

MEMORANDUM

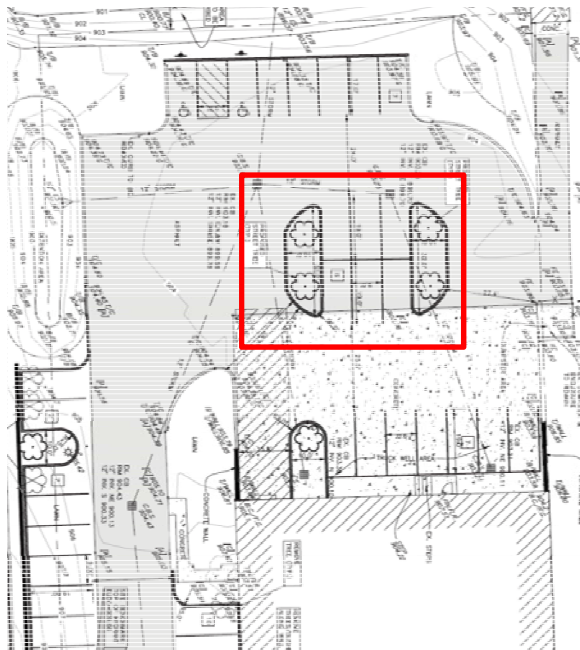


TO: MEMBERS OF THE PLANNING COMMISSION
THRU: BARBARA MCBETH, *A/CP*, CITY PLANNER
FROM: SRI RAVALI KOMARAGIRI, PLANNER
SUBJECT: JSP 18-74 SLI MEDICAL OFFICE BUILDING
DATE: OCTOBER 25, 2019

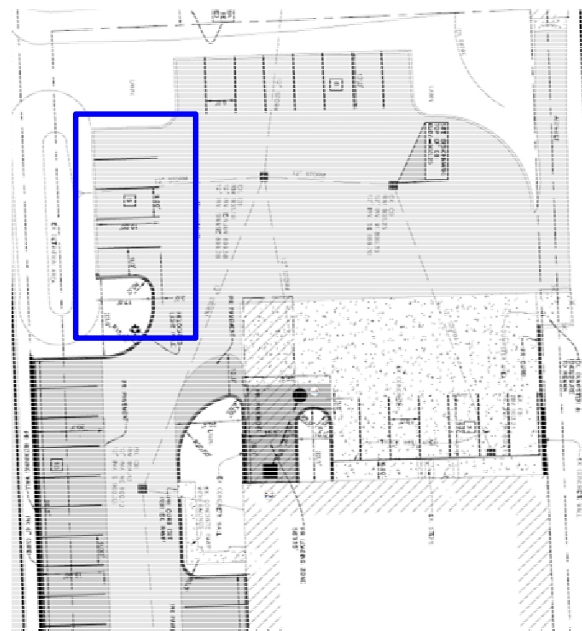
The purpose of this memo is to provide some background information on the applicant's request for approval of a revised site layout. The Planning Commission approved the Preliminary Site Plan and the storm water management plan at their June 12, 2019 meeting. Action summary is listed at the end of this letter.

The approval motion required the applicant to submit a truck circulation diagram as part of the final site plan. In order to address this comment, the applicant noted that the removal of proposed landscape islands is warranted to allow reasonable space for truck maneuvering. The current revised plan no longer proposes end islands north of the building enclosed on the red box in the image below. The parking spaces are relocated to west as indicated in the blue box. The plan as currently proposed meets the Ordinance requirements and previously approved waivers, but it is slightly different from the site layout from the Planning Commission approval.

PREVIOUS APPROVED LAYOUT



CURRENT REVISED LAYOUT



The revisions resulted in loss of green space in two locations:

- a. The loss of two end islands resulted in reduction of green space by approximately 600 square feet of landscaped area and the removal of four proposed trees.
- b. The curb south of the loading area is now pulled back to enable safe truck turning movements, but it resulted in the loss of green space.

However, the applicant has closely worked with our landscape architect and addressed the entire comments listed in the review letters. All reviews are recommending approval at this time to move forward to electronic stamping sets.

The Planning Commission is asked to approve the revised site plan, supported by staff to allow the applicant to move forward with the site plan approval process. The following motion is suggested for approval

Approval – Revised Preliminary Site Plan

In the matter of request of SLI Medical for JSP 18-74 SLI Medical Office Building, motion to approve the Revised Preliminary Site Plan based on and subject to the following:

1. 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 electronic stamping set submittal; and

(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.)

JUNE 12, 2019 PLANNING COMMISSION MEETING ACTION SUMMARY

The Planning Commission approved the Preliminary Site Plan and the storm water management plan at their June 12, 2019 meeting based on the following motion:

In the matter of request of SLI Medical for JSP 18-74 SLI Medical Office Building, motion to approve the Preliminary Site Plan based on and subject to the following:

1. The applicant shall revise the layout to provide a minimum of 75 parking spaces including the minimum required barrier free spaces at the time of final site plan;
2. **The applicant shall provide a truck circulation diagram as noted in the Traffic review letter at the time of final site plan;**
3. Traffic waiver to allow Parking study in lieu of performing a Traffic Impact study because the change in number of trips from existing use is not significant, which is hereby granted;
4. The applicant shall provide a revised landscape plan, subject to approval of the City's Landscape Architect, that complies with the following landscape waivers, at the time of final site plan approval:
 - c. Landscape waiver from Sec. 5.5.3.B.ii for lack of street trees along Grand River Avenue frontage due to conflicts with existing utilities in right-of-way, which is hereby granted;
 - d. Landscape waiver from Sec. 5.5.3.C.iv for not meeting the minimum required parking lot perimeter trees due to a lack of room between the parking and the west property line, provided that the applicant work with the City's landscape architect to maximize number of trees along other areas of the parking lot, which is hereby granted;
 - e. Landscape waiver from Sec. 5.5.3.B.ii for reduction in required greenbelt width along Grand River Avenue due to existing conditions which were previously approved, which is hereby granted;
 - f. Landscape waiver from Sec. 5.5.3.B.ii for lack of berm along Grand River Avenue, due to existing grading which is not changing, which is hereby granted;
 - g. Landscape waiver from Sec 5.5.3.D. for proposing less than 75% of the building foundation with landscaping, and locating some foundation area away from the building along the existing berm facing Grand River Avenue, which is hereby granted;
5. Zoning Board of Appeals variance from Section 5.2.12. for reduction of minimum required parking for the proposed use (122 spaces required, 75 spaces proposed);
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.

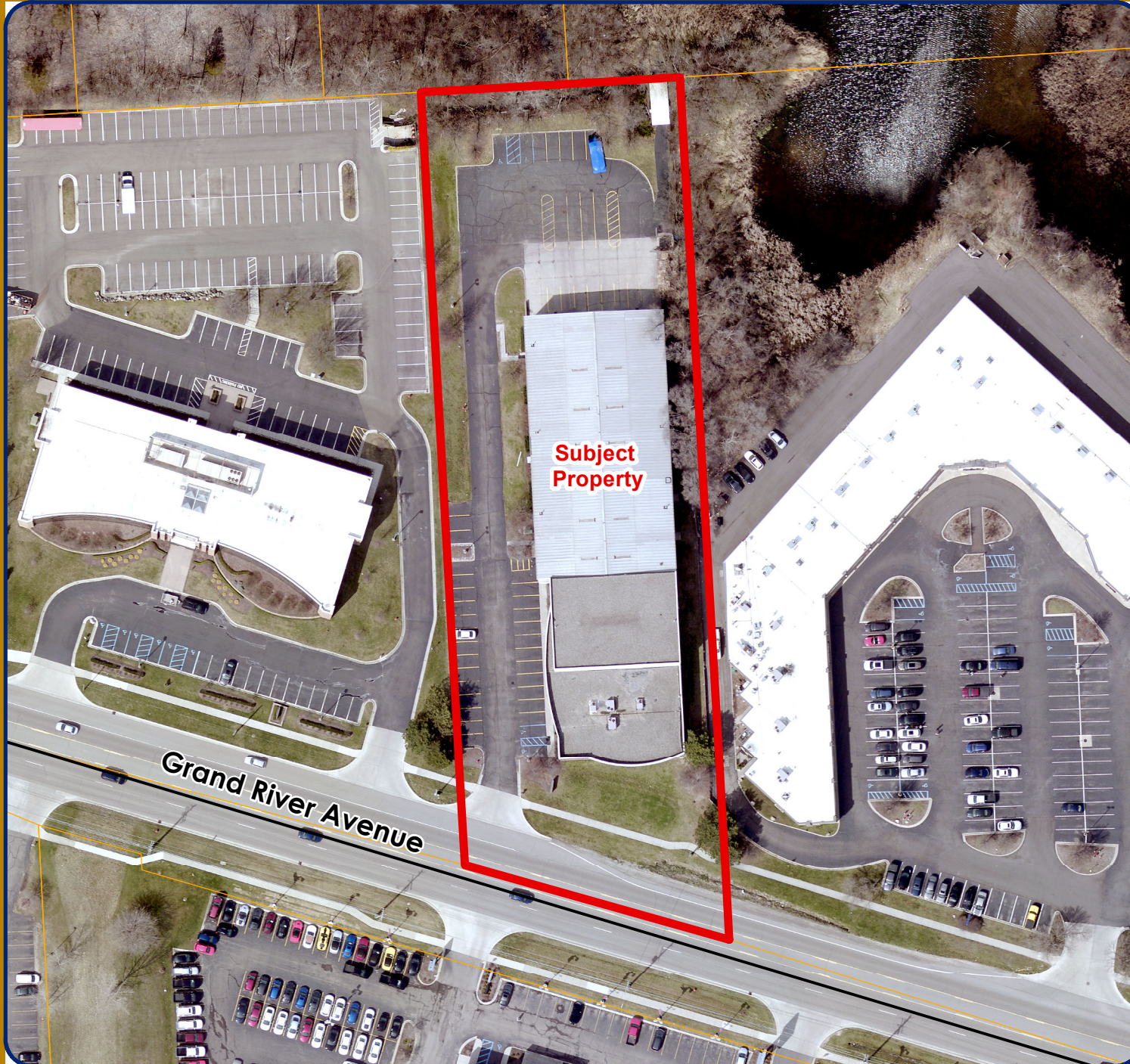
This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

1. In the matter of request of SLI Medical for JSP 18-74 SLI Medical Office Building, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. 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.

