, please show on the plan. The domestic lead has to be separate from the fire lead and have a separate stop box also located in a water main easement.
10. Label the existing 16-inch water main along the south side of Grand River Ave on the utility plan.
11. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
12. Provide a profile for all proposed water main 8-inch and larger.

**Sanitary Sewer**

13. Extend the sanitary sewer easement around and 10-feet past the proposed monitoring manhole.
14. Label the existing 27-inch sanitary sewer along Grand River Ave. on the utility plan.
15. For final site plan, label all sewer lengths, material, slope and diameter on the utility plan sheet.
16. Provide a sanitary sewer basis of design for the development on the utility plan sheet.
17. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.

**Storm Sewer**

18. For final site plan, label all storm sewer lengths, diameter, slope and material on the utility plan.

19. A 20-foot (10-foot on center) wide storm sewer easement is required for all storm sewers conveying runoff through the site.
20. 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.
21. Show and label all roof conductors, and show where they tie into the storm sewer.

#### 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 calculation of the current volume requirement for the existing detention basin.
24. Pretreatment of the storm water is required prior to directing to the proposed detention basin. If it is the intent to design a permanent pool, a separate oil/gas separator is required as the last storm structure prior to directing storm water to the proposed basin. The structure can not directly accept runoff.
25. A restricting standpipe is required since storm water from the north is being redirected through the site. The current 24-inch diameter pipe currently being used as a restrictor takes into account the offsite flow. Please provide ample detail on the next submittal.
26. The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the design standpipe from clogging.
27. The runoff coefficient for impervious area is 0.95 per City of Novi Standards. The current plan used 0.9. Please correct this on the plan.
28. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
29. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.

#### Paving & Grading

30. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards given in Section 2506 of Appendix A of the Zoning ordinance (i.e. 2' minor radius, 15' major radius, minimum 8' wide, **3' shorter than adjacent 19' stall**).
31. Label all curb heights on the plan.
32. Label spot elevation on the plan for the top of walk/gutter elevations along all integral curb.
33. Show spot elevations along the proposed retaining wall showing top of wall/bottom of wall elevations.

34. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.

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

35. 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.
36. 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:**

37. 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.
38. 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.
39. 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.
40. 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.

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

41. 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.
42. 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.
43. A permit for work within the right-of-way of Grand River Avenue 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.
44. A permit for work within the right-of-way of Grand River Avenue 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.
45. A permit for water main construction must be obtained from the MDNRE. This permit application must be submitted through the City Engineer after the water main plans have been approved.
  46. A permit for sanitary sewer construction must be obtained from the MDNRE. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
  47. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
  48. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
  49. 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.
  50. 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.
  51. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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



---

cc: Ben Croy, Engineering  
Brian Coburn, Engineering  
Kristen Kapelanski, Community Development Department  
Tina Glenn, Water & Sewer Dept.

**TRAFFIC REVIEW**

July 19, 2010

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



**SUBJECT: Marty Feldman Kia & Chevrolet, Preliminary Site Plan,  
SP#10-31, Traffic Review**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

### Recommendation

We recommend approval, subject to the issues shown below in **bold** being satisfactorily addressed on the final site plan.

### Project Description

What is the applicant proposing?

1. The applicant, Feldman Automotive, proposes to construct a 9,800-s.f. Kia dealership and associated circulation and parking areas in a portion of the site now occupied by inventory parking for Feldman Chevrolet. A 2,200-s.f. showroom addition and two new barrier-free parking spaces are also proposed at the front of Feldman Chevrolet.

### Trip Generation and Traffic Study

How much new traffic would be generated? Was a traffic study submitted and was it acceptable?

2. According to average trip generation rates published by the Institute of Transportation Engineers, 12,000 s.f. of building space used for new car sales generates about 400 new one-way vehicle trips per day, 24 in the AM peak hour and 31 in the PM peak hour.
3. The number of new peak-hour, peak-direction trips would likely not exceed 19, a value well below the 50-trip threshold warranting a traffic impact assessment. A traffic study was therefore not requested or submitted.

### Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

4. No new access drives are proposed. As a matter of record, the site's existing east driveway – that would incur virtually all of the new traffic related to the Kia operation – meets the City's minimum same-side driveway spacing for Grand River's 40-mph speed limit (185 ft), but is 25 ft deficient with respect to the minimum (200-ft) opposite-side driveway spacing (to the east).

### Vehicular Access Improvements

Will there be any improvements to the public road(s) at the proposed driveway(s)?

5. As can be seen on the attached birdseye aerial photo, both site access drives are already served by right-turn lanes and a two-way left-turn lane on Grand River. No further access improvements are warranted.

### Driveway Design and Control

Are the driveways acceptably designed and signed?

6. No driveway modifications have been proposed. However, **to improve circulation and meet current City standards, the curb radius on the interior east side of the east driveway should be increased to 15 ft.** This improvement will decrease the extent to which vehicles encroach on the wrong (left) side of the driveway and/or aisle as they exit the Kia portion of the site. Unlike the other three corresponding locations on the site, no sign relocation would be required for this island modification.

### Pedestrian Access

Are pedestrians safely and reasonably accommodated?

7. There are no paved connections to the Grand River sidewalk other than the driveways. **To provide a safe connection without having to relocate an existing light pole, the island for the proposed Kia sign should be shifted one parking space west, and a sidewalk stub to the parking aisle should be provided in the island adjacent to the sign.**

### Parking and Circulation

Are parking spaces appropriately located and designed? Can vehicles safely and conveniently maneuver through the site?

8. The turnaround "tail" for the dead-end parking lot adjacent to the proposed detention basin is too short (only 3 ft). **To lengthen this tail, the two attached parking modules east of the main north-south service drive should be shifted west by 3-6 ft (reducing the width of the end islands adjacent to that drive to 8-11 ft).**
9. **The radii on the southwest and southeast corners of the proposed new building pad should be dimensioned on the plan.** These radii are less than the City standard, but will be adequate for good circulation, given the over-width parking aisles east and west of the building.

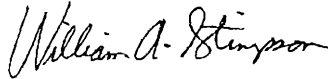


10. **The typical length of a parking lot end island should be indicated in some fashion, in order to ensure the required 3-ft setback relative to the aisle (required by Sec 2506.13 of the Zoning Ordinance).**
11. The barrier-free parking signs appear to be proposed for placement at the immediate ends of the associated parking spaces, where their posts would incur impact damage. **These signs should be placed at least 2.5 ft behind the face of the walk at the ends of the stalls.** Given the narrow (5-ft-wide) walk in front of the Chevrolet dealership building, the signs should be placed at the back of the walk (on the building façade if feasible).
12. **In the “Traffic Signing Requirements” table, the word “handicap” should be removed from the description of the R7-8 sign.**

Sincerely,  
BIRCHLER ARROYO ASSOCIATES, INC.

