



# THE GRAND DINER JSP23-29

**THE GRAND DINER JSP 23-29**

Consideration of Grand Diner for Preliminary Site Plan approval. The subject property is located on the north side of Grand River Avenue and south side of 12 Mile Road, east of Wixom Road. The applicant is proposing a minor addition to the building footprint, in addition to an outdoor patio and a new entrance and exit off of 12 Mile Road.

**Required Action**

Approve or deny the Preliminary Site Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12-22-23	<ul style="list-style-type: none"> <li>• Items to be addressed by the applicant on Final Site Plan submittal</li> </ul>
Engineering	Approval recommended	12-20-23	<ul style="list-style-type: none"> <li>• Items to be addressed by the applicant on Final Site Plan submittal</li> </ul>
Landscaping	Approval recommended	12-21-23	<p><b>Planning Commission waivers for the following (all supported by staff):</b></p> <ul style="list-style-type: none"> <li>• Deficient greenbelt width for part of 12 Mile Road frontage</li> <li>• Lack of required greenbelt landscaping west of the parking lot</li> <li>• Lack of greenbelt berms along both frontages</li> <li>• Deficiency in foundation landscaping</li> </ul>
Traffic	Approval recommended	1-03-24	Items to be addressed by the applicant at Electronic Stamping Set submittal
Façade	Approval recommended	1-24-24	<b>Section 9 Waiver required for overage of EIFS on the west elevation (supported by staff)</b>
Fire	Approval recommended	12-11-23	Approval recommended

## **MOTION SHEET**

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

In the matter of The Grand Diner, JSP23-29, motion to approve the Preliminary Site Plan based on and subject to the following:

1. Landscape waiver for **deficient berm width in greenbelt**, as it is an existing condition, which is hereby granted
2. Landscape waiver for **lack of required greenbelt landscaping west of parking lot**, as it is an existing condition, which is hereby granted;
3. Landscape waiver for **lack of greenbelt berms along both frontages**, as it is an existing condition, which is hereby granted;
4. Landscape waiver for **deficiency in foundation landscaping**, as the applicant has committed to bring the site up to the standards of the original approved plan, which is hereby granted;
5. Section 9 Façade waiver for the **overage of EIFS on the west elevation**, 25% permitted, 40% proposed, as it provides the north, south, and west elevations with consistent facades, which is hereby granted;
6. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the Final Site Plan; and
7. *(additional conditions here if any)*

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

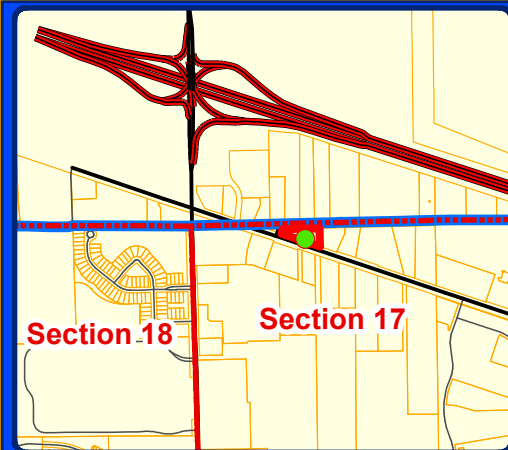
**-OR**

### **Denial – Preliminary Site Plan**

In the matter of The Grand Diner, JSP23-29, motion to **deny** the Preliminary Site Plan...(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

# THE GRAND DINER LOCATION




**LEGEND**

 Subject Property

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

Map Author: James Hill  
Date: 4/1/2024  
Project: The Grand Diner  
Version #: 1

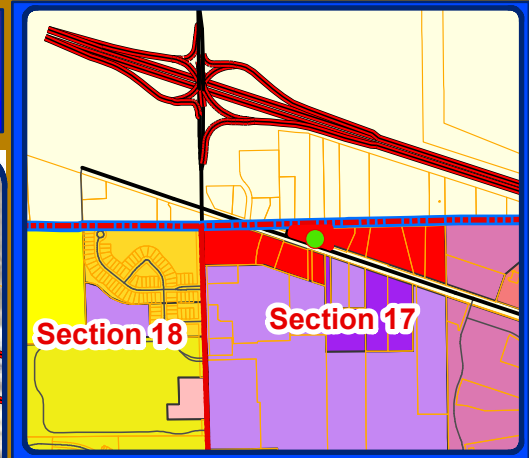
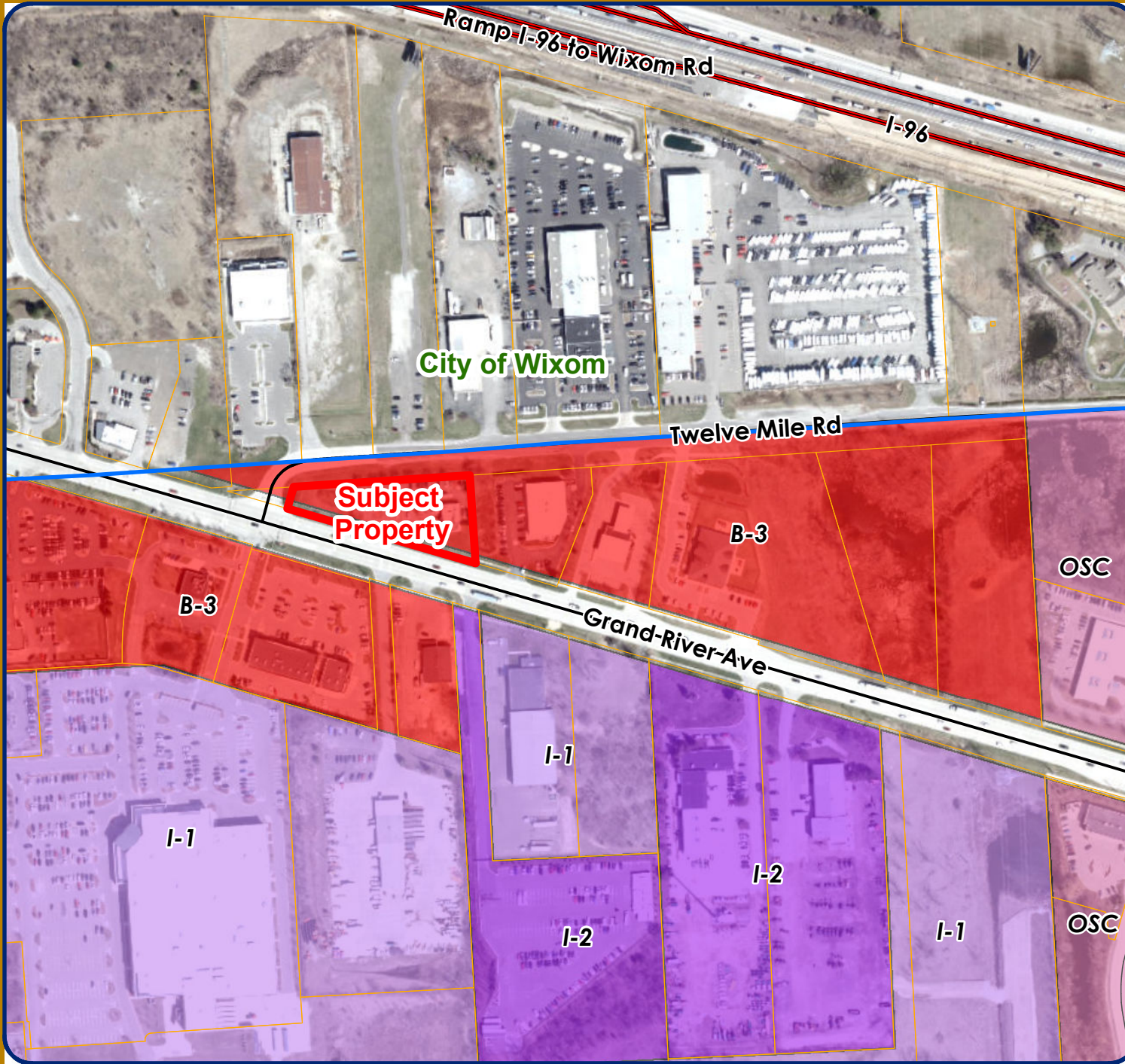
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1 inch = 333 feet




**MAP INTERPRETATION NOTICE**










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# THE GRAND DINER ZONING



 Subject Property

**LEGEND**

-  R-1: One-Family Residential District
-  R-4: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  B-1: Local Business District
-  B-2: Community Business District
-  B-3: General Business District
-  I-1: Light Industrial District
-  I-2: General Industrial District
-  OSC: Office Service Commercial

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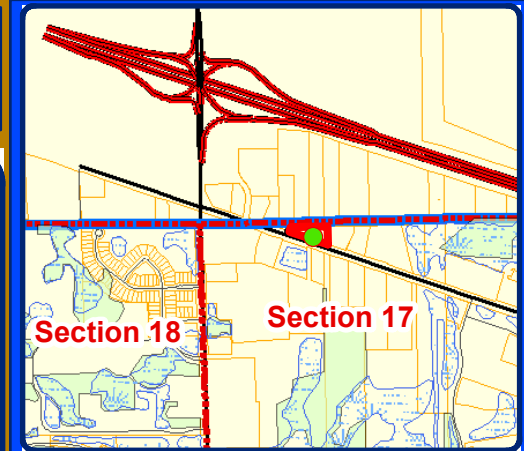
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
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# THE GRAND DINER NATURAL FEATURES