MAPS
Location

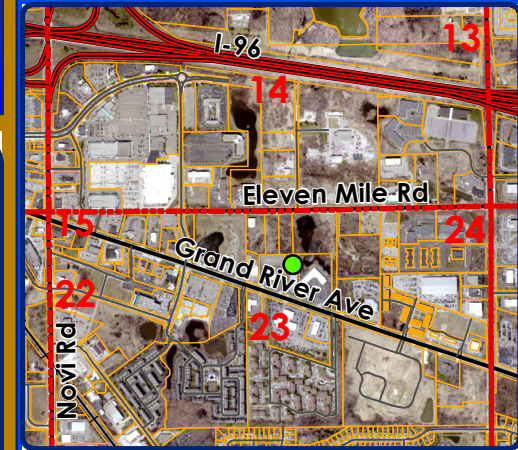
JSP 18-74 SLI MEDICAL OFFICE BUILDING

Location



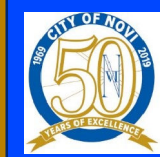
Subject Property

Grand River Avenue



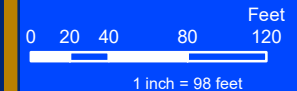
LEGEND

 Sections



City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

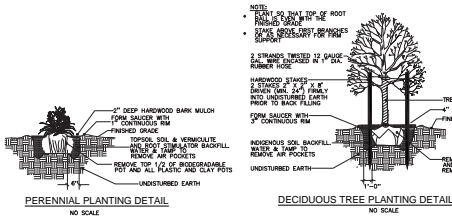
Map Author: Sri Komaragiri
Date: 06/07/19
JSP 18-74 SLI Medical Office Building
Version #: 1



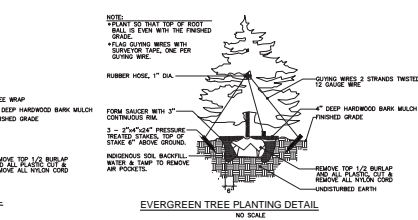
MAP INTERPRETATION NOTICE

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.

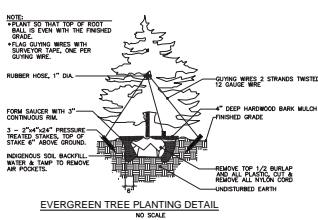
PREVIOUSLY APPROVED SITE LAYOUT



PERENNIAL PLANTING DETAIL
NO SCALE



DECIDUOUS TREE PLANTING DETAIL
NO SCALE



EVERGREEN TREE PLANTING DETAIL
NO SCALE

PLANT NOTES:

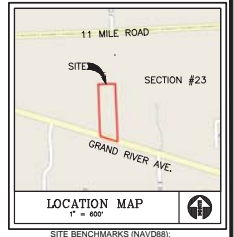
- PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 2" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z66.1-1986).
- PLANTING POCKETS SHALL BE DUG SO THAT THE POCKET DIAMETER IS A MINIMUM OF 24" LARGER THAN THE ROOT BALL AND THE SIDES OF POCKET ARE VERTICAL AND FRACTURED INDIGENOUS SOILS SHALL BE TAMPED AND WATERED DURING BACK FILLING PROCEDURE.
- PLANTING POCKETS SHALL BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. SAUCER SHALL BE MADE ON THE EDGES OF PLANTING POCKET.
- TREES SHALL BE GUYED WITH TWO STRANDS TWISTED OF 13 GAUGE GALVANIZED WIRE. PROTECT THE TREE TRUNK WITH HOSE OR OTHER ACCEPTABLE MEANS. GUY TO TWO HARDWOOD 2" X 2" X 4" POSTS, DRIVEN 2' DEEP IN UNDISTURBED SOIL.
- MULCH SHALL BE GROUND OR SHREDDED HARDWOOD BARK, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING FOR PLANTING BEDS AND INDIVIDUAL TREE PLANTINGS.
- TREES SHALL BE MULCHED WITH MIN. 4" DEEP HARDWOOD BARK MULCH 30" DIAMETER CIRCLE AROUND THE TREE.
- SHRUBS SHALL BE MULCHED IN BEDS ACCORDING TO THE DETAIL. ON THIS SHEET, MULCH SHALL BE MIN. 4" DEEP HARDWOOD BARK. SEE LANDSCAPE PLAN FOR LOCATION OF PLANTING BEDS. SEE PLANTING DETAILS FOR INDIVIDUAL PLANTINGS.
- PLANTS SHALL BE QUARANTEED FOR ONE COMPLETE GROWING SEASON (12 MONTHS). DEAD MATERIALS SHALL BE REPLACED AS NEEDED PRIOR TO THE EXPIRATION OF THE GUARANTEE PERIOD, IN ACCORDANCE WITH THE LOCAL ORDINANCE REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE IN WRITING A LIST OF RECOMMENDED MAINTENANCE PROCEDURES FOR THE FIRST GROWING SEASON.
- REMOVE TOP 1/2 OF BURLAP ON ROOT BALL OR ALL IF WRAPPED IN PLASTIC COVERING AND/OR ALL NYLON CORD.
- PLANT MATERIALS SHALL BE USED IN COMPLIANCE WITH THE PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF COUNTY COOPERATIVE EXTENSION SERVICE. A COPY OF WHICH SHALL BE KEPT ON FILE WITH THE PLANNING OFFICIAL.
- SOO SHALL BE CERTIFIED TURF GRASS SOO COMPLYING WITH A S.P.A. SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOVED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE VISIBLE SOO OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOO SHALL BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. CUT SOO SHALL NOT BE PERMITTED TO DRY OUT AND SHALL BE LAD WITH 24 HOURS OF WHEN CUT. FERTILIZE AND WATER THE SOO AS REQUIRED DURING THE FIRST GROWING SEASON TO MAINTAIN A DENSE AND VIGOROUS GROWING SOO.
- PLANTING BED SOO. FOR ANNUALS SHALL BE SCREENED TOPSOIL. TO DETER WEED GROWTH DURING THE ESTABLISHMENT OF ANNUALS, APPLY A PRE-EMERGENT FERTILIZER OR EQUAL AFTER PLANTING ANNUALS, 2-3 TIMES PER GROWING SEASON, AT A RATE AS PER RECOMMENDATION OF PRODUCT MANUFACTURER.
- TREES OF 2" CALIPER AND GREATER SHALL BE WRAPPED WITH 6" WIDE KRAFT CREEPE. WRAP THE LOWER PARTS OF THE FIRST LIMBS AND THE TRUNK. OVERLAP HALF OF EACH SPIRAL WRAP TO FORM A DOUBLE WRAPPING, SECURE WRAPPING WITH TINE. DO NOT WRAP SPECIES SUBJECT TO BORERS.

NOTE: DETAILED LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT PRIOR TO FINAL SITE PLAN APPROVAL

NOTE: EXISTING TREES IMPACTED BY IMPROVEMENTS TO BE REPLACED OR TRANSPLANTED

TREES TO BE REMOVED=7
TREES TO BE PLANTED=10

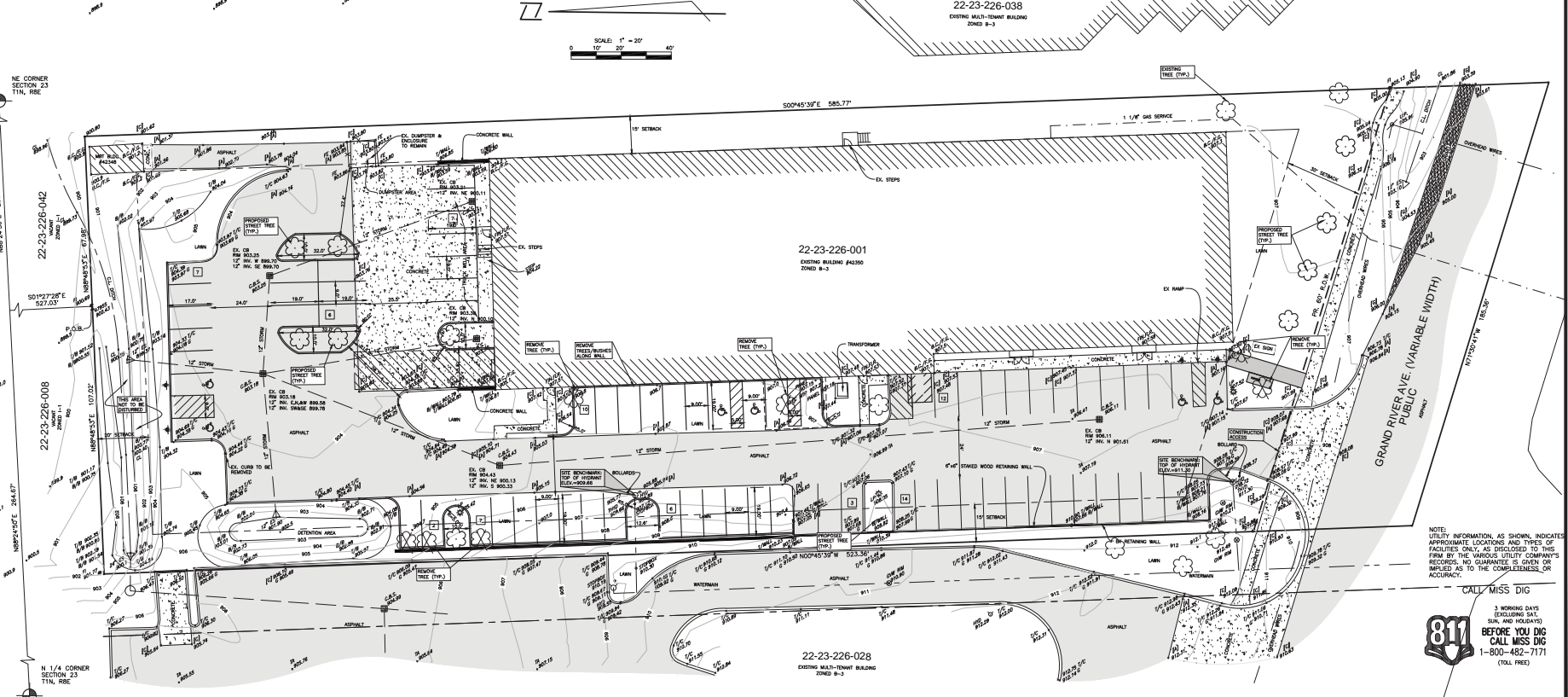
LEGEND



LOCATION MAP
1" = 600'