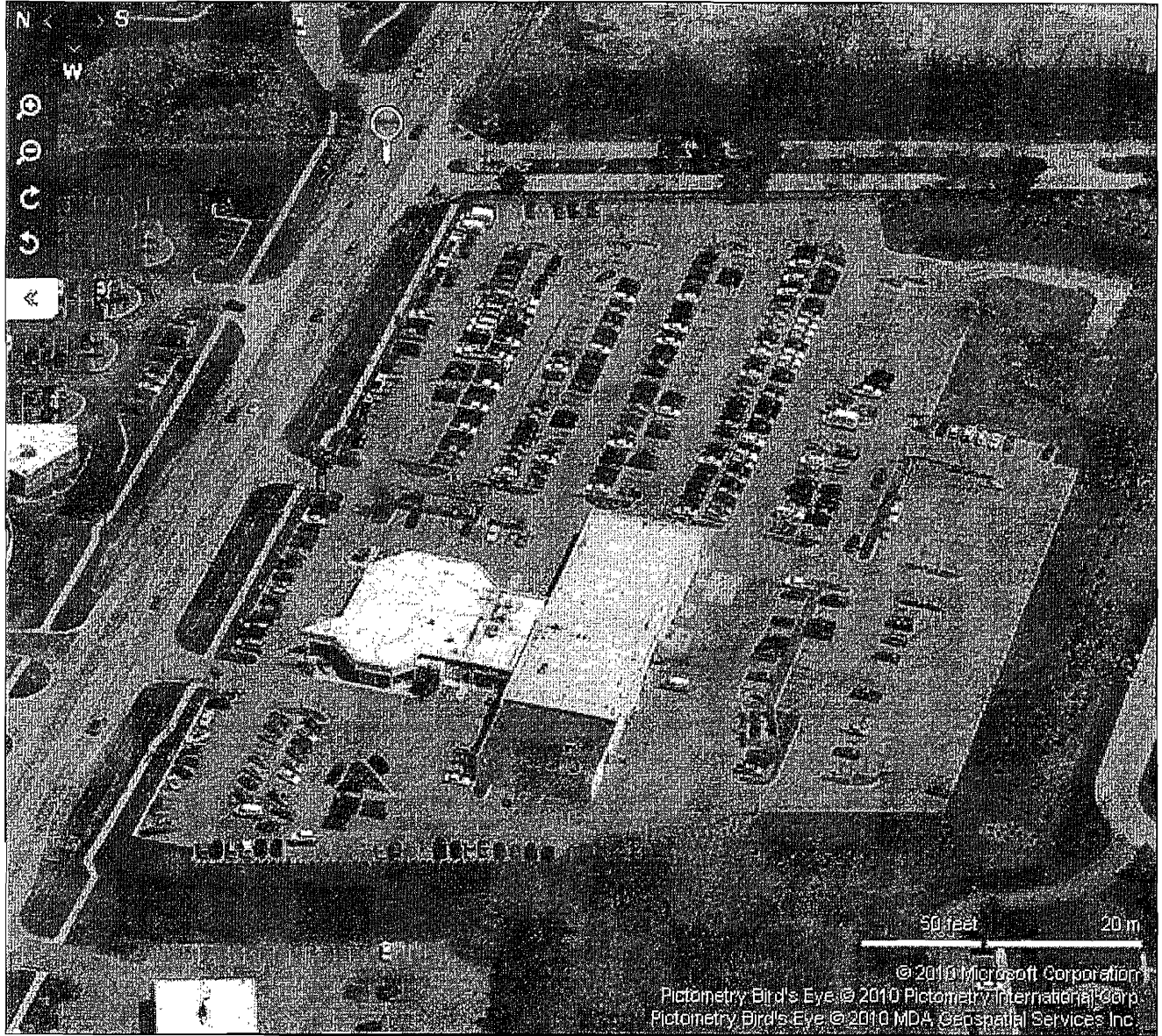


Rodney L. Arroyo, AICP  
Vice President



William A. Stimpson, P.E.  
Director of Traffic Engineering

Attachment

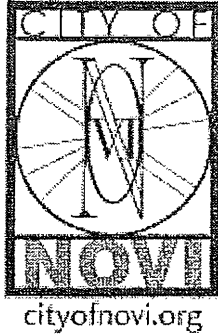


Mary Feldman Chevrolet



STICHLER ARNOYO  
ASSOCIATES, INC.

## LANDSCAPE REVIEW



## PLAN REVIEW CENTER REPORT

August 2, 2010

### Preliminary Landscape

Feldman Kia SP#10-31

#### Review Type

Preliminary Landscape Review

#### Property Characteristics

- Site Location: Grand River Avenue
- Site Zoning: B3 / P1
- Plan Date: 7/12/10

#### Recommendation

**Approval of the Preliminary Site Plan for SP# 10-31 Feldman Kia is recommended provided the Applicant receives the necessary waivers from the Planning Commission. Please address all comments on subsequent submittals.**

#### Ordinance Considerations

The Applicant is proposing one additional sales building to be located within the current parking lot area. A small addition is proposed to the existing auto sales and repair facility. The Applicant has attempted to bring the affected portion of the site into conformance with the Ordinance.

#### Adjacent to Residential – Buffer (Sec. 2509.3.a.)

1. Mature vegetation located on the south berm currently buffers the site from adjacent residential property. This vegetation will be preserved. *The Applicant should show the existing vegetation in order to demonstrate that the existing vegetation forms and adequate buffer. In addition, the 19 evergreens and 8 ornamental trees to be relocated be shown in their approximate final locations on the plan.*
2. The Applicant has proposed that an existing solid screen fence located to the east be extended an additional 60' in order to adequately screen views into the site from the adjacent residential access drive. **Due to the proposed grading for the storm basin, the Applicant should continue this fencing for the length of the basin in order to buffer views into the site.**
3. **A total of 70% to 75% of the storm basin rim area must be planted with native shrubs. The Applicant must provide these plantings. Final contour elevations should be shown on the plans to illustrate how the basin will blend with the existing grades.**

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

1. No alterations are proposed or required along the public rights-of-way. No landscape modifications are proposed in this area.

**Street Tree Requirements (Sec. 2509.3.b.)**

1. No alterations are proposed or required in regard to Street Trees.

**Parking Landscape (Sec. 2509.3.c.)**

1. Calculations have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The Applicant is required to install a total of 4,844 square feet of Interior Parking Lot Landscape Area. With the addition of the larger interior landscape islands, the Applicant has provided almost twice the required landscape area.
2. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. Existing healthy trees and trees counted toward interior parking lot landscape may be counted toward this requirement. By virtue of the existing and proposed trees, the Applicant meets the perimeter planting requirement.
3. Some existing canopy trees are proposed to be relocated on the site. These trees will remain under warranty just as would any newly planted tree. The trees must be maintained indefinitely.

**Building Foundation Landscape (Sec. 2509.3.d.)**

1. A 4' wide landscape bed is required along all building foundations with the exception of access points. The Applicant has provided some foundation area beds in those areas where access is not necessary.
2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. Due to the high access required for both pedestrians and vehicles, it is not possible to install all the required building foundation landscape directly at the building. However, as previously mentioned, the Applicant has provided considerably more interior parking lot landscape area than is required. **Staff supports a Planning Commission waiver to allow the Applicant to place required foundation landscape at alternate locations on the site.**

**Plant List (LDM)**

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.

**Planting Details & Notations (LDM)**

1. Planting Details and Notations meet the requirements of the Ordinance and Landscape Design Manual.

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

1. All landscape areas are required to be irrigated. A note has been provided stating that the existing irrigation system will be appropriately modified in the area of the addition.

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. Also see the Woodland and Wetland review comments.



Reviewed by: David R. Beschke, RLA

**Financial Requirements Review**

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 26,530			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 397.95			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	\$ 36,530		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 54,795		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	\$ 2,191.80		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	\$ 328.77		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		\$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	NO	\$ 0		\$400 per tree.

Street Tree Inspection Fee	NO	\$ 0		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	NO	\$ 0		\$25 per tree.
Landscape Maintenance Bond	NO	\$ 0		10% of verified cost estimate due prior to release of Financial Guaranty.



**FAÇADE REVIEW**



July 29, 2010

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

Re: FACADE ORDINANCE  
**Marty Feldman Kia & Chevrolet, SP 10-31**  
 Façade Region: 1, Zoning District: B-3

Dear Ms. McBeth;

The following is the Facade Review for Preliminary Site Plan Application for the above referenced project based on the drawings prepared by Cityscape Architects, of Novi, Michigan dated March July 27, 2010. The percentages of materials proposed for each façade are as shown on the tables below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Facade Schedule are highlighted in bold.

This application consists of two (2) separate buildings located directly adjacent to one another on the same site; the new Kia Building and the existing Chevrolet Building that is proposed to be renovated. Work on the Chevrolet building consists of a small addition to the service area at the rear of the building and alterations to the front portion of the building housing the showroom and write-up bays. No facade improvements are proposed for the service area of the Chevrolet building.

