



## FIAT SP 11-19

### **FIAT SP 11-19**

Public hearing on the request of Suburban Collection for Fiat for Preliminary Site Plan, Stormwater Management Plan and Special Land Use Permit approval. The subject property is located on the west side of Haggerty Road, south of Grand River Avenue, in Section 24 of the City. The property totals 8.15 acres. The zoning of the parcel is B-3, General Business.

### **REQUIRED ACTION**

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

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENTS</b>
Planning	Approval recommended	08/02/11	<ul style="list-style-type: none"> <li>• <b>Waiver of Noise Impact Statement requested.</b></li> <li>• <b>Variances required for deficient front yard parking setback, service doors facing a major thoroughfare and dumpster side yard location.</b></li> <li>• Items to be addressed on the Final Site Plan submittal.</li> </ul>
Engineering	Approval recommended	08/02/11	Items to be addressed on the Final Site Plan submittal.
Traffic	Approval recommended	07/22/11	Items to be addressed on the Final Site Plan submittal.
Landscaping	Approval recommended	08/03/11	<ul style="list-style-type: none"> <li>• <b>Landscape waiver required for lack of berm along Haggerty Road.</b></li> <li>• <b>Landscape waiver required for deficient foundation landscaping.</b></li> <li>• Items to be addressed on the Final Site Plan submittal.</li> </ul>
Façade	Approval not recommended	08/01/11	<ul style="list-style-type: none"> <li>• <b>Section 9 façade waiver required for deficient amount of brick and excess amount of fiber cement panels on east façade.</b></li> <li>• <b>Applicant should revise brick sample to complement other</b></li> </ul>

			<p>materials. (Applicant has submitted revised sample.)</p> <ul style="list-style-type: none"><li>• Applicant should revise corner building elements to ensure they do not represent a sign background.</li></ul>
Fire	Approval recommended	08/02/11	Items to be addressed on the Final Site Plan submittal.

## **Motion sheet**

### Approval – Special Land Use

In the matter of the request of Suburban Collection for Fiat SP 11-19, 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:  
That, 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 22 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 15, 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 Suburban Collection for Fiat SP 11-19, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Waiver of the required Noise Impact Statement (*due to the fact that no changes in the use of the site are proposed*);
- b. Applicant obtaining a variance from the Zoning Board of Appeals for the deficient front yard parking setback (20' required, 18.5' provided) due to the fact that there is an existing retaining wall within the front yard setback;
- c. Applicant obtaining a variance from the Zoning Board of Appeals to allow service doors to face a major thoroughfare due to the fact that the development is proposed on a small portion of an already developed site;
- d. Applicant obtaining a variance from the Zoning Board of Appeals to allow the dumpster location in the side yard due to the fact that the dumpster is adequately screened and the proposed location provides for safe internal circulation within the already developed site;
- e. Landscape waiver for the lack of a berm along Haggerty Road;
- f. Landscape waiver for the deficient foundation landscaping provided additional landscaping is located elsewhere on site in place of the foundation plantings;
- g. Section 9 façade waiver for the deficient amount of brick and excess amount of fiber cement panels on the east façade provided the revised brick indicated in the applicant's response letter is used in place of the previously proposed brick and to allow the proposed corner elements;
- h. Compliance with all the conditions and requirements listed in the staff and consultant review letters; and
- i. (*additional conditions here if any*)

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

Approval – Storm Water Management Plan

In the matter of Suburban Collection for Fiat, SP 11-19, 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 submittal; 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 Suburban Collection for Fiat SP 11-19, motion to **deny** the Special Land Use permit ...because the plan is not in compliance with Article 15, Article 24 and Article 25 of the Zoning Ordinance.

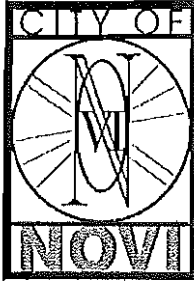
Denial – Preliminary Site Plan

In the matter of the request of Suburban Collection for Fiat SP 11-19, motion to **deny** the Preliminary Site Plan ...because the plan is not in compliance with Article 15, Article 24 and Article 25 of the Zoning Ordinance.

Denial – Storm Water Management Plan

In the matter of Suburban Collection for Fiat, SP 11-19, 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

August 2, 2011

### Planning Review

Fiat

SP11-19A

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#### Petitioner

Suburban Collection

#### Review Type

Revised Preliminary Site Plan and Special Land Use

#### Property Characteristics

- Site Location: 24315 Haggerty Road, west side of Haggerty Road, south of Grand River Avenue (Section 24)
- Site Zoning: B-3, General Business
- Adjoining Zoning: North and South: B-3, OS-1; East: City of Farmington Hills; West: OS-1
- Current Site Use: Existing auto dealership
- Adjoining Uses: North: Gas station and various office; South: Auto dealership and medical office; East: Office (City of Farmington Hills); West: Office and vacant
- School District: Novi School District
- Site Size: 8.15 acres
- Plan Date: 06/22/11

#### Project Summary

The applicant is proposing to demolish the existing used auto dealership on the site and construct a Fiat auto dealership in its place. The site also contains an existing Infiniti auto dealership and Chrysler auto dealership. The existing pavement around the used auto dealership would be removed and new pavement and a new parking lot layout would be constructed along with the 13,789 square feet dealership. The applicant has now submitted revised Preliminary Site Plans based on the Preliminary Site Plan letters issued by City staff in May 2011.

#### Recommendation

Staff recommends approval of the Special Land Use Permit and revised Preliminary Site Plan provided the applicant receives a waiver of the required noise impact statement from the Planning Commission and the required variances from the Zoning Board of Appeals.

#### Special Land Use Considerations

In the B-3 District automobile dealerships fall 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 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 or Planning Commission.

1. Noise Impact Statement: Automobile dealerships in the B-3 District require the submission of a noise impact statement. **The applicant has requested a waiver of the noise impact statement from the Planning Commission noting that the proposed activities on the site are very similar to the activities currently taking place on site.** Staff supports this waiver request.
2. Parking Setbacks: A 20 foot front yard parking setback is required in the B-3 District. An approximately 18 ½ foot setback has been provided in the front yard. **The applicant should seek a variance from the Zoning Board of Appeals.**
3. Service Doors: Service doors are not permitted to face a major thoroughfare. The service doors of the proposed Fiat auto dealership are facing Haggerty Road. **The applicant has indicated they will seek a variance from the Zoning Board of Appeals.**
4. Accessory Structure – Dumpster: The dumpster must be located in the rear yard. The dumpster for the proposed Fiat auto dealership is located in the interior side yard. **The applicant has indicated they will seek a variance from the Zoning Board of Appeals.** The proposed dumpster enclosure must match the building materials proposed for the building façade. The proposed dumpster enclosure is composed of concrete. **The applicant should indicate the height of the proposed dumpster and the screen walls should be composed of the same material as the proposed building (i.e., jumbo clay brick).**
5. Lighting Requirements: Based on the photometric plan, it appears lighting is proposed to be mounted on the exterior of the Fiat building. **The applicant should indicate whether building mounted lighting is proposed and provide specifications for all fixtures.** Light levels at the property line appear to exceed one foot candle, in excess of Zoning Ordinance requirements. **The applicant should adjust the lighting on the Fiat portion of the site so that lighting at the property line does not exceed one foot candle.** Alternately, the applicant may request a variance from the Zoning Board of Appeals. **The applicant should provide the average to minimum ratio for the new and existing portions of the site.** Refer to the lighting review chart and Section 2511 of the Zoning Ordinance for specific requirements.
6. Façade Review: There are several outstanding issues highlighted in the façade review letter that will need to be addressed either with staff or in a letter prior to the Planning Commission meeting. A meeting with staff and the City's façade consultant may be the best way to address these items.



