



## WEST PARK STORAGE TANK JSP14-14

### WEST PARK STORAGE TANK JSP14-14

Public hearing at the request of the City of Novi for Special Land Use Permit, Preliminary Site Plan and Stormwater Management Plan for a water storage reservoir and to replace pumps at the existing pump station located on the northeast corner of West Park and Twelve Mile Road. The 2.8 acre site will contain one expanded access off of West Park Drive, a six foot wrought iron security fence, and a new sidewalk along Twelve Mile Road.

### Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	5/19/14	<ul style="list-style-type: none"> <li>• <b>Planning Commission waiver required of the Noise Impact Statement requirement</b></li> <li>• <b>Planning Commission acknowledgment of security fencing located in the front and exterior side yards is necessary for security of the facility</b></li> <li>• <b>Planning Commission determination that the number of parking spaces provided are adequate for the proposed use</b></li> <li>• Items to address on the Final Site Plan submittal</li> </ul>
Engineering	Approval recommended	5/19/14	Items to be addressed on the Stamping Site Plan submittal
Landscaping	Approval recommended	5/6/14	No items need to be addressed
Facade	Approval recommended	5/15/14	No items need to be addressed
Fire	Approval recommended	5/06/14	No items need to be addressed

## Motion Sheet

### **Approval – Special Land Use Permit**

In the matter of West Park Storage Tank, JSP14-14, motion to **approve** the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
  - The proposed use will not cause any detrimental impact on existing thoroughfares (*as there will be no additional access points or significant change in trip generation*);
  - Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes*);
  - The proposed use is compatible with the natural features and characteristics of the land (*as minimal impacts to quality natural features are proposed*);
  - The proposed use is compatible with adjacent uses of land (*as indicated in the staff and consultant review letters*);
  - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
  - The proposed use will promote the use of land in a socially and economically desirable manner;
  - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. (*additional comments here if any*)

*(This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

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

In the matter of the West Park Storage Tank, JSP14-14, motion to **approve** the Preliminary Site Plan, based on and subject to the following:

- a. Planning Commission waiver of the required Noise Impact Statement which is hereby granted; and
- b. Planning Commission acknowledgment of security fencing located in the front and exterior side yards is necessary for security of the facility; and
- c. Planning Commission determination that the number of parking spaces provided are adequate for the proposed use; and
- d. The conditions and items listed in the staff and consultant review letters being addressed on the Stamping Site Plan; and
- e. (*additional conditions here if any*)

*(This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**Approval – Stormwater Management Plan**

In the matter of the West Park Storage Tank, JSP14-14, motion to **approve** the Stormwater Management Plan, based on and subject to the following:

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

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

**-OR-**

**Denial – Special Land Use Permit**

In the matter of West Park Storage Tank, JSP14-14, motion to **deny** the Special Land Use Permit...*(because the plan is not in compliance Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance for the following reasons....)*

**Denial – Preliminary Site Plan**

In the matter of the West Park Storage Tank, JSP14-14, motion to **deny** the Preliminary Site Plan ...*(because the plan is not in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**Denial – Stormwater Management Plan**

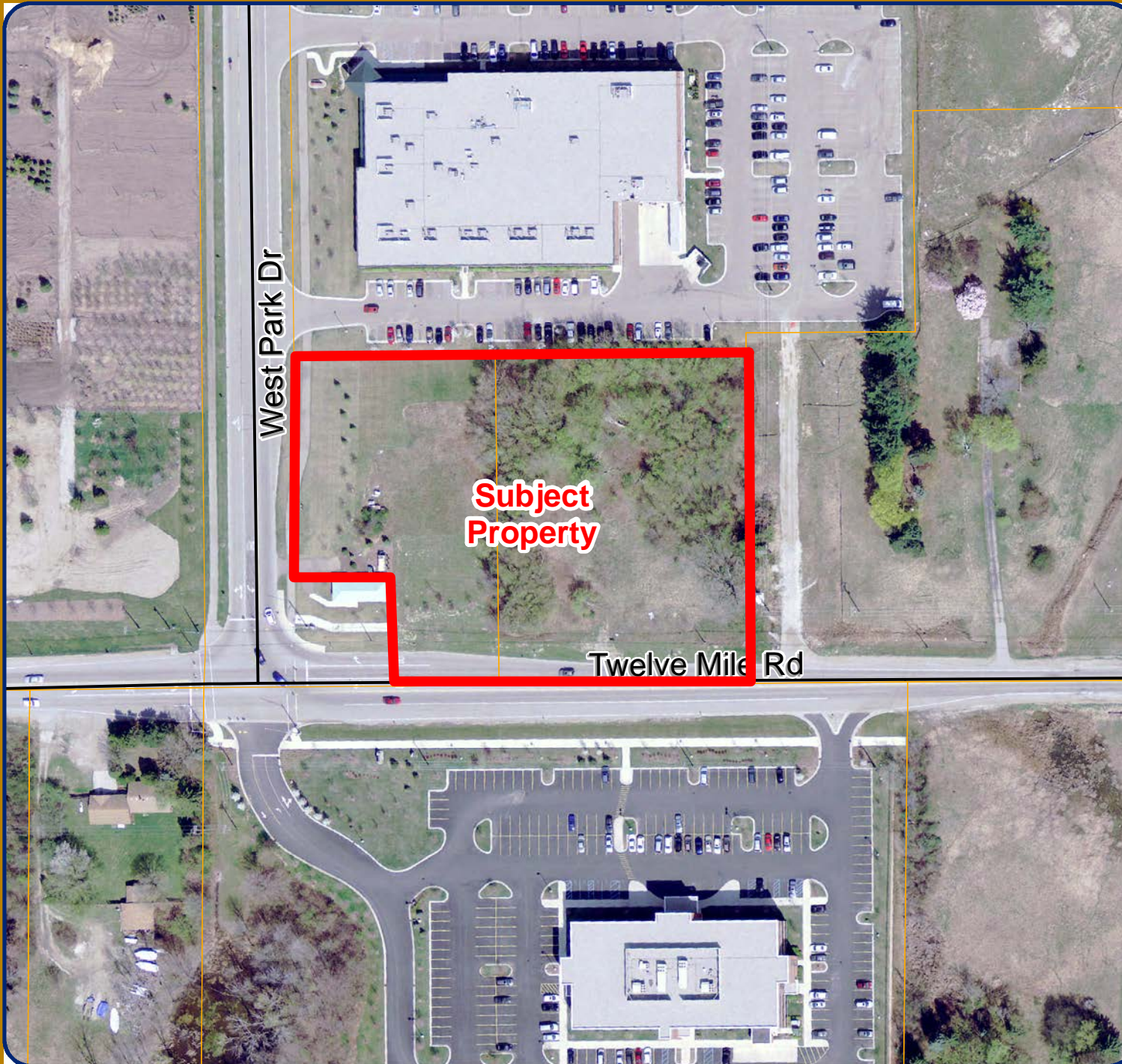
In the matter of the West Park Storage Tank, JSP14-14, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# JSP14-14 West Park Storage Tank