<b>KIA Building</b> S.F. New Building	(10,000	North (Front)	West (Rt. Side)	South (Rear)	East (Left Side)	Ordinance Maximum (Minimum)
Brick		65.0%	30.0%	32.0%	32.0%	100% (30%)
EIFS		0.0%	<b>53.0%</b>	<b>60.0%</b>	<b>52.0%</b>	25%
Flat Metal Panels		35.0%	17.0%	8.0%	16.0%	50%

KIA Building - As shown above the percentage of EIFS exceeds the maximum percentage allowed by the Facade Chart on the west, south and east facades. The sample board provided by the applicant illustrates that the proposed "China-White" color for the EIFS harmonizes well with the buff iron-spot brick and metal trim colors. The EIFS material is used on the side and rear facades and is integrated into the overall design by an approximately 2'-4" high brick base that runs around the entire perimeter of the building. The showroom portion of the building employs substantial amounts of vision glass, therefore the colors and illumination of the interior will significantly affect the overall appearance of the building, particularly at night. It should be noted that Section 2520.2 of the Ordinance prohibits the use of intense colors. Therefore, the applicant

should clarify that intense colors and/or neon lighting will not be used on portions of the building's interior that are visible through the showroom windows.

**Recommendation (Kia Building):** It is recommended that the proposed design is consistent with the intent and purpose of the Facade Ordinance Section 2520. For the reasons stated above a Section 9 Waiver is recommended for the overage of EIFS on the west, south and east facades.

<b>Chevrolet Building Service Area Addition (3,500 S.F.)</b>	North (Front)	West (Rt. Side)	South (Rear)	East (Left Side)	Ordinance Maximum (Minimum)
Brick (none existing)	N/A	0.0%	0.0%	0.0%	100% (30%)
Painted CMU (existing, repainted)	N/A	100.0%	100.0%	100.0%	0%

<b>Chevrolet Building Showroom &amp; Write-up Area Alteration (19,500 S.F.)</b>	North (Front)	West (Rt. Side)	South (Rear)	East (Left Side)	Ordinance Maximum (Minimum)
Brick (none existing)	0.0%	0.0%	N/A	0.0%	100% (30%)
EIFS	10.0%	25.0%	N/A	32.0%	25%
Flat Metal Panels (new material)	90.0%	45.0%	N/A	50.0%	50%
Split Faced & Fluted CMU (existing)	0.0%	30.0%	N/A	18.0%	10%
Note - Unaltered facades of service area are not included in above percentages.					

Chevrolet Service Area Addition - The service area addition falls under Section 2520.7 of the Ordinance which allows a continuation of existing materials providing certain criteria are met. The addition is not readily visible to a major thoroughfare, will appear as a part of the existing buildings, and otherwise meets the criteria for continuation of existing materials stated in the Ordinance. Therefore, the proposed use of painted CMU and underage of Brick on the addition is in full compliance with the Facade Ordinance.

Chevrolet Showroom and Write-up Area Alterations - The proposed improvements consists of the enclosure of the existing outdoor canopied display area, replacing the existing EIFS fascia with Flat Metal Panels, and adding a distinctive entrance archway. The entrance archway, also constructed of Flat Metal Panels, represents the Chevrolet dealership icon element. Chevrolet brand blue color is used on the entrance archway as well as the 8" high accent band located at the lower edge of the new fascia. This portion of the project is considered an alteration in accordance with Section 2520.6 of the Ordinance which requires that the altered area be brought into full compliance with the Facade Chart. As shown above the percentage of Flat Metal Panels exceeds the maximum percentage allowed by the Facade Chart on the north facade, the percentage of Split Faced and Fluted CMU exceeds the maximum percentage allowed on the west and east facades and the percentage of Brick is below the minimum amount required on the north, west and east facades.

It is recommended that all Split Faced CMU walls within the alteration area (approximately 390 S.F. on the west and 220 S.F. on the east, below the new fascia) be replaced with brick veneer or other approved equivalent material. This will bring those facades into closer compliance with the Facade Chart. This would not affect the unaltered service area facades that are currently 100% Painted and Fluted CMU block. These areas are offset by greater than 2' from the alteration areas and are therefore not subject to the Facade Ordinance. The excessive percentage of CMU block on these areas does not represent a violation of the Facade Ordinance.

Section 2520.2 of the Facade Ordinance prohibits dissonant or intense colors and the use of facade materials to form a background of a sign. The Ordinance encourages harmonious carefully coordinated colors. The comparatively small percentage of blue color is tastefully integrated into the overall design and is consistent with other colors depicted on the sample board. As stated for the Kia Building above, the applicant should clarify that intense colors and/or neon lighting will not be used on portions of the building's interior that are visible through the showroom windows.

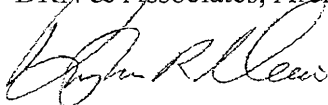
**Recommendation (Chevrolet Building)** - The proposed improvements represent a significant improvement in the overall appearance of the building. The Flush Metal Panels to be retrofitted on the existing fascia are the same material and are of a similar color (ACM-1) as those proposed for the new Kia dealership to be located on the same site adjacent to this building. This will result in a desirable consistency in appearance between the buildings. It is our recommendation that the design is consistent with the intent and purpose of the Facade Ordinance and a Section 9 Waiver is recommended for the overage of Flat Metal Panels, and underage of Brick. This recommendation is contingent upon all areas of Split Faces CMU within the alteration area being eliminated by replacing or covering it with brick veneer or equivalent approved material. It is suggested that the same or similar brick as the Kia dealership be used as this will further enhance the visual consistency between the buildings.

**Notes to the Applicant:**

1. Inspections - The City of Novi requires Façade 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. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please contact the Novi Building Department's Automated Inspection Hotline at (248) 347-0480 to request the Façade inspection.

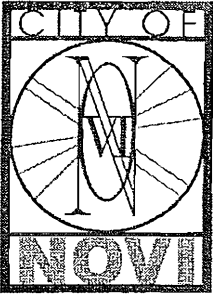
If you have any questions please do not hesitate to call.

Sincerely,  
DRN & Associates, Architects PC



Douglas R. Necci, AIA

**FIRE REVIEW**



August 2, 2010

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

RE: Marty Feldman Chevrolet and Kia Dealership

SP#: 10-31, Preliminary Site Plan

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Justin Fischer

**City Manager**  
Clay J. Pearson

**Director of Public Safety**  
David Molloy

**Director of Fire and EMS**  
Jeffrey Johnson

**Project Description:**

Construction of a new 9,800 S.F. Kia dealership building and two smaller additions (2,200 & 1,375 S.F.) to the existing Chevrolet dealership. A new hydrant and water main are being added to service the new building.