SITE BENCHMARKS (NAVD83):
1. TOP OF HYDRANT ON WEST SIDE OF SITE ENTRANCE
ELEV: 911.30
2. TOP OF HYDRANT ON WEST SIDE OF PARKING LOT APPROX. 250' NORTH OF GRAND RIVER SITE ENTRANCE
ELEV: 909.66

PARCEL DESCRIPTION
A PART OF THE NE 1/4 OF SECTION 23, 11N, 88E, CITY OF NOV, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N89°54'57"E 264.82 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AN D/T CENTERLINE OF ELEVEN MILE ROAD THENCE S01°27'28"E 527.03 FEET TO THE POINT OF BEGINNING; THENCE N89°54'57"E 57.8 FEET; THENCE S00°42'37"E 585.77 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE W17°54'17"E 186.38 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N00°49'39"W 523.38 FEET; THENCE N89°54'57"E 107.03 FEET TO THE POINT OF BEGINNING, CONTAINING 2.23 ACRES OF LAND, MORE OR LESS.



NE CORNER SECTION 23 11N, 88E
IMPROVEMENTS 234.67'
50192°28'E 327.03'
22-23-226-008
IMPROVEMENTS 107.00'
22-23-226-008
IMPROVEMENTS 244.67'
N 1/4 CORNER SECTION 23 11N, 88E

SCALE: 1" = 20'
1" = 20'
1" = 20'

22-23-226-038
EXISTING MULTI-TENANT BUILDING
ZONED B-3

22-23-226-001
EXISTING BUILDING #4300
ZONED B-3

22-23-226-028
EXISTING MULTI-TENANT BUILDING
ZONED B-3

NOTE: UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THE FIRM BY THE VARIOUS UTILITY COMPANIES' RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.

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○	APPROVAL
○	CONSTRUCTION
○	AS BUILT
REVISIONS	
DATE	REVISIONS
2/27/19	PER CLIENT
5/8/19	PER CITY

CLIENT
ARIS BERRIS
1072 EQUINE STRAIN DRIVE
SOUTH LYON, MI 480175
248-308-2846

PROJECT NAME
SLI MEDICAL

PROJECT NUMBER
C18-033.02

SHEET NAME
PRELIMINARY LANDSCAPE PLAN

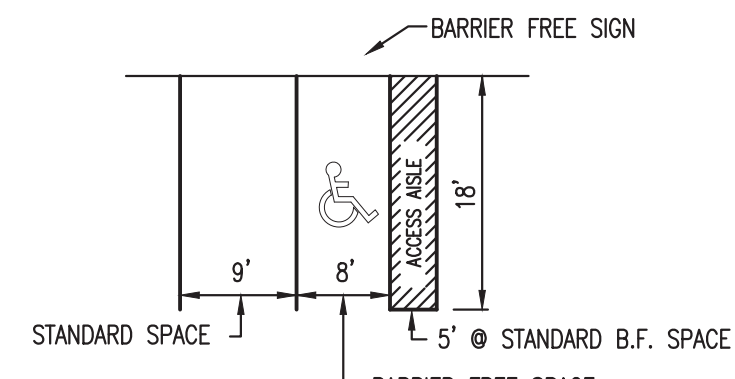
DRAWING SCALE: 1" = 20'
DATE: 09/25/18
PROJECT MANAGER: JSR, P.E.
DESIGNED BY: JUS, P.E.
DRAWN BY: JUS, P.E.
FIELD BY: BK, VA
CHECKED BY: TWOUBR, PE

SHEET NUMBER
1 OF 1

REVISED SITE LAYOUT

NOTES:

- SIGNING SHALL BE PLACED 2 FEET FROM CURB OR SIDEWALK EDGE.
- ALL SIGNS SHALL BE 7 FEET ABOVE THE FINAL GRADE.
- ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MMUTCD STANDARDS.
- SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12"x18" SHALL BE MOUNTED ON GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
- TRAFFIC CONTROL SIGNS SHALL USE FHWA STANDARD ALPHABET SERIES.
- TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.
- WHEN A STANDARD PARKING SPACE IS ADJACENT TO AN ACCESSIBLE SPACE, ABUTTING BLUE AND YELLOW STRIPES SHALL BE INSTALLED.
- ALL PAVEMENT MARKINGS SHALL BE 4" THICK AND YELLOW STRIPES TO MATCH EXISTING MARKINGS.
- THE LARGEST VEHICLE THAT WILL ACCESS THE SITE IS A WB-40 TRUCK.
- ALL WORK SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.
- SEE CITY OF NOVI DETAIL SHEETS FOR ALL PAVEMENT DETAILS.
- ALL BUSINESS, SERVICING OR PROCESSING, EXCEPT FOR OFF-STREET PARKING, LOADING/UNLOADING SHALL BE CONDUCTED WITHIN COMPLETELY ENCLOSED BUILDINGS.
- NO DEWATERING IS ANTICIPATED. IF THE NEED FOR DEWATERING IS ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.
- NOT NEW LIGHTING IS PROPOSED FOR THIS SITE.



TYP. PARKING SPACE LAYOUT
NO SCALE

BICYCLE PARKING: ONE SPACE PER 20 EMPLOYEES ON THE MAXIMUM SHIF, MINIMUM 2 SPACES.
46 TOTAL EMPLOYEES
46/20=2.3 SPACES NEEDED, 2 SPACES REQUIRED
USE INVERTED "U" DESIGN FOR BIKE RACK
LOADING ZONE= 10 SF PER FRONT OF BUILDING
LOADING ZONE=84'X10'=840 SF REQUIRED
PROPOSED LOADING ZONE= 56'X15'= 840 SF
BARRIER FREE PARKING REQUIREMENTS
PHYSICAL THERAPY AREA=1,150 SF
1,150 SF/167= 6.88=7 PT SPACES
20% X 7=1.4 SPACES=2 ADA SPACES REQUIRED
75 TOTAL SPACES - 7 PT SPACES=68 SPACES
3 ADA SPACES REQUIRED
TOTAL ADA SPACES REQUIRED=5 SPACES

PARCEL DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AN DTHE CENTERLINE OF ELEVEN MILE ROAD; THENCE S01°27'28"E 527.03 FEET TO THE POINT OF BEGINNING; THENCE N88°48'53"E 67.98 FEET; THENCE S00°45'39"E 585.77 FEET TO THE CENTERLINE OF GRANDE RIVER AVENUE; THENCE N71°30'41"W 185.36 FEET ALONG THE CENTERLINE OF GRANDE RIVER AVENUE; THENCE N00°45'39"W 523.36 FEET; THENCE N88°48'53"E 107.02 FEET TO THE POINT OF BEGINNING, CONTAINING 2.23 ACRES OF LAND, MORE OF LESS.

NOTE: THERE ARE NO WETLANDS LOCATED ON SITE PER THE NATIONAL WETLANDS INVENTORY MAPS

NOTE: NO FLOODPLAIN IS LOCATED ON SITE.