Location



## Map Legend

 Subject Property



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

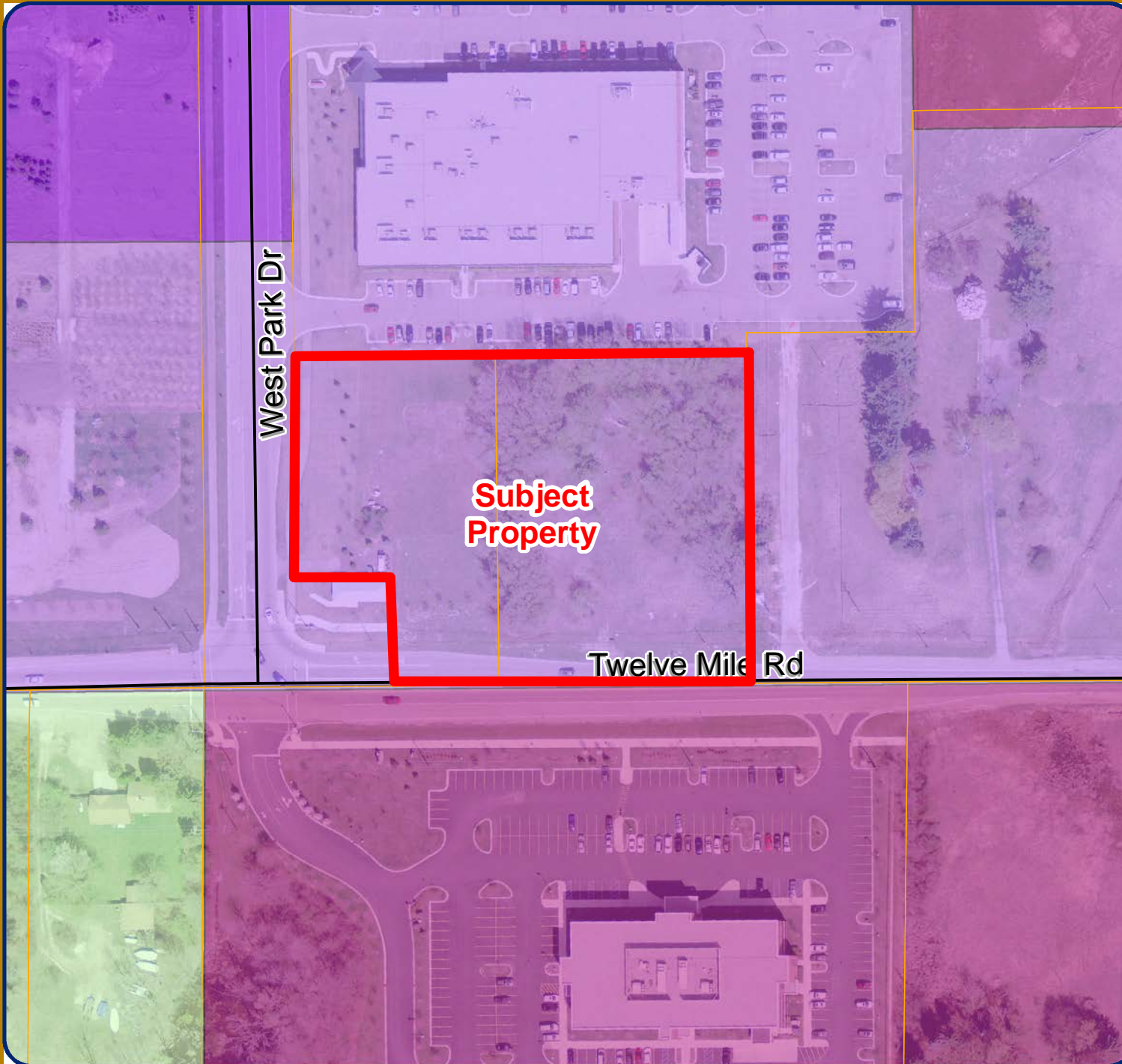
Map Author: Sara Roediger  
Date: 05-19-14

### MAP INTERPRETATION NOTICE


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

# JSP14-14 West Park Storage Tank

Zoning



## Map Legend

-  Subject Property
-  R-A: Residential Acreage
-  I-1: Light Industrial
-  I-2: General Industrial
-  OST: Office Service Technology