**Comments:**

None

**Recommendation:**

The above plan is **Recommended for Approval.**

Sincerely,

Michael W. Evans  
Fire Marshal

cc: file

**Novi Fire Department**  
42975 Grand River Ave.  
Novi, Michigan 48375  
248.349-2162  
248.349-1724 fax

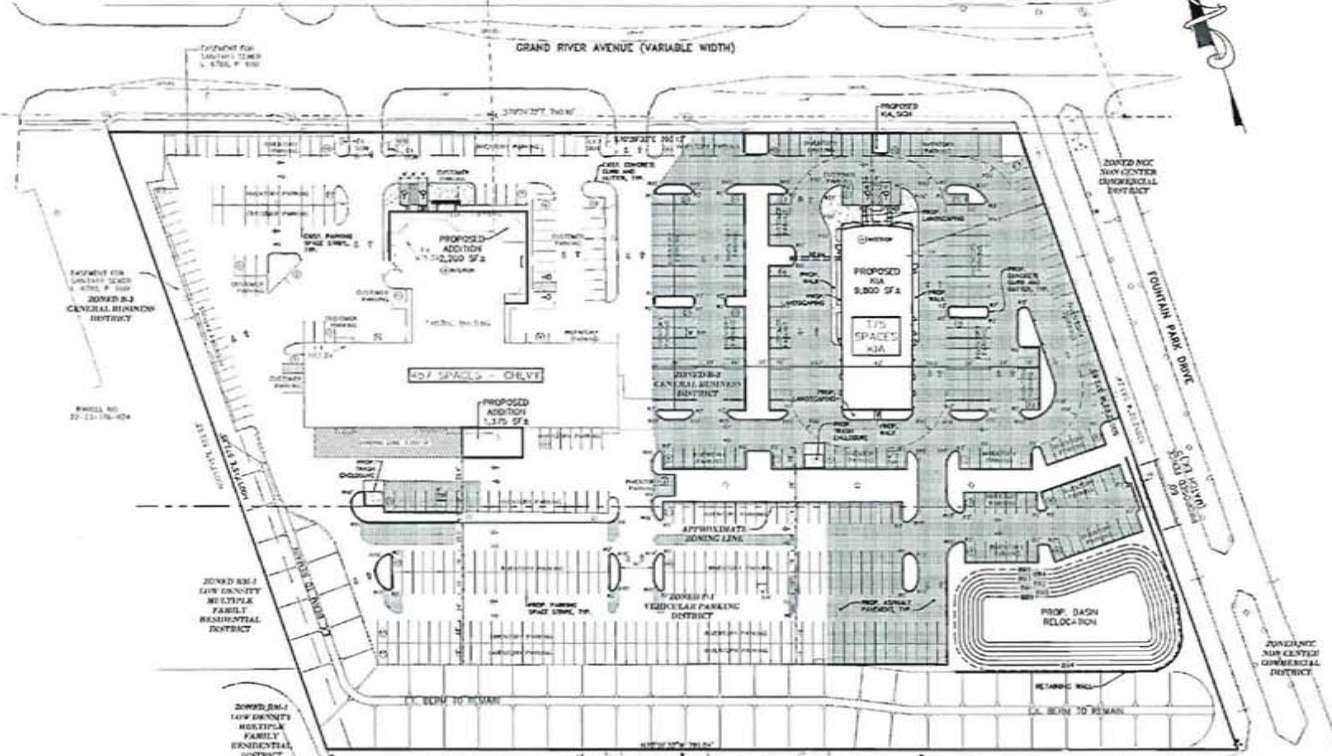
cityofnovi.org

SITE PLAN

**TRAFFIC SIGNING REQUIREMENTS**  
NOTE: ALL PERMANENT AND TEMPORARY TRAFFIC SIGNAGE & STRIPING SHALL COMPLY WITH THE CURRENT MANUITS.

**TRAFFIC SIGNING REQUIREMENTS**

ITEM	QUANTITY	DESCRIPTION
1. 17-B	4	RESERVED HANDICAP PARKING ONLY
2. 17-BA	2	VAN ACCESSIBLE



**BENCHMARK:**

- BM #1: ARROW ON HYDRANT NEAR NORTH OF EXISTING BUILDING. ELEVATION: 904.89 (DAVID 80)
- BM #2: ARROW ON HYDRANT NEAR SOUTH-EAST CORNER OF SITE. ELEVATION: 899.76 (DAVID 80)
- BM #3: LIGHT POLE NEAR OF EXISTING BUILDING OF SITE. ELEVATION: 903.58 (DAVID 80)

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

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

**NOTE** - CONTRACTOR SHALL USE CONCRETE EMBEDDED DETECTABLE WARNING PLATES AT ALL RAMP LOCATIONS.

- LEGEND**
- EX: 10 FT: EXISTING
  - EX: 12 FT: EXISTING
  - EX: 14 FT: EXISTING
  - EX: 16 FT: EXISTING
  - EX: 18 FT: EXISTING
  - EX: 20 FT: EXISTING
  - EX: 22 FT: EXISTING
  - EX: 24 FT: EXISTING
  - EX: 26 FT: EXISTING
  - EX: 28 FT: EXISTING
  - EX: 30 FT: EXISTING
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  - EX: 96 FT: EXISTING
  - EX: 98 FT: EXISTING
  - EX: 100 FT: EXISTING

**PARTIAL ID:** 30-22-23-251-015

**SITE DATA:**  
SITE AREA: 10.002 ACRES GROSS  
9.873 ACRES NET

**EXISTING ZONING:** B2 - OFFICE BUSINESS DISTRICT & P1 - VEHICULAR PARKING DISTRICT

**PROPOSED ZONING:** B2 - OFFICE BUSINESS DISTRICT & P1 - VEHICULAR PARKING DISTRICT

**EXISTING BUILDING:** 30,110 S.F. (MARTY FELDMAN CHEVROLET)

**PROPOSED BUILDING:** 3,800 S.F. (FELDMAN KIA)

**REQUIRED BUILDING:** 30' FRONT MIN. 15' EACH SIDE MIN. 10' REAR MIN.

**REQUIRED PARKING:** MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENTS ONE (1) FOR EACH TWO HUNDRED (200) SQUARE FEET OF USABLE FLOOR AREA OF SALES ROOM AND ONE (1) FOR EACH ONE (1) AUTO SERVICE STALL IN THE SERVICE ROOM.

KIA: 3,300 SF OF SALES ROOM/200 SF. 18 SPACES  
4 AUTO SERVICE STALLS. 4 SPACES

CHEVROLET: 3,500 SF OF SALES ROOM/200 SF. 28 SPACES  
ASUME 14 AUTO SERVICE STALLS. 14 SPACES

**TOTAL PARKING REQUIRED:** 62 SPACES

**PROVIDED PARKING:** 855 SPACES (INCLUDES 6 K.G. SPACES)

**MAXIMUM HEIGHT OF STRUCTURES:** 30 FEET

- NOTES:**
- 1) ALL WORK SHALL CONFORM TO THE CURRENT CITY OF HOV STANDARDS AND SPECIFICATIONS.
  - 2) ROOF TOP EQUIPMENT MUST BE SCREENED PER ORDINANCE REQUIREMENTS.
  - 3) EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2511 OF THE CITY OF HOV CODE.
  - 4) RIGHT OF WAY PERMIT IS REQUIRED FROM THE CITY OF HOV FOR ANY WORK IN THE GRAND RIVER AVENUE RIGHT-OF-WAY.
  - 5) ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (ENACTED 2012) OF THE CITY OF HOV, AND WHERE REQUIRED SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND A PERMIT ISSUED.
  - 6) ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MANUTCD).
  - 7) NOTIFY THE CITY OF HOV A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - 8) CALL MISS DIG (800) 482-7171 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - 9) ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
  - 10) ALL EXCAVATION UNLESS DEEPER THAN 1' ON 1' INFLUENCE OF PUBLIC PAYMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS # MOOT).
  - 11) THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
  - 12) PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
  - 13) IF DELAYING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO SUBMIT A DELAYING PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.

**FIRE DEPARTMENT NOTES:**

- 1) ALL ROADS ARE TO BE PAVED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- 2) ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- 3) THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET IMMEDIATELY UPON CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.

**CONTRACTOR'S RESPONSIBILITY:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

**FELDMAN AUTOMOTIVE INC.**  
PRELIMINARY SITE PLAN  
FELDMAN KIA / FELDMAN CHEVROLET  
SECTION 23  
OAKLAND COUNTY  
MICHIGAN