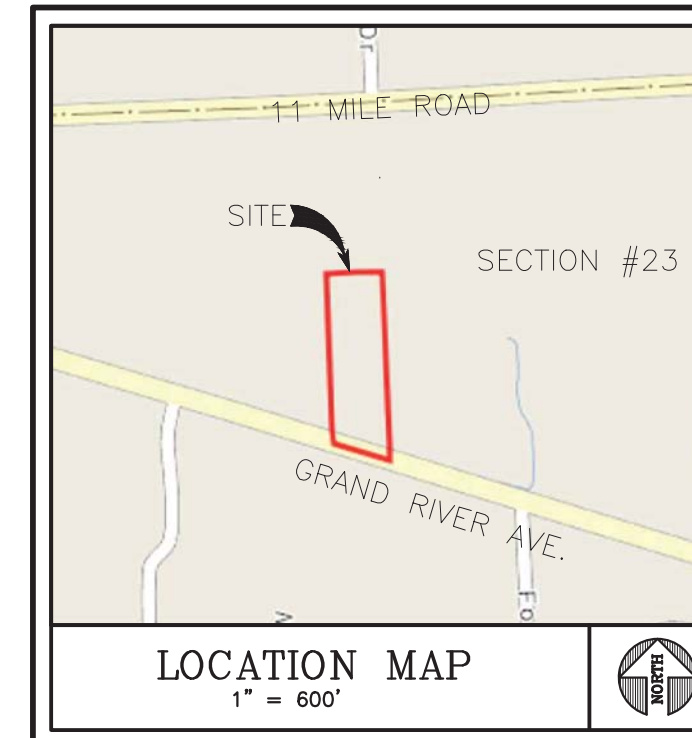
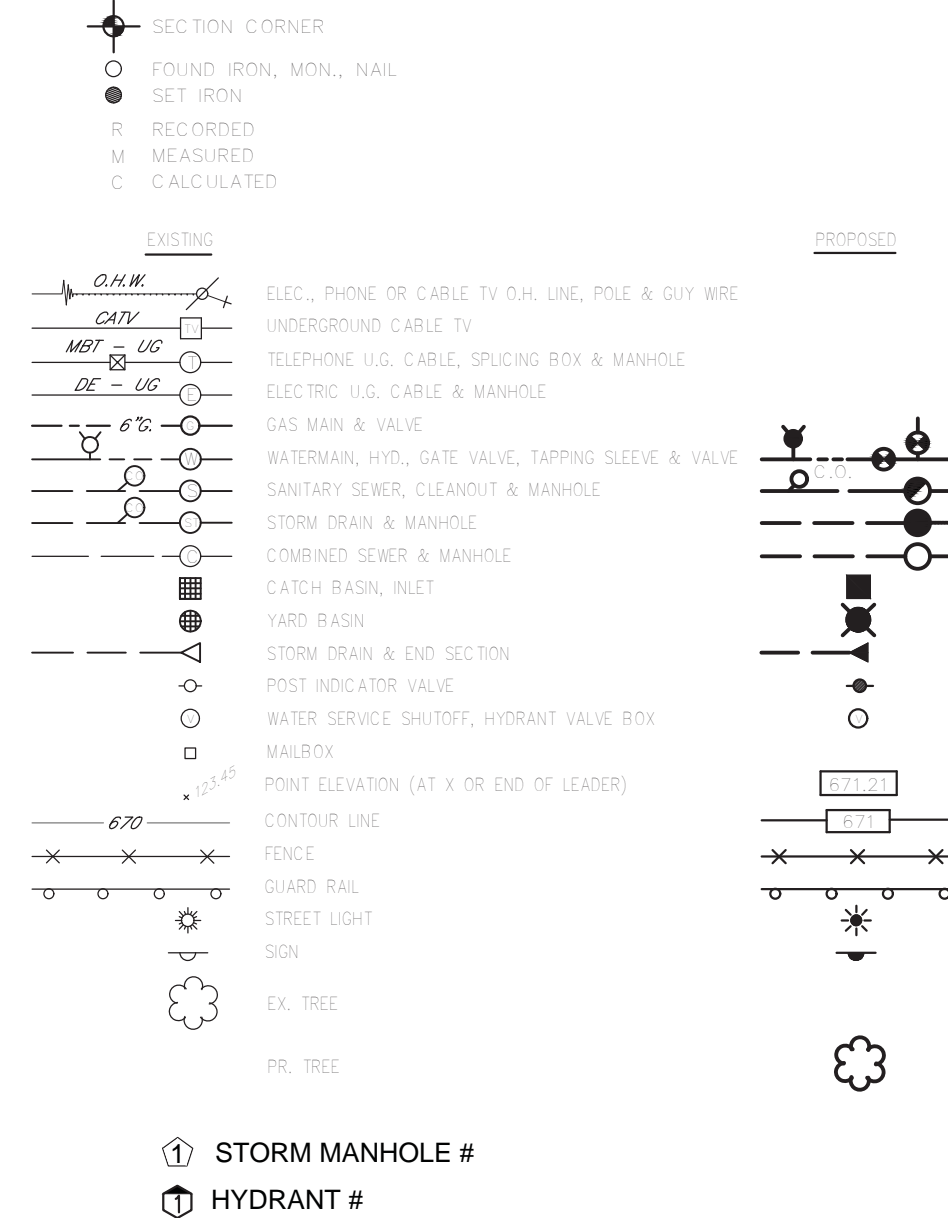
NOTE: NO REGULATED WOODLANDS ON SITE.

PARKING REQUIREMENTS:

1 SPACE PER 167 S.F. FLOOR AREA CLINIC
12,810 S.F. / 167 S.F. = 77 SPACES
1 SPACE PER 222 S.F. FLOOR AREA OFFICE
9,390 S.F. / 222 S.F. = 42 SPACES
1 SPACE PER EMPLOYEE = 3 SPACES
REQUIRED PARKING: 122 SPACES INCLUDING 5 ADA SPACES
EXISTING PARKING: 37 SPACES INCLUDING 4 ADA SPACES
PROPOSED PARKING: 38 SPACES INCLUDING 3 ADA SPACES
TOTAL ON-SITE PARKING: 75 SPACES INCLUDING 5 ADA SPACES

NOTE: A MINIMUM 64 PARKING SPACES ARE REQUIRED BASED ON A PARKING LOT STUDY. SEE PARKING NEEDS ASSESSMENT BY RICH & ASSOCIATES PARKING CONSULTANTS DATED 12/12/18

LEGEND



SITE BENCHMARKS (NAVD88):

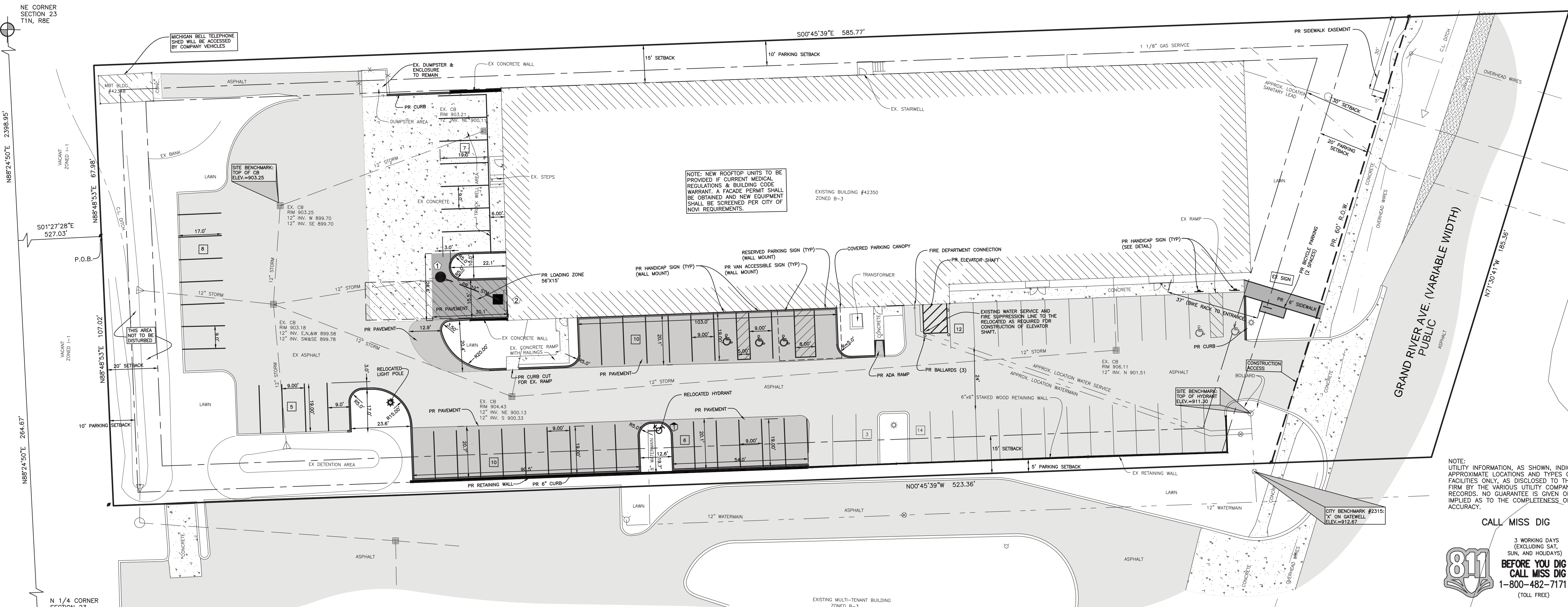
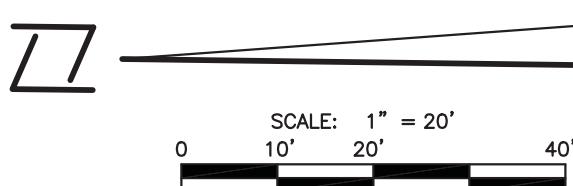
- TOP OF HYDRANT ON WEST SIDE OF SITE ENTRANCE
ELEV.: 911.30
 - TOP OF CATCHBASIN IN REAR OF BUILDING
ELEV.: 903.25
- CITY BENCHMARK #2315
X' ON NORTH SIDE OF RIM OF GATEWELL LOCATED 5' NORTH OF SIDEWALK ON NORTH SIDE OF GRAND RIVER BETWEEN #42350 & #42400 GRAND RIVER.
ELEV.: 912.67

SITE DATA:

ADDRESS: 42350 GRAND RIVER AVENUE
PID: 22-23-226-001
ZONED: B-3, GENERAL BUSINESS
AREA: 2.23 ACRES

NOTE: TITLE WORK HAS NOT BEEN PROVIDED. FENN & ASSOCIATES, INC. IS RELIEVED OF ANY AND ALL LIABILITY RELATED TO ANY EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY.

NOTE: NO WETLANDS ARE SHOWN ON THE PROPERTY PER THE NATIONAL WETLAND INVENTORY MAPS AND THE CITY WETLAND MAPS.



NOTE: NEW ROOFTOP UNITS TO BE PROVIDED IF CURRENT MEDICAL REGULATIONS & BUILDING CODE WARRANT. A FACADE PERMIT SHALL BE OBTAINED AND NEW EQUIPMENT SHALL BE SCREENED PER CITY OF NOVI REQUIREMENTS.

NOTE: UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY. AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.