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

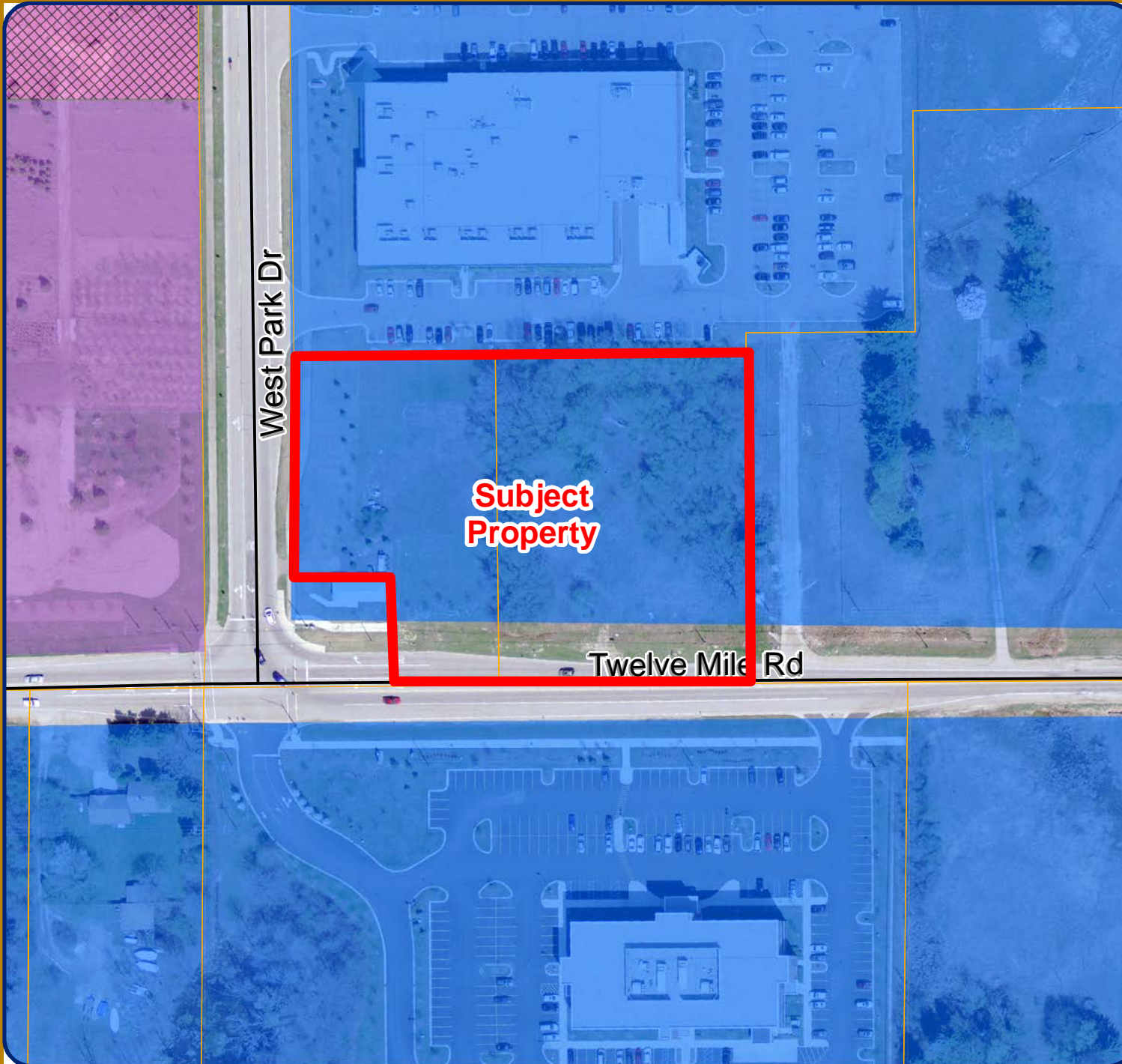
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# JSP14-14 West Park Storage Tank

Future Land Use



## Map Legend

-  Subject Property
-  Office R&D Technology
-  Industrial R&D Technology
-  Heavy Industrial