**ENGINEERING INC.**  
4400 WEST FORD  
ANN ARBOR, MICHIGAN 48107

**DATE:** 2010-05-17  
**DRAWN BY:** TC  
**CHECKED BY:** RA/TJS

2

**NOT FOR CONSTRUCTION**

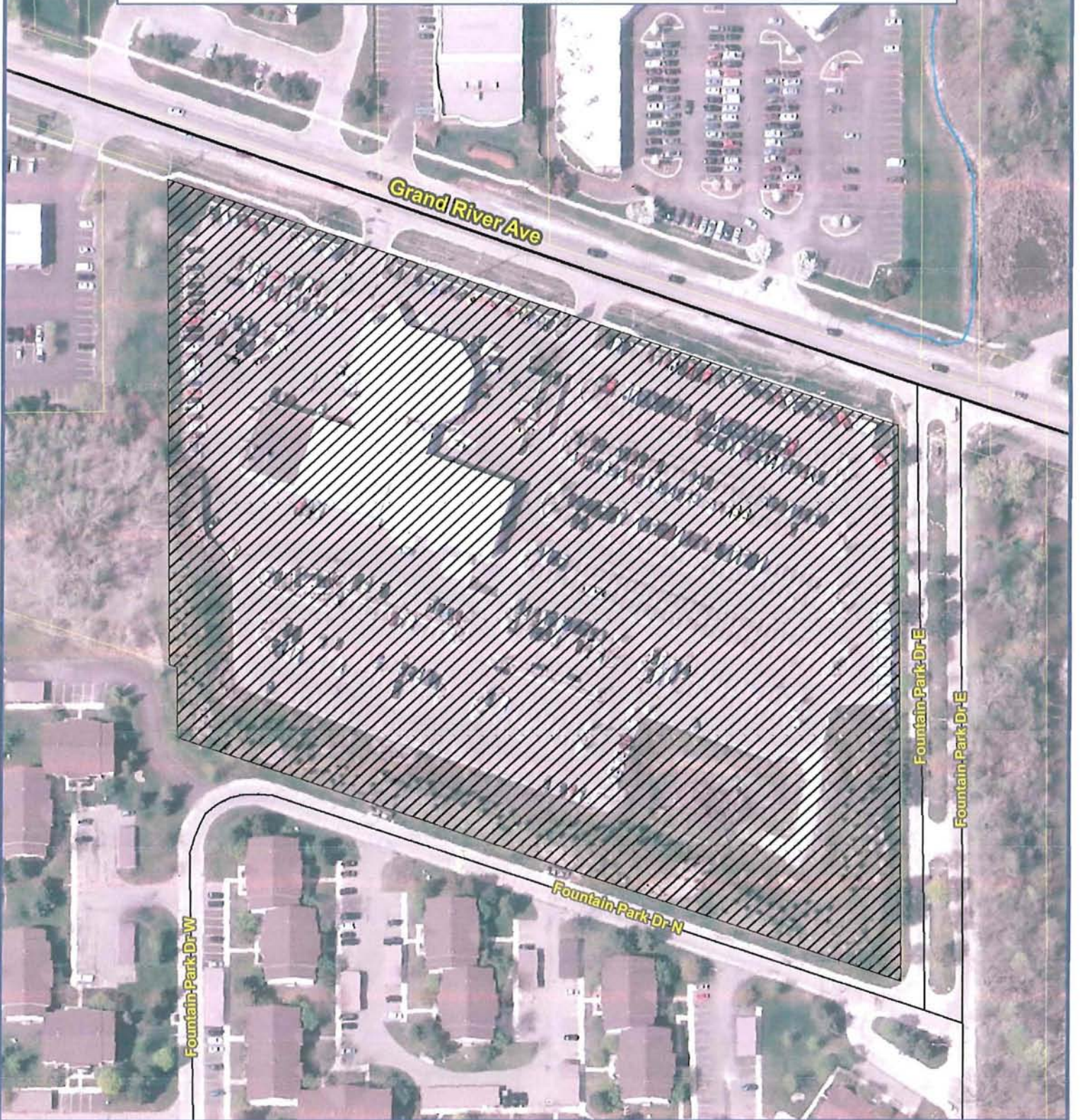


MAPS  
Location  
Zoning  
Future Land Use  
Natural Features




# SP10-31 Marty Feldman Chevrolet/Kia Dealership

Location



Map Author: Kristen Kapelanski  
Date: 08/04/10  
Project: SP10-31 Marty Feldman  
Chevrolet/Kia Dealership  
Version #: 1.0

### Map Legend

 Subject Property

#### 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.



**City of Novi**  
Department Division  
45175 W Ten Mile Rd  
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cityofnovi.org

0 25 50 100 150 200  
Feet



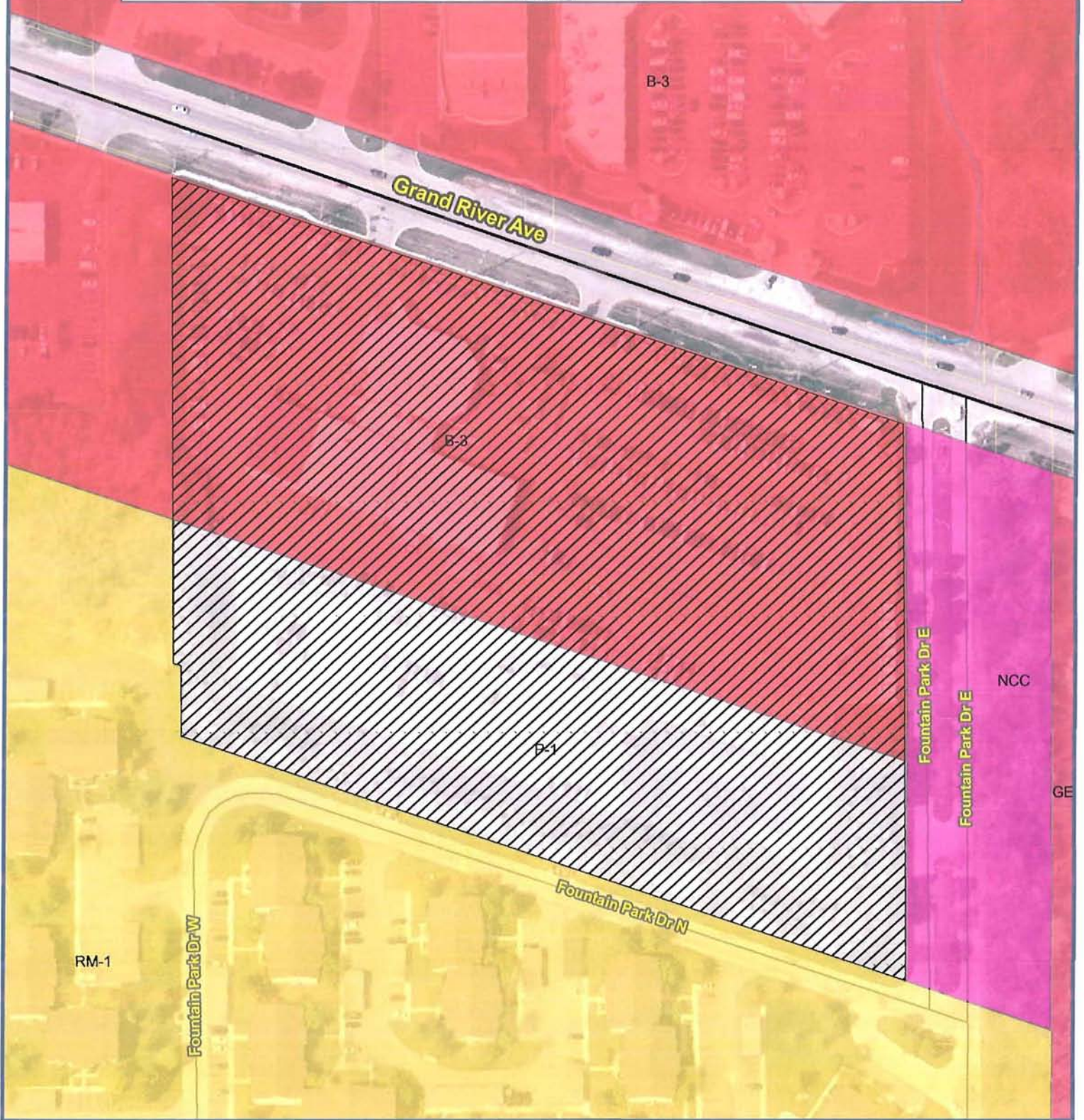
1 inch = 140 feet



# SP10-31 Marty Feldman Chevrolet/Kia Dealership

I-1

## Zoning








Map Author: Kristen Kapelanski  
 Date: 08/04/10  
 Project: SP10-31 Marty Feldman  
 Chevrolet/Kia Dealership  
 Version #: 1.0

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**Map Legend**

-  Subject Property
-  RM-1: Low-Density Multiple Family
-  B-3: General Business District
-  GE: Gateway East District
-  I-1: Light Industrial District
-  NCC: Non-Center Commercial District
-  P-1: Vehicular Parking District



