



Kistler Instruments SITE PLAN 10-44

KISTLER INSTRUMENTS, SITE PLAN 10-44

Consideration the request of Amson Dembs Development for Kistler Instruments for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 4, at the southeast corner of Hudson Drive and Cartier Drive, in the I-1, Light Industrial District. The subject property is approximately 2.1 acres and the applicant is proposing a 21,989 square foot office and light manufacturing building.

Required Action

Approve or Deny Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11/01/10	<ul style="list-style-type: none"> • Planning Commission finding required for front yard parking. • Minor issues to address on the Final Site Plan submittal.
Engineering	Approval recommended	11/02/10	Minor issues to address on the Final Site Plan submittal.
Traffic	Approval recommended	10/26/10	Minor issues to address on the Final Site Plan submittal.
Landscape	Approval recommended	11/01/10	Minor issues to address on the Final Site Plan submittal.
Facade	Approval recommended	11/01/10	No outstanding issues.
Fire	Approval recommended	10/28/10	Minor issues to address on the Final Site Plan submittal.

Approval – Preliminary Site Plan

In the matter of Kistler Instruments, SP 10-44, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Planning Commission finding that the parking area is compatible with the surrounding development;
- 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 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Denial - Preliminary Site Plan

In the matter of Kistler Instruments, SP 10-44, motion to **deny** the Preliminary Site Plan, *(because it is not in compliance with the following sections of the Zoning Ordinance....)*

Approval – Storm Water Management Plan

In the matter of Kistler Instruments, SP 10-44, motion to **approve** the Storm Water Management Plan, subject to:

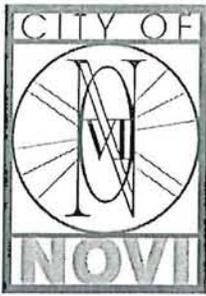
- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

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

Denial – Storm Water Management Plan

In the matter of Kistler Instruments, SP 10-44, 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

November 1, 2010

Planning Review

Kistler Instruments

SP10-44

Petitioner

Amson Dembs Development

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Southeast corner of Hudson Drive and Cartier Drive (Section 4)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: All Directions: I-1
- Current Site Use: Existing vacant Light Industrial
- Adjoining Uses: North, South and East: vacant Light Industrial; West: Existing office/industrial building
- School District: Walled Lake School District
- Site Size: 2.1 acres (Parcel combination/split required)
- Plan Date: 10/22/10

Project Summary

The applicant is proposing to construct a 21,989 sq. ft. office and light manufacturing building at the southeast corner of Hudson Drive and Cartier Drive. Office space will occupy the front portion of the building with the remainder being light manufacturing space and warehouse space (including a 2,157 sq. ft. mezzanine to be used for warehouse space). This is a principal permitted use in the I-1 District.

Recommendation

Approval of the site plan is recommended. The plan generally meets the requirements of the Zoning Ordinance. Final Site Plans may be submitted for review following the approval of the Preliminary Site Plan by the Planning Commission.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1 Light Industrial 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. Items underlined must be addressed by the Planning Commission.

1. Front Yard Parking: Parking is proposed in the front (western) yard along Hudson Drive. Front yard parking is permitted in the I-1 District provided the site is at least two acres in size, does not occupy more than 50% of the area between the 40' setback line and the building façade and the parking is screened by a 2.5' berm or wall. All of the aforementioned conditions have been met. Staff recommends the Planning Commission find the front yard parking is compatible with the surrounding development.
2. Transformer: The layout plan and site plan show the proposed transformer in the interior side yard. The landscape plan shows the transformer in the exterior side yard. **The**

applicant should confirm the proposed transformer will be located in the interior side yard, in conformance with Zoning Ordinance regulations.

3. Parcel Split: At this time, no property combination or split has been submitted and the Community Development Department has not received a request for condominium approval that would affect the subject property. The applicant must create this parcel prior to Stamping Set approval. **Plans will not be stamped until the parcel is created.**

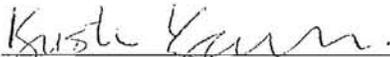
Response Letter

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

Planning Review Summary Chart

Kistler Instruments

SP10-44

Plan Dated: October 22, 2010

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Light Industrial	Light Industrial	Yes	
Zoning	I-1, Light Industrial	No change	Yes	
Use	Use permitted per Article 19 of the Zoning Ordinance	Industrial office/research/warehouse use.	Yes	It appears a parcel combination/split is proposed. Plans will not be stamped approved until the combination/split has been finalized.
Building Height (Sec. 2400)	40' maximum	Approx. 26'6" (to top of rooftop screening)	Yes	
Building Setbacks (Section 2400)				
Front (west)	40'	111'	Yes	
Exterior Side (north)	40'	40'	Yes	
Interior Side (south)	20'	81'	Yes	
Rear (east)	20'	78'	Yes	
Parking Setbacks (Section 2400)				
Front and Exterior Side (west and north)	40 feet and: <ul style="list-style-type: none"> development must be bigger than 2 acres Parking area not more than 50% of area between setback line and building façade Screened from ROW by 2.5' berm or wall. <p>Planning Commission must find the parking area to be compatible with surrounding development</p>	Front yard parking proposed along Hudson Drive. 40' with berm provided. Front yard parking occupies 34% of area between setback line and building façade.	Yes	
Interior Side (south)	10'	12'	Yes	
Rear (east)	10'	12'	Yes	
Number of Parking Spaces	Office: 1 space per 222 sq. ft.	78 spaces	Yes	Applicant should provide floor plans