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Planning Division  
Community Development Dept.  
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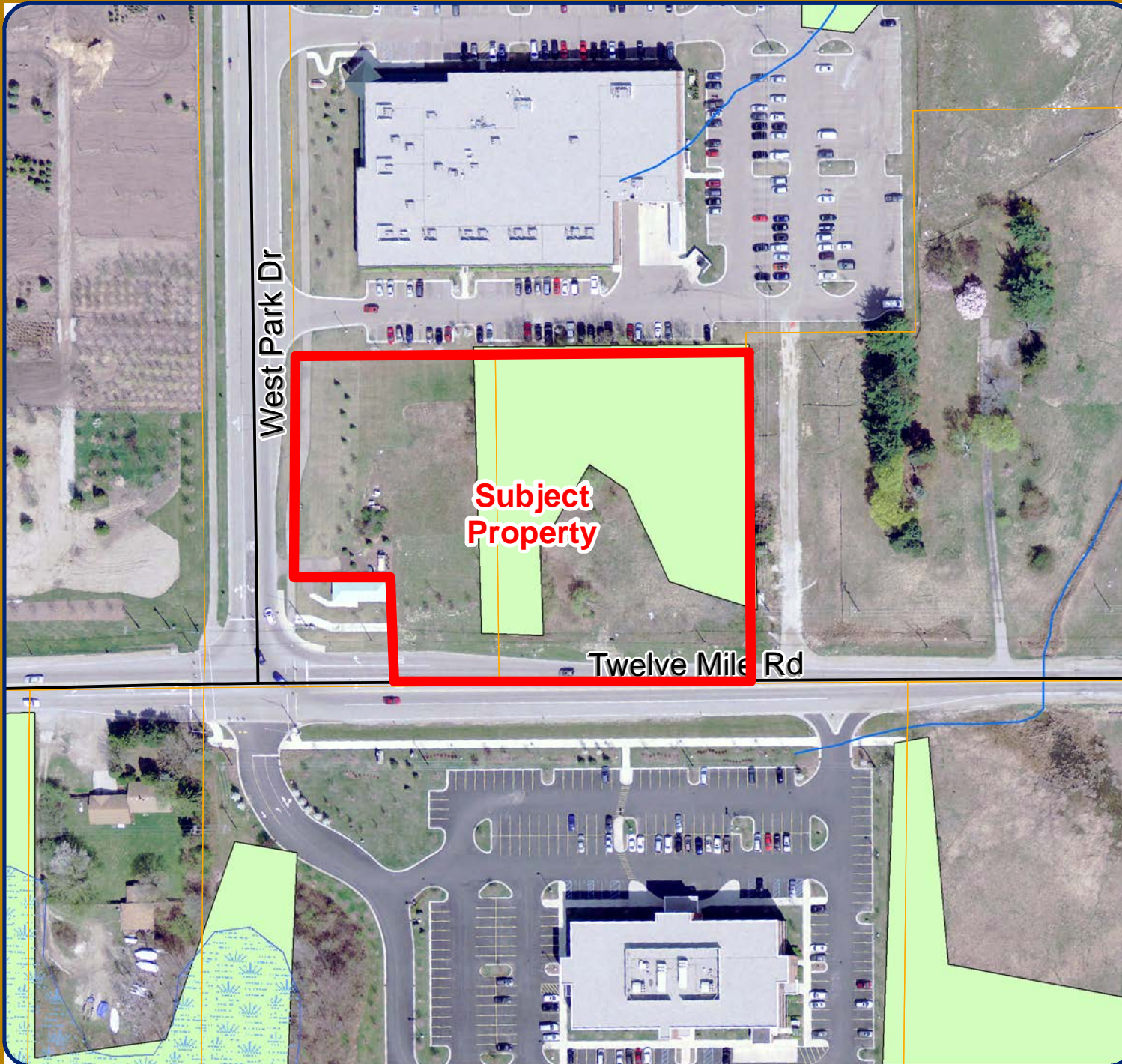
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# JSP14-14 West Park Storage Tank

## Natural Features



### Map Legend

 Subject Property

 Waterways

 Wetlands

 Woodlands



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Planning Division  
Community Development Dept.  
45175 W Ten Mile Rd  
Novi, MI 48375  
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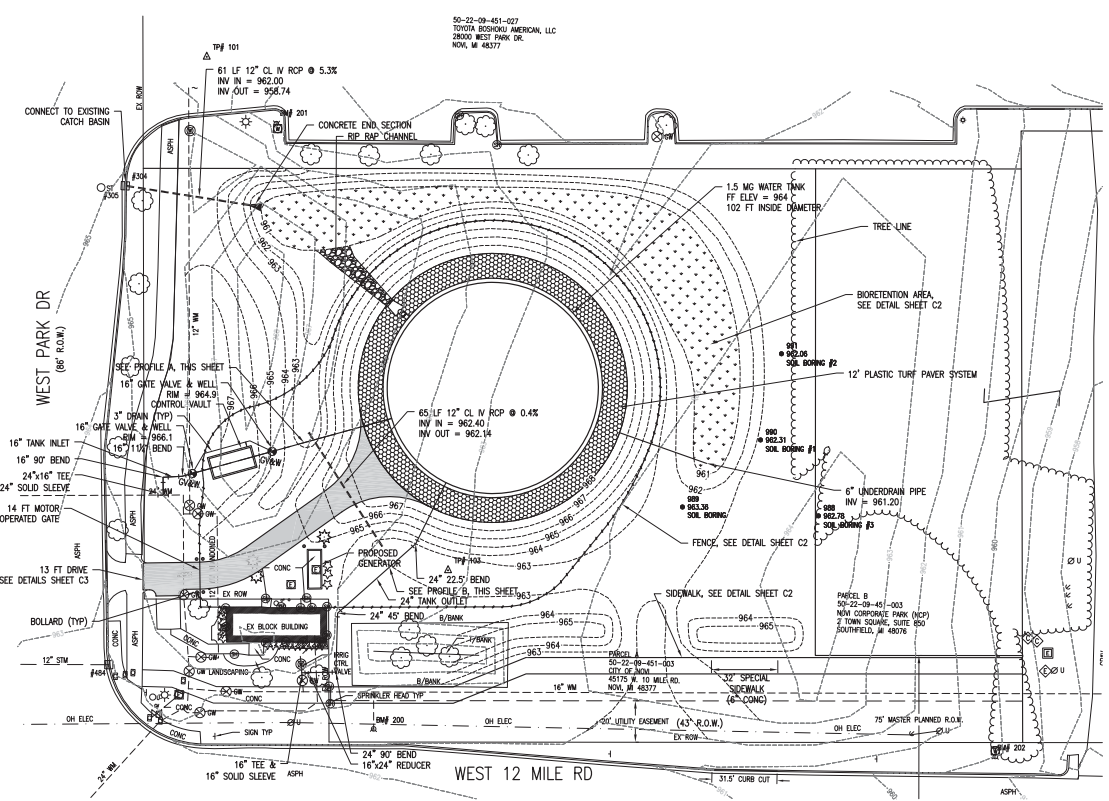
**SITE PLAN**

(Full plan set available for viewing at the Community Development Department)