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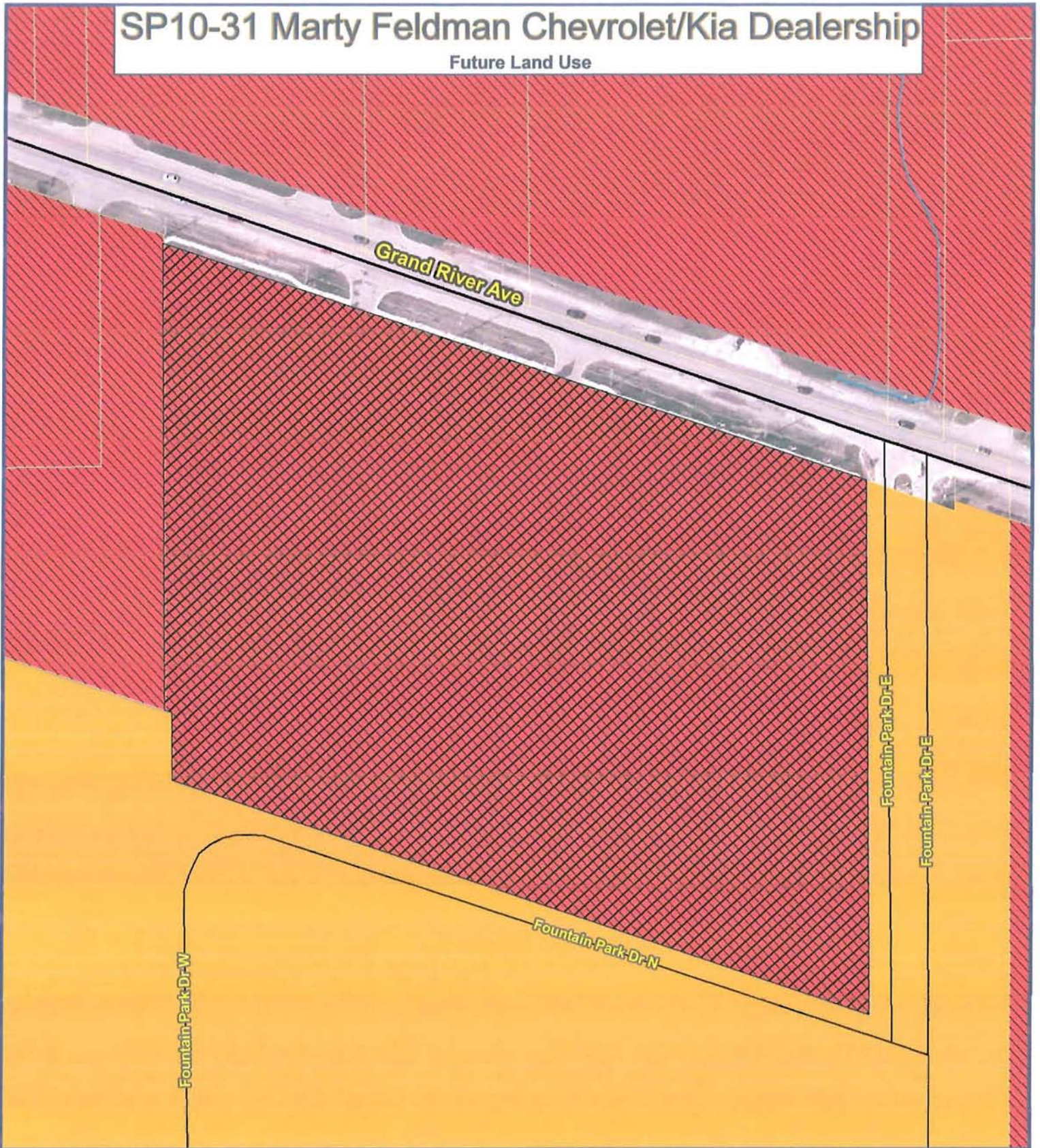


1 inch = 140 feet



# SP10-31 Marty Feldman Chevrolet/Kia Dealership

Future Land Use



Map Author: Kristen Kapelanski  
 Date: 08/04/10  
 Project: SP10-31 Marty Feldman  
 Chevrolet/Kia Dealership  
 Version #: 1.0

**MAP INTERPRETATION NOTICE**

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Map Legend

-  Subject Property
- Future Land Use**
-  MULTIPLE FAMILY
-  TC GATEWAY



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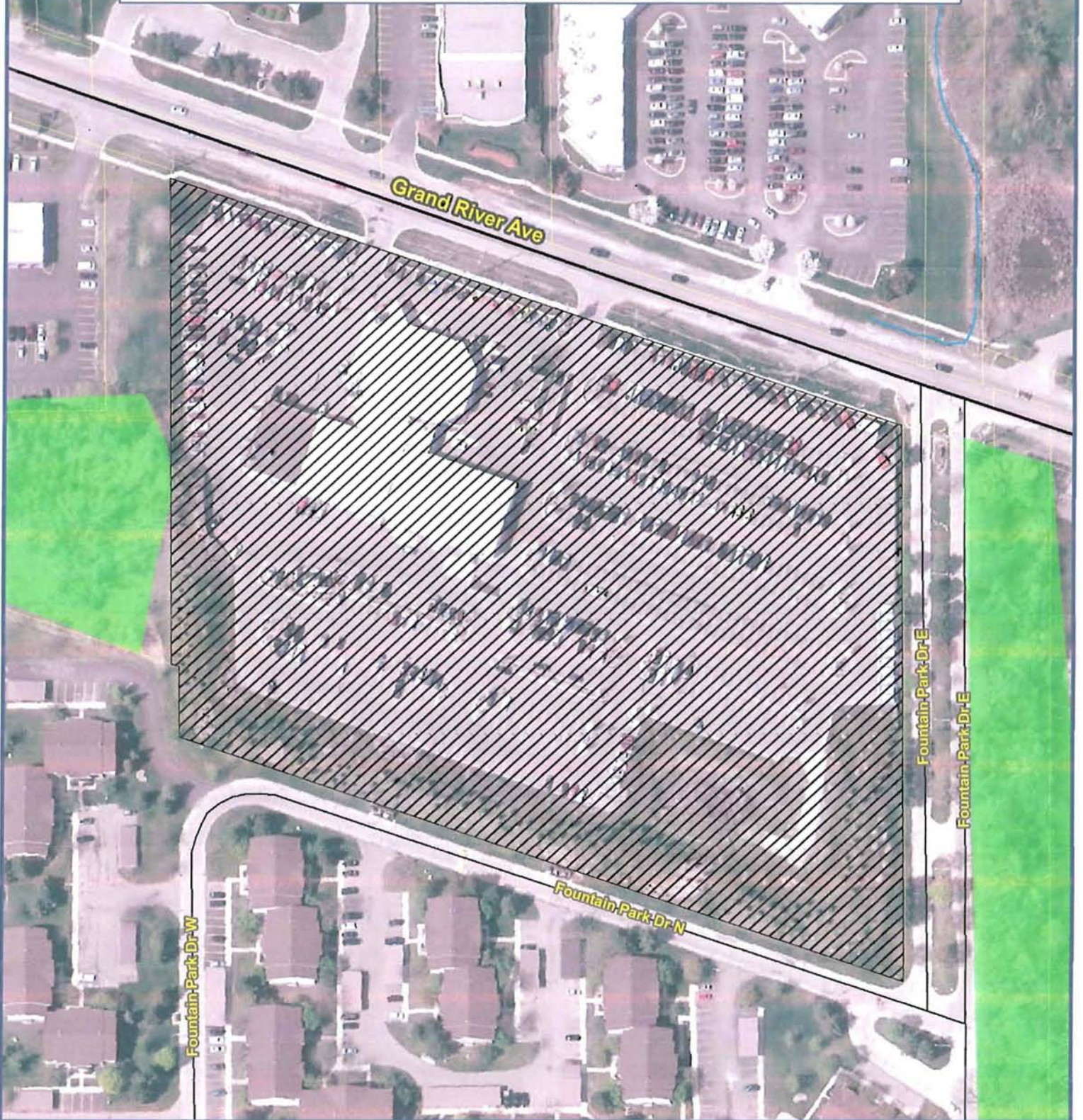