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Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020
www.fennsurveying.com

ENGINEERING SITE PLAN
SLI MEDICAL
PART OF THE NE 1/4 OF SECTION 23, T1N, R8E,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
●	PRELIMINARY
●	APPROVAL
○	CONSTRUCTION
○	AS-BUILT
REVISIONS	
DATE	REMARKS
2/27/19	PER CLIENT
5/8/19	PER CITY
6/7/19	PER CITY
6/24/19	ENG. DESIGN
10/14/19	PER CITY

SEAL

CLIENT
ARIS BERRIS
1072 EQUESTRIAN DRIVE
SOUTH LYON, MI 480178
248-308-2846

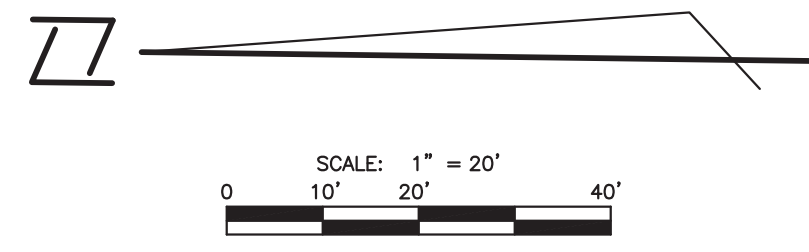
PROJECT NAME
SLI MEDICAL

PROJECT NUMBER
C18-033.06X

SHEET NAME
GENERAL PLAN

DRAWING SCALE: 1" = 20'
DATE: 07/08/19
PROJECT MANAGER: JSR, P.E.
DESIGNED BY: J.H.
DRAWN BY: J.H.
FIELD BY: BH, VA
CHECKED BY: TWDJSR, PE

SHEET NUMBER
2 OF 6

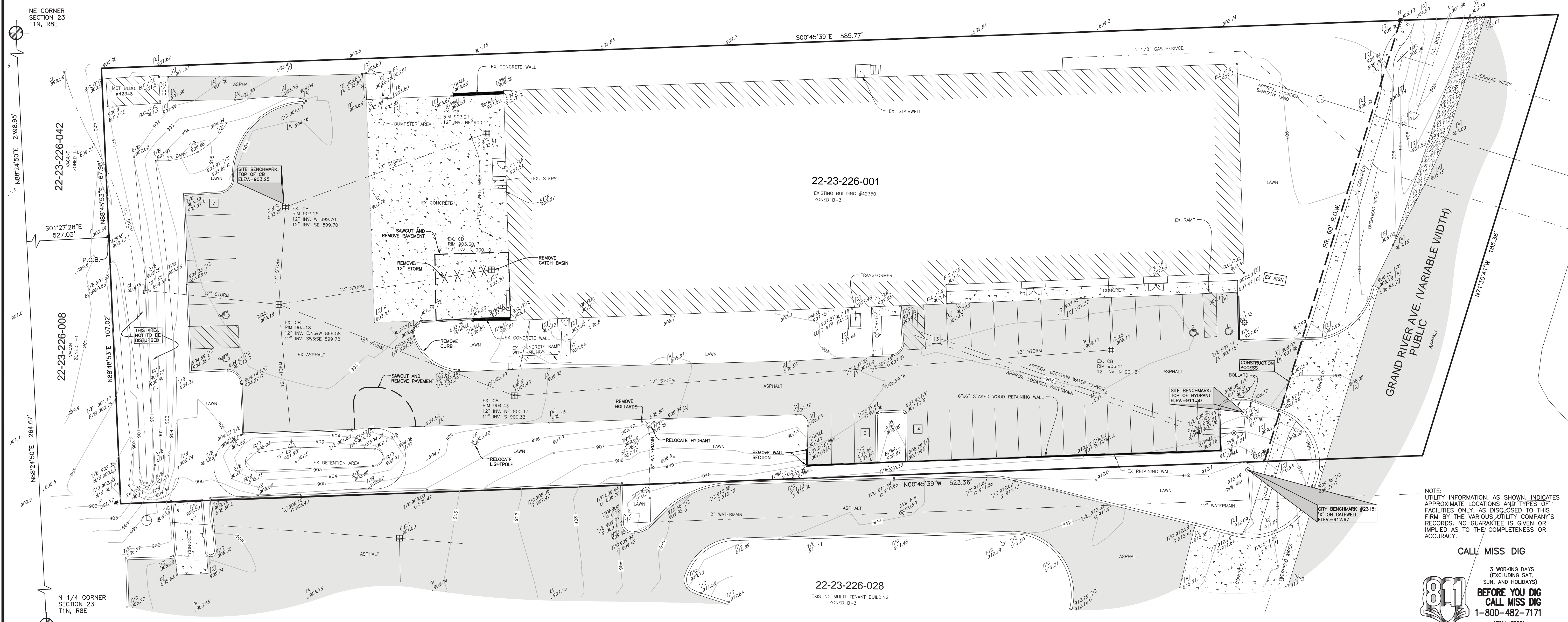
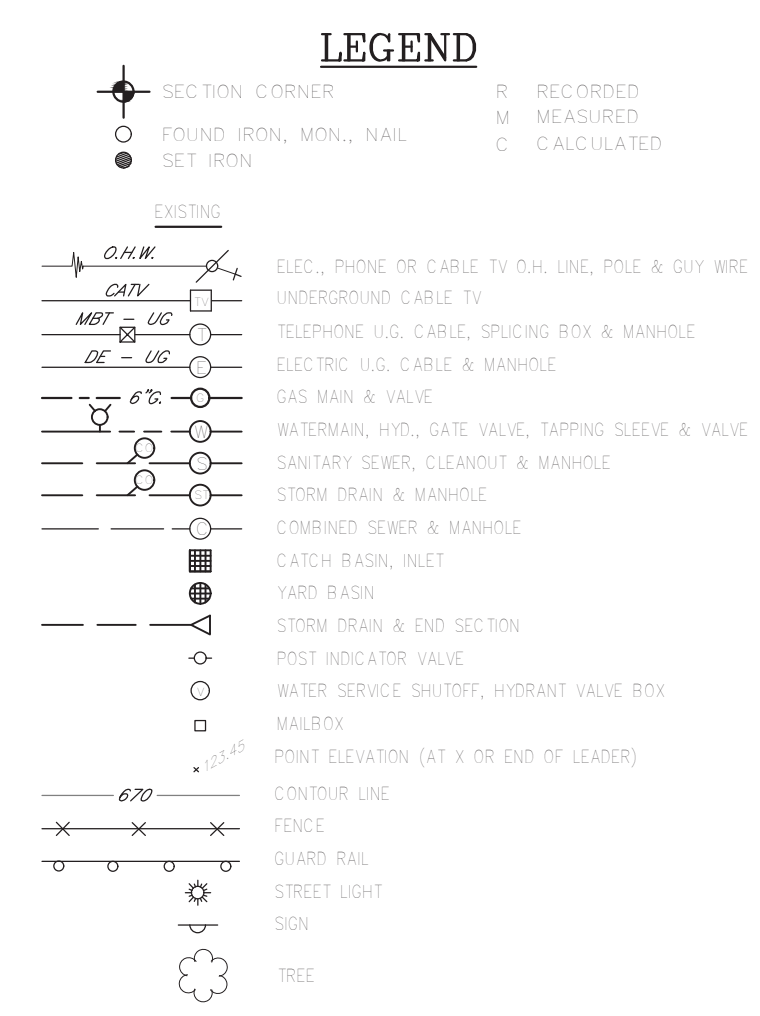
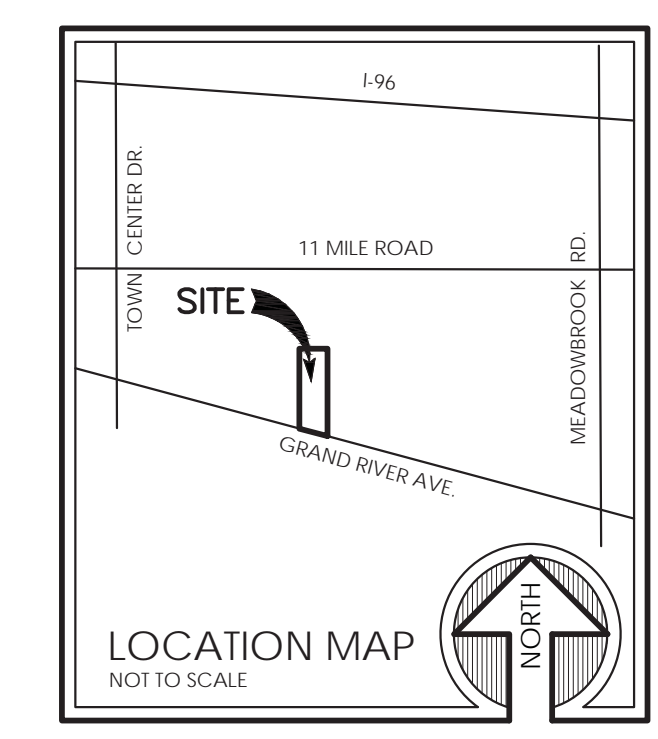


SITE DATA:
 ADDRESS: 42350 GRAND RIVER AVENUE
 ZONED: B-3, GENERAL BUSINESS
 AREA: 2.23 ACRES

SITE BENCHMARKS (NAVD88):
 1. TOP OF HYDRANT ON WEST SIDE OF SITE ENTRANCE ELEV.: 911.30
 2. TOP OF CATCHBASIN IN REAR OF BUILDING ELEV.: 903.25
CITY BENCHMARK #2315
 'X' ON NORTH SIDE OF RIM OF GATEWELL LOCATED 5' NORTH OF SIDEWALK ON NORTH SIDE OF GRAND RIVER BETWEEN #42350 & #42400 GRAND RIVER. ELEV.: 912.67

NOTE:
 NO WETLANDS ARE SHOWN ON THE PROPERTY PER THE NATIONAL WETLAND INVENTORY MAPS AND THE CITY WETLAND MAPS.

PARCEL DESCRIPTION
 A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AN DTHE CENTERLINE OF ELEVEN MILE ROAD; THENCE S01°27'28"E 527.03 FEET TO THE POINT OF BEGINNING; THENCE N88°48'53"E 67.98 FEET; THENCE S00°45'39"E 585.77 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N71°30'41"W 185.36 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N00°45'39"W 523.36 FEET; THENCE N88°48'53"E 107.02 FEET TO THE POINT OF BEGINNING. CONTAINING 2.23 ACRES OF LAND, MORE OR LESS.