**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 the matter being considered by the Planning Commission and with the next plan submittal.

**Pre-Construction Meeting**

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

**Chapter 26.5**

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

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

  
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Kristen Kapelanski, AICP, Planner

**Planning Review Chart**  
 SP11-19A Fiat Automobile Dealership  
 Plan Date: June 22, 2011

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Community Commercial	No change		
Zoning	B-3, General Business	No change		
Proposed Use (Article 15)	Uses permitted listed in Section 1501 and 1502  Noise Impact Statement required.	Auto Dealership  No Noise Impact Statement submitted.	Yes?	Special Land Use Permit required for parking for the sale of vehicles.  A Noise Impact Statement is required. The applicant has requested a waiver of this requirement.
Building Height (Sec. 2400)	30 feet	22 feet	Yes	
<b>Building Setbacks - B-3 (Sec. 2400)</b>				
Front (east)	30 feet	136 feet	Yes	
Side (north)	15 feet	330 feet	Yes	
Side (south)	15 feet	82 feet	Yes	
Rear (west)	20 feet	360 feet +	Yes	
<b>Parking Setbacks - B-3 (Sec. 2400)</b>				
Front (east)	20 feet	18 1/2 feet	No	Applicant should seek a variance from the Zoning Board of Appeals.  Applicant has indicated no parcel split or site condo is planned.
Side (north)	10 feet	265 feet	Yes	
Side (south)	10 feet	10 feet	Yes	
Rear (west)	10 feet	360 feet +	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
<p>Number of Parking Spaces (Sec. 2505)</p>	<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>Infiniti – 3,280 / 200 = 16 spaces + 8 service spaces = 24 spaces required</p> <p>Chrysler – 3,000 / 200 = 15 spaces + 26 service spaces = 41 spaces</p> <p>Flat – 4,308 / 200 = 22 spaces + 10 service spaces = 32 spaces required</p> <p><b>97 spaces required for entire site</b></p>	<p>197 spaces for employee and customer parking proposed for entire site</p>	<p>Yes</p>	
<p>Parking Space Dimensions (Sec. 2506)</p>	<p>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.</p>	<p>Generally 9' x 18' with 24' wide drives. 4" curb indicated where necessary.</p>	<p>Yes</p>	
<p>Barrier Free Spaces (ADA standard)</p>	<p>6 barrier free spaces</p>	<p>7 barrier free spaces shown (4 van accessible)</p>	<p>Yes</p>	
<p>Barrier Free Space Dimensions (Barrier Free Code)</p>	<p>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</p>	<p>Spaces sized appropriately</p>	<p>Yes</p>	

Item	Required	Proposed	Meets Requirements?	Comments
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space	Signs shown for new spaces.	Yes	Refer to traffic review letter for additional comments on barrier free signage.
Loading Spaces (Sec. 2507)	Flat: 10 square feet per front foot of building = 112 x 10 = 1,120 sq. ft.  All loading shall be in the rear yard or interior side yard if double fronted lot.	1,120 sq. ft. loading zone shown in the rear yard.	Yes?	Refer to traffic review letter for additional comments on loading zone location.
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 adequately screened by building and landscaping around site.	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 interior side yard setback adequately from proposed building and 35' from south property line.	No	Applicant has indicated they will seek a variance for the proposed dumpster location.
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	5' concrete screen wall proposed with bumpers shown.	No	The enclosure material must match the building material. Jumbo clay brick is proposed for the building. The dumpster enclosure should be composed of the same material.  Applicant should indicate height of dumpster.

Item	Required	Proposed	Meets Requirements?	Comments
Exterior Signs	Exterior Signage is not regulated by the Planning Division or Planning Commission.			<u>Please contact Jeanie Niland (248.735.5678).</u>
Overhead service doors (Sec. 1403.7)	No truck well, loading dock, overhead door or other type of 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 façade of proposed Flat.	No	Applicant should relocate service doors so that they are not facing Haggerty Road or seek a variance from the Zoning Board of Appeals.
Lighting (Sec. 2511)	Exterior lighting plan needed at time of Final Site Plan review	Site lighting provided.		See Lighting Review Chart.
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	

**Lighting Review Summary Chart**

Fiat

SP 11-19A

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: Photometric data Fixture height Mounting & design Glare control devices Type and color rendition of lamps Hours of operation Photometric plan	Yes?	It appears lighting is also proposed on the exterior of the new Fiat building. Specifications should be provided for lighting mounted to the Fiat building.
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	<ul style="list-style-type: none"> <li>- Electrical service to light fixtures shall be placed underground</li> <li>- No flashing light shall be permitted</li> <li>- Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.</li> </ul>	Yes	

Item	Required	Meets Requirements?	Comments
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	No	Applicant should provide the average to minimum ratio for the site.
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> <li>- Parking areas- 0.2 min</li> <li>- Loading and unloading areas- 0.4 min</li> <li>- Walkways- 0.2 min</li> <li>- Building entrances, frequent use- 1.0 min</li> <li>- Building entrances, infrequent use- 0.2 min</li> </ul>	Yes?	It appears lighting is also proposed on the exterior of the new Flat building. Specifications should be provided for lighting mounted to the Flat building.
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	No	Applicant should adjust light levels so that lighting at the property line does not exceed 1 foot candle or seek a variance from the Zoning Board of Appeals.
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes?	It appears lighting is also proposed on the exterior of the new Flat building. Specifications should be provided for lighting mounted to the Flat building.

**ENGINEERING REVIEW**





## PLAN REVIEW CENTER REPORT

August 2, 2011

### Engineering Review

Flat of Novi

SP11-19A

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#### Petitioner

Suburban Collection

#### Review Type

Preliminary Site Plan

#### Property Characteristics

- Site Location: West of Haggerty Rd, South of Grand River Ave.
- Site Size: 2.10 acres
- Plan Date: June 22, 2011

#### Project Summary

- Construction of an approximately 13,789 square foot, single story building and associated parking. Site access would be provided by the access drive off of Haggerty Road.
- Water service would be provided by a connection to an existing 12-inch main, north of the building. The building will be served by a 1 1/2-inch domestic lead and a 6-inch fire lead.
- Sanitary sewer service would be provided by a 6-inch lead connection to an existing 8-inch stub off an existing manhole north of the building.
- Storm water for the site is proposed to be stored in an underground detention basin meeting the 100-year storm water detention requirements and released at a controlled rate through a control structure routed to the Francis Drain.