1 inch = 140 feet



# SP10-31 Marty Feldman Chevrolet/Kia Dealership

## Natural Features



Map Author: Krisien Kapelanski  
Date: 08/04/10  
Project: SP10-31 Marty Feldman  
Chevrolet/Kia Dealership  
Version #: 1.0

### MAP INTERPRETATION NOTICE

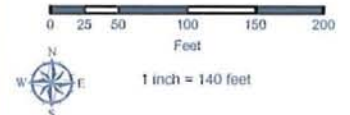
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### Map Legend

-  Subject Property
-  Wetland Areas
-  Woodlands



**City of Novi**  
Department Division  
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APPLICANT RESPONSE LETTER



46892 West Road, Suite 109  
Novi, Michigan 48377  
Phone: 248-926-3701  
Fax: 248-926-3765

August 5, 2010

Kristen Kapelanski, ACIP  
Planner, City of Novi  
City of Novi Community Development Department  
45175 West 10 Mile Road  
Novi, Michigan 48375

Re: **Feldman Chevy - Kia**  
**Preliminary Site Plan Response Letter**  
**City Plan Review #SP10-31**

Dear Kristen:

On behalf of our client, Feldman Automotive, Alpine Engineering, Inc. respectfully submit the following for approval:

- 13 sets of Site Plans
- One 8.5"x11" reduced site plan
- One Noise Impact Statement
- One 8.5"x11" reduced Photometric Plan
- Letters by Cityscape Architects, Inc (Architect), Alpine Engineering (Civil Engineer) and Allen Design (Landscape Architect) responding to all of the comments in the staff and consultant review letters.

If you have any questions please feel free to call our office at (248) 926-3701.

Regards,  
Alpine Engineering Inc.



Tom Gizoni, PE

Cc: Jay Feldman, Feldman Automotive  
Marla Feldman, Feldman Automotive  
Tony Dellicolli, Cityscape Architects, Inc.



46892 West Road, Suite 109  
Novi, Michigan 48377  
Phone: 248-926-3701  
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August 5, 2010

Kristen Kapelanski, ACIP  
Planner, City of Novi  
City of Novi Community Development Department  
45175 West 10 Mile Road  
Novi, Michigan 48375

Re: **Feldman Chevy - Kia**  
**Preliminary Site Plan Response Letter**  
**City Plan Review #SP10-31**

Dear Kristen:

Alpine Engineering, Inc. has received the plan review report, dated July 27, 2010, for above referred project and offers the following comments:

**Planning Review dated July 27, 2010**

**Ordinance Requirements**

1. Noise impact statement is enclosed with Cityscape Architects response letter.
2. The existing screen fence on the east side of the property will be continued to the south property line and will be provided on the final site plan. Detail on the existing berm grading will also be provided on the final site plan.
3. Comment noted.
4. The dumpster enclosure details are provided on the preliminary site plan. Please see sheet 7, Detail Sheet. The dumpster detail will also be provided on the final site plan drawings.
5. Photometric plan is enclosed with Cityscape Architects response letter.

**Pre-Construction Meeting**

Comments understood.

**Miscellaneous Planning Review Chart Comments**

1. Parking counts listed on sheet 2 will be revised to reflect 632 spaces. This will be detailed on the final site plan. Parking requirements will be met and detailed on the final site plan to accommodate the service stalls and usable floor area.
2. Based on field verification two of the three customer parking spaces located just west of the existing dealership are striped and signed as barrier free. These spaces will be shown on the final site plan.

**Birchler Arroyo Review dated July 19, 2010**

- 1.-5. No comments.
6. The curb radius on the interior east side of the east driveway will be increased to 15 feet to improve circulation. This will be detailed on the final site plan.
7. A sidewalk stub and connection to the Grand River sidewalk will be provided in the island. This will be detailed on the final site plan.



8. The turn around tail for the dead end parking lot adjacent to the proposed detention basin will be extended by shifting the two parking modules to the west. This will be detailed on the final site plan.
9. The radii on the southwest and southeast corners of the proposed building pad will be dimensioned on the final site plan.
10. The typical length of a parking lot end island will be detailed on the final site plan and will illustrate the required 3-ft setback relative to the aisle.
11. The barrier free signs in front of the KIA building will be shifted south so they are located at the back of the walk. This will be provided on the final site plan.
12. The traffic signing table will be revised on the final site plan to remove the word "handicap" in the R7-8 description on the final site plan.

**City of Novi Fire Department Review dated August 2, 2010**

1. No response required.

**Engineering Review dated August 4, 2010**

**General**

1. A note will be provided on the final site plan stating "All work shall conform to the current City of Novi standards and specifications".
2. City standard detail sheets will be provided for stamping set submittal.
3. The Non-domestic User Survey form will be submitted to the City.
4. A note will be provided on the final site plan to clarify inventory parking and will also state they are not being used as parking spaces.
5. Two ties to established section corners will be provided on the final site plan.
6. A construction materials table will be provided on the final site plan.
7. Light pole locations will be provided with typical foundation depth on the final site utility plan.

**Water Main**

8. All proposed leads will be labeled on the final site plan.
9. A domestic water lead will be provided and detailed on the final site plan per City requirements.
10. The existing 16" water main along the south side of Grand River will be labeled on the final site utility plan.
11. A tapping sleeve, valve and well will be provided and detailed on the final site plan.
12. A profile for all proposed water main 8" and larger will be provided on the final site plan.

**Sanitary Sewer**

13. A sanitary sewer easement will be provided 10 feet past the proposed monitoring manhole on the final site plan.
14. The existing 27" sanitary sewer along Grand River will be labeled on the final utility plan.
15. Sewer lengths, material, slope, and diameter will be labeled on the final utility plan.
16. A sanitary sewer basis of design will be provided on the final utility plan.
17. 6" sanitary leads will be labeled as minimum SDR23.5 and mains shall be SDR 26 on the final utility plan.

**Storm Sewer**

18. All storm sewer lengths, diameter, slope and material will be provided on the final utility plan.

19. A 20-foot wide storm sewer easement will be provided for all storm sewers conveying run-off through the site.
20. A schedule listing the casting type and other relevant information will be provided for each proposed storm structure on the final utility plan. Round castings will be provided for all catch basins except curb inlet structures.
21. Roof conductor locations will be identified and their connections to the storm sewer will be detailed on the final utility plans and profiles.

#### Storm Water Management Plant

22. Comment noted and understood.
23. Additional detail will be provided of the current volume requirement for the existing detention basin.
24. Pretreatment of the storm water will be provided prior to directing to the proposed detention basin. A separate oil/gas separator will be provided prior to directing storm water to the proposed basin. This structure will not directly accept runoff.
25. A restricting standpipe will be provided as required. This will be detailed on the final site plan submittal.
26. The primary outlet standpipe will be designed with a secondary outer pipe with numerous holes. The stone filter will rest against the outer pipe and help prevent clogging.
27. The runoff coefficient will be revised to be 0.95 for impervious area.
28. Maintenance route to the basin outlet structures will be detailed on the final site plan as 15 feet wide, maximum slope of 1V:5H and able to withstand passage of heavy equipment. Location will be coordinated with landscape plan so it does not interfere.
29. An access easement for maintenance over the storm water detention system/pretreatment structures and access from the public road right-of-way will be provided on the final site plan.

#### Paving & Grading

30. The end islands will conform to the City standard island design. Details will be provided on the final site plan.
31. Curb heights will be labeled on the final site plan.
32. Spot elevations will be provided on the final site plan for the top of walk/gutter along all integral curb.
33. Spot elevations along the proposed retaining wall showing top and bottom of wall elevations will be provided.
34. Additional slopes and drainage arrows will be provided along the ingress/egress route to meet Michigan Barrier-Free regulations.