 Subject Property

### LEGEND

-  Wetlands
-  WOODLANDS

## City of Novi

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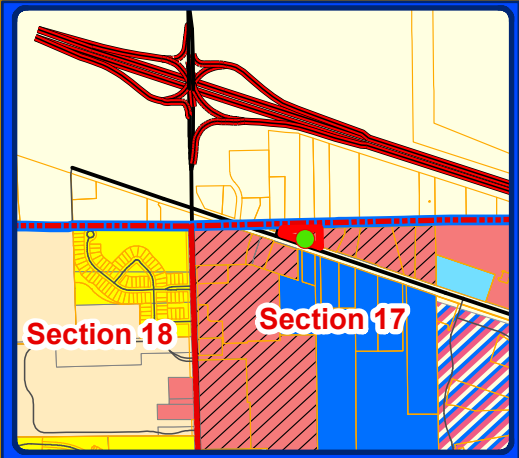
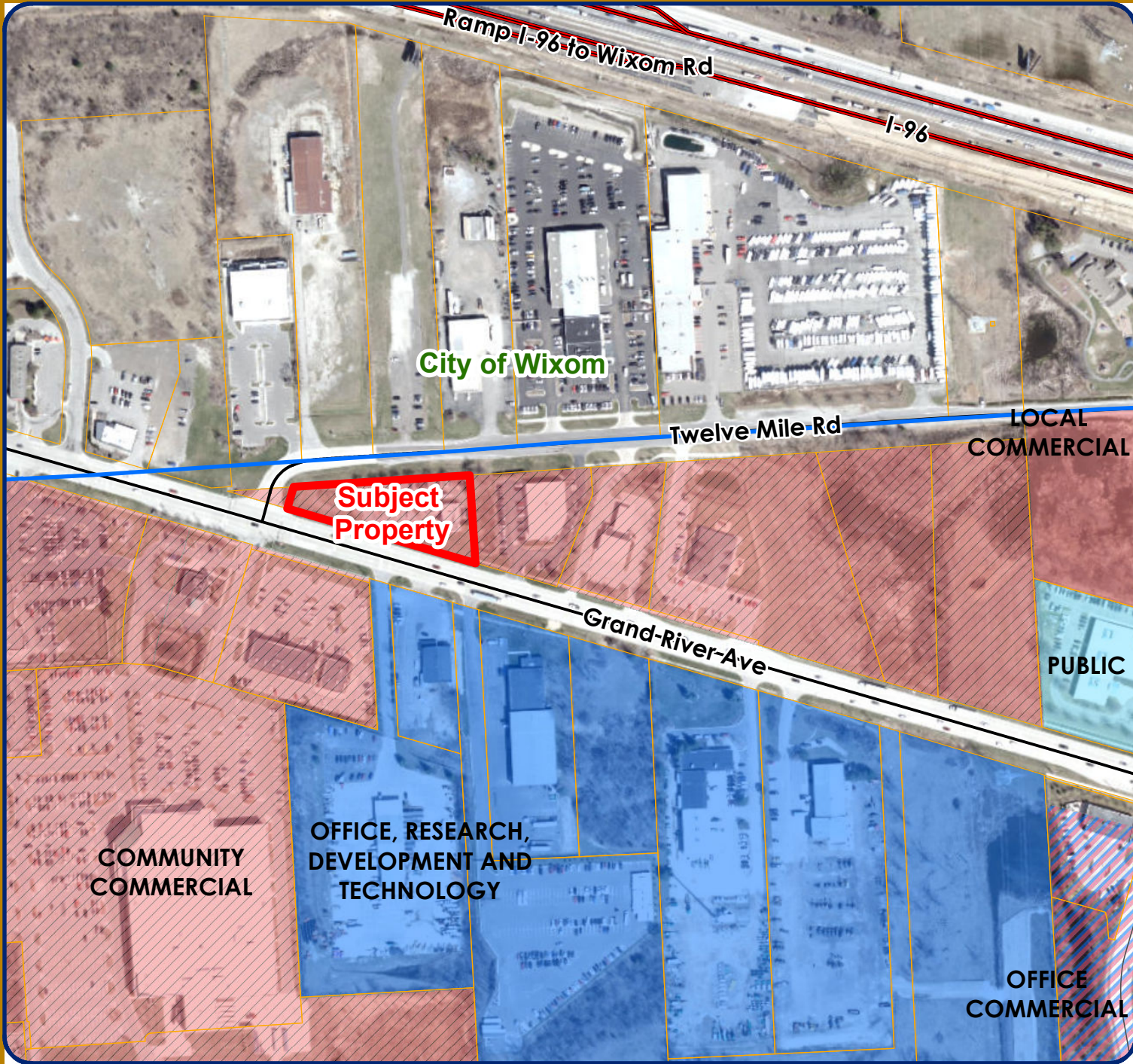
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# THE GRAND DINER FUTURE LAND USE



 Subject Property

**LEGEND**

-  Single Family
-  Suburban Low-Rise
-  Office, Research, Development and Technology
-  Office Commercial
-  Local Commercial
-  Community Commercial
-  Educational Facility
-  Public

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## PLANNING REVIEW





# PLAN REVIEW CENTER REPORT

## Planning Review

### Grand Diner

JSP 23-29

December 22, 2023

#### PETITIONER

The Grand Diner LLC

#### REVIEW TYPE

Preliminary Site Plan

#### PROPERTY CHARACTERISTICS

Section	17	
Site Location	East of Wixom Road, North of Grand River Avenue, 22-17-101-007	
Site School	Novi Community School District	
Site Zoning	B-3 General Business District	
Adjoining Zoning	North	City of Wixom
	East	B-3 General Business District
	West	B-3 General Business District
	South	B-3 General Business District
Current Site Use	Restaurant	
Adjoining Uses	North	City of Wixom; Seng Tire
	East	Interior Environments
	West	Intersection of 12 Mile Road and Grand River Avenue
	South	Auto Shop
Site Size	1.22 acres	
Plan Date	October 24, 2023	

#### PROJECT SUMMARY

The subject property is currently zoned B-3, General Business, and is approximately 1.22 acres. The site is located east of Wixom Road, north of Grand River Avenue in Section 17. The applicant is proposing to renovate the existing Grand Diner to update the façade and interior, in addition to some outdoor seating and parking lot improvements, including an entrance off of 12 Mile Road to the north. The applicant is proposing an addition to the front (west side) of the building, increasing the depth of the building by 4 feet for a total addition of approximately 250 square feet.

#### RECOMMENDATION

**Approval of the Preliminary Site Plan is recommended.** The plan mostly conforms to the requirements of the Zoning Ordinance, with a few matters to be addressed at Final Site Plan. All reviewers recommend approval of the Preliminary Site Plan.

## ORDINANCE REQUIREMENTS

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This project was reviewed for compliance with the Zoning Ordinance, with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements. Please address the items in **bold** with the next submittal.

1. Administrative Approval (Sec. 6.1.C): The expansion and additional driveway entrance off of 12 Mile Road means that this plan does not qualify for administrative approval. **Please provide the square footage of the addition, in addition to the driveway spacing as provided in the Traffic Review Letter.**
2. End Islands (Sec. 5.3.12): **Please provide dimensions of the end islands and provide the required landscaping as described in the Landscape Review letter.**
3. Bicycle Parking General Requirements (Sec. 5.16): *Bike parking is recommended at retail locations in the City's Non-Motorized Master Plan. Although it is not required for these improvements, staff suggests at least one bike rack (2 parking spaces) be provided that meets city standards.*
4. Exterior Lighting (Sec. 5.7): **Please include a note that there are no proposed changes to the parking lot lighting. Please choose the lighting product that is 3000K, as that is the maximum temperature allowed per the Ordinance.**
5. Outdoor seating (Sec. 4.84): Much of the outdoor seating requirements seem to comply. **Please add a note indicating that the hours of operation for the outdoor seating will be consistent with the hours of operation indoors.**
6. Design and Construction Standards Manual: Parcel ID provided but not the land description. **Please make sure to include this information in the next submittal.**
7. Signage: For sign permit information please contact the Code Compliance Division at [OrdinanceEnforcement@cityofnovi.org](mailto:OrdinanceEnforcement@cityofnovi.org) for more information.

## OTHER REVIEWS

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- a. Engineering Review: Engineering recommends approval of the Preliminary Site Plan. Please address comments in Final Site Plan submittal after the project has gone to Planning Commission.
- b. Landscape Review: Landscape recommends approval of the Preliminary Site Plan. Please address comments in Final Site Plan submittal after the project has gone to Planning Commission.
- c. Traffic Review: Traffic recommends approval of the Preliminary Site Plan. Please address comments in Final Site Plan submittal after the project has gone to Planning Commission.
- d. Façade Review: Façade recommends approval of the Preliminary Site Plan. A Section 9 Waiver will be required and is recommended contingent upon the applicant providing an updated rendering and explaining the design intent as provided in the Façade review letter.
- e. Fire Review: Fire recommends approval of the Preliminary Site Plan.

## NEXT STEP: PLANNING COMMISSION AND RESPONSE LETTER

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The Preliminary Site Plan, Section 9 Façade Waiver, and Stormwater Management Plan will need approval from the Planning Commission. The project will be appear on the Planning Commission agenda as soon as an updated rendering is provided, in addition to the following:

1. Site Plan submittal in PDF format (maximum of 10MB) **NO CHANGES MADE**
2. A response letter addressing ALL the comments from ALL review letters and a request for waivers/variances as you see fit.

3. A revised color rendering of the Site Plan, as required by the Façade Review and Section 9 Waiver (also to be used for Planning Commission presentation).
4. A façade sample board as provided in Section 5.15.4.D

### **FUTURE STEP: FINAL SITE PLAN SUBMITTAL**

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After receiving Planning Commission's approval of the Preliminary Site Plan and Stormwater Management Plan, please submit the following for review:

1. **Six** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
2. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected.**
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. [No Revision Façade Affidavit](#) (only if no façade changes have been made)
6. An itemized engineering cost estimate including sanitary sewer, watermain, storm sewer, paving and grading costs, size 8.5" x 11" (The cost estimate should not include soil erosion or demolition costs.)
7. An itemized landscaping cost estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn, size 8.5" x 11" (The cost estimate should not include woodland trees, replacement trees or mitigation.)
8. A [Right-Of-Way Permit Application](#)
9. A [Soil Erosion Permit Application](#)
10. An [Other Agencies Checklist](#)

### **ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER**

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After receiving Final Site Plan approval, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.** *If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.*

### **STAMPING SET APPROVAL**

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Stamping sets will be required for this project. After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies with signature and seal (may be electronic)** to the Community Development Department for final Stamping Set approval.

### **PRE-CONSTRUCTION MEETING**

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A **Pre-Construction meeting is required for this project.** 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, so it is suggested you contact Sarah Marchioni (248.347.0430 or [smarchioni@cityofnovi.org](mailto:smarchioni@cityofnovi.org)) once the Final Site Plan has been approved to begin the Pre-Con checklist. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

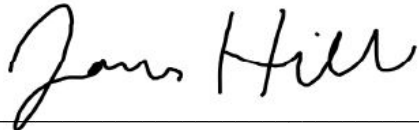
### **CHAPTER 26.5**

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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 248.347.0547 or [jhill@cityofnovi.org](mailto:jhill@cityofnovi.org).

A handwritten signature in black ink that reads "James Hill". The signature is written in a cursive, flowing style.

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James Hill, Planner



**PLANNING REVIEW CHART: B-3 General Business District**

**Review Date:** December 22, 2023  
**Review Type:** Preliminary Site Plan  
**Project Name:** JSP23-29 The Grand Diner Addition  
**Location:** 48730 Grand River Avenue; 50-22-17-126-011  
**Plan Date:** October 24, 2023  
**Prepared by:** James Hill, Planner  
**Contact:** **E-mail:** jhill@cityofnovi.org **Phone:** (248) 347-0547

Items in **Bold** need to be addressed by the applicant prior to the approval of the Preliminary/Final Site Plan. *Italicized* items should be noted by the applicant.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(July 26, 2017)</i>	Community Commercial	Complies	Yes	
<b>Area Study</b>	The site does not fall under any special category	Not applicable	N/A	
<b>Zoning</b> <i>(Jan. 8, 2015)</i>	B-3: General Business District	No change	N/A	
<b>Uses Permitted</b> <i>(Sec 3.1.12.B &amp; C)</i>	Sec 3.1.12.B Principal Permitted Uses	Existing sit-down restaurant	Yes	
<b>Height, bulk, density and area limitations (Sec 3.1.12)</b>				
<b>Frontage on a Public Street.</b> <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Existing frontage on Grand River Avenue and Twelve Mile Road	Yes	
<b>Minimum Zoning Lot Size</b> <i>(Sec 3.6.2.D)</i>	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space	Existing building	N/A	