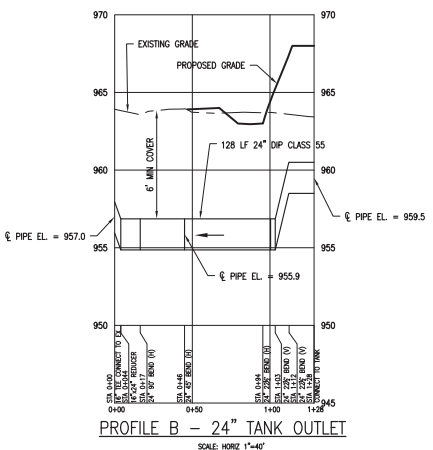
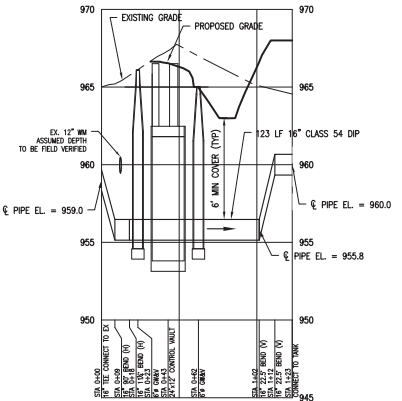
JOB BENCHMARK #200	
ARROW ON HYDRANT AT THE NE COR	
OF W 12 MILE & W PARK DR	
ELY 964.71	
JOB BENCHMARK #201	
ARROW ON HYDRANT AT SE SIDE	
OF CRT TO "ROCKING TOWER"	
ELY 965.24	
JOB BENCHMARK #202	
ARROW ON HYDRANT N SIDE	
OF 12 MILE RD 5' S OF ROW	
450' E. OF CL. W PARK DR	
ELY 961.84	
TRANSVERSE POINT #100	
N 30042.54	
E 13350552.42	ELEV 962.80
TRANSVERSE POINT #101	
N 304598.61	
E 13355587.83	ELEV 964.93
TRANSVERSE POINT #102	
N 304363.23	
E 13355601.96	ELEV 959.85
TRANSVERSE POINT #103	
N 300871.02	
E 13350717.29	ELEV 963.38

STORM SEWER STRUCTURE INVENTORIES	
#504 CATCH BASIN IN CURB 1/CAST 964.84	
12" CONC INV W 965.54	
#505 STORM MANHOLE 1/CAST 985.07	
15" CONC INV E 980.97	
15" CONC INV W 980.87	
#484 CATCH BASIN IN CURB 1/CAST 962.43	
12" CONC INV W 957.63	

WATER MAIN STRUCTURE INVENTORIES	
#533 FIRE HYDRANT F.G. 962.28	
#721 FIRE HYDRANT F.G. 962.75	
#939 FIRE HYDRANT F.G. 969.09	
#500 GATE WELL 1/CAST 963.00	
0.1P 1/2" I.D. W 963.70	
FULL OF WATER, CAN'T TELL SIZE OF PIPE	
#563 GATE WELL 1/CAST 963.04	
0.1P 1/2" I.D. W 964.64	
FULL OF WATER, CAN'T TELL SIZE OF PIPE	
#566 GATE WELL 1/CAST 963.74	
0.1P 1/2" I.D. W 97.74	
FULL OF WATER, CAN'T TELL SIZE OF PIPE	
#581 GATE WELL 1/CAST 964.33	
0.1P 1/2" I.D. W 957.43	
FULL OF WATER, CAN'T TELL SIZE OF PIPE	
#582 GATE WELL 1/CAST 963.87	
0.1P 1/2" I.D. W 957.87	
FULL OF WATER, CAN'T TELL SIZE OF PIPE	
#640 GATE WELL 1/CAST 964.36	
0.1P 1/2" I.D. W 968.36	
FULL OF WATER, CAN'T TELL SIZE OF PIPE	
#641 GATE WELL 1/CAST 965.27	
0.1P 1/2" I.D. W 968.97	
FULL OF WATER, CAN'T TELL SIZE OF PIPE	
#788 GATE WELL 1/CAST 962.12	
0.1P 1/2" I.D. W 968.12	
FULL OF WATER, CAN'T TELL SIZE OF PIPE	



PROPOSED SITE PLAN  
SCALE: 1" = 30'



- NOTES:
- REMOVE ALL TREES, BUSHES, AND OTHER VEGETATION IN ACCORDANCE WITH SHEET C5.
  - RESTRAIN ALL PIPE.



PROJECT NO.	0165-212010
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
DATE	

COUNTY	COLUMBIA
CITY	WATERLOO
PROJECT NAME	WEST PARK DRIVE WATER STORAGE RESERVOIR & PUMPING STATION MODIFICATIONS
DATE	05/12/2025

OWNER	CITY OF WATLOO
DESIGNER	OHM ADVISORS
PROJECT ADDRESS	34000 Plymouth Road   Livonia, MI 48150   P: (734) 322-6711   F: (734) 522-6427
WWW	WWW.OHM-ADVISORS.COM

WEST PARK DRIVE WATER STORAGE RESERVOIR & PUMPING STATION MODIFICATIONS PROPOSED SITE PLAN AND PIPE PROFILES  
DATE: 05/12/2025  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]

WEST PARK DRIVE WATER STORAGE RESERVOIR & PUMPING STATION MODIFICATIONS PROPOSED SITE PLAN AND PIPE PROFILES  
DATE: 05/12/2025  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
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## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

May 19, 2014

## Planning Review

West Park Water Storage Tank

SP 14-14

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### Petitioner

City of Novi

### Review Type

Preliminary/Final Site Plan

### Property Characteristics

- Site Location: Northeast corner of West Park and Twelve Mile Road (Section 9)
- Site School District: Novi Community Schools
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, East and West: I-1; South: OST Office Service Technology
- Site Use(s): Municipal use including pump station
- Adjoining Uses: North: Toyota Boshoku; South: Keystone Medical Center; East: vacant land a part of the Novi Corporate Park; West: Great Lakes Landscaping
- Site Size: Approximately 2.8 acres
- Plan Date: 04-18-14

### Project Summary

The applicant is proposing to construct a water storage reservoir and replace pump at the existing pump station located on the northeast corner of West Park and Twelve Mile Road. The 2.8 acre site will contain one expanded access off of West Park Drive, a six foot wrought iron security fence, and a new sidewalk along Twelve Mile Road.