Fenn & Associates, Inc.
 Land Surveying and Civil Engineering
 14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9020
 www.fennsurveying.com

SITE ENGINEERING PLAN
SLI MEDICAL
 PART OF THE NE 1/4 OF SECTION 23, T1N, R8E,
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
●	PRELIMINARY
○	APPROVAL
○	CONSTRUCTION
○	AS-BUILT

REVISIONS	
DATE	REMARKS
2/27/19	PER CLIENT
5/8/19	PER CITY
6/7/19	PER CITY
6/24/19	ENG. DESIGN
10/14/19	PER CITY

SEAL

CLIENT
 ARIS BERRIS
 1072 EQUESTRIAN DRIVE
 SOUTH LYON, MI 480178
 248-308-2846

PROJECT NAME
SLI MEDICAL

PROJECT NUMBER
C18-033.06X

SHEET NAME
**TOPOGRAPHIC
 MAPPING & REMOVAL PLAN**

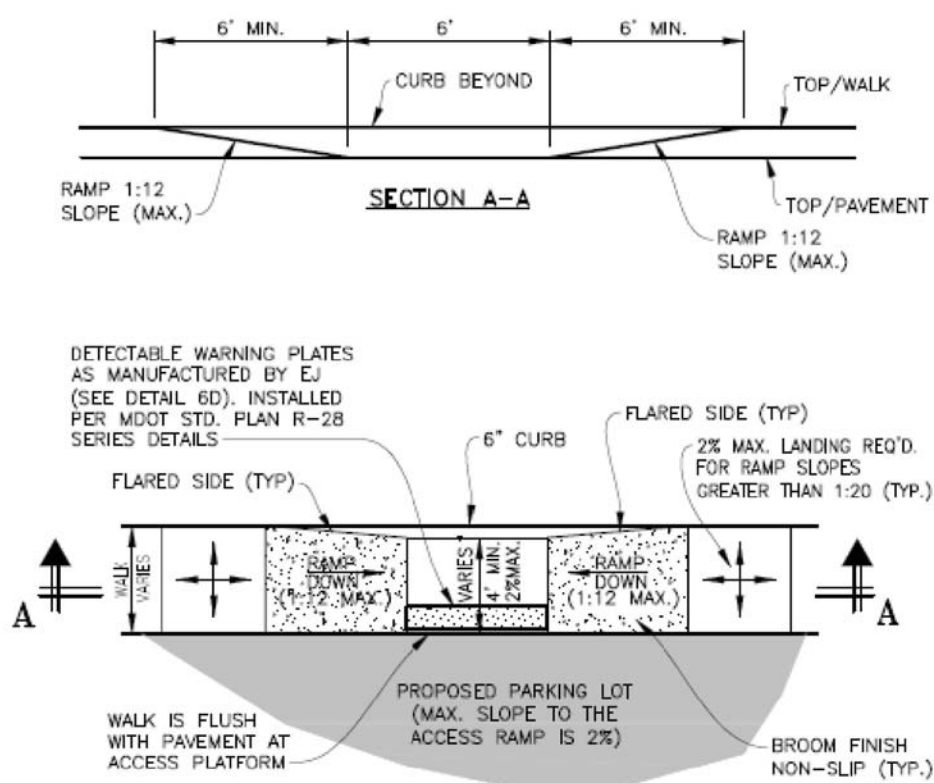
DRAWING SCALE: 1" = 20'
 DATE: 09/25/18
 PROJECT MANAGER: JSR, P.E.
 DESIGNED BY: N/A
 DRAWN BY: JJS, P.E.
 FIELD BY: BH, VA
 CHECKED BY: TWDJSR, PE

SHEET NUMBER
3 OF 6

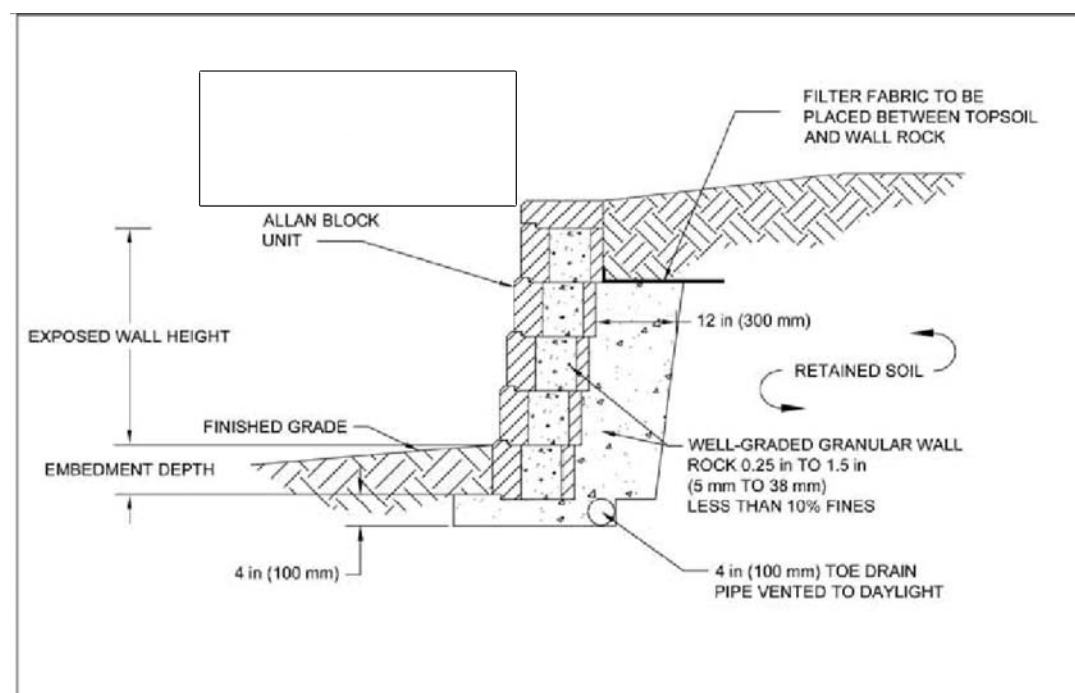
NOTE:
 UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.

CALL MISS DIG

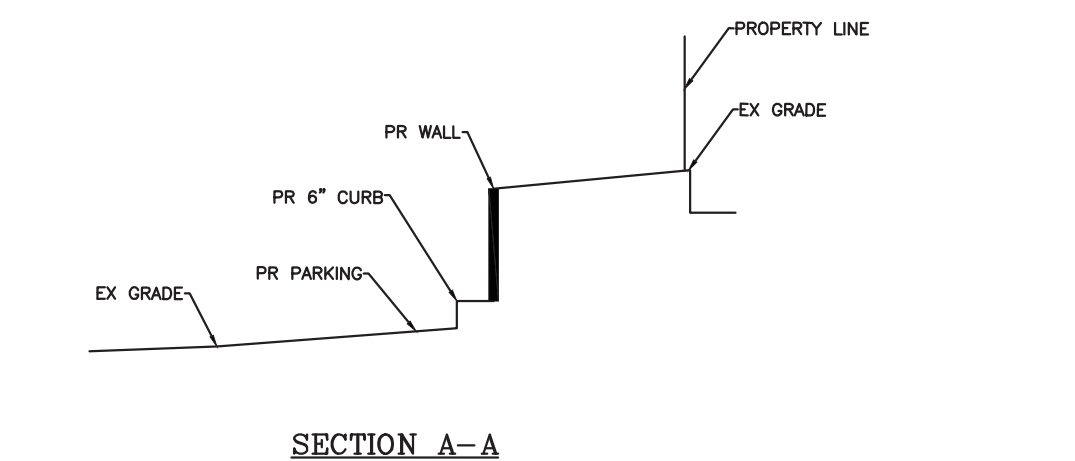
3 WORKING DAYS (EXCLUDING SAT, SUN, AND HOLIDAYS)
BEFORE YOU DIG
 1-800-482-7171 (TOLL FREE)



TYPICAL PARKING LOT SIDEWALK RAMP DETAIL
DETAIL - 6B
NOT TO SCALE



TYPICAL GRAVITY WALL SECTION
USE THIS DETAIL OR APPROVED EQUAL



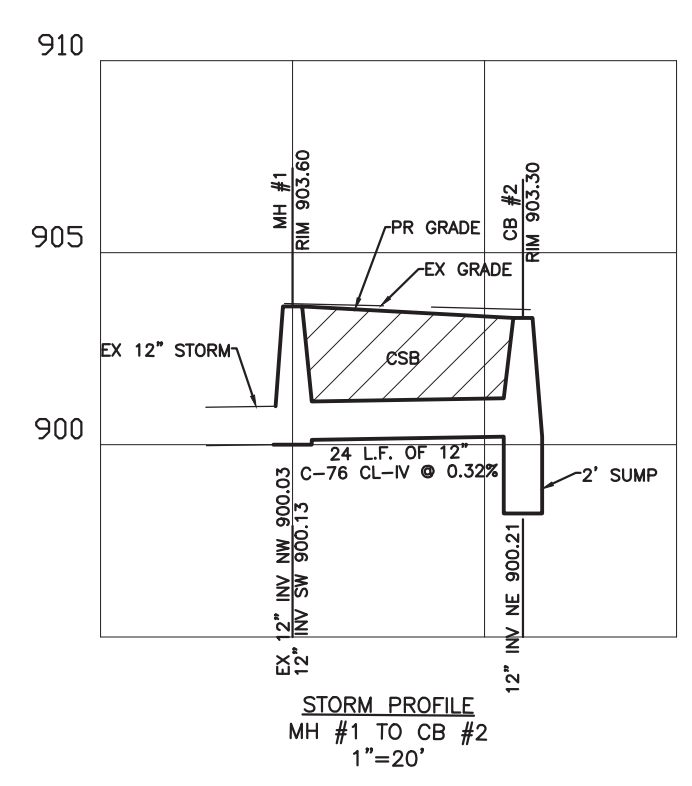
SECTION A-A

NOTES:

- SIGNING SHALL BE PLACED 2 FEET FROM CURB OR SIDEWALK EDGE.
- ALL SIGNS SHALL BE 7 FEET ABOVE THE FINAL GRADE.
- ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MMUTCD STANDARDS.
- SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER SIZE SHALL BE MOUNTED ON A GALVANIZED 3 LB. U-CHEMEL POST. MULTIPLE SIGNS AND OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12"x18" SHALL BE MOUNTED ON GALVANIZED 3 LB. OR GREATER U-CHEMEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
- TRAFFIC CONTROL SIGNS SHALL USE FHWA STANDARD ALPHABET SERIES.
- TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.
- WHEN A STANDARD PARKING SPACE IS ADJACENT TO AN ACCESSIBLE SPACE, ABUTTING BLUE AND YELLOW STRIPES SHALL BE INSTALLED.
- ALL PAVEMENT MARKINGS SHALL BE 4" THICK AND YELLOW STRIPES TO MATCH EXISTING MARKINGS.
- THE LARGEST VEHICLE THAT WILL ACCESS THE SITE IS A WB-40 TRUCK.
- ALL WORK SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.
- SEE CITY OF NOVI DETAIL SHEETS FOR ALL PAVEMENT & UTILITY DETAILS.
- ALL BUSINESS, SERVICING OR PROCESSING, EXCEPT FOR OFF-STREET PARKING, LOADING/UNLOADING SHALL BE CONDUCTED WITHIN COMPLETELY ENCLOSED BUILDINGS.
- NO DEWATERING IS ANTICIPATED. IF THE NEED FOR DEWATERING IS ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.
- RECONNECT ANY ROOF OR TILE DRAINS TO STORM SYSTEM WHEN REMOVING CATCH BASIN.
- ALL FIRE HYDRANTS MUST BE INSTALLED AND OPERATIONAL BEFORE ANY BUILDING CONSTRUCTION BEGINS.
- NO NEW SANITARY LEAD OR WATER SERVICE IS PROPOSED.
- CITY OF NOVI RIGHT OF WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY OF CITY EASEMENT.
- NO NEW LIGHTING IS PROPOSED FOR THIS SITE.

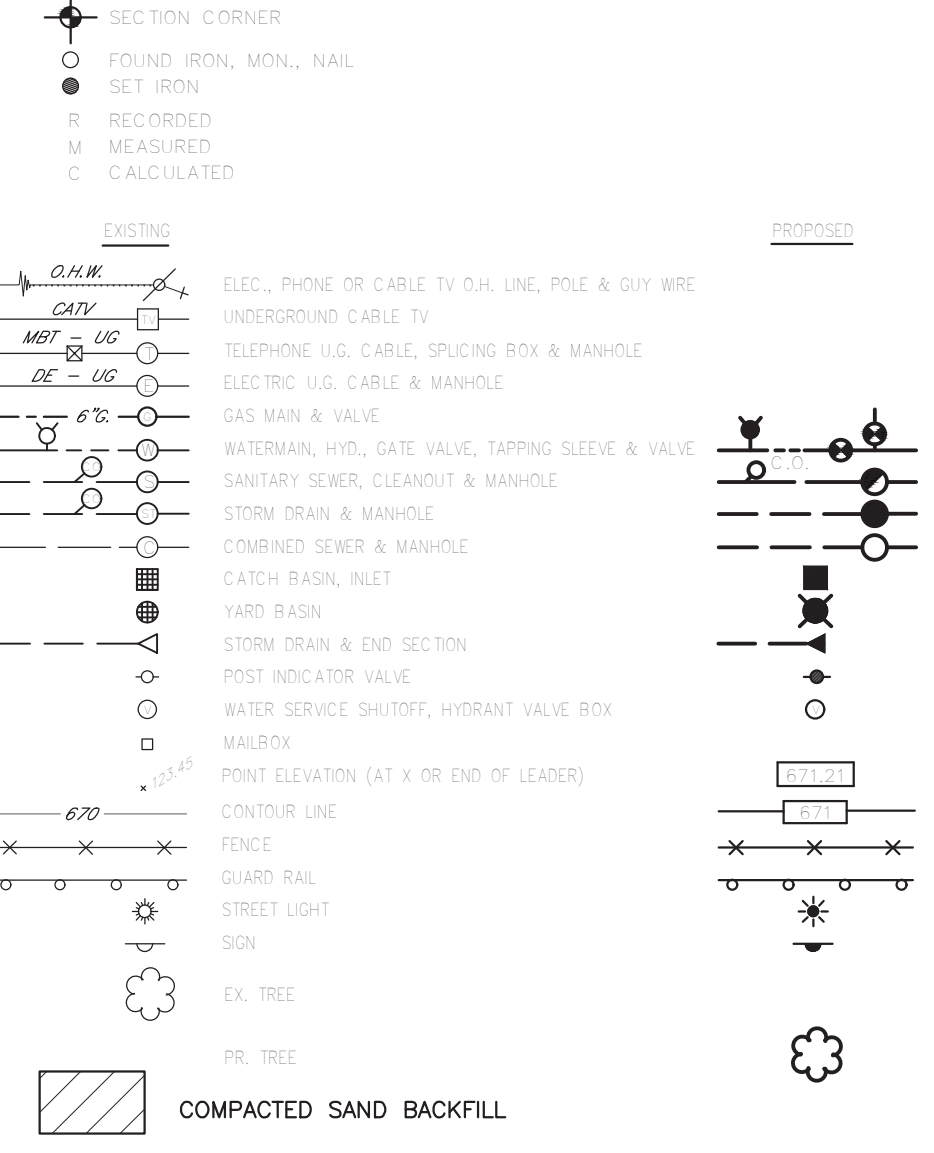
PARCEL DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 23, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N88°24'50"E 264.67 FEET ALONG THE NORTH LINE OF SAID SECTION 23 AN DTHE CENTERLINE OF ELEVEN MILE ROAD; THENCE S01°27'28"E 527.03 FEET TO THE POINT OF BEGINNING; THENCE N88°48'53"E 67.98 FEET; THENCE S00°45'39"E 585.77 FEET TO THE CENTERLINE OF GRANDE RIVER AVENUE; THENCE N71°30'41"W 185.36 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N00°45'39"W 523.36 FEET; THENCE N88°48'53"E 107.02 FEET TO THE POINT OF BEGINNING. CONTAINING 2.23 ACRES OF LAND, MORE OR LESS.



STORM PROFILE
MH #1 TO CB #2
1"=20'

LEGEND

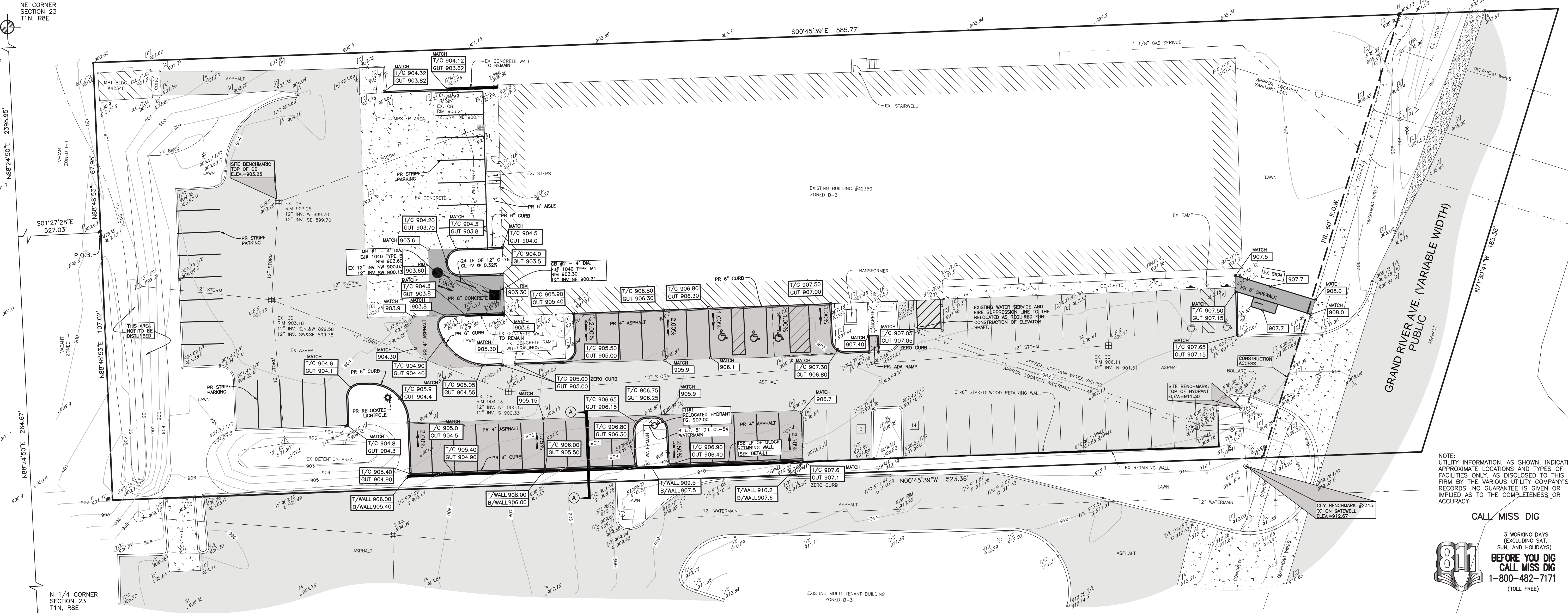
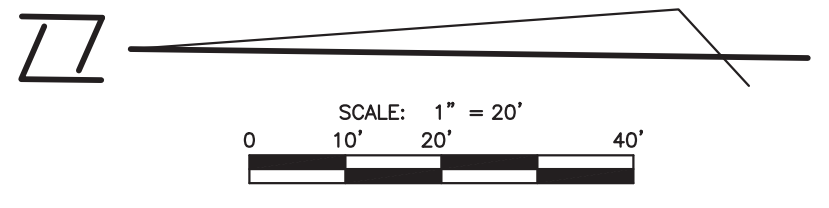