Item	Required Code	Proposed	Meets Code	Comments
<b>Maximum % of Lot Area Covered</b> (By All Buildings)	(Sec 3.6.2.D)	Existing building with small addition	Yes	
<b>Building Height</b> (Sec. 3.1.23.D)	30 ft.	21 ft., 2 in.	Yes	
<b>Building Setbacks</b> (Sec 3.1.23.D)				
Front (north)	30 ft.	Complies	Yes	While the western side of the existing building is being extended four feet, the setback is still in compliance
Exterior Side (west)	30 ft. (Sec 3.6.2.C)		Yes	
Interior Side (east)	15 ft.		Yes	
Rear (south)	30 ft. (Sec 3.6.2.C)		Yes	
<b>Parking Setback</b> (Sec 3.1.23.D) & Refer to applicable notes in Sec 3.6.2				
Front (north)	20 ft.	approx. 6 ft. (existing)	No	Existing nonconformity in the front yard will not be increased, so a waiver or variance is not required
Exterior Side (west)	20 ft. (Sec 3.6.2.C)	approx. 170 ft. (existing)	Yes	
Interior Side (east)	10 ft.	approx. 35 ft. (existing)	Yes	
Rear (south)	20 ft. (Sec 3.6.2.C)	20 ft. (existing)	Yes	
<b>Note To District Standards</b> (Sec 3.6.2)				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to the front yard setback requirement of the district in which located and all regulations applicable to a front yard shall apply	Complies	Yes	While the western side of the existing building is being extended four feet, the setback is still in compliance
<b>Off-Street Parking in Front Yard</b> (Sec 3.6.2.E)	Off-street parking shall be permitted in the front yard of the OS-1, OST, EXPO, EXO, B1, B-2, B-3, NCC, RC, TC and FS districts, except that said parking shall observe the minimum off-street parking setback requirements	Existing parking in front yard	N/A	

Item	Required Code	Proposed	Meets Code	Comments
<b>Parking Setback from Residential District</b> <i>(Sec 3.6.2.L)</i>	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum parking setback shall be twenty (20) feet.	Not adjacent to residential	N/A	
<b>Wetland and Watercourse Setback</b> <i>(Sec 3.6.2.M)</i>	Refer to Sec 3.6.2 for more details	The wetland on the property directly east will not be impacted by the scope of work	N/A	
<b>Parking setback screening</b> <i>(Sec 3.6.2.P)</i>	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape plan is not required for the scope of this project, but several required details need to be provided.	<b>TBD</b>	<b>See the requirements listed in the Landscape Review that should be incorporated into the next submittal</b>
<b>Modification of parking setback requirements</b> <i>(Sec 3.6.2.Q)</i>	Refer to Sec 3.6.2 for more details	Parking setbacks are existing	N/A	
<b>Parking, Loading, and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b> Restaurants: Sit-down <i>(Sec.5.2.12.E)</i>	One (1) for each seventy (70) square feet gross floor area (14.3 spaces per one thousand (1,000) square feet), or one (1) for each two (2) employees, plus one (1) for each two (2) customers allowed under maximum capacity (including waiting areas), whichever is greater	1,821 SF / 70 SF = 26 required spaces 45 spaces provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Parking Space Dimensions and Maneuvering Lanes</b> (Sec. 5.3.2)	<ul style="list-style-type: none"> <li>- 90° Parking: 9 ft. x 19 ft.</li> <li>- 24 ft. two way drives</li> </ul>	9 ft. x 20 ft. spaces are indicated	Yes	
	<ul style="list-style-type: none"> <li>- 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping</li> </ul>	Existing drive aisles	Yes	
<b>Parking Stall Located Adjacent to a Parking Lot Entrance:</b> Public or Private (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Existing parking spaces along the south of the property are less than 25 ft from the sidewalk	No	This is an existing condition of the site, so it will not require a waiver/variance
<b>End Islands</b> (Sec. 5.3.12)	<ul style="list-style-type: none"> <li>- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles.</li> <li>- The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance</li> </ul>	<p>One existing end island is proposed to be removed to construct a driveway from 12 Mile Road. Two new islands are indicated on either side of the proposed driveway to break up the parking row. However, these islands are not dimensioned (and do not appear to meet the dimensional standards).</p> <p>Landscaping is not indicated for these end islands either.</p>	No	<p><b>Please provide dimensions of the end islands. They must meet the Ordinance standards.</b></p> <p><b>Two new trees are required in the proposed end islands on either side of the new parking lot entry. See the Landscape Review for further details.</b></p>
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>	2 barrier free parking spaces (for total 26 to 50) & 1 van barrier free parking space	3 barrier free spaces with 5-foot access aisles and one van accessible space with an 8-foot access aisle	Yes	



Item	Required Code	Proposed	Meets Code	Comments
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code</i>	<ul style="list-style-type: none"> <li>- 8' wide with an 8' wide access aisle for van accessible spaces</li> <li>- 5' wide with a 5' wide access aisle for regular accessible spaces</li> </ul>	9' wide with 5' wide access aisle  10' wide with 8' wide access aisle	Yes	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	Spaces and sign locations indicated	Yes	
<b>Minimum number of Bicycle Parking</b> <i>(Sec. 5.16.1)</i>	Five (5) percent of required automobile parking, 2 spaces minimum  45 automobile spaces = 2 required bicycle spaces	Not proposed	Yes	<i>Bike parking is recommended at retail locations in the City's Non-Motorized Master Plan. Although it is not required for these improvements, staff suggests at least one bike rack (2 parking spaces) be provided that meets city standards.</i>
<b>Bicycle Parking General requirements</b> <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> <li>- No farther than 120 ft. from the entrance being served</li> <li>- When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations</li> <li>- Spaces to be paved and the bike rack shall be inverted "U" design</li> <li>- Shall be accessible via 6 ft. paved sidewalk</li> </ul>	Not proposed	Yes	<i>See previous comment</i>

Item	Required Code	Proposed	Meets Code	Comments
<b>Bicycle Parking Lot layout</b> <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 3 2 ft. single, 2 ½ ft. double	Not proposed	Yes	<i>See previous comment</i>
<b>Loading Spaces</b> <i>(Sec. 5.4.1)</i>	<ul style="list-style-type: none"> <li>- Loading, unloading space shall be provided in the rear yard at a ratio of ten (10) square feet for each front foot of building;</li> <li>- Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district.</li> </ul>	Building is roughly 66 feet in length, requiring about 660 sq ft in loading area  Existing loading area 17' x 42' for a total of 714 sq ft	Yes	
<b>Dumpster</b> <i>(Sec 4.19.2.F)</i>	<ul style="list-style-type: none"> <li>- Located in rear yard or interior side yard in case of double frontage</li> <li>- Attached to the building or</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback</li> <li>- If no setback, then it cannot be any closer than 10 ft. from property line.</li> <li>- Away from Barrier free Spaces</li> </ul>	Existing dumpster and enclosure to remain	N/A	

Item	Required Code	Proposed	Meets Code	Comments
<b>Dumpster Enclosure</b> <i>(Sec. 21-145. (c))</i>	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	Existing dumpster and enclosure to remain	N/A	
<b>Lighting and Other Equipment Requirements</b>				
<b>Exterior lighting</b> <i>(Sec. 5.7)</i>	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	<p>Neon lighting is proposed on the front (west) façade</p> <p>Two aluminum LED lights proposed at entrance on building wall. Meets the minimum CRI of 70. Offers choice of 3000K</p>	Yes	<p><b>Please choose the lighting product that is 3000K, as that is the maximum allowed</b></p> <p><b>Please include a note that there are no proposed changes to the parking lot lighting</b></p> <p><b>The neon lighting may be called out as non-compliant with the façade ordinance. This will be determined upon submittal of more information.</b></p>
<b>Roof top equipment and wall mounted utility equipment</b> <i>(Sec. 4.19.2.E.ii)</i>	All roof top equipment must be screened, and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	No change to existing	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	No change to existing	Yes	
<b>B-3 District Required Conditions (Sec 3.10.3)</b>				
<b>Outdoor Storage of above ground storage tanks (Sec 3.10.3)</b>	<ul style="list-style-type: none"> <li>- No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district.</li> <li>- Pedestrian exits or emergency doors are permitted on such building facades.</li> </ul>	Not applicable	N/A	
<b>Outdoor Restaurant Seating (Sec. 4.84)</b>				
<b>Permitted Months &amp; Primary Restaurant Seating (Sec. 4.84.2)</b>	Shall be permitted between March 1st and November 30th with all furniture and fixtures including, but not limited to, tables, chairs and waste receptacles removed from the exterior premises after November 30th.	Hours indicated	Yes	
	Shall not be the primary seating of the restaurant.	Primary seating is inside building	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Pathway &amp; Furniture Material</b> <i>(Sec. 4.84.3)</i>	Shall be located in a manner to maintain a minimum pathway width of six (6) feet along the sidewalk so as not to interfere with pedestrian traffic.	Complies	Yes	
	Shall be of a quality durable material such as metal or wood. Waste receptacles shall be provided in instances where wait staff does not clear all tables.	Details provided	Yes	
<b>Enclosure/Gate</b> <i>(Sec. 4.84.4)</i>	Outdoor seating areas shall be required to be enclosed in instances where there is alcohol service. Enclosures shall consist of metal railing, wood railing, brick walls or other suitable materials	48 in. decorative wrought iron fence	Yes	
<b>Public Right-of-Way</b> <i>(Sec. 4.84.5)</i>	For outdoor seating areas located within any public right-of-way, approval by the corresponding jurisdiction (i.e., City of Novi, MDOT or Road Commission for Oakland County) is required.	Not in right-of-way	N/A	

Item	Required Code	Proposed	Meets Code	Comments
<b>Off-Street Parking</b> <i>(Sec. 4.84.6)</i>	For plans showing more than twenty (20) occupants within the outdoor seating area, requirements for off-street parking for outdoor restaurants shall be computed according to the standards contained in Section 5.2, as indicated for restaurant use.	20 outdoor seats proposed	Yes	
<b>Hours of Operation</b> <i>(Sec. 4.84.7)</i>	The hours of operation for the outside restaurant shall be consistent with the hours of operation of the inside restaurant.	Not indicated	<b>TBD</b>	<b>Please add a note indicating the site will comply with this standard on the next submittal</b>
<b>Sidewalk Requirements</b>				
<b>Article XI. Off-Road Non-Motorized Facilities</b>	A 6-foot sidewalk is required along collector and arterial roads	Not proposed	N/A	<i>The engineer who reviewed these plans confirmed with the City Engineer that a sidewalk would not be required for the minor scope of work proposed.</i>
<b>Pedestrian Connectivity</b>	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Other than the lack of a sidewalk, seems to comply	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Building Code and other design standard Requirements</b>				
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.	Building exits comply Outdoor seating area has a gate to the adjacent sidewalk in front of the building	Yes	
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Parcel ID provided but not land description	<b>No</b>	<b>Provide this information on the cover sheet of the next submittal</b>
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
<b>Economic Impact</b>	<ul style="list-style-type: none"> <li>- Total cost of the proposed building &amp; site improvements</li> <li>- Number of anticipated jobs created (during construction &amp; after building is occupied, if known)</li> </ul>	Not required	N/A	
<b>Development/ Business Sign</b>	<ul style="list-style-type: none"> <li>- Signage if proposed requires a permit.</li> <li>- Exterior Signage is not regulated by the Planning Division or Planning Commission.</li> </ul>	None appear to be proposed	TBD	<i>Contact Ordinance at 248-735-5602 if any new signs or changes to existing signs are proposed</i>

Item	Required Code	Proposed	Meets Code	Comments
<p><b>NOTES:</b></p> <ol style="list-style-type: none"><li>1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.</li><li>2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4, and 5 of the zoning ordinance for further details.</li><li>3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Division with future submittals.</li></ol>				



## ENGINEERING REVIEW



# PLAN REVIEW CENTER REPORT

12/20/2023

## Engineering Review

The Grand Diner  
JSP23-0029

### **APPLICANT**

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THE GRAND DINER, LLC.