#### Recommendation

Approval of the Revised 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. Submit the IWC Non-Domestic form to the City of Novi. The City will submit the form to Oakland County.
2. Provide the existing locations of existing utility easements on the plan.

**Sanitary Sewer**

3. The basis of design on sheet C4 currently provides a density of 4 people per unit. The correct density is 3.2 people per residential equivalent unit (REU). Revise the basis of design calculations accordingly.
4. Provide a note on sheet C4 Showing the location of the monitoring manhole.  
  
The 20 foot wide access easement required for the sanitary monitoring manhole must be separate from the storm drainage access easement. Storm Sewer
5. It is noted that the existing storm sewer between structure 4 and structure 1 is proposed to be abandoned. Provide a note on sheet C4 that the storm sewer is to be filled in with flowable fill or removed. Abandonment by placing bulkheads is not acceptable.

**Storm Water Management Plan**

6. 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.
7. Revise the runoff coefficient for "lawn" on sheet C5 from 0.15 to 0.35 as required by the City's Design and Construction Standards. Revise the calculations impacted by this change accordingly.
8. The proposed pretreatment device Contech model CDS2015-4-C is not approved by the City. The only pretreatment device models accepted are Vortechs and Aquaswirl. Revise the plan to provide a pretreatment structure that has been accepted by the City on sheet C4.
9. On sheet C5, the length (1,032.5 feet) of 60-inch HDPE storm sewer does not match the length (993 feet) used in the volume calculations for the the underground storage. These two values should be equal. Revise the plans accordingly to show uniformity.
10. Provide dimensions on the plan for the spacing of between the rows of pipe for the underground detention system.

Paving & Grading

11. Review the traffic consultant's letter and address the comments regarding handicapped parking signage. Revise the plans accordingly on sheet C4.
12. A building permit from the Building Department is required for the proposed retaining wall.
13. Provide the width of the sidewalks located along the building perimeter. If the sidewalk adjacent to parking is 7 feet wide and 4 inches tall, the bumper blocks may be able to be removed.

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

14. 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:

15. An updated Itemized construction cost estimate may 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:

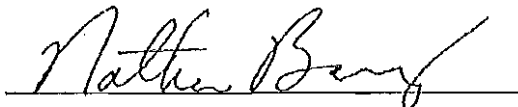
16. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
17. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site may be necessary. They may be submitted to the Community Development Department.
18. 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:

19. 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).

20. 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.
21. 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.
22. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
23. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
24. 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.
25. 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.
26. 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.
27. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Nathan Bouvy at (248) 735-5648 with any questions.



cc:

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

**TRAFFIC REVIEW**

July 22, 2011

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



**SUBJECT: Fiat of Novi, Revised Preliminary Site Plan and Special Land Use,  
SP#11-19A, 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 of the revised preliminary site plan, subject to the items shown below in **bold** being satisfactorily addressed on the final site plan.

### Project Description

What is the applicant proposing?

1. The applicant, Suburban Collection, proposes to construct a 13,979-s.f. Fiat dealership on the west side of Haggerty Road between Ten Mile and Grand River, on a site now occupied by a smaller dealership building (see attached aerial photo). Although the site has frontage on five-lane Haggerty, its sole vehicular access will be provided via an existing driveway to be shared with existing Chrysler/Dodge/Jeep/Ram and Infiniti dealerships.

### 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, the proposed new dealership can be expected to generate about 466 one-way vehicle trips per day, 28 in the AM peak hour and 36 in the PM peak hour.
3. The number of new peak-hour, peak-direction trips will likely not exceed 22 (exiting in the PM peak hour), 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 on Haggerty. The two driving connections between the site and the adjacent shared driveway are appropriately located directly across from the two connections to the Infiniti dealership.

### 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 aerial photo, Haggerty at this location is already served by a two-way left-turn lane.
6. Neither the City of Novi nor the Road Commission has warrants for a right-turn lane and/or taper at a site access drive on a multi-lane road, and we have not evaluated the MDOT warrant for such. No vehicular access improvements have been proposed.

### Driveway Design and Control

Are the driveways acceptably designed and signed?

7. The west access connection to the shared drive – to be entirely rebuilt and scaling 31 ft wide back-to-back at its narrowest point (directly west of the manhole) – has been dimensioned at the wrong location (too far north) as 30 ft wide face-to-face. **This connection should be both drawn and dimensioned 30 ft wide back-to-back at its narrowest point, per standard engineering practice and Figure IX.1 in the City's Design and Construction Standards.**
8. To better accommodate the large single-unit trucks likely to use the west driveway – as well as comply with the City's design standard for commercial driveways – **the radius of the exiting (north) curb return on the east side of the west drive should be increased to 20 ft** (the corresponding radius on the west side of the drive need not be increased, as it would be less beneficial and require the relocation of an existing light pole).
9. The east access connection to the shared drive, to be only partially rebuilt (south of its narrowest point), now scales 29.5 ft wide back-to-back but is dimensioned 30 ft wide face-to-face (a 1.5-ft discrepancy). **This drive's true existing width – to be retained – should be verified and properly dimensioned as back-to-back.**

### Pedestrian Access

Are pedestrians safely and reasonably accommodated?

10. Concrete steps are proposed, descending from the Haggerty safety path to the parking lot in the northeast corner of the site, more or less directly east of the single building door accessing the service reception area (with a side door to the showroom). While this arrangement will result in any pedestrians walking between parked cars, this should be acceptable given the modest volumes expected. **The plan note reading "There are no improvements proposed in the Haggerty Road right-of-way" is inaccurate and should be corrected to reflect the short sidewalk stub proposed to connect the new stairs to the existing Haggerty Road sidewalk.** Also, for the record, we

note that the plan shows the existing sidewalk narrowing from the 5-ft City width standard near the shared drive to little more than 4 ft further south on the frontage.