The easterly .6 acres of the site as shown is not required for construction of the water storage tank and contains no proposed improvements. .54 acres of the .6 acres will be conveyed to the adjacent property owner to the east and combined with the adjacent parcel as part of the City's acquisition of the westerly portion of the site. The right-of-way will be retained by the City in the transaction.

By law, staff understands the City is not obligated to strictly comply with the requirements of its Zoning Ordinance. The following review discusses compliance with the ordinance and it comments on the potential impacts of Ordinance deviations. This review is intended to provide guidance to the Planning Commission for its review of the project. The State of Michigan Municipal Planning Act requires Planning Commission approval of all proposed municipal streets, parks, open spaces, buildings or structures. If the Planning Commission denies approval, the City Council, or other board or commission authorized to enable construction, may override the Planning Commission with a 2/3 vote.

### Recommendation

Approval of the ***Preliminary and Final Site Plan is recommended.*** There are minor planning related items the applicant should address at the time of Stamping Set Plan submittal.

### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1 Light Industrial District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below are noted for the applicant and Planning Commission.

1. Noise Impact Statement: Municipal uses including water reservoirs require the submission of a Noise Impact Statement. In this case, the Community Development Department recommends that the Planning Commission grant a waiver of the Noise Impact Statement requirement, as requested by the applicant. The proposed use will not add any noise-generating buildings or equipment and no other measurable noise is expected as a result of this Special Land Use Permit. The Planning Commission may waive this requirement as the applicant has submitted a written statement requesting the waiver per Section 2519.10.
2. Woodlands. There are regulated woodlands on the site; however no significant vegetation will be removed and six native species trees are proposed to enhance the site.
3. Site Lighting: **The applicant should provide a photometric plan that meets requirements for the proposed lighting.**
4. Property Combination: The Planning Division recommends that the **applicant pursue a lot combination with the properties to assemble the two lots into one for development purposes.** The applicant should create this parcel prior to Stamping Set approval.

### Special Land Use Considerations

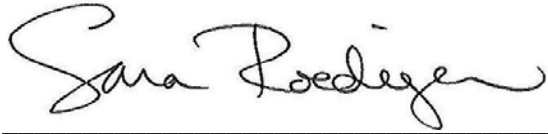
Municipal uses including water reservoirs are special land uses in the I-1 District and fall under the Special Land Use requirements of Section 1903. Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:

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

**Pre-Construction Meeting**

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or [sroediger@cityofnovi.org](mailto:sroediger@cityofnovi.org).



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Sara Roediger, AICP – Planner

Attachments: Planning Review Chart  
Lighting Review Chart

**Planning Review Summary Chart**  
 West Park Storage Tank JSP#14-14  
 Preliminary/Final Site Plan Review  
 Plan Date: 04-18-14

Item	Proposed	Meets Requirements?	Comments
<b>Master Plan</b> Office, Research Development & Technology	No change	Yes	
<b>Zoning</b> I-1	No change	Yes	
<b>Use</b> Uses listed in Sec. 1901, 1902 & 1903	Water Storage Tank	Yes	Municipal uses including water reservoirs are special land uses & require a public hearing
<b>Noise Impact Statement</b> (Sec. 2519.10.c.) Noise impact statement required for all Special Land Use approvals	Applicant requests a waiver from this requirement	If Planning Commission grants waiver as recommended by staff	The applicant has submitted a written statement requesting the waiver
<b>Building Height</b> (Sec. 2400) 40 feet	32 ft.	Yes	
<b>Min. Building Setbacks</b> (Sec. 2400)			
Front (West/West Park): 40 ft.	55+ ft.		
Rear (East): 20 ft.	95+ ft.		
Side (North): 20 ft.	25+ ft.		
Exterior Side (South/12 Mile): 40 ft.	55+ ft.		
<b>Number of Parking Spaces</b> (Sec. 2505) The Zoning Ordinance does not address parking for municipal uses	Parking spaces not provided	Not applicable	Parking spaces are not required for this type of use  The plans provide for an access drive into the site, which would be used for the parking of maintenance vehicles when the need arises
<b>Parking Space Dimensions</b> (Sec. 2506) 9 ft. x 19 ft. (17 ft. permitted with 4 in. curb & 2 ft. overhang)	Parking spaces not provided	Not applicable	
<b>Bicycle Parking Facilities</b> (Sec. 2526) 10% or min. 8 spaces	Parking spaces not provided	Not applicable	
<b>Barrier Free Spaces</b> (ADA standard) 1 van accessible space	Parking spaces not provided	Not applicable	
<b>Barrier Free Space Dimensions</b> (Barrier Free Code) 8 ft. wide with an 8 ft. wide access aisle for van accessible	Parking spaces not provided	Not applicable	
<b>Barrier Free Signs</b> (Barrier Free Design Graphics Manual)	Parking spaces not provided	Not applicable	