### **REVIEW TYPE**

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Preliminary Site Plan

### **PROPERTY CHARACTERISTICS**

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- Site Location: 48730 GRAND RIVER AVENUE, on the north side of Grand River Ave., and on the south side of 12 Mile Road.
- Site Size: +/- 1.22 acres
- Plan Date: 8/10/2023
- Design Engineer: Indigoshores Consultant Services PLC.

### **PROJECT SUMMARY**

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- Addition of approximately +/- 883 SF patio and +/- 1850 SF drive approach on 12 Mile Road.
- No changes proposed to existing water and sanitary sewer main.
- No changes proposed to the storm water management system.

### **RECOMMENDATION**

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**Approval of the Preliminary Site Plan is recommended.**

#### **Comments:**

The Preliminary Site Plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), 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):

#### **General**

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.

2. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).
3. A [Right-of-Way Permit](#) will be required from the City of Novi and Oakland County.
4. Provide sight distance measurements for the 12 Mile Road entrance in accordance with Figure VIII-E of the [Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances](#).
5. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
6. Traffic signs in the Road Commission for Oakland County (RCOC) right-of-way will be installed by RCOC.
7. Provide a traffic control plan for the proposed roadwork activity (12 Mile Road).

### **Irrigation Comments**

8. indicate if irrigation is proposed. If yes, include containment notes on irrigation sheets as well.
9. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

### **Paving & Grading**

10. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
11. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 2506 of Appendix A of the Zoning ordinance (i.e., 2' minor radius, 15' major radius, minimum 10' wide, 3' shorter than adjacent 19' stall). Show details on the plans.
12. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.

13. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
14. Provide the standard MDOT detail 'M' approach at the 12 Mile Road driveway/intersection.

**The following must be submitted with the Final Site Plan:**

15. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
16. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil sitework and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each on-site paving (square yardage, should include number do detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and restoration.

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

17. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the city website ([Right-of-Way Permit Application](#)) and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details, and plan sheets applicable to the permit **Prior to preparing stamping sets**, the Applicant should submit the Electronic Stamping set to Planning for review, if any changes are proposed after Electronic Stamping set approval send revised sheets directly to Engineering for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Adam Yako at (248)735-5695 or email at [ayako@cityofnovi.org](mailto:ayako@cityofnovi.org) with any questions.



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Adam Yako  
Project Engineer

cc: James Hill, Community Development  
Humna Anjum, Engineering  
Ben Croy, City Engineer



## LANDSCAPE REVIEW



# PLAN REVIEW CENTER REPORT

December 21, 2023  
**The Grand Diner Addition**  
**Preliminary Site Plan - Landscaping**

**Review Type**

Preliminary Site Plan Landscape Review

**Job #**

JSP23-0029

**Property Characteristics**

- Site Location: 48730 Grand River Avenue
- Site Acreage: 1.22 ac.
- Site Zoning: B-3
- Adjacent Zoning: North: Wixom commercial, East, West: B-3, South: B-3, I-2
- Plan Date: 10/14/2023

**Ordinance Considerations**

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal. Underlined items must be addressed on the Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

**RECOMMENDATION:**

This project is **recommended for approval for Preliminary Site Plan**. A number of waivers are required, but are supported as existing conditions that are not being worsened with this project.

**LANDSCAPE WAIVERS REQUIRED:**

- Deficient greenbelt width for part of 12 Mile Road frontage – *supported as existing condition*
- Lack of required greenbelt landscaping west of the parking lot – *supported as existing condition*
- Lack of greenbelt berms along both frontages – *supported as an existing condition*
- Deficiency in foundation landscaping area provided at the building – *supported by staff as long as the existing landscaping is brought up to the standard of the original approved plan.*
- Deficiency in native species used for new plantings – *not supported by staff*

**PLEASE ADD THE CITY PROJECT NUMBER, JSP23-0029, TO THE BOTTOM RIGHT CORNER OF THE SET COVER SHEET.**

**Ordinance Considerations**

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

1. Existing trees are shown on the Landscape Plan.
2. There are no wetlands or regulated woodlands or trees on the property.
3. One tree is shown as being removed on the property.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

The project is not adjacent to residential property so no screening berm is required.

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

1. The greenbelt width along Grand River is not provided along the entire frontage. **This requires a landscape waiver.** *It is supported by staff as an existing condition.*
2. The required berms are deficient in height along both frontages. **This requires a landscape waiver.** *It is supported by staff as an existing condition.*
3. The greenbelt landscaping is deficient along both frontages. **This requires a landscape waiver.** *It is supported by staff as an existing condition.*
4. **Note: While the waivers above are supported by staff, it is expected that any greenbelt landscaping that was shown on the original approved landscape plan for Don's of Traverse City will be restored at this time.**

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

1. As the parking lot is not increasing in size, the landscaping is accepted as is, with the requirement that replacements for trees missing from the original approved plan are planted.
2. **The new island on the west side of the new entry must be widened to at least 10 feet.**
3. **The new driveway (just that section on the property) must be landscaped with canopy trees at a rate of 1/35 lf on each side of the driveway.**

Building Foundation Landscaping (Zoning Sec 5.5.3.D)

1. As the building's foundation is not increasing significantly, the foundation landscaping may meet the standard of the original approved plan.
2. New landscaping to replace that at the south end of the building is provided.
3. **A landscape waiver is required for the deficiency in landscaping provided for the entire building.** *It would be supported by staff as an existing condition, since the landscaping on the south end of the building is being replaced with new landscaping.*
4. Patio landscaping is provided on the west side of the patio but not the north side. **Please add landscaping along the north edge of the patio in addition to the crabapple that is already there.**

Plant List (LDM 4, 10)

1. Please provide a plant list on the Final Site Plans.
2. Only 1 of 10 species used (10%) are native to Michigan. Please use species native to Michigan for at least 50% of the species on the plant list. **A landscape waiver is required for the current plan.** *It would not be supported by staff.*
3. **Please do not use flowering pear for any of the trees on the site as it is a prohibited species.**

Planting Notations and Details (LDM 10)

1. None are provided.
2. Please provide planting details for all types of plantings used on the plan.
3. Please add the notes listed on the Landscape Chart.

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

Please replace all of the missing shrubs shown on the original plan with species native to Michigan.

Irrigation (LDM 10)

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans. It needs to meet the standards listed on the Landscape Chart.
2. If alternative means of providing water to the plants for their establishment and long-term survival, information regarding that is also required with Final Site Plans.



3. If an existing system will be modified to include the proposed plantings, please add a note to that effect to the plan.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY SITE PLAN

**Review Date:** December 21, 2023  
**Project Name:** JSP23-0029: Grand Diner Addition  
**Project Location:** 48730 Grand River Avenue  
**Plan Date:** October 14, 2023  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

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

**As this is an existing site and major changes are not proposed, meeting all of the current requirements will not be required, but the applicant is expected to meet the requirements noted below and replace missing landscaping that was on the original approved landscape plan.**

**Please add the City Project Number, JSP23-0029, to the bottom right corner of the cover sheet.**

### LANDSCAPE WAIVERS REQUIRED:

- Deficient greenbelt width for part of 12 Mile Road frontage – *supported as existing condition*
- Lack of required greenbelt landscaping west of the parking lot – *supported as existing condition*
- Lack of greenbelt berms along both frontages – *supported as an existing condition*
- Deficiency in foundation landscaping area provided at the building – *supported by staff as long as the existing landscaping is brought up to the standard of the original approved plan.*
- Deficiency in native species used for new plantings – *not supported by staff*

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> <li>• New commercial or residential developments</li> <li>• Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>• 1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>• Consistent with plans throughout set</li> </ul>	Landscape Plan: 1" = 16' or 20'	TBD	<b>Please print the landscape plan at an engineer's scale. Either 1"=20' or 1"=30' would be acceptable.</b>
<b>Project Information</b> <i>(LDM 2.d.)</i>	Name and Address	Business name and address are on the landscape plan	Yes	
<b>Owner/Developer Contact Information</b> <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Business name and address are on the landscape plan	No	<u>Please add the phone number of the owners to the landscape plan</u>

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Architect contact information</b> (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	The title block indicates J.W. Christmas did the plan, but there is also a block indicating it was drawn by Ron Krueger of Garden Innovations.	TBD	<u>Please clarify who was responsible for the drawing.</u>
<b>Sealed by LA.</b> (LDM 2.g.)	Requires original signature	No – not necessary		
<b>Miss Dig Note</b> (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	No	No	<u>Please include on site-related plans including the landscape plan.</u>
<b>Zoning</b> (LDM 2.f.)	Include all adjacent zoning	<b>Site: B-3</b> East, West: B-3 North: Wixom Commercial South: B-3, I-2	No	<b>Please provide zoning of site and all adjacent properties on the site plan</b>
<b>Survey information</b> (LDM 2.c.)	<ul style="list-style-type: none"> <li>Legal description or boundary line survey</li> <li>Existing topography</li> </ul>	<ul style="list-style-type: none"> <li>Only existing building and paving are shown – on Cover Sheet</li> <li>No description</li> <li>SID # on Cover Sheet</li> </ul>	No	<b>Please provide a topographical survey of the site without any proposed elements.</b>
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2))	<ul style="list-style-type: none"> <li>Show location type and size. Label to be saved or removed.</li> <li>Plan shall state if none exists.</li> </ul>	Existing plantings are shown on the landscape plan	Yes	
<b>Soil types</b> (LDM.2.r.)	<ul style="list-style-type: none"> <li>As determined by Soils survey of Oakland county</li> <li>Show types, boundaries</li> </ul>	No		
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Cover sheet and landscape plan	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	<ul style="list-style-type: none"> <li>Overhead and underground utilities, including hydrants</li> <li>Proposed light posts</li> </ul>	No existing or proposed utilities are shown	No	<b>Please clearly show all utility lines, structures and light poles on landscape plan so any tree-utility conflicts can be avoided.</b>
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	None – no changes in grading seem to be proposed		
<b>Snow deposit</b> (LDM.2.q.)	Show snow deposit areas on plan	None	No	<b>Please show areas on site plan where snow</b>