11. In response to comment 9 in our May 2011 review letter, the sidewalk along the western half of the new building's south façade has been widened to 7 ft (with a 4-inch maximum height), and the abutting parking spaces have been shortened to 17 ft. However, part of earlier comment 9 has been disregarded: "Placing bumper blocks against the south edge of the walk, as proposed further east... would result in unsightly maintenance problems (e.g., weed growth) as well as possible tripping hazards." **The bumper blocks now proposed to abut the entire length of the 7-ft-wide walk would serve no useful purpose, constitute a very unusual treatment, and have the aforementioned disadvantages. These blocks should be deleted, and either the walk widened to 8 ft or the parking lot shifted 1 ft closer to the building (retaining the proposed parking space lengths and aisle width).**

### Parking and Circulation

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

12. The engineering and architectural plans are inconsistent relative to the number of barrier-free parking spaces, lengths of some parking spaces, and design treatment along the east retaining wall. **All plan sheets, including the architect's lighting plan, must show the same updated layout of parking spaces and other site features.**
13. A loading zone is now proposed along the west side of the new building, replacing the previously proposed parking spaces with raised end island at the northwest corner. In evaluating this change, we note that **a WB-50 tractor-trailer combination truck will be unable to turn the corner from the south parking aisle to the west parking lot without encroaching on the first bank of inventory parking spaces. Also, that same truck will be unable to turn the corner from the west lot to the north parking aisle (so as to exit at the east drive) without starting very close to the inventory parking, or a position over 20 ft west of the designated unloading zone. The site plan should include a sheet realistically illustrating the expected driving path of the largest truck visiting the site (preferably using Autoturn or other comparable software).**
14. **The proposed loading zone should be both drawn and specified as being outlined as well as crosshatched (at a 4-ft spacing, in one direction only) with 4-inch-wide yellow paint. Also, at least one NO PARKING – LOADING ZONE (R7-6) sign should be shown mounted on the west façade adjacent to the zone, at a minimum height of 5 ft.**
15. **The 3-ft semicircular radius on the end island at the northeast building corner will result in clockwise-circulating passenger cars encroaching on the wrong side of one or both parking lot aisles as they round the corner. To address this issue and comply with Section 2506.13 of the Zoning Ordinance, this island should be redesigned to include a 15-ft main rounding radius transitioning to a 1.5-ft minor radius.**



16. Contrary to the End Island Detail provided with our earlier reviews, all end island setbacks have been dimensioned to the face rather than back of curb. Such a minor discrepancy need not be corrected in these plans, but we would appreciate the engineer correctly applying the detail on other plans in the future.
17. **Barrier-free signing must be proposed at the end of each so-designated parking space.** (Currently, there are only three sign symbols shown for four spaces, and one aligns with an access aisle rather than a parking space.)
18. **The barrier-free signing detail needs the following corrections:**
  - a. **The main sign should be unambiguously designated as an R7-8 sign, and the image shown on that sign should either be made to more closely resemble that of an R7-8 or left blank.** (The image now shown is the non-standard sign used in some other communities, having only a white wheelchair on a blue background).
  - b. **The VAN ACCESSIBLE supplemental panel should be labeled as an R7-8a.**
  - c. **Panel sizes should be expressed in inches (not feet), with the R7-8 being 12"x18" and the R7-8a being 6"x12" (with the MIN. designation deleted).**
  - d. **On the detail showing an R7-8 on a post by itself, the mounting height should be shown as 7 ft (not 6.67 ft), for compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD).**
19. **A Signing Quantities Table should appear on the final site plan, listing each traffic sign by MMUTCD description, sign code, size, and quantity.**
20. **Additional plan notes are required, to specify that:**
  - a. **The width of end parking spaces (all 9 ft on this plan) shall be referenced to the face of curb.**
  - b. **All traffic control devices (striping as well as signing) shall comply with the design and placement guidelines found in the latest edition of the MMUTCD.**
  - c. **Barrier-free parking spaces will be marked in blue and all other parking spaces will be marked in white.**

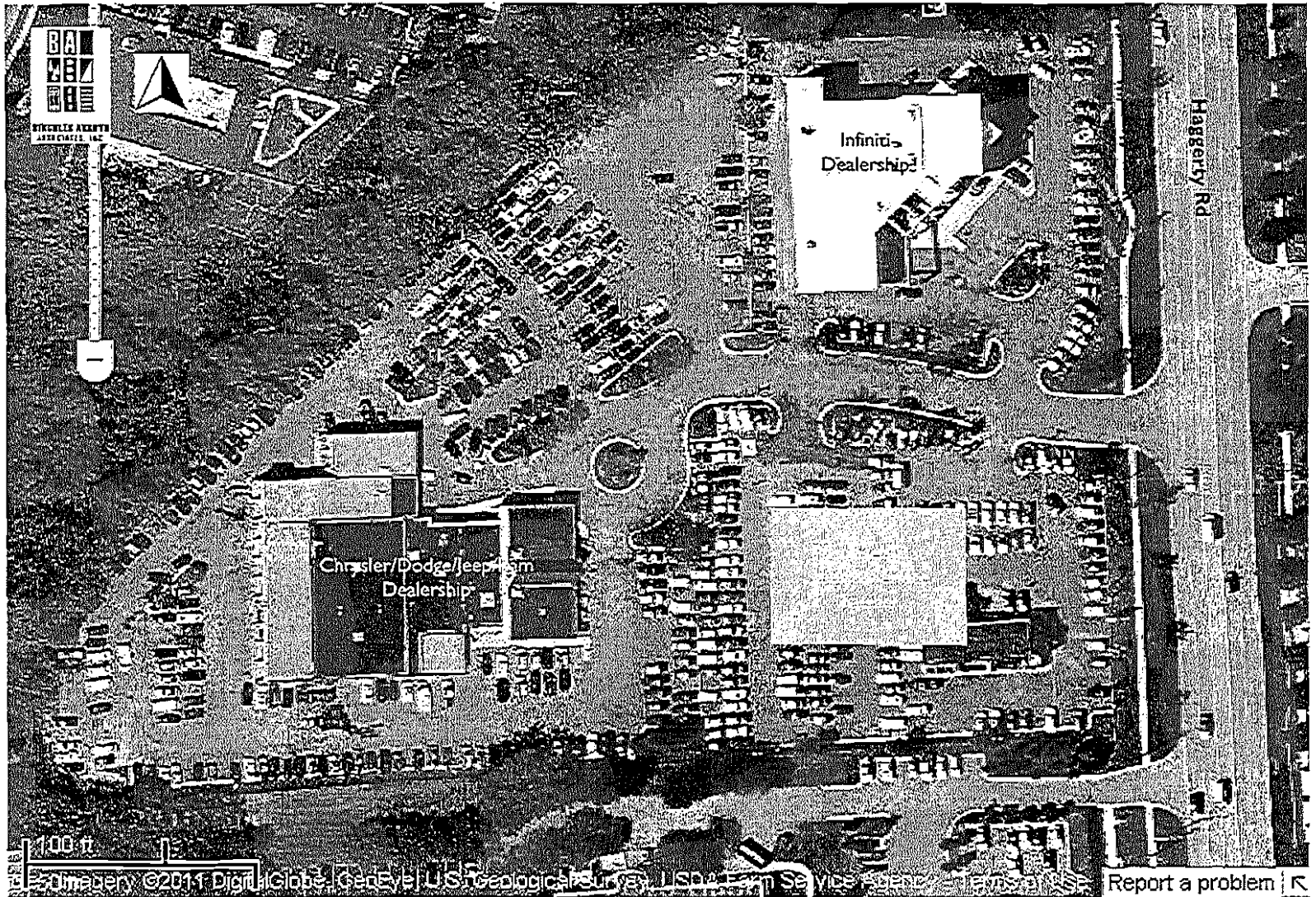
Sincerely,  
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP  
Vice President