#### Items required at time of Final Site Plan Submittal

35. Letter outlining revisions will be provided.
36. Cost estimate will be provided.

#### Items required at time of Stamping Set Submittal

37. Draft copy of maintenance agreement for the storm water facilities will be provided.
38. Draft copy of the 20-foot wide easement for water main will be provided.
39. Draft copy of the 20-foot wide easement for sanitary sewer will be provided.
40. Draft copy of the 20-foot wide easement where storm sewer drainage cross lot boundaries will be provided.

#### Items required prior to construction

- 41-51. Comments understood. Items required prior to construction will be provided.

If you have any questions please feel free to call our office at (248) 926-3701.

Regards,  
Alpine Engineering Inc.

  
Tom Gizoni, PE

Cc: Jay Feldman, Feldman Automotive  
Marla Feldman, Feldman Automotive  
Tony Dellicolli, Cityscape Architects, Inc.

August 4, 2010

Mr. David Beschke  
**City of Novi Planning Department**  
45175 W. 10 Mile Road  
Novi, Michigan 48375

**RE: Feldman Kia**

Dear Mr. Beschke:

The following actions been be taken to address the outstanding landscape comments from your August 2, 2010 review to achieve approval:

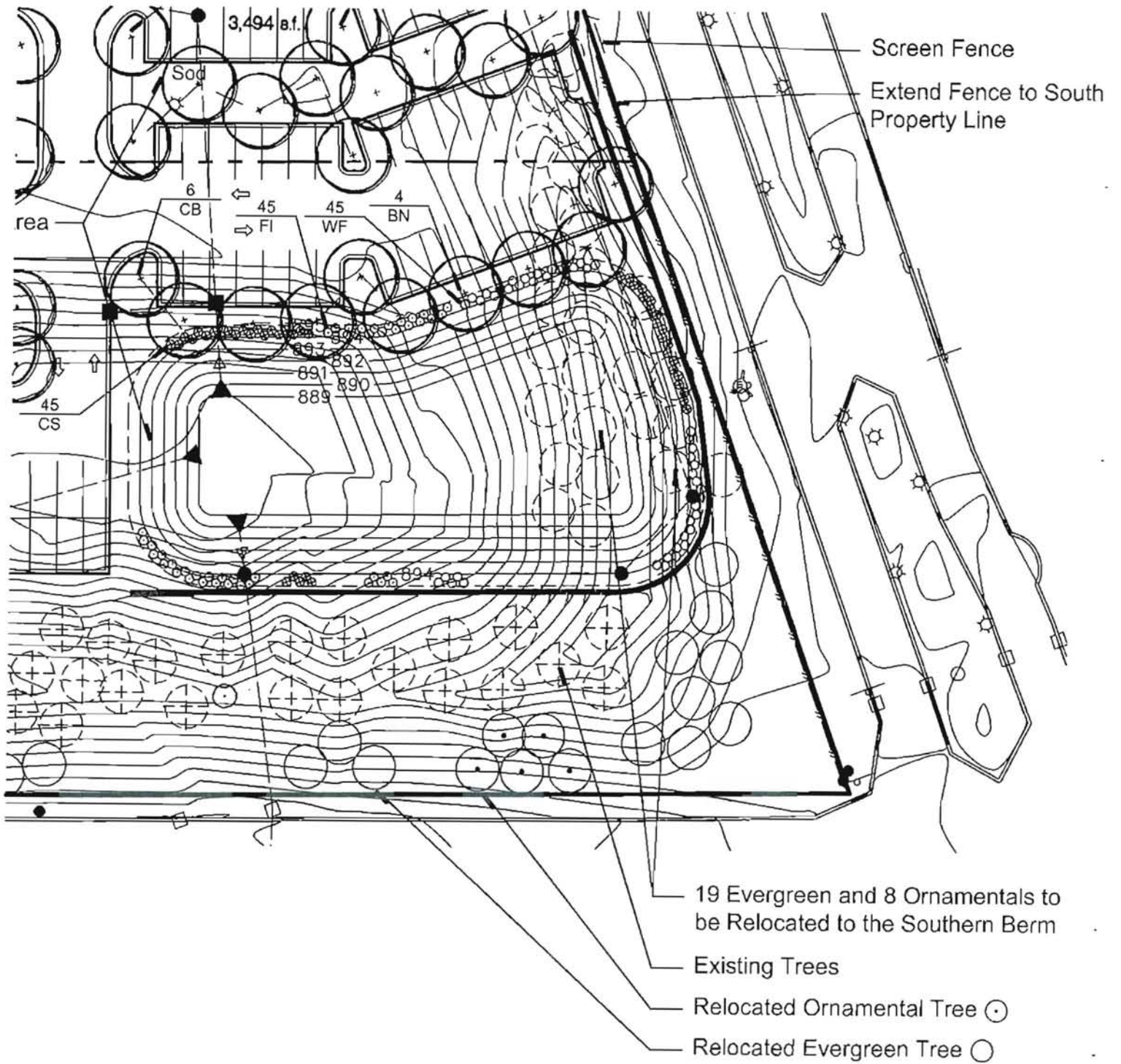
- Additional fencing is shown along the eastern property line. This fence will extend to the southeast property corner to better screen the proposed development.
- Shrubs have been added to the detention basin at the high water mark (894'). These plantings meet the 70%-75% coverage requirement.
- We have shown the proposed grading along the detention pond retaining wall. The top of wall meets existing grade in most instances.
- We have shown existing vegetation on the southern berm. We have also shown the locations for the relocated trees.

Please contact me at you convenience with any questions or comments regarding these revisions.

Sincerely,

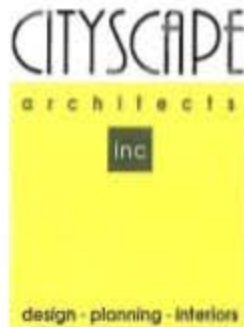


James C. Allen  
**Allen Design L.L.C**









August 5, 2010

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

RE: **Marty Feldman Kia & Chevrolet, SP 10-31, Preliminary Site Plan Review**  
Façade Ordinance Design Review, Façade Region 1, Zoning District: B-3

Dear Ms. McBeth:

This letter is in response to the Façade Design Review letter prepared by DRN & Associates dated July 29, 2010. The review letter requests that we install the same brick veneer over the existing decorative block on the sides of the existing Marty Feldman Chevrolet showroom. The brick selected for the Feldman Kia on the adjacent site was implemented on the Kia façade solely to meet the requirements of the applicable City Ordinance/Zoning District. The original design was per the Kia brand's corporate standards which require the building façade to be built entirely of architectural composite metal panels. Your ordinance prohibits us from following Kia standards for façade design.

In an effort to follow the City ordinance, we were required to implement the use of brick veneer. Now that we have changed the Kia design to comply, your review letter recommends we add the use of brick on the existing Marty Feldman Chevrolet to make the buildings compatible. The Chevrolet/GM brand and the Kia/Korean brand corporate designs are two completely different architectural design statements. The brands and the owner (our client) do not want the buildings to have the same appearance. For the design team to be able to add brick veneer to the existing Marty Feldman Chevrolet showroom would require us to construct all new foundations around the perimeter of the Chevrolet showroom to carry the weight of the brick veneer.

We would suggest recommending approval to the Planning Commission for Feldman Automotive and Cityscape Architects to apply an E.I.F.S. (synthetic plaster veneer) over the existing block enclosures on the sides of the Marty Feldman showroom as an acceptable alternative.

Regards,

  
Tony Deliccoli, R.A.  
Principal







## Marty Feldman Chevrolet

### Schematic Rendering



A2

Date: 08/05/10  
Issue: Pre-Inv. SPA

Prepared By:  
Cityscape Architects, Inc.

City/State: Novi, MI  
CAI Job #: 10004

These drawings are for communication of design ideas only.  
These drawings are not sized or intended for construction or fabrication.







## Feldman Kia

Schematic Rendering



A1

Date: 08/05/10  
Issue: Prelim, SPA

Prepared By:  
Cityscape Architects, Inc.

City/State: Novi, MI  
CAI Job #: 10005

These drawings are for communications of design intent only.  
These drawings are not suited or intended for construction or fabrication.