Item	Proposed	Meets Requirements?	Comments
1 barrier free sign per space			
<b>Woodlands</b> (City Code Chpt. 37) Replacement of removed trees	Six new native species trees	Yes	There are regulated woodlands onsite; however no significant vegetation will be removed
<b>Fence</b> (Sec. 2515) Nonresidential fences shall not extend into a front or exterior side yard or exceed 8 ft. in height	6 ft. wrought iron security fence surrounding the storage tank, connecting to the existing block building	Fence required for drinking water security	
<b>Loading Spaces</b> (Sec. 2507) Loading shall be in the rear yard	Loading space not provided	Not applicable	
<b>Loading Space Screening</b> (Sec. 2302A.1) Shielded from rights of way & adjacent properties	Loading space not provided	Not applicable	
<b>Accessory Structure Setback-Dumpster</b> (Sec. 2503) Setback a minimum of 10 ft. from any building unless structurally attached to the building & setback the same as parking from all property lines	Dumpster not provided	Not applicable	
<b>Dumpster Requirements</b> (Chap. 21, Sec. 21-145) Screening of not less than 5 ft. on 3 side, interior bumpers or posts must be shown, enclosure to match building materials & be at least 1 ft. taller than height of refuse bin	Dumpster not provided	Not applicable	
<b>Sidewalks</b> (Bicycle & Pedestrian Master Plan & Non-Motorized Plan) 6 ft. sidewalk required along West Park & 12 Mile	Existing sidewalk along West Park & portion of 12 Mile, proposed on remainder of 12 Mile	Yes	
<b>Exterior Lighting</b> (Section 2511) Photometric plan required at FSP	1 pole mounted, several building mounted lights	Information needed	Refer to lighting chart for comments
<b>Property Combination</b> The project consists of two properties that should be combined under common ownership	Two separate parcels	Information needed	The parcels should be combined into one prior to Stamping Set approval
<b>Signs</b> (Chpt. 28) Signs are not regulated by the Planning Division or Planning Commission	None shown, If proposed exterior signs require a permit	If a sign is proposed, contact Jeannie Niland at 248.347.0438 or <a href="mailto:jniland@cityofnovi.org">jniland@cityofnovi.org</a> for information	

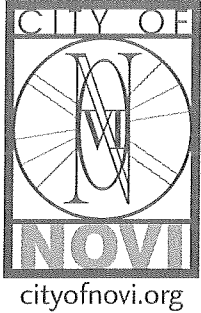


**Lighting Review Summary Chart**

Required	Meets Requirements?	Comments
<b>Intent</b> (Sec. 2511.1) Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Yes	
<b>Lighting Plan</b> (Sec. 2511.2.a.1) Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Yes	
<b>Lighting Plan</b> (Sec.2511.2.a.2) Specifications for all proposed & existing lighting fixtures: <ul style="list-style-type: none"> <li>▪ Photometric data</li> <li>▪ Fixture height</li> <li>▪ Mounting &amp; design</li> <li>▪ Glare control devices</li> <li>▪ Type &amp; color rendition of lamps</li> <li>▪ Hours of operation</li> <li>▪ Photometric plan</li> </ul>	Yes	
<b>Required Conditions</b> (Sec. 2511.3.a) Height not to exceed maximum height of zoning district (40 ft.) or 25 ft. where adjacent to residential districts or uses	Information needed	
<b>Required Conditions</b> (Sec. 2511.3.b) <ul style="list-style-type: none"> <li>▪ Electrical service to light fixtures shall be placed underground</li> <li>▪ Flashing light shall not be permitted</li> <li>▪ Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site's hours of operation</li> </ul>	Information needed	
<b>Required Conditions</b> (Sec.2511.3.e) Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	Information needed	
<b>Required Conditions</b> (Sec. 2511.3.f) Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	Yes	
<b>Min. Illumination</b> (Sec. 2511.3.k) <ul style="list-style-type: none"> <li>▪ Parking areas: 0.2 min</li> <li>▪ Loading &amp; unloading areas: 0.4 min</li> <li>▪ Walkways: 0.2 min</li> <li>▪ Building entrances, frequent use: 1.0 min</li> <li>▪ Building entrances, infrequent use: 0.2 min</li> </ul>	Yes	
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 2511.3.k) When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
<b>Cut off Angles</b> (Sec. 2511.3.1.2) All cut off angles of fixtures must be 90° when adjacent to residential districts	Yes	

## ENGINEERING REVIEW

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# PLAN REVIEW CENTER REPORT

May 19, 2014

## Engineering Review

West Park Drive Water Storage Reservoir  
JSP14-14

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### Petitioner

City of Novi, property owner

### Review Type

Preliminary Site Plan

### Property Characteristics

- Site Location: N. of Twelve Mile Road and E. of West Park Drive
- Site Size: ≈ 1.9 acres
- Plan Date: May 5, 2014

### Project Summary

- Construction of a 1.5 million gallon water storage tank and associated facilities.
- Storm water would be directed to an on-site bioretention area with an outlet to the storm sewer on West Park Drive.

### Recommendation

**Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.**

### Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be considered at the time of Final Site Plan submittal:

#### General

1. Please note that additional technical review regarding the Water Storage Tank details will be provided at a later date.
2. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
3. Consider relocating the tree plantings on West Park Drive outside of the existing water main easement.
4. Please note that the callout for the bioretention area on sheet C8 refers to a missing detail on sheet C2.

Storm Sewer

5. There appears to be an inconsistency between the elevations shown for storm manhole #305 (t/cast 985.07) and catch basin #304 (t/cast 964.84) which is approximately 10 feet away.
6. Consider providing a four (4) foot diameter inlet structure set at the high water elevation in lieu of the provided end section.
7. Provide a profile of the proposed storm sewer on the plan set.

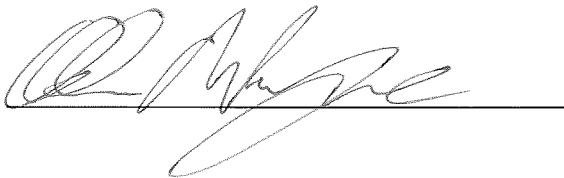
Storm Water Management Plan

8. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
  - a. Strongly consider providing the bioretention area basis of design on the plan set.
  - b. Consider providing undrain and aggregate storage in the proposed bioretention area if the soil borings report notes a low in-situ soil infiltration rate that may result in excessive or prolonged ponding.
9. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H). Verify the access route does not conflict with proposed landscaping.
  - a. Consider reinforcing the maintenance access route to accommodate heavy equipment.