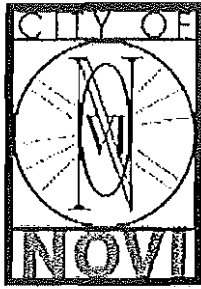


William A. Stimpson, P.E.  
Director of Traffic Engineering



**Existing Chrysler/Dodge/Jeep/Ram Site Proposed to Accommodate New Fiat Dealership**

LANDSCAPE REVIEW



cityofnovi.org

**PLAN REVIEW CENTER REPORT**  
August 3, 2011  
**Revised Preliminary Landscape Review**  
Flat of Novi SP#11-19A

**Petitioner**

Suburban Collection

**Review Type**

Revised Preliminary Site Plan and Special Land Use

**Property Characteristics**

- Site Location: 24315 Haggerty Road, west side of Haggerty Road, south of Grand River Avenue (Section 24)
- Site Zoning: B-3, General Business
- Adjoining Zoning: North and South: B-3, OS-1; East: City of Farmington Hills; West: OS-1
- Current Site Use: Existing auto dealership
- Adjoining Uses: North: Gas station and various office; South: Auto dealership and medical office; East: Office (City of Farmington Hills); West: Office and vacant
- School District: Novi School District
- Site Size: 8.15 acres
- Plan Date: 02/18/11

**Recommendation**

Approval of the Preliminary Site Plan for Flat of Novi SP#11-19 is recommended provided that the Applicant is granted Planning Commission waivers from ordinance standards as detailed below. Please address all comments noted below upon 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 Haggerty Road right-of-way adjacent to parking areas. There is an existing retaining wall along this frontage that will effectively serve as a screen. It is assumed that this wall and surrounding grades will remain unaltered. **The Applicant may wish to request a Planning Commission waiver for the berm. Staff would support the waiver.**
2. Right-of-way greenbelt planting calculations have been provided and 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. The Applicant has provided for the required street trees.

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

1. A minimum of 3,567 SF of Interior parking landscape area is required and has been provided.
2. A total of 48 Parking Lot Canopy Trees are required and have been provided.
3. Snow storage areas have been shown 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. A minimal amount of foundation landscape has been proposed. **The Applicant is encouraged to add foundation landscape plantings to more closely meet ordinance standards.**
2. A total of 3,992 SF of building foundation landscape area is required; 1,176 of bed area has been proposed. **A Planning Commission waiver would be necessary for the deficiency of 3,295 SF of landscape area. Staff can not support the waiver.** Alternately the Applicant may choose to include additional landscape elsewhere on the site to make up for the deficient landscape area.

**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.

*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	\$ 18890			Includes street trees. Does not include Irrigation costs.
Final Landscape Review Fee	\$ 283.35			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	\$ 23,890		Does not include street trees. Includes Irrigation \$5000 estimate.
Landscape Financial Guaranty	YES	\$ 35,835		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	\$ 1,433.40		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	\$ 215.01		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	\$ 800		\$400 per tree.
Street Tree Inspection Fee	YES	\$ 48		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	YES	\$ 50		\$25 per tree.
Landscape Maintenance Bond	YES	\$ 2,389		10% of verified cost estimate due prior to release of Financial Guaranty.

FAÇADE REVIEW



Phone: (248) 880-6523  
 E-Mail: drn@drnarchitects.com  
 Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



August 1, 2011

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

Re: **FACADE ORDINANCE - Facade Ordinance Review**  
**Fiat of Novi, SP# 11-19A**  
 Façade Region: 1, Zoning District: B-3

Dear Ms. McBeth;

The following is the Facade Review for Revised Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Studio Design, dated June 24, 2011. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Facade Schedule, if any, are highlighted in bold.

	East (Front)	North	South	West	Ordinance Maximum (Minimum)
Brick (SGS-33A Color)	<b>25%</b>	69%	98%	100%	100% (30%)
Fiber Cement Panels (GFRC)	<b>48%</b>	3%	0%	0%	25%
Flat Metal Panels (Red)	27%	28%	2%	0%	50%

The applicant has added significant percentage of Brick and proportionately reduced the percentage of Fiber Cement Panels on the east (front) facade. The percentage of Brick remains slightly below the minimum amount required by the Ordinance and the percentage of GFRC remains significantly above the maximum amount allowed by the Ordinance. The design appears to be consistent with the intent of the Ordinance and would qualify for a Section 9 Waiver with respect to the percentages of material.

Brick sample were not provided at the time of our previous review and have now been provided (Watson town color SGS-33A). In general the proposed brick color appears to be consistent with the Facade Ordinance. However, Section 2520.2 of the Ordinance requires that "the color of each facade material be harmonious with all other facade materials." The proposed brick color does not appear to be harmonious with the other facade materials previously submitted, particularly the dark grey GFRC panels. It is recommended that the applicant revisit these colors in an effort to achieve more harmonious coordination.



Section 2520.2 of the Ordinance states that the use of intense colors and /or the use of facade materials to form a background or component of a sign is deemed to be inconsistent with the Ordinance. In our prior review we recommended that the applicant consider using a more subdued shade of red for the corner elements and stipulate that the "FIAT" logo would not be internally illuminated. In their cover letter dated July 7, 2011 the architect has stated that their client has instructed them not to change the corporate red color and to pursue internal illumination of the "Fiat" logo.

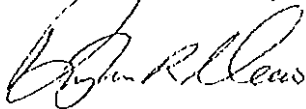
Roof equipment screens are not specifically indicated on the drawings. It should be noted that all roof appurtenances must be fully screened from view using materials complying with the Facade Chart and matching other facade materials. This is of specific concern on this building given the comparatively low elevation of the building relative to the road. Similarly, the dumpster enclosure should be constructed using materials (brick) matching the building.

**Recommendation** - We are unable to recommend a Section 9 Waiver due to the aforementioned inconsistencies with the Facade Ordinance. The applicant should address the following concerns;

1. Submit sample board illustrating carefully coordinated and harmonious colors for all facade materials; Brick, GFRC, and Metal Panels.
2. Revise the color of the corner elements and sign illumination to comply with Section 2520.2 of the Ordinance which prohibits the use of facade materials to form a background or component of a sign.
3. Submit wall section or other details indicating how roof equipment will be screen from view specifically taking into consideration the sightlines from Meadowbrook Road.