Item	Required	Proposed	Meets Requirements?	Comments
(Sec. 2505)	<p>13,595/222= 61 spaces</p> <p>Warehouse: 1 space per 700 sq. ft. 8,372/700 = 12 spaces</p> <p>Total: 61 spaces + 12 spaces = 73 spaces</p>			for the mezzanine area.
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 feet wide drives.	9' x 17' with 2' overhang into landscape areas and sidewalk	Yes	
Barrier Free Spaces (Barrier Free Code)	4 accessible spaces; 1 space must be van accessible	4 accessible spaces with 2 being 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 5' wide access aisle (8' wide access aisle for van accessible)	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs proposed	Yes	
Loading Spaces (Sec. 2507)	All loading shall be in the rear yard except in those instances where the subject property is adjacent to an Industrial district. In this case loading is permitted in the interior side yard.	Loading provided in the interior side yard.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
<p>Dumpster (Chap. 21, Sec. 21-145)</p>	<p>Dumpster enclosure to be located in rear yard, and set back from property line a distance equivalent to the parking lot setback and as far from barrier free spaces as possible. 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 and be at least one foot taller than height of refuse bin.</p>	<p>Dumpster located in the interior side yard set back 80'+ from building and minimum of 10' from adjacent property lines.</p> <p>Enclosure to match building materials with screening of 6' on three sides.</p>	<p>Yes</p>	
<p>Accessory Structures – Transformer (Sec. 2503.2)</p>	<p>Accessory structures should be located in the rear yard set back the same as buildings (20'). Screening shall be provided.</p>	<p>DTE transformer located in the interior side yard setback 146' from the nearest property line. Landscape screening provided?</p>	<p>Yes?</p>	<p>The landscape plan shows the transformer in the exterior side (northern) yard. The applicant should confirm the transformer will be located in the interior side yard or a variance will be required.</p>
<p>Exterior Signs</p>	<p>Exterior Signage is not regulated by the Planning Division or Planning Commission.</p>			<p>Please contact Jeannie Niland (248.735.5678).</p>
<p>Exterior Lighting (Sec. 2511)</p>	<p>Photometric plan and exterior lighting details needed at final site plan.</p>	<p>No lighting information is provided</p>	<p>Yes</p>	<p>Submittal of lighting requirements can occur at Final Site Plan</p>

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

November 1, 2010

Engineering Review

Kistler Instruments
SP10-44

Petitioner

Kistler Instruments

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: SE corner of Cartier and Hudson Drives
- Site Size: 2.10 acres
- Plan Date: 10-22-2010

Project Summary

- Construction of an approximately 21,913 square-foot office building and associated parking. Site access would be provided by two approaches, one off of Cartier Drive to the north and one off of Hudson Drive to the west.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the north side of Cartier Drive. A 2-inch domestic lead and a 8-inch fire lead would be provided to serve the building, along with two additional hydrants.
- Sanitary sewer service would be provided by a 6-inch lead with monitoring manhole coming off of the existing 8-inch sanitary sewer along the south side of Cartier Drive.
- Storm water would be collected by a single storm sewer collection system and routed through an oil/gas separator prior to being discharged into the existing swale at the southeast corner of the site. The storm water will then be sent to an existing dissipation basin and detained in the wetland located at the northeast corner of Beck North Corporate Park.

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. Label the driveway approaches on the plan as being an MDOT Type "M" detail.
4. Maintain a minimum of 10-foot horizontal clearance between public utilities. The sanitary monitoring manhole is currently within 10-feet from the proposed water main.
5. All utilities shall cross at 90-degree angles where feasible. The plan currently proposes a 45-degree crossing between the sanitary lead and water main. Revise plan accordingly.
6. Both drive approaches are currently encroaching on the adjacent parcel property lines (extended through the right-of-way). Either shift the approaches to avoid encroaching or get signed permission from the adjacent parcel owner(s) stating the encroachments will not impose an issue with their future site development.
7. Provide sight distance measurements for both entrances in accordance with Figure VIII-E of the Design and Construction Standards.
8. Add a hatch to the proposed ingress/egress easement.
9. 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.
10. 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.

Water Main

11. The fire lead to the building requires a gate valve and well. The plan shows a proposed valve in box.
12. Three (3) sealed sets of revised utility plans along with the MDNRE permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

13. 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

14. Rip rap is required at all end sections. Use a minimum diameter of 6-8 inches.
15. Show the proposed drain and a detail for the bottom of the truck bay. Provide a detail of the structure proposed.
16. 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.
17. Provide an oil/gas separator detail in accordance with the City of Novi Design Standards.

Storm Water Management Plan

18. Unrestricted discharge into an offsite wetland is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval. Please provide onsite pre and post development runoff coefficient calculations as well as the runoff flow rate (cfs) in order to calculate fees. .

Paving & Grading

19. Show spot grades and details for each proposed ramp.
20. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.
21. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.
22. 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, 2' shorter than adjacent 17' stall). Check the proposed end island at the southeast corner of the site.
23. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, however all other curbing adjacent to drive isles and approaches shall be the City standard 6-inches in height. Provide additional details as appropriate and label the curb heights on the plan.

Off-Site Easements

24. Confirm that the entire swale leading from the site to the outlet is within an existing public easement.

The following must be provided at the time of Preliminary Site Plan resubmittal:

25. 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.