Item	Required	Proposed	Meets Code	Comments
				can be deposited without hurting landscaping.
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
<ul style="list-style-type: none"> <li>All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>Berm should be located on lot line except in conflict with utilities.</li> <li>Berms should be constructed of loam with 6" top layer of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements (Zoning Sec 5.5.A)</b>	The site is not adjacent to residential property so this berm is not required.	No berm is proposed.		
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No new walls are proposed.		
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		NA		
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii) and (LDM 1.b)</b>				
<b>Greenbelt width (2)(3) (5)</b>	<ul style="list-style-type: none"> <li>Adjacent to pkg: 20 feet</li> <li>Not adjacent to pkg: 25 feet</li> </ul>	<ul style="list-style-type: none"> <li>Grand River: 5 ft</li> <li>12 Mile Rd: 20 ft</li> </ul>	<ul style="list-style-type: none"> <li>No</li> <li>Yes</li> </ul>	<b>A landscape waiver is required</b> but it is supported by staff as an existing condition.
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>				
Min. berm crest width	<ul style="list-style-type: none"> <li>Adj to pkg: 2 ft</li> <li>Not adj to pkg: 0 ft</li> </ul>	<ul style="list-style-type: none"> <li>Grand River: 1 ft berm in limited area</li> <li>12 Mile Rd: 2 ft berm</li> </ul>	No	<b>A landscape waiver is required</b> but it is supported by staff as an existing condition.
Minimum berm height (9)	<ul style="list-style-type: none"> <li>Adj to pkg: 3 ft</li> <li>Not adj to pkg: 0 ft</li> </ul>	See above	No	See above
3' wall	(4)(7)	None		
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	<ul style="list-style-type: none"> <li>Adj to pkg: 1 per 35 ft</li> <li>Not adj to pkg: 1 per 60 ft</li> </ul> <p><b>Grand River Avenue:</b></p> <ul style="list-style-type: none"> <li>Adj: (182-31)/35 = 4 trees</li> <li>Not adj east: 85/60 = 1 tree</li> <li>Not adj wes: 168/60 = 3 trees</li> </ul>	<ul style="list-style-type: none"> <li><b>Grand River:</b> 3 trees</li> <li><b>12 Mile Rd:</b> 6 trees</li> </ul>	<ul style="list-style-type: none"> <li>No</li> <li>No</li> </ul>	<ol style="list-style-type: none"> <li>Parking lot perimeter trees can double as greenbelt trees.</li> <li>Due to the limited nature of the project, a landscape waiver to not provide the required landscaping west of the parking lot (adjoining the</li> </ol>

Item	Required	Proposed	Meets Code	Comments
	<p><b>12 Mile Road:</b></p> <ul style="list-style-type: none"> <li>Adj: <math>(244-20)/35 = 6</math> trees</li> <li>Not adj wes: <math>153/60 = 3</math> trees</li> </ul>			<p>detention basin) is supported, but any trees missing from the original site landscaping need to be replaced.</p> <p>3. <b>The remaining deficiency requires a landscape waiver that would be supported as an existing condition unless there are trees from the original plan that need to be replaced.</b></p>
<p><b>Sub-canopy deciduous trees</b> Notes (2)(10)</p>	<ul style="list-style-type: none"> <li>Adj to pkg: 1 per 20 ft</li> <li>Not adj to pkg: 1 per 40 ft</li> </ul> <p><b>Grand River Avenue:</b></p> <ul style="list-style-type: none"> <li>Adj: <math>(182-31)/20 = 8</math> trees</li> <li>Not adj east: <math>85/40 = 2</math> tree</li> <li>Not adj wes: <math>168/40 = 4</math> trees</li> </ul> <p><b>12 Mile Road:</b></p> <ul style="list-style-type: none"> <li>Adj: <math>(244-20)/35 = 6</math> trees</li> <li>Not adj wes: <math>153/60 = 3</math> trees</li> </ul>	<ul style="list-style-type: none"> <li>Grand River: 2 trees</li> <li>12 Mile Rd: 0 trees</li> </ul>	<ul style="list-style-type: none"> <li>No</li> <li>No</li> </ul>	<p><b>See above regarding landscape waivers.</b></p>
<p><b>Canopy deciduous trees in area between sidewalk and curb</b> (Novi Street Tree List)</p>	<ul style="list-style-type: none"> <li>1 per 35 ft</li> </ul>	<ul style="list-style-type: none"> <li>Grand River: 0 trees</li> <li>12 Mile Rd: 0 trees</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> </ul>	<p>As there is no room for street trees in the Grand River right-of-way, and a 1990 aerial photo does not show any trees in the 12 Mile Road right-of-way, these trees are not required.</p>
<b>Cross-Section of Berms (LDM 2.j)</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>Label contour lines</li> <li>Maximum 33%</li> <li>Constructed of loam</li> <li>6" top layer of topsoil</li> </ul>	No new berms are proposed		
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest	No utilities or trees are shown on plan	No	<ol style="list-style-type: none"> <li><b>Please clearly show all utilities on the landscape plan.</b></li> <li><b>Please space trees</b></li> </ol>

Item	Required	Proposed	Meets Code	Comments
	pole			appropriately from underground utilities.
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements (LDM 1.c)</b>	<ul style="list-style-type: none"> <li>• Clear sight distance within parking islands</li> <li>• No evergreen trees</li> </ul>	No new landscaping is proposed that would block vision inside the parking lot	Yes	
<b>Name, type and number of ground cover (LDM 1.c.(5))</b>	As proposed on planting islands	<ul style="list-style-type: none"> <li>• No changes to the existing islands are proposed</li> <li>• No groundcover for the new island is proposed</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> </ul>	<u>Please show the proposed groundcovers for all disturbed areas.</u>
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands (a, b, i)</b>	<ul style="list-style-type: none"> <li>• A minimum of 200 SF to qualify</li> <li>• Minimum 200 SF per tree planted in island</li> <li>• 6" curbs</li> <li>• Islands minimum width 10' BOC to BOC</li> </ul>	<ul style="list-style-type: none"> <li>• Only one new island is proposed.</li> <li>• It is 8 feet wide.</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> </ul>	<b>Please make the new island at least 10 feet wide.</b>
<b>Curbs and Parking stall reduction (c)</b>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	No new parking spaces are proposed.	NA	
<b>Contiguous space limit (i)</b>	<ul style="list-style-type: none"> <li>• Maximum of 15 contiguous spaced</li> <li>• All endcap islands should also be at least 200sf with 1 tree planted in it.</li> </ul>	The longest bay is 12 spaces	Yes	
<b>Plantings around Fire Hydrant (d)</b>	<ul style="list-style-type: none"> <li>• No plantings with matured height greater than 12' within 10 ft. of fire hydrants of utility structures (manholes, catch basins).</li> <li>• Trees also need to have at least 5 feet between the trunk and underground utility lines.</li> </ul>	<ul style="list-style-type: none"> <li>• An existing hydrant is on the Grand River frontage but is not shown on the plans.</li> <li>• No landscaping is proposed near the hydrant.</li> </ul>	No	<ol style="list-style-type: none"> <li>1. Show all hydrants and Fire Department Connections on the Site Plan, and the landscape plan.</li> <li>2. Please be sure to provide at least 10 feet between hydrants, manholes and catch basins and any new trees.</li> </ol>
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	No	TBD	<u>Please indicate landscaping and/or ground covers for all disturbed areas on site.</u>

Item	Required	Proposed	Meets Code	Comments
<b>Clear Zones</b> (LDM 2.3.(5))	The Road Commission for Oakland County (RCOC) clear vision zone is for Grand River and the City clear vision zone is required for 12 Mile Road.	No	No	<ol style="list-style-type: none"> <li>1. Please show the RCOC corner clearance zone for the existing Grand River entry.</li> <li>2. Please show the City corner clearance (below) for the 12 Mile road entry.</li> <li>3. Keep all trees and shrubs taller than 30" out of zones.</li> </ol>
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, C, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)</b>				
A = Total square footage of vehicular use area up to 50,000 sf x 7.5%	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$	No		As the parking lot is basically remaining unchanged, the calculation does not need to be provided.
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	$B = x \text{ SF} \times 1\% = B \text{ sf}$	No		
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)</b>				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ SF} \times 6\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	$B = (x \text{ SF} - 50000) \times 0.5\% = B \text{ SF}$	NA		
<b>All Categories</b>				
C = A+B Total square footage of landscaped islands required	$A + B = C \text{ SF}$ As the parking lot is not being changed aside from the new entry, the existing parking lot is accepted as is so these calculations are not required.	None		
D = D/200 Number of canopy trees required	$D = C / 200 = xx \text{ Trees}$ As the parking lot is not being changed aside from the new entry, the existing parking lot is accepted as is so these	<ul style="list-style-type: none"> <li>Existing trees (labeled as flowering crabapples but appear to be flowering pears from street</li> </ul>	No	<ol style="list-style-type: none"> <li>1. Please use a canopy tree species other than flowering pear in the new island.</li> <li>2. Please replace all missing canopy trees shown on the original</li> </ol>

Item	Required	Proposed	Meets Code	Comments
	calculations are not required.	images) are shown in all existing islands. <ul style="list-style-type: none"> <li>1 flowering crabapple is proposed for the new island.</li> </ul>		<p><b>plan.</b></p> <p>3. <u>Please use tree species/cultivars with a minimum mature height of 30 feet and minimum mature canopy width of 20 feet for all parking lot interior islands and perimeter trees.</u></p> <p>4. <u>Do not use Flowering pears or Norway maples as they are prohibited species.</u></p>
<b>Parking Lot Perimeter Trees</b> (Sec 5.5.3.C.iv)	1 Canopy tree per 35 lf	<ul style="list-style-type: none"> <li>Most of the required perimeter trees exist.</li> <li>One tree from the original planting appears to be missing from the south side of the parking lot</li> </ul>		<p>1. <b>Please replace the missing deciduous canopy tree within 15 feet of the curb.</b></p> <p>2. <b>No new perimeter trees other than the replacements are required.</b></p>
<b>Accessway Perimeter trees</b> (Section 5.5.3.C.iv.j)	1 Canopy tree per 35 lf (both sides)	None	No	<p>1. <b>Please add calculations for the new drive.</b></p> <p>2. <b>Please add required trees (on the property only).</b></p>
<b>Other Landscaping</b>				
<b>Other Screening</b>				
<b>Screening of outdoor storage, loading/unloading</b> (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		<ul style="list-style-type: none"> <li>The loading area is north of the building.</li> <li>It is mostly screened from Grand River by the building and from 12 Mile Road by large existing shrubs</li> </ul>	Yes	
<b>Transformers/Utility boxes</b> (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> <li>A minimum of 2ft. separation between box and the plants</li> <li>Ground cover below 4" is allowed up to pad.</li> <li>No plant materials within 8 ft. from the doors</li> </ul>	The utility box is on the north side of the building and is completely unscreened.	TBD	<p>1. <b>Provide add the screening shown on the city standard utility box detail.</b></p> <p>2. <b>Include the city standard detail with other landscape details.</b></p>



Item	Required	Proposed	Meets Code	Comments
<b>Building Foundation Landscape Requirements (Sec 5.5.3.D)</b>				
<b>Interior site landscaping SF</b>	<ul style="list-style-type: none"> <li>• Equal to entire perimeter of the building (less paved access areas) x 8 with a minimum width of 4 ft.</li> <li>• A minimum of 75% of the building should have foundation landscaping.</li> <li>• <b>xx lf x 8ft = xx SF</b></li> </ul> <p><b>As the building is not changing except for the patio, additional landscaping is not required at the foundation, but the patio should have landscaping around at least the north and west sides.</b></p>	<ul style="list-style-type: none"> <li>• Some proposed landscaping is shown along the west side of the proposed patio</li> <li>• A single flowering crabapple is shown on the north side of the patio.</li> <li>• The existing foundation landscaping on the west side of the building is in good condition.</li> <li>• New landscaping is proposed for the south side of the building</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> <li>• Yes</li> <li>• Yes</li> </ul>	<p><b>Please add landscaping to the entire north side of the patio.</b></p>
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	<p>If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space</p>	<ul style="list-style-type: none"> <li>• Landscaping covers the entire southern frontage.</li> <li>• The large shrubs at the north parking lot perimeter screen the north side of the building from 12 Mile Road.</li> </ul>	<p>Yes Yes</p>	
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements</b> <i>(Sec. 5.5.3.E.iv)</i>	<ul style="list-style-type: none"> <li>• Clusters of large native shrubs shall cover 70-75% of the basin rim area located at 10 feet above the permanent water level or pond bottom if it's a dry pond.</li> <li>• Canopy trees at 1/35lf of the east, south and west sides of the pond, located at about 10 feet away from the permanent water level</li> <li>• 10" to 14" tall grass along sides of basin</li> </ul>	<ul style="list-style-type: none"> <li>• The 2000 aerial view of the site showed lines of shrubs along the north and south sides of the detention pond that are no longer there.</li> <li>• No replacements are shown on the plan.</li> </ul>	<p>No</p>	<ol style="list-style-type: none"> <li>1. <b>Please replace the missing shrubs with large shrubs of species native to Michigan.</b></li> <li>2. <b>As the pond is not changing in size, trees to mee the new requirement are not required.</b></li> </ol>