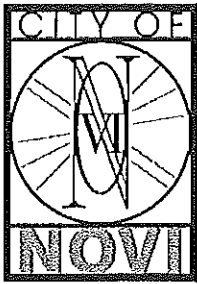
Please refer to our previous review letter dated May 15, 2011 for additional comments and background information.

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

Dave Staudt

Justin Fischer

Wayne Wrobel

**City Manager**  
Clay J. Pearson

**Director of Public Safety**  
David Molloy

**Director of Fire and EMS**  
Jeffrey Johnson

August 2, 2011

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

RE: Flat of Novi, Haggerty south of Grand River Ave.

SP#: SP 11-19A, Revised Preliminary Site Plan

**Project Description:**

Demolition of existing used car sales building and the construction of a 13,979 S.F. automobile sales and service building with a 7,800 S.F. second floor non-described use above the maintenance portion of the building.

**Comments :**

1. The Fire Department Connection for the fire sprinkler system shall be shown in an accessible location on the front/address side of the building within 100' of a hydrant. The FDC location shall be approved by the fire department.
2. The water main leads for both domestic and fire protection are shown to be entering the building at the service garage door meaning the stubs for these leads will be in the middle of the garage floor or elbows will be needed to change their locations prior to stubbing through the floor. Either option is a bad engineering practice. It is suggested that the water leads be relocated.
3. A rapid access knox box is required to be installed on this building in the area of the main entrance. The location shall be approved by the fire department.

**Recommendation:**

This project is recommended to proceed with the above comments being addressed on the next site plan submittal.

Sincerely,

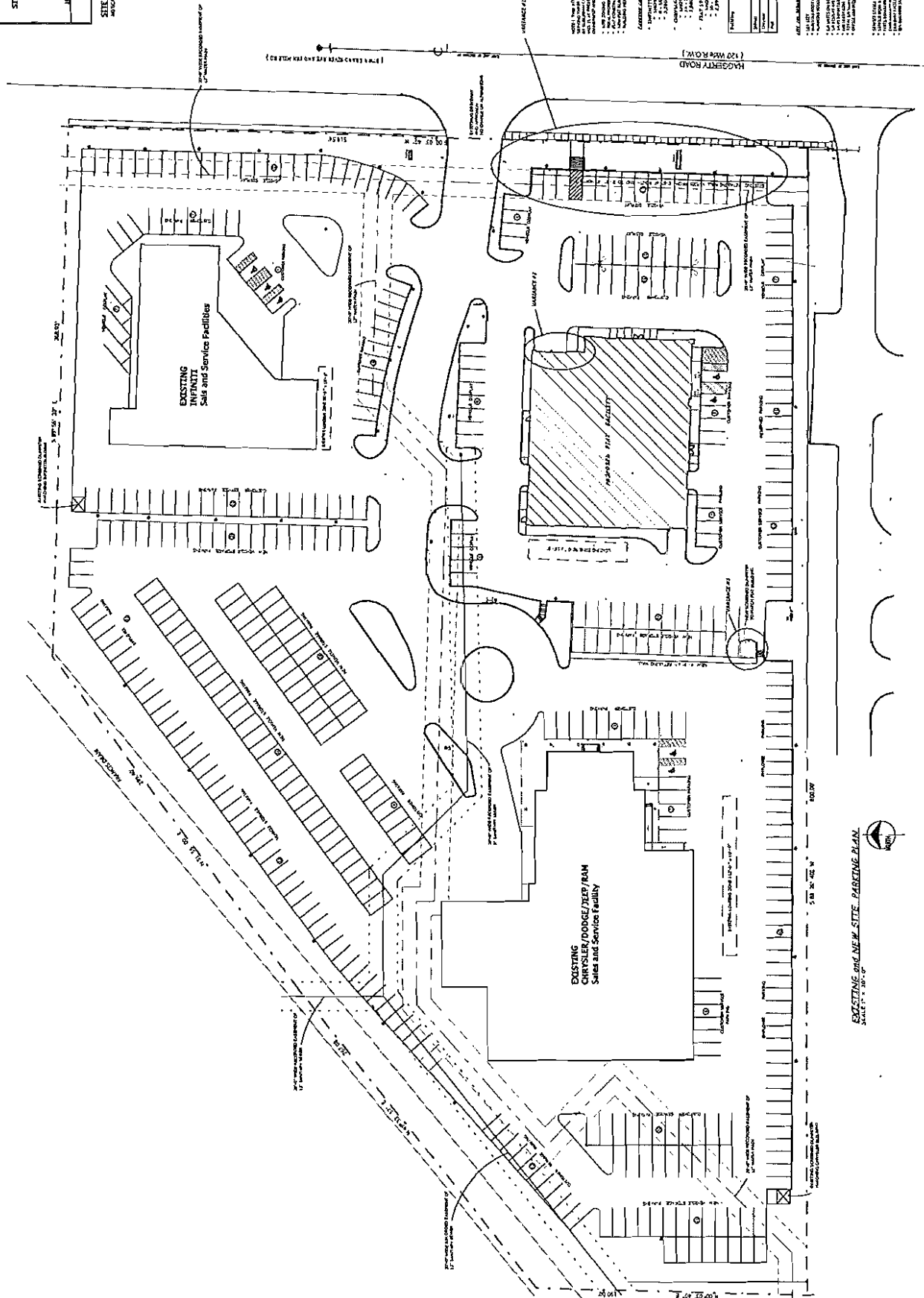
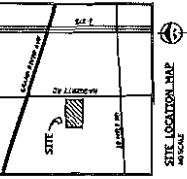
Michael W. Evans  
Fire Marshal

**Novi Fire Department**  
45125 W. Ten Mile Rd.  
Novi, Michigan 48375  
248.349-2162  
248.347-0570 fax

cc: file

**APPLICANT RESPONSE LETTER  
INCLUDED WITH PLANS**

**SITE PLAN**



APPROXIMATE SQUARE FOOTAGE

NO.	DESCRIPTION	AREA (SQ. FT.)
1	EXISTING INFINITI SALES AND SERVICE FACILITY	10,000
2	EXISTING CHRYSLER/DODGE/JEEP/RAM SALES AND SERVICE FACILITY	12,000
3	EXISTING FORD SALES AND SERVICE FACILITY	8,000
4	NEW INFINITI SALES AND SERVICE FACILITY	12,000
5	NEW CHRYSLER/DODGE/JEEP/RAM SALES AND SERVICE FACILITY	15,000
6	NEW FORD SALES AND SERVICE FACILITY	10,000
7	NEW OFFICE BUILDING	5,000
8	NEW GARAGE	5,000
9	NEW DRIVE AISLES	10,000
10	NEW PARKING SPACES	15,000
11	NEW DRIVEWAY	5,000
12	NEW DRIVEWAY	5,000
13	NEW DRIVEWAY	5,000
14	NEW DRIVEWAY	5,000
15	NEW DRIVEWAY	5,000
16	NEW DRIVEWAY	5,000
17	NEW DRIVEWAY	5,000
18	NEW DRIVEWAY	5,000
19	NEW DRIVEWAY	5,000
20	NEW DRIVEWAY	5,000