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

26. 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:

27. A draft copy of the private ingress/egress easement for shared use of the drive entries on Cartier and Hudson Drives and the adjacent parcel south of the proposed site must be submitted to the Community Development Department.
28. 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.
29. 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.
30. If required, executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

31. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
32. 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.
33. 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.
34. A permit for work within the right-of-way of Cartier and Hudson Drives 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.

35. 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.
36. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
37. Unrestricted discharge into an offsite wetland is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
38. 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.
39. 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.

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

October 26, 2010

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



**SUBJECT: Kistler Instruments, Preliminary Site Plan, SP#10-44,
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, Amson Dembs Development Company, proposes to construct a 21,913-s.f. building on a proposed new unit (43) within Beck North Corporate Park (to consist of existing unit 20 and part of existing unit 21). Uses within the building will include 11,533 s.f. of office space and 10,380 s.f. of warehousing space (assumed to include the mezzanine). Primary access will be provided via a driveway on Hudson Drive and a driveway on Cartier Drive. Secondary access will eventually occur via a cross-access driveway stub to the south.

Trip Generation

How much traffic would the proposed development generate?

2. The proposed building can be expected to generate about 175 one-way vehicle trips per day, with about 25 of those trips occurring within either commuting peak hour.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

3. Yes. The access drive on Hudson will be about 210 ft south of Cartier, and the access drive on Cartier will be about 299 ft east of Hudson (both measured near-back-of-curb to near-back-of-curb). These spacings are well in excess of the City-minimum (105-ft) same-side driveway spacing for 25-mph roads (such as Hudson and Cartier). The City-minimum opposite-side minimum driveway spacings do not apply, since the two streets are non-residential collectors.

Vehicular Access Improvements

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

4. No. We do recommend, however, that the City consider striping the two-way left-turn lane on Hudson and Cartier Drives, as called for in the previously approved plans for the overall park (see attached excerpt of those plans).

Driveway Design and Control

Are the driveways acceptably designed and signed?

5. Yes. The driveways have been redesigned to meet City standards, as described in our pre-application review letter.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

6. No. **ADA-compliant ramps need to be provided for the four barrier-free parking spaces.** We recommend that the three westerly spaces be served by a ramp centered within the landscape island (and centered on the main building entrance), and that the one southerly space be served by ramping down the south end of the sidewalk stub on the space's western side.

Parking and Circulation

Can vehicles safely and conveniently maneuver through the site?

7. No. Large trucks will find it rather difficult to make a right turn from the site's southern parking aisle into the cross-access driveway stub. **The main curb radius on the end island adjacent to the driveway stub should be increased to 25 ft from the 15 ft proposed.** The island width can remain unchanged (at 15 ft).
8. The cross-access easements through the site to the rear driveway stub should:
 - a. **Be highlighted with light crosshatching.**
 - b. **Conform to the back of curb through the curb returns and flared throats.**
 - c. **Be available for general-purpose use, per a written description to be reviewed by the City attorney prior to final site plan approval (not an emergency-only easement, as implied on architectural plan sheet SP.101).**

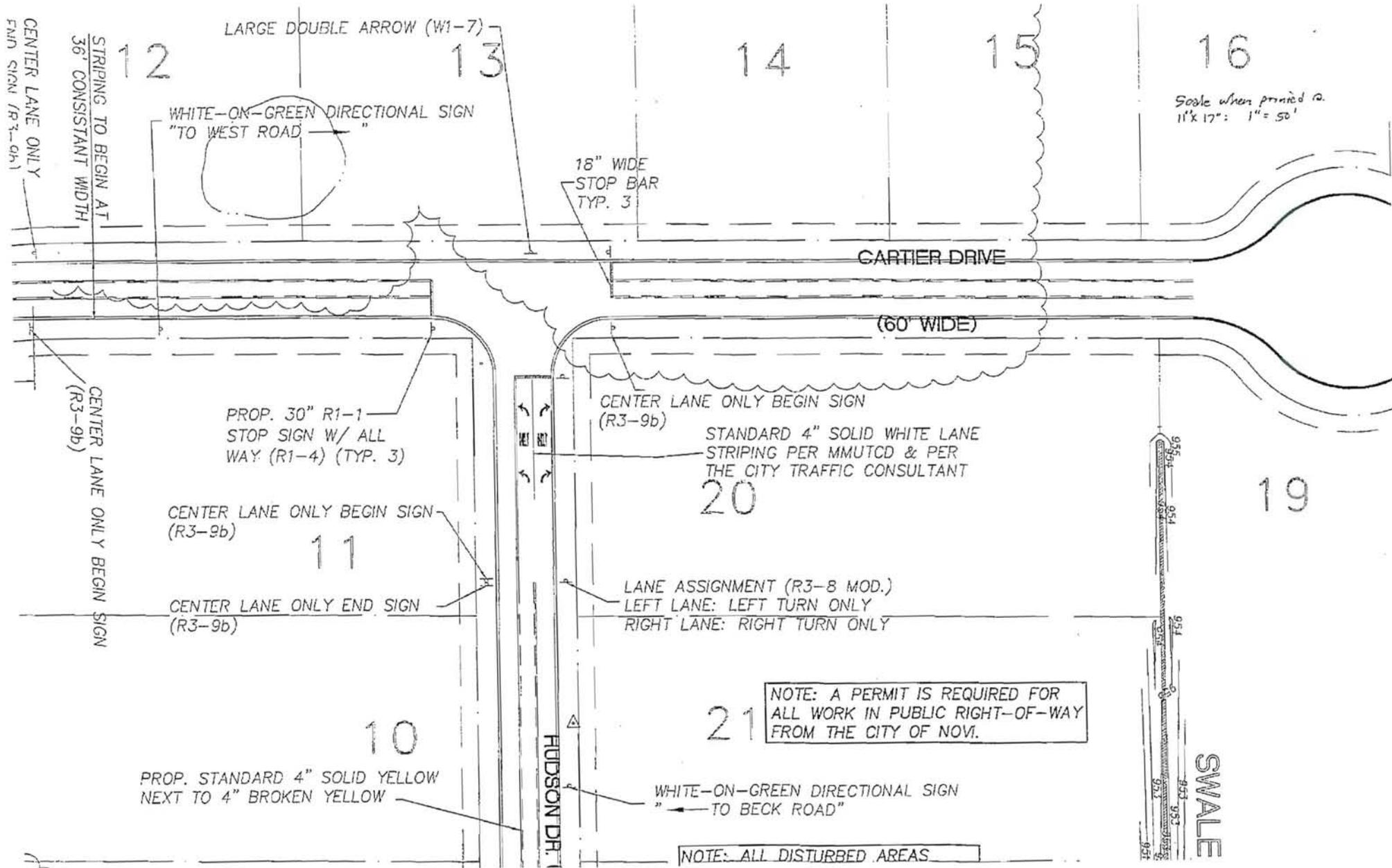
Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