Paving & Grading

10. Revise the side walk cross-section to indicate four (4) inches of 4000 psi concrete (8" thick through commercial/industrial drives) over six (6) inches of 21AA crushed limestone meeting MDOT gradation specifications. The stone base shall extend a minimum of 6" beyond the forms.

Please contact Adam Wayne at (248) 735-5648 with any questions.



cc: Ben Croy, Engineering  
Brian Coburn, Engineering  
Sarah Roediger, Community Development Department  
Tim Kuhns, Water & Sewer Department

## LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

May 6, 2014

## Preliminary Site Plan

West Park Water Storage Reservoir

### Review Type

Preliminary Landscape Review

### Property Characteristics

- Site Location: West Park at Twelve Mile
- Site Zoning: I-1 – Light Industrial
- Surrounding Zoning: I-1 - Light Industrial
- Plan Date: April 18, 2014

### Recommendation

Approval of the Preliminary Site Plan for the West Park Water Storage Tank JSP14-14 is recommended.

### Ordinance Considerations

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

1. A 25' wide greenbelt is required along the road frontage. This requirement has been met.
2. A 3' tall berm should be placed along both road frontages. This requirement has been met along Twelve Mile. Due to the need for visibility and security of the public facility, no berm is proposed along West Park Road.
3. Right-of-way greenbelt plantings have been provided per the ordinance requirements.
4. A canopy tree or large evergreen is required at 1 per 40' of frontage. This requirement has been met.
5. An understory tree is required at 1 per 30' of frontage. This requirement has been met.

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

1. One street tree is required per 45 linear feet of road frontage. Existing street trees along West Park will be preserved. Street trees along Twelve Mile have been disallowed by the Road Commission for Oakland County, the agency of jurisdiction.
2. A sidewalk has been provided along the Twelve Mile frontage.

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

1. No parking landscape is required.

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

1. Perimeter Parking Lot Canopy Trees are not required.

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

1. No public buildings are proposed.

#### Plant List (LDM)

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

**Planting Notations and Details (LDM)**

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

**General**

1. The Applicant has proposed a bioretention storm area with appropriate plantings. Staff supports the placement of the basin and native plantings.
2. The site does have regulated woodlands toward the east side. These woodlands are not of high quality and are mostly understory volunteer brush with multiple standing dead trees. Much of the vegetation would be considered invasive species. Staff has met with the designer and project manager on the site to determine a reasonable plan for installing the facility in an environmentally sound way. A significant portion will remain undisturbed. Six (6) native species trees are proposed as woodland replacements to enhance the site.

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

Reviewed by: David R. Beschke, RLA

FACADE REVIEW

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May 15, 2014

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

Re: **FACADE ORDINANCE - Facade Review –Final S.P.**  
**West Park Water Storage Tank, PSP14-00XX**  
 Façade Region: 1, Zoning District: I-1.

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by OHM, dated 4/30/14. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold..

	All Facades				Ordinance Maximum (Minimum)
Brick	100%				100% (30% Min)

**Recommendation:** As shown above all facades are in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for this project

**Notes to the Applicant:**

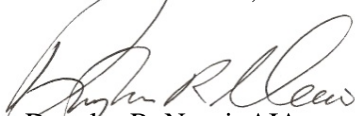
1. It should be noted that all roof top equipment must be screened from view using materials consistent with the building design.

2. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. 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>.

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

Sincerely,  
 DRN & Associates, Architects PC

  
 Douglas R. Necci, AIA

## FIRE REVIEW

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May 6, 2014

TO: Barbara McBeth- Deputy Director of Community Development  
Kristen Kapelanski- Plan Review Center  
Sara Roediger- Plan Review Center

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
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Jeffery R. Johnson

**Assistant Chief of Police**  
Victor C.M. Lauria

**Assistant Chief of Police**  
Jerrod S. Hart

RE: West Park Water Storage

JSP#14-14

**Project Description:** Addition of a 1.5 Million Gallon Above Ground Tank.

**Comments:** None

**Recommendation:** Recommended for Approval

Sincerely,

Joseph Shelton- Fire Marshal  
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT NOISE IMPACT STATEMENT WAIVER REQUEST



May 7, 2014

Re: Request of Waiver to the Noise Impact Statement

Attn: City of Novi Planning Department

This letter serves as the formal request of a waiver to the Noise Impact Statement as the proposed West Park Water Storage Tank will not add any noise-generating buildings or equipment and no other measurable noise is expected as a result of this Special Land Use Permit. This development will conform will all sections of the City of Novi Zoning ordinance Section 2519.10 as follows:

*Noise Disturbances.*

*No activity, operation or use of land, open body of water, buildings or equipment shall make, continue or cause to be made or continue, any noise disturbance or allow to be emitted, sound from any source or combination of sources other than a motor vehicle registered for use on public highways, which when measured in accordance with the procedure described in this section exceeds the sound level limits in Table A, below. The measurements made are to be evaluated under Table A based upon the zoning of the property receiving the emitted sound.*

Please let me know if you have any questions or concerns in relation to this matter.

Sincerely,

WATER AND SEWER DIVISION

Timothy Kuhns, P.E.  
Water and Sewer Senior Engineer

Enclosures

cc: Rob Hayes, P.E., DPS Director/City Engineer

**CITY COUNCIL**

**Mayor**  
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**Mayor Pro Tem**  
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Wayne Wrobel

Laura Marie Casey

Gwen Markham

**Interim City Manager**  
Victor Cardenas

**Director of Public Services/  
City Engineer**  
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cityofnovi.org