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>Refer to wetland for basin mix</li> </ul>			
<b>Phragmites Control</b> (Sec 5.5.6.C)	<ul style="list-style-type: none"> <li>Any and all populations of <i>Phragmites australis</i> and/or Japanese knotweed on the site shall be included on tree survey.</li> <li>Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.</li> </ul>	None indicated	TBD	<ol style="list-style-type: none"> <li>Please survey the site for any populations of <i>Phragmites australis</i> and/or Japanese knotweed and add plans for its complete removal if any is found.</li> <li>If none is found, please indicate that on the survey.</li> </ol>
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 2.1. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> <li>Provide intended dates</li> <li>Should be between March 15 and November 15.</li> </ul>	No	No	Please include planting dates on Landscape Plan.
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> <li>Include statement of intent to install and guarantee all materials for 2 years.</li> <li>Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	No	No	<ol style="list-style-type: none"> <li>Please provide all required notes in set.</li> <li>Standard City of Novi notes and details are available upon request.</li> </ol>
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	No	No	Please provide note on plan.
<b>Irrigation plan</b> (LDM 2.s.)	A method for providing the water required for plant establishment and long-term survival must be provided.	No	No	<ol style="list-style-type: none"> <li>Please provide information as to how the new plantings will get sufficient water for establishment and long-term survival.</li> <li>If an existing functional irrigation system will be used, please note that on the plan.</li> </ol>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		

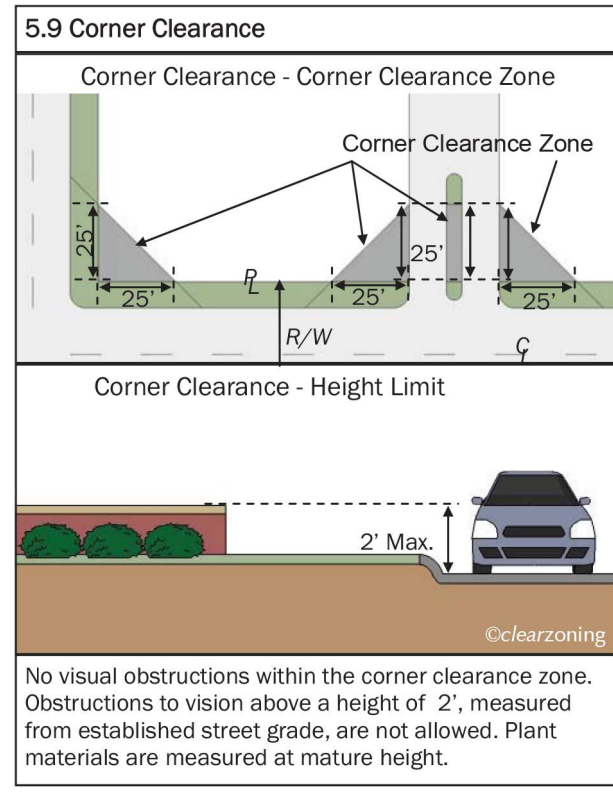
Item	Required	Proposed	Meets Code	Comments
<b>Establishment period</b> <i>(Zoning Sec 5.5.6.B)</i>	<b>2 yr. Guarantee</b>	No	No	<u>Please provide note on plan.</u>
<b>Approval of substitutions.</b> <i>(Zoning Sec 5.5.5.E)</i>	City must approve any substitutions <u>in writing</u> prior to installation.	No	No	<u>Please provide note on plan.</u>
<b>Plant List (LDM 4, 11)) – Include all cost estimates</b>				
Quantities and sizes	<ul style="list-style-type: none"> <li>A minimum of 50% of species used on the site, not including any woodland replacements, must be native to Michigan.</li> </ul>	No	No	<u>Add a plant list showing the information required here to the plans.</u>
Root type		No	No	<b>See above</b>
Botanical and common names		No	No	<b>See above</b>
Type and amount of lawn	<ul style="list-style-type: none"> <li>The Tree Diversity standards of the Landscape Design Manual Section 4 must be met for all non-woodland replacement trees used.</li> <li>No Prohibited Species listed on Table 11.b.(2)b may be used.</li> </ul>	<ul style="list-style-type: none"> <li>As only 1 tree will be added, the diversity requirement can not be met.</li> <li>Only 1 of 10 proposed species are native to Michigan.</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> <li>No</li> </ul>	<ol style="list-style-type: none"> <li><b>A landscape waiver would be required for the proposed deficiency in native species.</b> <i>It would not be supported by staff.</i></li> <li><b>Please change at least 4 of the non-native species to species native to Michigan to achieve the 50% minimum.</b></li> </ol>
Cost estimate <i>(LDM 2.t)</i>	For all new plantings, mulch and sod as listed on the plan	No	No	<u>Please add on Final Site Plans.</u> <u>Use these costs:</u> <ul style="list-style-type: none"> <li>\$400 ea canopy trees</li> <li>\$375 ea ornamental trees</li> <li>\$50 ea shrubs</li> <li>\$15 ea perennials</li> </ul>
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	No	No	<ol style="list-style-type: none"> <li><u>Please include all required details on the Landscape Plan.</u></li> <li><u>Standard City of Novi notes and details are available upon request.</u></li> </ol>
Evergreen Tree		Not required		
Multi-stem Tree		Not required		
Shrub		No	No	
Perennial/ Ground Cover		No	No	
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	

Item	Required	Proposed	Meets Code	Comments
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	<b>Please show tree fencing around trees near areas of work.</b>
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions (LDM 3.a)</b>	Plant materials shall not be planted within 4 ft. of property line	None		
<b>Plant Materials &amp; Existing Plant Material (LDM 3.b)</b>	Clearly show trees to be removed and trees to be saved.	One tree will be removed	Yes	
<b>Landscape tree credit (LDM3.b.(d))</b>	<ul style="list-style-type: none"> <li>• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA.</li> <li>• Refer to Landscape tree Credit Chart in LDM</li> </ul>	No		
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)</b>	Refer to Landscape Design Manual for requirements	No	No	<b>Include on Plant list</b>
<b>Plant size credit (LDM3.c.(2))</b>	NA	No		
<b>Prohibited Plants (LDM 3.d)</b>	No plants on City Invasive Species List	No prohibited plants are proposed	Yes	
<b>Recommended trees for planting under overhead utilities (LDM 3.e)</b>	Label the distance from the overhead utilities	There are no overhead lines on the site.		
<b>Collected or Transplanted trees (LDM 3.f)</b>		None		
<b>Nonliving Durable Material: Mulch (LDM 4)</b>	<ul style="list-style-type: none"> <li>• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>• Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> </ul>	No	No	<b>Include this information in planting details.</b>

**NOTES:**

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan

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



## FAÇADE REVIEW



April 2, 2024

*Façade Review Status Summary:*  
**Approved, Section 9 Waiver Recommended**

City of Novi Planning Department  
45175 W. 10 Mile Rd.

Re: **FACADE ORDINANCE – The Grand Diner, JSP23-29**  
 Façade Region: 1, Zoning District: B-3

Dear Ms. McBeth;

This review is based on the drawings and colored rendering prepared by ICS Consultants dated 3/12/24. This application consists of a small addition on the west side of the building and other façade alterations as described in Section 5.15.6 and 5.15.7 of the Façade Ordinance. Deviations from the Façade Ordinance are **highlighted** below.

	West (Front)	North	South	East	Ordinance Maximum
Brick	<b>0%</b>	<b>0%</b>	<b>0%</b>	Unaltered	30% Min.
Cultured Stone Veneer, Proposed	23%	23%	23%	Unaltered	50%
EIFS, Proposed	<b>40%</b>	12%	12%	Unaltered	25%
Standing Seam Metal, Proposed ("Stainless Steel Arch Canopy")	<b>30%</b>	25%	25%	Unaltered	25%
Stainless Steel, Existing (Flat; shutters & checker pattern)	0%	20%	20%	Unaltered	50%
Stainless Steel, Existing Curved RTU Screen	0%	20%	20%	Unaltered	50%
Fabric Awning, Proposed	7%	0%	0%	Unaltered	10%

As shown above the minimum percentage of Brick is not provided on all elevations and the percentages of Standing Seam Metal and EIFS exceed the maximum amount allowed by the Ordinance on the west elevation. A Section 9 Waiver was previously granted for the underage of Brick and overage of Stainless Steel. However, the prior waiver did not include the overage EIFS. Therefore, a Section 9 waiver is required for the overage of EIFS on the west façade.

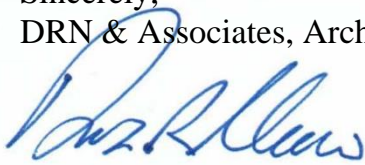
In response to our prior review the applicant has corrected inconsistencies between the drawings and renderings. The west, south and north facades are now consistent with respect to the proposed extent of façade improvements. A Section 9 Waiver is therefore recommended for the overage of EIFS on west elevation.

**Notes to the Applicant:**

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.  
<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.
2. RTU Screening - It should be noted that all roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

If you have any questions regarding this review, please do not hesitate to call.

Sincerely,  
DRN & Associates, Architects, PC

A handwritten signature in blue ink, appearing to read 'Douglas R. Necci', is written over a light blue rectangular background.

Douglas R. Necci, AIA



**TRAFFIC REVIEW**



AECOM  
 39575 Lewis Dr, Ste 400  
 Novi  
 MI, 48377  
 USA  
 aecom.com

**Project name:**  
 JSP23-29 – Grand Diner Addition Preliminary  
 Traffic Review

**From:**  
 AECOM

**Date:**  
 January 3, 2024

**To:**  
 Barbara McBeth, AICP  
 City of Novi  
 45175 10 Mile Road  
 Novi, Michigan 48375

**CC:**  
 Lindsay Bell, James Hill, Heather Zeigler, Humna  
 Anjum, Diana Shanahan, Adam Yako

# Memo

**Subject:** JSP23-29 – Grand Diner Addition Preliminary Traffic Review

The preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval** as long as the comments provided below are adequately addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. The applicant, Grand Diner LLC, is proposing a 691 SF patio addition.
2. The development is located between Grand River Avenue and Twelve Mile Road. Grand River Avenue is under the jurisdiction of the Road Commission of Oakland County and Twelve Mile Road is under the jurisdiction of the City of Novi.
3. The site is zoned B-3 (General Business).
4. There are no traffic related deviations required at this time.