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



Scale when printed on
11" x 17" = 1" = 50'

NOTE: A PERMIT IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT-OF-WAY FROM THE CITY OF NOVI.

NOTE: ALL DISTURBED AREAS

CENTER LANE ONLY
END SIGN (R3-9b)
STRIPING TO BEGIN AT
36" CONSISTANT WIDTH

LARGE DOUBLE ARROW (W1-7)

WHITE-ON-GREEN DIRECTIONAL SIGN
"TO WEST ROAD"

18" WIDE
STOP BAR
TYP. 3

CARTIER DRIVE

(60" WIDE)

PROP. 30" R1-1
STOP SIGN W/ ALL
WAY (R1-4) (TYP. 3)

CENTER LANE ONLY BEGIN SIGN
(R3-9b)

STANDARD 4" SOLID WHITE LANE
STRIPING PER MMUTCD & PER
THE CITY TRAFFIC CONSULTANT

CENTER LANE ONLY BEGIN SIGN
(R3-9b)

CENTER LANE ONLY END SIGN
(R3-9b)

LANE ASSIGNMENT (R3-8 MOD.)
LEFT LANE: LEFT TURN ONLY
RIGHT LANE: RIGHT TURN ONLY

PROP. STANDARD 4" SOLID YELLOW
NEXT TO 4" BROKEN YELLOW

WHITE-ON-GREEN DIRECTIONAL SIGN
" ← TO BECK ROAD"

SWALE

HUDSON DR.

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

November 1, 2010

Preliminary Landscape Review

Kistler Instruments SP#10-44

Petitioner

Amson Dembs Development

Property Characteristics

- Site Location: Southeast corner of Hudson Drive and Cartier Drive
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: All Directions: I-1
- Current Site Use: Existing vacant Light Industrial
- Adjoining Uses: North, South and East: vacant Light Industrial; West: Existing office/industrial building
- Site Size: 2.1 acres (Parcel combination/split required)
- Plan Date: 10/22/10

Recommendation

Approval of the Preliminary Site Plan for SP#10-44 Kistler Instruments is recommended.

Please address the following minor comments on the subsequent submittal.

Ordinance Considerations

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

1. A 3' tall berm is required along the Hudson Drive right-of-way adjacent to parking areas. This requirement has been met.
2. Right-of-way greenbelt planting calculations have been provided and landscape requirements have been met.
3. Twenty five foot clear vision areas has been provided as required.

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required per 45 LF adjacent to parking; one street tree is required per 55 LF where there is no parking. These landscape requirements have been met.

Parking Landscape (Sec. 2509.3.c.)

1. A total of 1,151 SF of interior parking landscape area is required. The Applicant has provided 1,191 SF and is in compliance.
2. A total of 15 Parking Lot Canopy Trees are required and have been provided.
3. Snow storage areas have been depicted 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 minimum 4' wide landscape bed is required around the entire building foundation with the exception of access areas. This has been provided.
2. A total of 4,896 SF of building foundation landscape area is required. The Applicant has provided 5,329 SF and is therefore in compliance.

Plant List (LDM)

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

Planting Notations and Details (LDM)

1. The Planting Details and Notations as provided meets the requirements of the Ordinance and the Landscape Design Manual.

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

1. An Irrigation Plan must be provided upon Stamping Set submittal.

General

1. The loading area appears to be adequately screened through the use of landscape vegetation.
2. The proposed transformer appears to be adequately screened through the use of landscape vegetation.

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

Financial Requirements Review

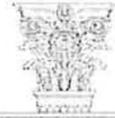
To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 43,671			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 655.06			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	\$ 68,671		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 103,006.50		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	\$ 2,620.26		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	\$ 393.03		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	YES	\$ 6,800		\$400 per tree.
Street Tree Inspection Fee	YES	\$ 408		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	YES	\$ 425		\$25 per tree.
Landscape Maintenance Bond	YES	\$ 6,867.10		10% of verified cost estimate due prior to release of Financial Guaranty.

FAÇADE REVIEW



November 1, 2010

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

Re: FACADE ORDINANCE REVIEW
Kistler Instruments - Preliminary Site Plan Approval, SP10-44
 Façade Region: 3, Zoning District: I-1

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan for the above referenced project based on the drawings prepared by Biddison Architecture & Design, dated October 22, 2010. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column.