APPROXIMATE TOTAL SQUARE FOOTAGE: 125,000

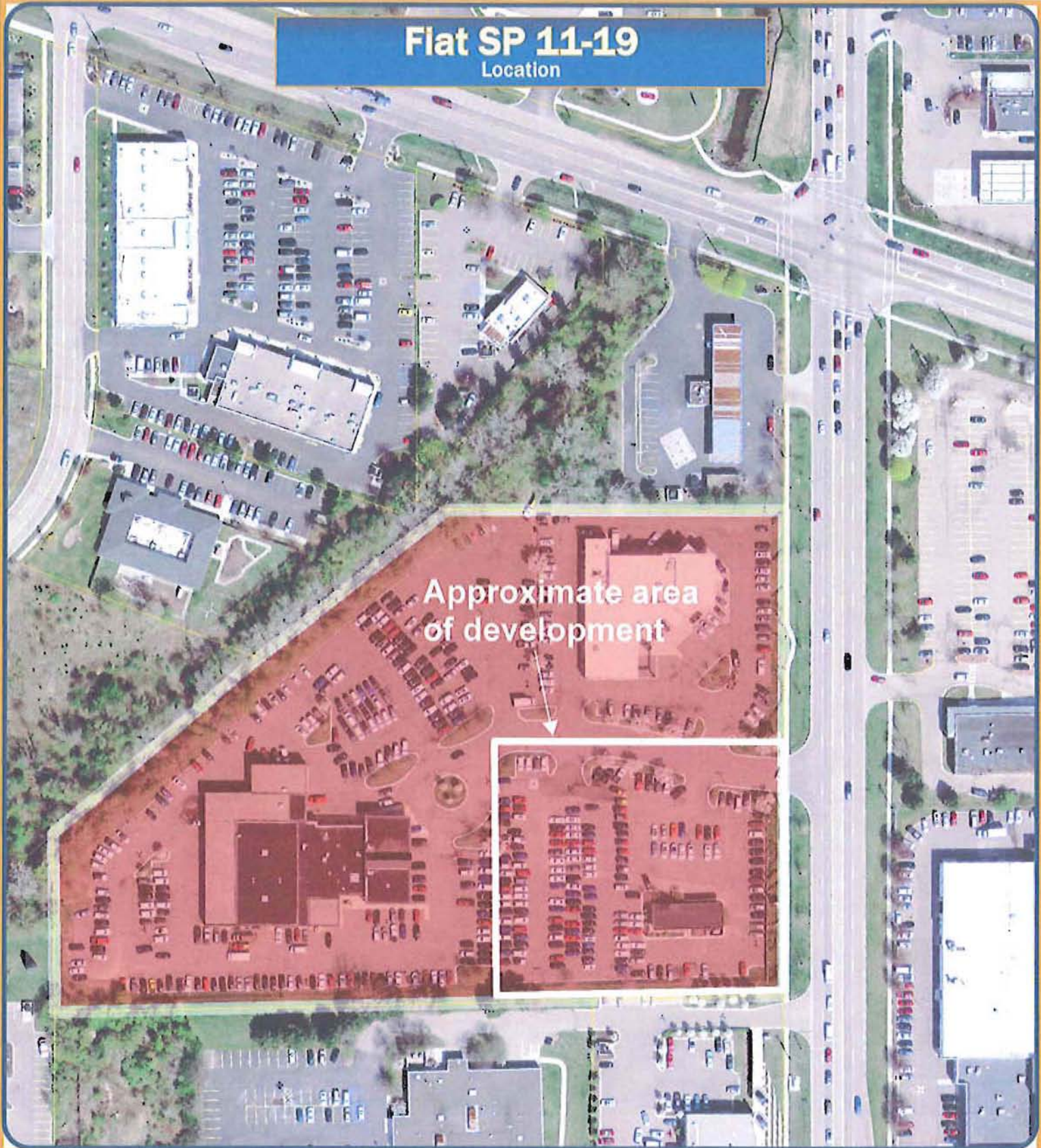
HAUSER ROAD (170' WIDE FRONT)

EXISTING AND NEW SITE - PARKING PLAN  
SCALE 1" = 30'-0"

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

# Flat SP 11-19

Location



Map Author: Kristen Kapelanski  
Date: August 29, 2011  
Project: Flat SP11-19  
Version #: 1.0

## Map Legend

■ Subject Property



**City of Novi**

Planning Division  
Community Development  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

### 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 for further source and accuracy information related to this map.

0 30 60 120 180 240  
Feet

1 inch = 143 feet



# Flat SP 11-19

Zoning

Approximate area  
of development

Map Author: Kristen Kapelanski  
Date: August 29, 2011  
Project: Flat SP11-19  
Version #: 1.0

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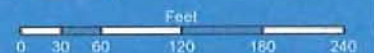
**Map Legend**

- Subject Property
- B-3: General Business
- I-1: Light Industrial
- NCC: Non-Center Commercial
- OS-1: Office Service