## TRAFFIC IMPACTS

1. AECOM did not perform an initial trip generation based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, as only minor floor changes will be made to the site.
2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
-	N/A

## TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City’s Code of Ordinances. Items marked with ZO are listed in the City’s Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

<b>EXTERNAL SITE ACCESS AND OPERATIONS</b>				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii   O <a href="#">Figure IX.3</a>	Not dimensioned	<b>Inconclusive</b>	<b>Detail does not indicate radius dimension at new proposed entrance.</b>
2	Driveway Width   O <a href="#">Figure IX.3</a>	20'	Met	Within range, not standard 30'.
3	Driveway Taper   O <a href="#">Figure IX.11</a>			
3a	Taper length	-	N/A	No changes proposed.
3b	Tangent	-	N/A	No changes proposed.
4	Emergency Access   O <a href="#">11-194.a.19</a>	2 access points	Met	
5	Driveway sight distance   O <a href="#">Figure VIII-E</a>	Not indicated	<b>Inconclusive</b>	<b>Provide for proposed Twelve Mile driveway in future submittals.</b>
6	Driveway spacing			
6a	Same-side   O <a href="#">11.216.d.1.d</a>	Not indicated	<b>Inconclusive</b>	<b>Provide for proposed Twelve Mile driveway in future submittals.</b>
6b	Opposite side   O <a href="#">11.216.d.1.e</a>	-	N/A	
7	External coordination (Road agency)	-	N/A	No changes proposed on Grand River Ave. driveway.
8	External Sidewalk   <a href="#">Master Plan &amp; EDM</a>	-	N/A	No changes proposed.
9	Sidewalk Ramps   <a href="#">EDM 7.4 &amp; R-28-K</a>	-	N/A	No changes proposed.
10	Any Other Comments:			

<b>INTERNAL SITE OPERATIONS</b>				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone   <a href="#">ZO 5.4</a>	Existing 14' x 42' loading zone	N/A	No changes proposed.
12	Trash receptacle   <a href="#">ZO 5.4.4</a>	-	N/A	No changes proposed.
13	Emergency Vehicle Access	Not indicated	<b>Inconclusive</b>	Could provide truck turning movements in future submittals.
14	Maneuvering Lane   <a href="#">ZO 5.3.2</a>	-	N/A	No changes proposed.
15	End islands   <a href="#">ZO 5.3.12</a>			
15a	Adjacent to a travel way	Partially dimensioned	<b>Partially Met</b>	Provide radii dimension for proposed end islands for new entrance.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
15b	Internal to parking bays	-	N/A	No changes proposed.
16	Parking spaces   <a href="#">ZO 5.2.12</a>	45		See Planning review letter.
17	Adjacent parking spaces   <a href="#">ZO 5.5.3.C.ii.i</a>	<15 parking space bays	Met	
18	Parking space length   <a href="#">ZO 5.3.2</a>	20'	Met	
19	Parking space Width   <a href="#">ZO 5.3.2</a>	9'	Met	
20	Parking space front curb height   <a href="#">ZO 5.3.2</a>	6"	Met	
21	Accessible parking – number   <a href="#">ADA</a>	5	Met	2 required
22	Accessible parking – size   <a href="#">ADA</a>	9' x 20' with 5' aisle	Met	
23	Number of Van-accessible space   <a href="#">ADA</a>	1 proposed	Met	<b>Indicate the van accessible space on the site plan.</b>
24	Bicycle parking			
24a	Requirement   <a href="#">ZO 5.16.1</a>	-	N/A	Indicate if existing bicycle parking. Patio addition would not require bicycle parking.
24b	Location   <a href="#">ZO 5.16.1</a>	-	N/A	
24c	Clear path from Street   <a href="#">ZO 5.16.1</a>	-	N/A	
24d	Height of rack   <a href="#">ZO 5.16.5.B</a>	-	N/A	
24e	Other (Covered / Layout)   <a href="#">ZO 5.16.1</a>	-	N/A	
25	Sidewalk – min 5' wide   <a href="#">Master Plan</a>	-	N/A	No changes proposed.
26	Sidewalk ramps   <a href="#">EDM 7.4 &amp; R-28-K</a>	-	N/A	No changes proposed. Could indicate any existing ramps for accessible parking access to building.
27	Sidewalk – distance back of curb   <a href="#">EDM 7.4</a>	-	N/A	No changes proposed.
28	Cul-De-Sac   O <a href="#">Figure VIII-F</a>	-	N/A	
29	EyeBrow   O <a href="#">Figure VIII-G</a>	-	N/A	
30	Turnaround   <a href="#">ZO 5.10</a>	-	N/A	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes   <a href="#">MMUTCD</a>	Not indicated	<b>Inconclusive</b>	<b>Provide proposed signing information in future submittals.</b>
33	Signing table: quantities and sizes	Not indicated	<b>Inconclusive</b>	<b>Provide in future submittals. Indicate the van accessible space will require both the R7-8 and R7-8p signs.</b>

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post   <a href="#">MMUTCD</a>	Not indicated	Inconclusive	Provide note in future submittals.
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post   <a href="#">MMUTCD</a>	Not indicated	Inconclusive	Provide note in future submittals.
36	Sign bottom height of 7' from final grade   <a href="#">MMUTCD</a>	Not indicated	Inconclusive	Provide note in future submittals.
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign   <a href="#">MMUTCD</a>	Not indicated	Inconclusive	Provide note in future submittals.
38	FHWA Standard Alphabet series used for all sign language   <a href="#">MMUTCD</a>	Not indicated	Inconclusive	Provide note in future submittals.
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity   <a href="#">MMUTCD</a>	Not indicated	Inconclusive	Provide note in future submittals.
40	Parking space striping notes	Not provided	Inconclusive	Provide information for any proposed pavement markings in future submittals.
41	The international symbol for accessibility pavement markings   ADA	Not provided	Inconclusive	Provide detail in future submittals. Rotate symbol on site plan to meet standard layout.
42	Crosswalk pavement marking detail	-	N/A	
43	Any Other Comments:	<b>The applicant could indicate maintenance of traffic for Twelve Mile Road when constructing new concrete approach.</b>		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

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

Sincerely,

**AECOM**



Paula K. Johnson, PE  
Senior Transportation Engineer



Saumil Shah, PMP  
Project Manager

## FIRE REVIEW



December 11, 2023

TO: Barbara McBeth - City Planner  
Lindsay Bell - Plan Review Center  
Ian Hogg – Plan Review Center  
James Hill – Plan Review Center  
Heather Zeigler – Plan Review Center  
Diana Shanahan – Planning Assistant

**CITY COUNCIL**

**Mayor**  
Justin Fischer

**Mayor Pro Tem**  
Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

RE: The Grand Diner

**PSP# 23-0054**

**Project Description:**

Construct an addition and outdoor patio to an existing building.

**Comments:**

Meet fire department standards.

**Recommendation:**

Approved

**City Manager**  
Victor Cardenas

**Director of Public Safety  
Chief of Police**  
Erick W. Zinser

**Fire Chief**  
John B. Martin

**Assistant Chief of Police**  
Scott R. Baetens

**Assistant Fire Chief**  
Todd Seog

Sincerely,

Kevin S. Pierce-Fire Marshal  
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

**APPLICANT RESPONSE LETTER**



To whom it may concern:

**Thank you for reviewing site plan JSP23-29. In response to the site plan review:**

- End Islands, page 4 (section 5.3.12) - The two new end islands next to the new approach are going to be 10 x 15 and will meet the ordinance standards.
- Minimum number of bicycle parking spaces, page 5 (section 5.16.1) – Bicycle parking is shown next to the building but can be moved to meet city standards.
- Exterior lighting, page 7 (section 5.7) – There are no changes being made to lighting in the parking lot. The two lights at the front door entrance will be set to 3,000K and we would like to remove and reuse the existing neon lights.
- Items of operation, page 10 (section 4.87.7) – Restaurant hours are 7am to 8pm Monday through Saturday and 7am to 3pm on Sunday. The outdoor seating hours will be the same.

**In response to the Engineering Review:**

All work will conform to all current city of Novi standards and specifications. An itemized construction cost will be submitted to the Community Development Department at the time the permit application is submitted.

**In response to Landscape Review – Project # JSP23-0029:**

- We would like to ask for a waiver regarding the deficient green belts as they are existing conditions. The deficiency in the foundation landscape will be brought up to standards and more native species will be used in new plantings.
- Adjacent to public right of way berm/wall buffer and street trees (zoning section 5.5.3.B.ii.iii) – all landscaping will be refreshed to match approved (Don's of Traverse City) plans.
- Parking lot landscaping (zoning section 5.5.3.C) missing trees in the parking lot that have died over the years will be replaced and new islands which will have one canopy tree on each side of the driveway.
- Building Foundation Landscape (zoning section 5.5.3.D) the landscaping on the north and west side of the patio will match.
- Plant list (LDM.410)Pages 2 and 10, no flowering pear trees will be planted and at least ½ of new landscaping will contain species native to Michigan.

**Owner/Developer Contact Information:**

The Grand Diner and Real Estate LLC (LDM2.A)  
Anton Dedvukaj  
48730 Grand River Avenue  
Novi, MI 48374  
248-860-5061

**Existing and Proposed Utilities (LDM2.e(4))**

All utility and light poles will be noted on site plan.

**Snow Deposit (LDM. 2. Q) page 2**

Snow deposits will be on the west and east end of the parking lot. Parking lot islands (A, B, I) will meet all zoning requirements.

**Planting around Fire Hydrant (D) page 5.**

Existing fire hydrants will be shown on site plan.

**Clear Zones (LDM 2.3 (5)) page 7.**

A clear vision will be noted on all new plans.

**Parking lot perimeter trees (section 5.5.3.C.iv) Page 7.**

Missing canopy tree will be replaced.

**Accuracy Way Perimeter trees (section 5.5.3.C.W.J)**

Required tree will be added.

**Transformers/Utility Boxes (LDM.1.e. from 1-5) page 7.**

Transformers on the north side of the building will be surrounded in landscaping.

**Detention/Retention Basin Requirements (section 5.5.3.E.iv) page 8**

The missing shrub on the north side of the pond will be replaced.

**In response to Façade:**

We would like to ask for a section 9 waiver for the eifs and keep the section 9 waivers in place. We are still trying to keep the retro diner theme while updating the exterior with a little modern flair.

**In response to the traffic review letter:**

Driveway sight distance and parking lot spacing will be compliant (page 2). Emergency vehicle access would not change (page 2, number 13). The size of the island indicated previously will be compliant (page 2, 15A). As the handicapped parking is not changing, no new signage will be needed. The parking lot striping and the handicap accessible ground signs will be ADA compliant.

I would like to thank the planning commission for their response and look forward to working with the city of Novi` moving forward.