	West (Front)	East	North	South	Ordinance Maximum
Split Faced C.M.U. (stained)	70.0%	69.0%	72.0%	72.0%	75% (Notes 2 & 13)
Brick (utility size)	22.0%	25.0%	24.0%	23.0%	100%
Flat Metal (Roof Screens)	8.0%	6.0%	4.0%	5.0%	75%
Note 2 - Plain faeud C.M.U. not permitted.					
Note 13 - The combined maximum percentage all types of C.M.U. shall not exceed 75%.					

As shown above the percentages of all materials are in full compliance with the Façade Chart. The drawings indicate the dumpster enclosure adequately matches the proposed building. A Section 9 Waiver is not required.

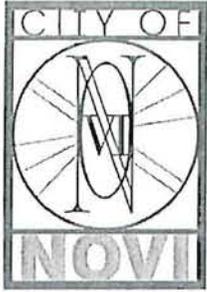
Inspections - The City of Novi requires Façade Inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. This should 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) 347-0482 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



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

October 28, 2010

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

RE: Kistler Instruments, Corner of Hudson Dr. and Carter Dr., Beck North Corporate Park

SP#: 10-44, Preliminary Site Plan Review

Project Description:

Construct a 19,825 S.F. type 2B (non-combustible) structure for a mixed use of Business, Storage, and Factory.

Comments:

1. A hazardous chemical survey and inventory is required to be filled out by the proposed tenant for review.
2. A Rapid Access KNOX Box shall be installed on the exterior of the building at or near the front/main entrance.
3. If the applicant is planning on storing combustible materials higher than 12' in the warehouse area, they need to be aware that there could be additional requirements from the Chapter 23 of the International Fire Code.

Recommendation:

This plan is **Recommended for Approval** with the above items being corrected on the next plan submittal.

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

APPLICANT RESPONSE LETTER

November 4, 2010

Kristen Kapelanski
Planner, City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: **Kistler Instruments**
Unit 20 and Part of Unit 21
Beck North Corporate Park
Site Plan Review
SP10-44

Dear Ms. Kapelanski:

Our office has reviewed your letter dated November 1, 2010 and will comment on the following items that were listed in bold text. This letter will accompany (13) sets of plans and (1) 8.5x11 site plan submitted for site plan approval.

Planning Review

Ordinance Requirements

Comment #2:

Response: The applicant will confirm that the transformer is to be located in the southeast corner of the site adjacent to the building conforming to Zoning Ordinance regulations.

Comment #3:

Response: The parcel will be created for final approval.

Engineering Review

See Letter from Alpine Engineering.

Traffic Review

Pedestrian Access

Comment #6:

Response: The ADA-compliant ramps will be provided as recommended.

Parking and Circulation

Comment #7:

Response: The main curb radius on the end island adjacent to the driveway stub will be increased 15 ft to 25ft.

850 Stephenson Hwy. Suite 101
Troy, MI 48084
p 248-554-9500

Comment #8:

Response: The cross-access easement will be highlighted with a light crosshatch and conform to the back of curb through the curb returns and flared throats. The easement will be for *general-purpose* with a written description to be review by the City Attorney prior to final site plan approval.

Preliminary Landscape Review

Comments noted.

Financial Requirements Review

Comments noted and will be addressed by applicant.

Facade Ordinance Review

Materials will be provided for approval prior to installation.

Fire Department Review

Comment #1:

Response: A hazardous chemical survey and inventory will be filled out by the proposed tenant.

Comment #2:

Response: A Rapid Access KNOX Box will be installed on the exterior of the building at or near the front/main entrance.

Comment #3:

Response: Comment Noted.

Please contact me, if you have any further questions regarding this project.

Sincerely,

Kevin L. Biddison, AIA
biddison architecture + design

850 Stephenson Hwy. Suite 101
Troy, MI 48084
p 248•554•9500



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

November 3, 2010

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

Re: **Kistler Instruments**
Preliminary Site Plan Response Letter
City Plan Review #SP10-44

Dear Kristen:

Alpine Engineering, Inc. has received the plan review center report, dated November 1, 2010, for the above referred project and offers the following comments:

Planning Review dated November 1, 2010

Ordinance Requirements

1. Planning commission approval is required.
2. The landscape plan will be revised to show the proposed transformer in the interior side yard.
3. A parcel combination will be created and submitted concurrently with the Final Site Plan submittal.

Pre-Construction Meeting

Comments understood.

Miscellaneous Planning Review Chart Comments

1. Floor plans will be provided for the mezzanine area.
2. Photometric plan and exterior lighting details will be submitted with the Final Site Plan submittal.

Birchler Arroyo Review dated October 26, 2010

- 1.-5. No comments.
6. ADA compliant ramps will be provided for the four barrier-free parking spaces. The ramps will be detailed on the final site plan.
7. The main curb radius on the end island adjacent to the driveway stub will be increased to 25 feet on the final site plan.
8. The cross-access easements will be revised on the final site plan. They will be highlighted with light crosshatching and conform to the back of curb through the curb returns and flared throats. Written descriptions will be provided and approved by the City attorney prior to site plan approval.

City of Novi Fire Department Review dated October 28, 2010

1. A hazardous chemical survey and inventory will be filled out by the proposed tenant.
2. A Rapid Access KNOX Box will be installed on the exterior of the building at or near the front/main entrance.
3. Comment noted.