**City of Novi**

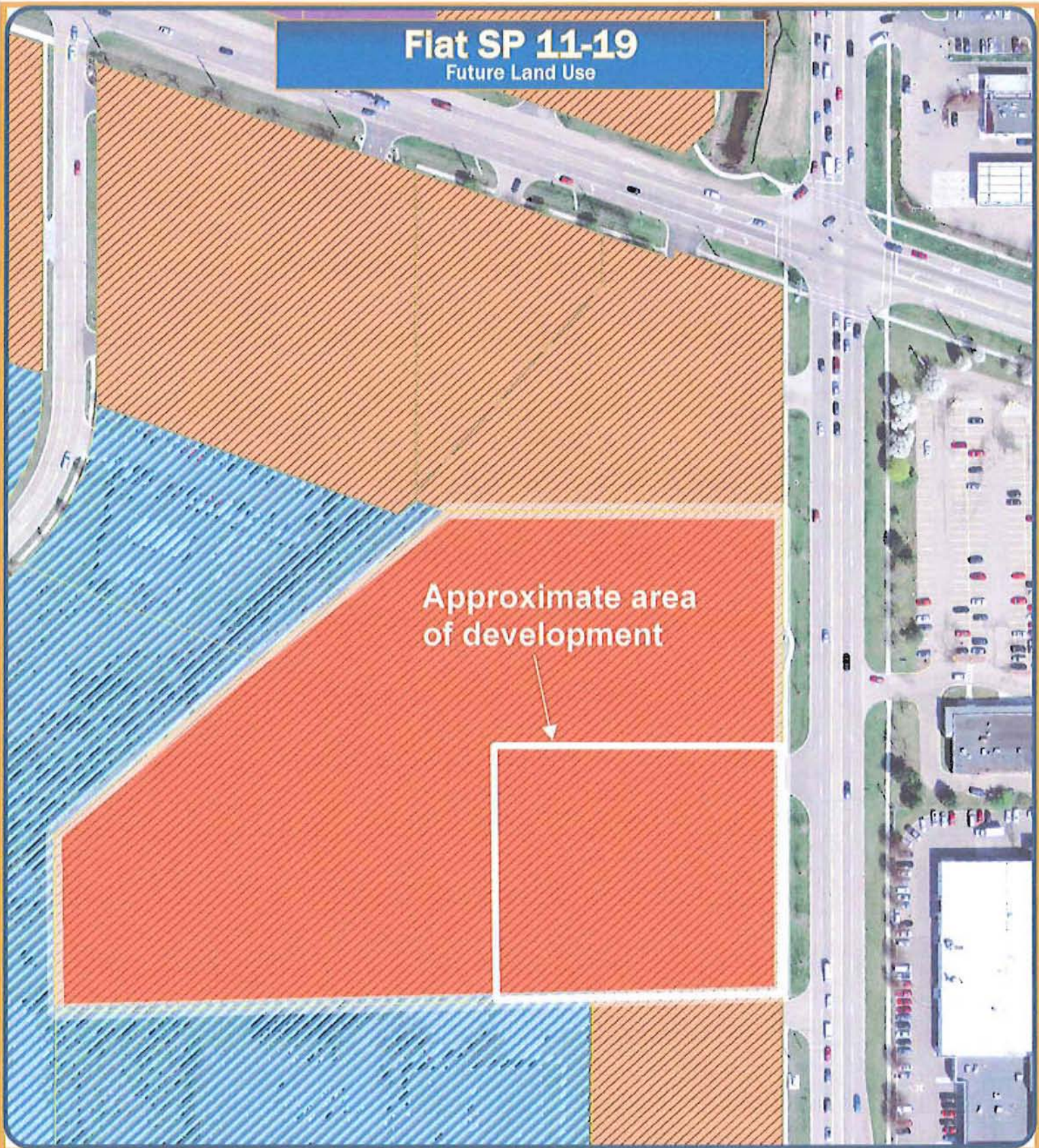
Planning Division  
Community Development  
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cityofnovi.org



1 inch = 143 feet

# Flat SP 11-19

Future Land Use



Map Author: Kristen Kapelanski  
 Date: August 29, 2011  
 Project: Flat SP11-19  
 Version #: 1.0

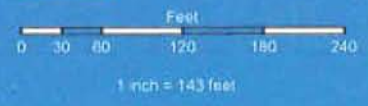
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**Map Legend**

-  Subject Property
-  Community Office
-  Industrial R&D Tech
-  Community Commercial

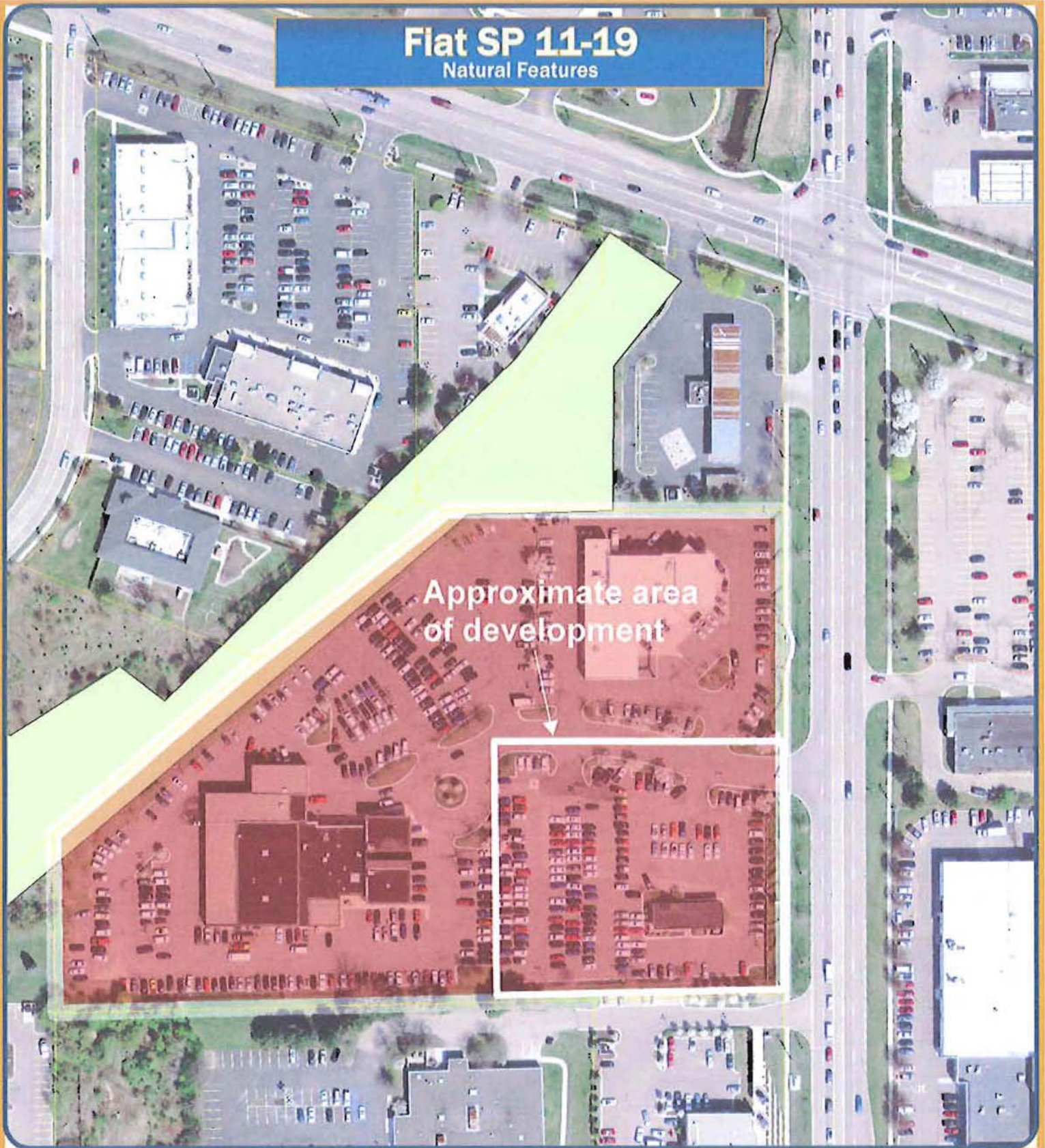


**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



# Flat SP 11-19

## Natural Features



Map Author: Kristen Kapelanski  
 Date: August 29, 2011  
 Project: Flat SP11-19  
 Version #: 1.0

**Map Legend**

- Subject Property
- Wetlands
- Woodlands



### City of Novi

Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
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1 inch = 143 feet

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