Respectfully,

Anton Dedvukaj, The Grand Diner  
248-860-5061

**RENDERING**

# THE GRAND DINER



THE  
GRAND DINER



**SITE PLAN**

# NEW ADDITION & PATIO ENCLOSURE FOR THE GRAND DINER RESTAURANT 48730 GRAND RIVER AVE. NOVI, MI 48066

SKETCH DESIGN  
GROUP

ICS

INDIGOSHORES  
CONSULTANT  
SERVICES

NEW ADDITION & PATIO ENCLOSURE FOR  
THE GRAND DINER RESTAURANT  
48730 GRAND RIVER AVE.  
NOVI, MI 48066

**DATA:**

GROSS SITE AREA = APPROX. 53,061  
EXISTING BUILDING = APPROX. 1,821 SQ. FT.  
NEW PATIO ADDITION = 691 SQ. FT.  
USE GROUP = GROUP B (BUSINESS)  
TYPE OF CONSTRUCTION: = IIIIB

**CODE COMPLIANCE:**

MICHIGAN REHABILITATION CODE 2015  
ALTERATION LEVEL 2  
COMPLIANCE METHOD - WORK AREA / LESS THAN 50%  
MICHIGAN PLUMBING CODE 2018

**PARKING REQUIREMENTS:**

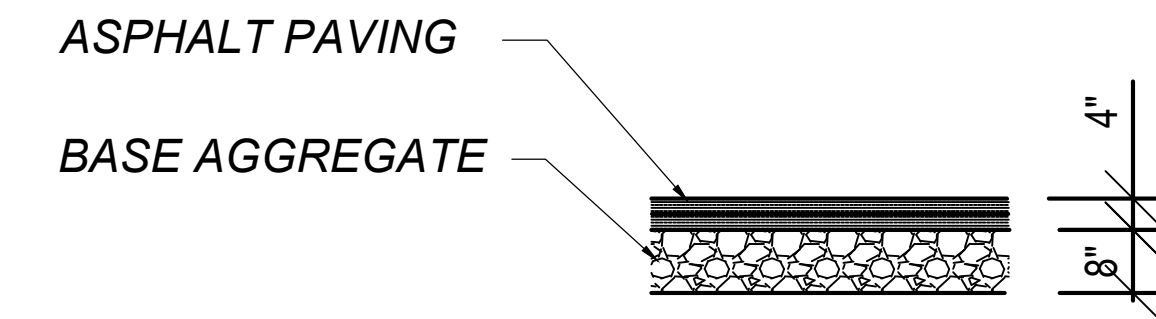
1 SPACE / 70 SQ. FT. OF GROSS FLOOR = (70 / 1,821 = 26 SPACES)  
PARKING PROVIDED = (41 SPACES, 4 HANDICAP SPACES = 45 SPACES)

**SCOPE OF WORK:**

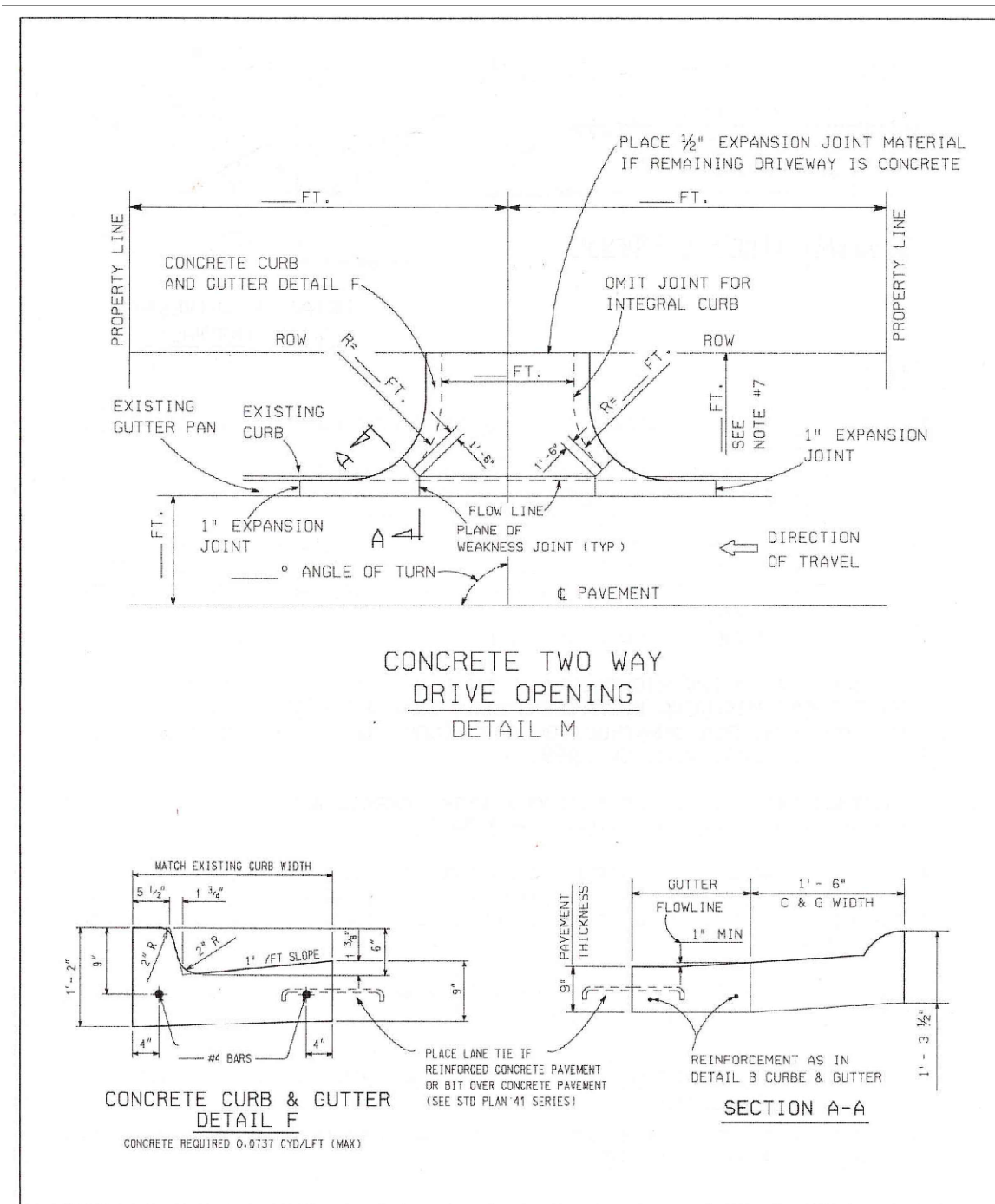
ADD NEW PATIO ENCLOSURE ADDITION.

**DRAWING INDEX**

SHT. A000 SITE PLAN  
SHT. A100 FOUNDATION PLAN, FLOOR PLAN  
SHT. A200 ELEVATIONS



TYPICAL ASPHALT DETAIL @ NO SCALE



**LEGAL DESCRIPTION:**

PARCEL ID: 2217126011

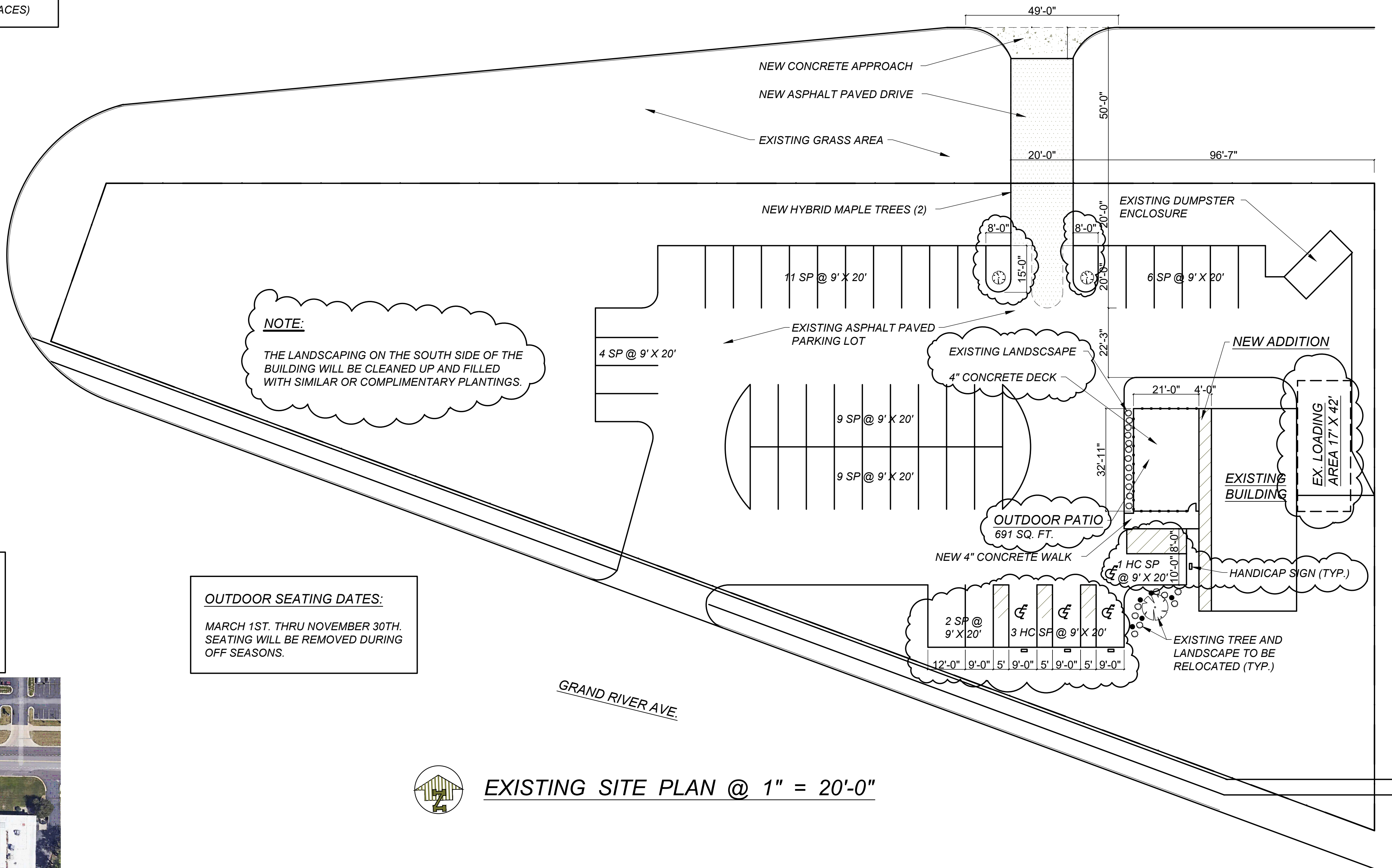


AERIAL VIEW @ NO SCALE

**NOTE:**  
THE LANDSCAPING ON THE SOUTH SIDE OF THE BUILDING WILL BE CLEANED UP AND FILLED WITH SIMILAR OR COMPLIMENTARY PLANTINGS.

**OUTDOOR SEATING DATES:**

MARCH 1ST. THRU NOVEMBER 30TH.  
SEATING WILL BE REMOVED DURING OFF SEASONS.



EXISTING SITE PLAN @ 1" = 20'-0"

**BEFORE YOU DIG:**  
CALL MISS DIG  
800-482-7171

**OWNER**  
THE GRAND DINER  
48730 GRAND RIVER AVENUE  
NOVI, MICHIGAN 48066

**PROJECT DIRECTORY**  
**DESIGNER:**  
INDIGOSHORES CONSULTANT SERVICES PLC.  
26520 GRAND RIVER AVE., SUITE 101  
REDFORD TWP., MI 48240  
EMAIL: IAN@INDIGOSHORES.COM  
PH: 954.804.3955

DRAWN BY: S. ALLEN

CHK BY: I. THOMPSON  
DATE: 06/16/23  
REV 1: 07/31/23  
REV 2: 08/10/23

A000

PROJECT #221381