Engineering Review dated November 1, 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 driveway approaches on the plan will be labeled as being an MDOT Type "M" detail.
4. The sanitary monitoring manhole will be moved south to maintain a minimum of 10-foot horizontal clearance between public utilities. The revisions will be shown on the final site plan.
5. The sanitary lead and water main crossing will be changed to cross at a 90-degree angle on the final site plan.
6. The applicant will get signed permission from the adjacent parcel owner(s) stating the driveway encroachments will not impose an issue with their future site development.
7. Site distance measurements will be added for both entrances on the final site plan.
8. A hatch will be added to the proposed ingress/egress easement on the final site plan.
9. Light pole locations will be provided with typical foundation depth on the final site utility plan.
10. The Non-domestic User Survey form will be submitted to the City.

Water Main

11. A gate valve and well will be added to the fire lead in place of the proposed valve in box and shown on the final site plan.
12. Three (3) sealed set of revised utility plans along with the MDNRE permit application for water main construction and the Streamlined Water Main Permit Checklist will be submitted to the Engineering Department for review.

Sanitary Sewer

13. A note stating "6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26" will be added on the final utility plan.

Storm Sewer

14. 6-8 inch diameter rip-rap will be shown at the end section on the final utility plan.
15. The proposed drain along with a detail of the drain and the bottom of the truck bay will be shown on the final utility plan.
16. A proposed storm sewer casting schedule will be shown on the final utility plan. Round castings will be provided on all catch basins except curb inlet structures.
17. An oil/gas separator detail will be shown in accordance with the City of Novi Design Standards on the final utility plan.

Storm Water Management Plan

18. Comment noted and understood. On-site pre and post development runoff coefficient calculations as well as the runoff flow rate (cfs) will be added to the final storm water management plan.

Paving & Grading

19. Spot grades and details for each proposed ramp will be shown on the final grading plan.
20. Additional slopes and drainage arrows will be provided along the ingress/egress route to meet Michigan Barrier-Free regulations.
21. Spot elevations will be provided on the final grading plan indicating a minimum 5 percent slope away from the building for a minimum distance of 10 feet.
22. The proposed end islands will be checked/revise to conform to the City of Novi standards and will be shown on the final site plan.
23. Curbing and walks adjacent to the end of 17-foot parking stalls will be reduced to 4-inches high and all other curbing adjacent to drive isles and approaches will be 6-inches high. Details and exact locations of each curb type will be shown on the final site plan.

Off-Site Easements

24. The entire swale leading from the site to the outlet is within an existing public easement.

Item required at time of Preliminary Site Plan resubmittal

25. Letter outlining revisions will be provided.

Item required at time of Final Site Plan Submittal

26. Itemized cost estimate will be provided.

Items required at time of Stamping Set Submittal

27. Draft copy of the private ingress/egress easement for shared use of the drive entries on Cartier and Hudson Drives and the adjacent parcel south of the proposed site will be provided.
28. Draft copy of the 20-foot wide easement for water main will be provided.
29. Draft copy of the 20-foot wide easement for sanitary sewer will be provided.
30. No off-site utility easements will be required for this development.

Items required prior to construction

- 31-39. Comments understood. Items required prior to construction will be provided.

Landscape Review dated November 1, 2010

All comments have been noted. An irrigation plan will be provided upon stamping set submittal.

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

Regards,
Alpine Engineering Inc.


Tom Gizoni, PE

Cc:

SITE PLAN

MAPS

Location/Air Photo

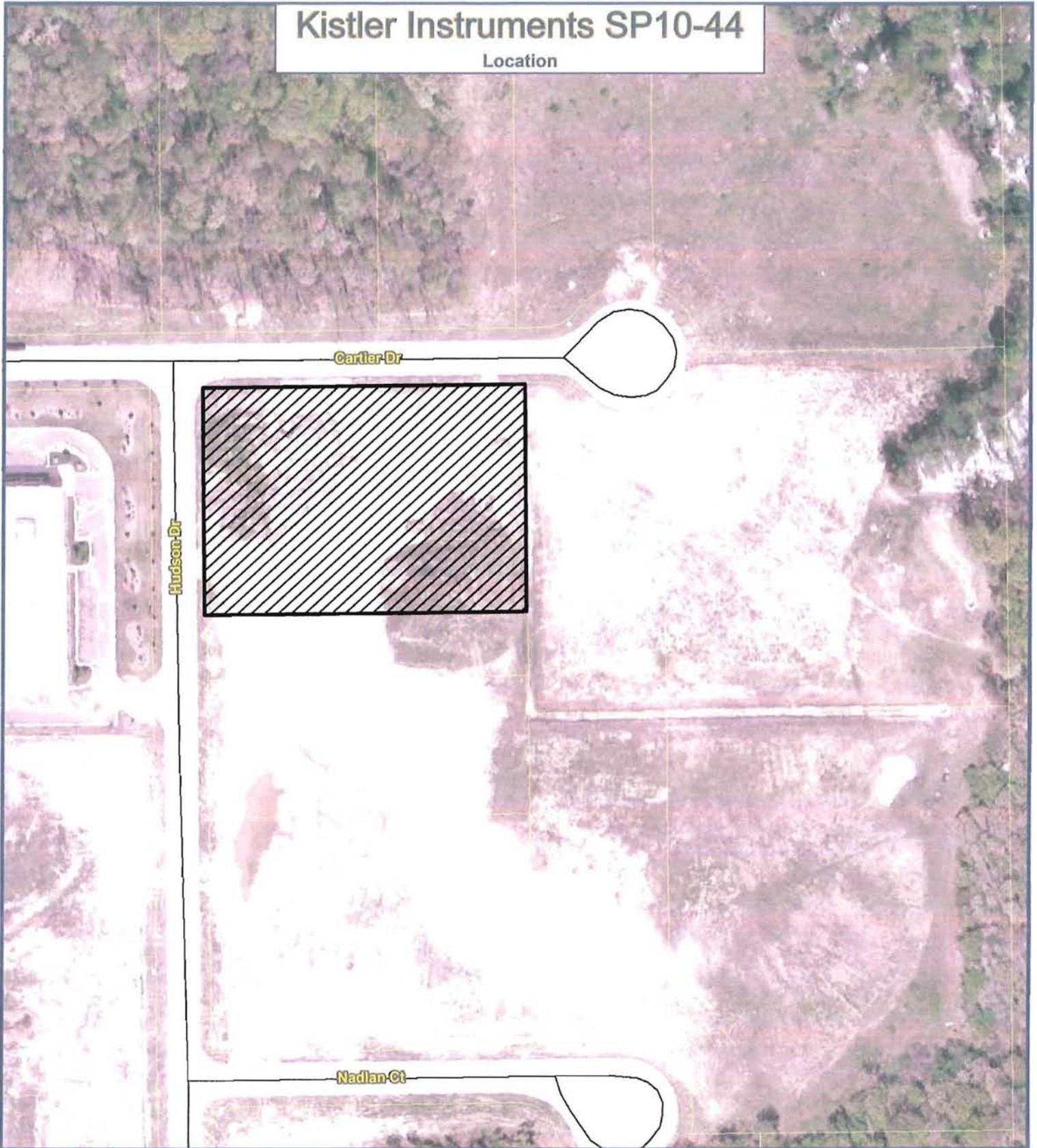
Zoning

Future Land Use

Natural Features

Kistler Instruments SP10-44

Location



Map Author: Kristen Kapelanski
Date: November 2, 2010
Project: Kistler Instruments SP10-44
Version #: 1.0

Map Legend

 Subject Property



City of Novi
Department Division
Department Name
46175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Feet

0 25 50 100 150 200

1 inch = 142 feet

MAP INTERPRETATION NOTICE

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

Kistler Instruments SP10-44

Zoning

R-2



Map Author: Kristen Kapelanski
Date: November 2, 2010
Project: Kistler Instruments SP10-44
Version #: 1.0

Map Legend

-  Subject Property
-  I-1 Light Industrial



City of Novi
Department Division
Department Name
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Feet

0 25 50 100 150 200

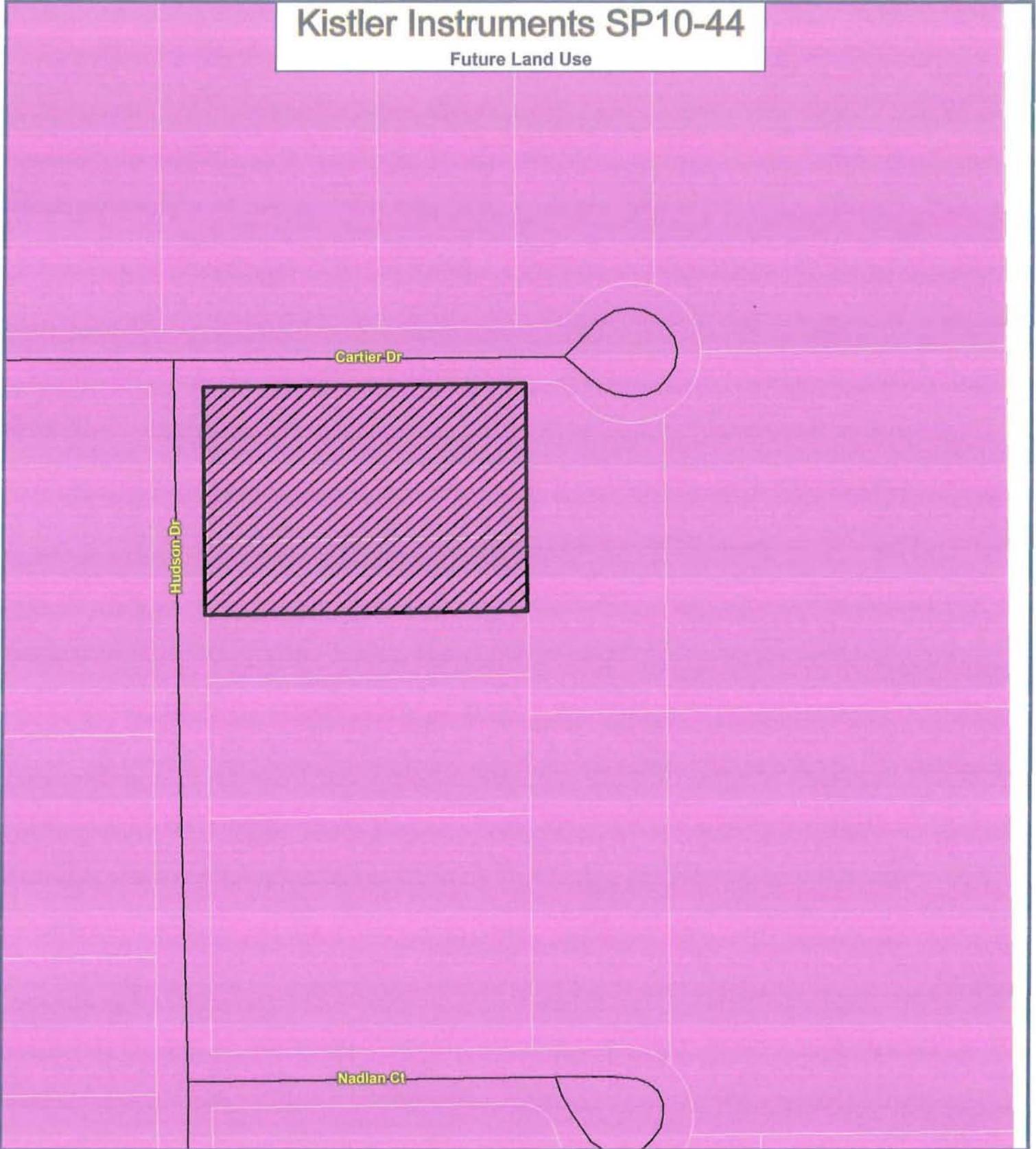
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Kistler Instruments SP10-44

Future Land Use



Map Author: Kristen Kapelanski
Date: November 2, 2010
Project: Kistler Instruments SP10-44
Version #: 1.0

Map Legend

-  Subject Property
-  Industrial Research Development Technology
-  Private Park



City of Novi
Department Division
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Novi, MI 48375
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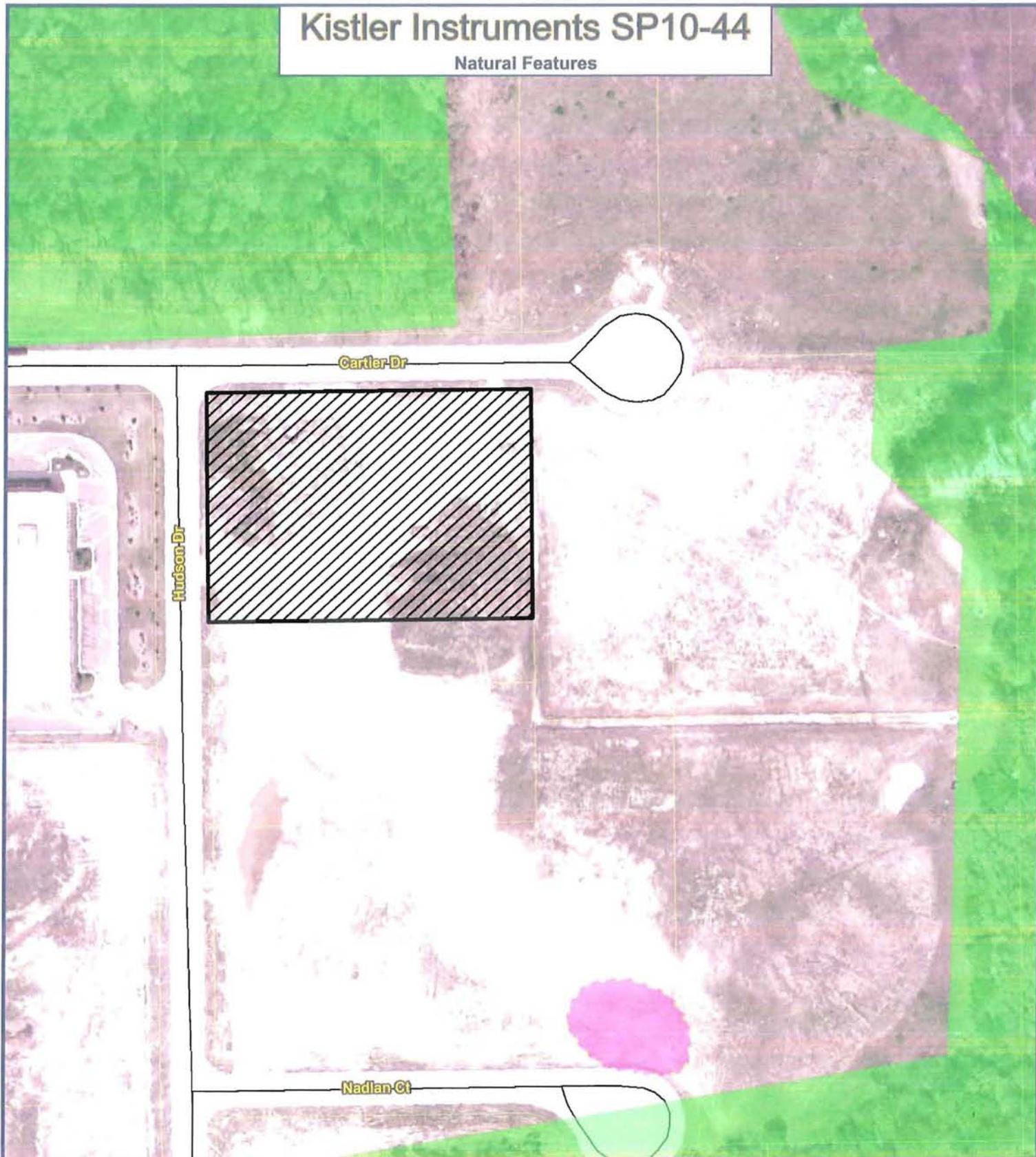
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Kistler Instruments SP10-44

Natural Features



Map Author: Kristen Kapelanski
Date: November 2, 2010
Project: Kistler Instruments SP10-44
Version #: 1.0

Map Legend

-  Subject Property
-  Wetland Areas
-  Woodlands



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Department Division
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Novi, MI 48375
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