- SITE BENCHMARKS (NAVD88):
- TOP OF HYDRANT ON WEST SIDE OF SITE ENTRANCE
ELEV.: 911.30
 - TOP OF CATCHBASIN IN REAR OF BUILDING
ELEV.: 903.25

CITY BENCHMARK #2315
X' ON NORTH SIDE OF RIM OF GATEWELL LOCATED 6' NORTH OF SIDEWALK ON NORTH SIDE OF GRAND RIVER BETWEEN #42350 & #42400 GRAND RIVER.
ELEV.: 912.67

EXISTING ONSITE PAVEMENT - 28,089 SF.
EXISTING PAVEMENT TO REMAIN - 26,970 SF.
PROPOSED PAVEMENT - 5,751 SF.
NEW TOTAL ONSITE PAVEMENT - 32,721 SF.
NOTE: ADDITIONAL PARKING AREA WAS PART OF THE 1994 SITE PLAN APPROVAL CONDITIONS.

QUANTITY ESTIMATE		
NO.	ITEM	QUANTITY
PAVEMENT & UTILITIES		
1.	4" ASPHALT	578 SY
2.	8" CONCRETE	61 SY
3.	234 SF	
4.	6" CONCRETE SIDEWALK	234 SF
5.	6" CURB	505 LF
6.	RETAINING WALL	158 LF
7.	12" C-76 CL-IV	24 LF
8.	4" DIA CATCHBASIN	1 EA
9.	4" DIA MANHOLE	1 EA
10.	RELOCATED HYDRANT	1 EA
11.	8" D.I. CL-54 WATERMAIN	4 LF



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(TOLL FREE)

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DATE	REMARKS
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SEAL

CLIENT
ARIS BERRIS
1072 EQUESTRIAN DRIVE
SOUTH LYON, MI 480178
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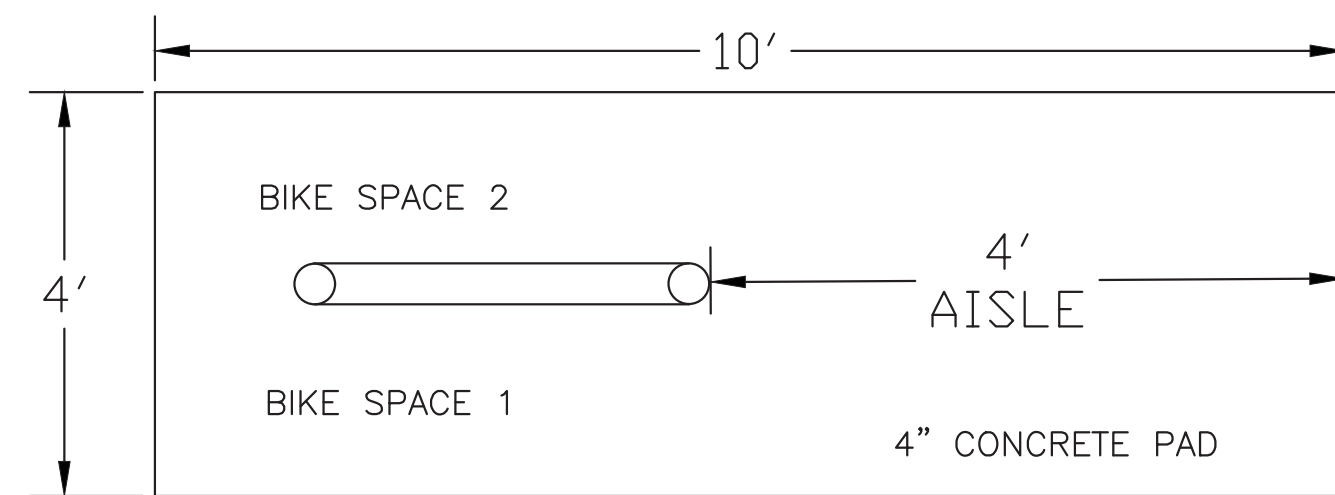
PROJECT NAME
SLI MEDICAL

PROJECT NUMBER
C18-033.06X

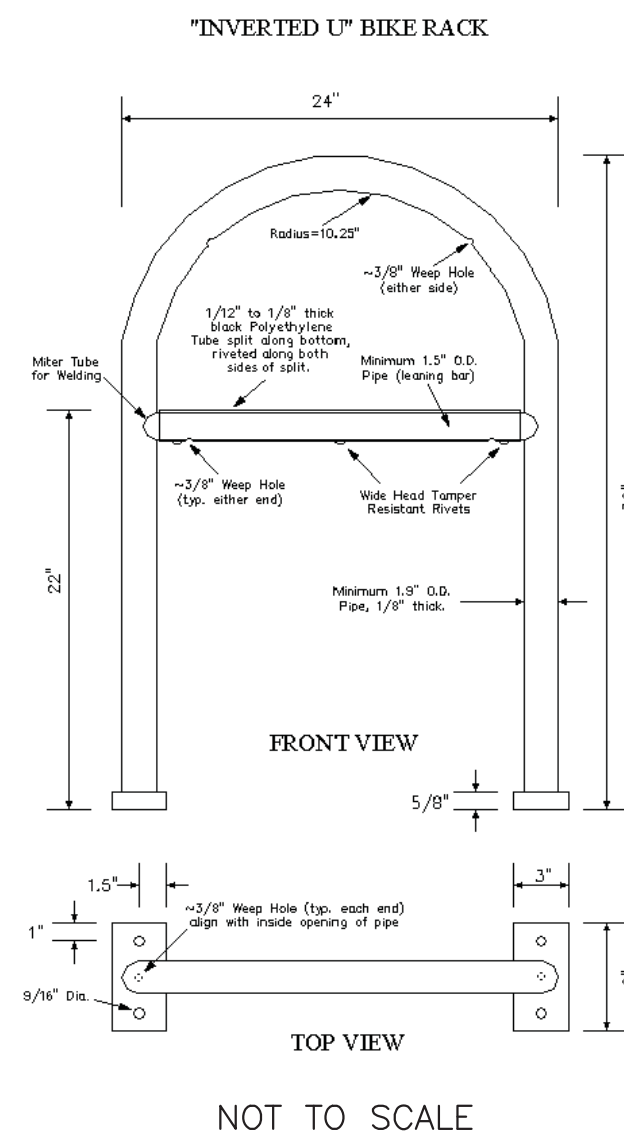
SHEET NAME
GRADING, PAVING & UTILITY PLAN

DRAWING SCALE: 1" = 20'
DATE: 07/08/19
PROJECT MANAGER: JSR, P.E.
DESIGNED BY: J.H.
DRAWN BY: J.H.
FIELD BY: BH, VA
CHECKED BY: TWD/JSR, PE

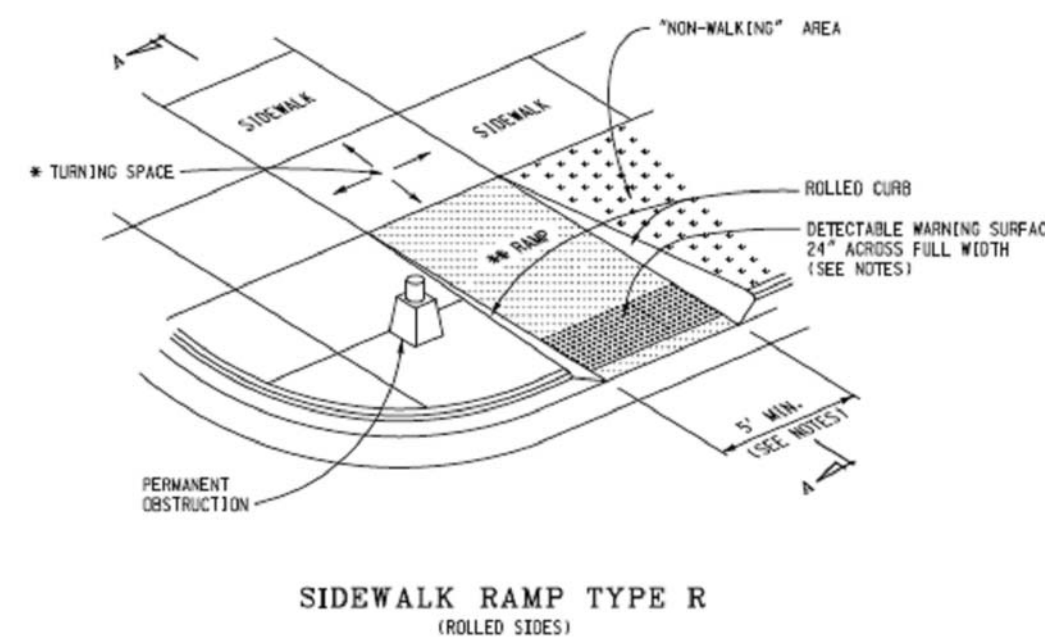
SHEET NUMBER
4 OF 6



INVERTED "U" BIKE PAD DETAIL
NOT TO SCALE



NOT TO SCALE



SIDEWALK RAMP TYPE R
(ROLLED SIDES)



Height of symbol:
Minimum = 28 inches
Special = 41 inches

Width of symbol:
Minimum = 24 inches
Special = 36 inches

*Stroke width:
Minimum = 3 inches
Special = 4 inches

INTERNATIONAL SYMBOL OF
ACCESSIBILITY PAVEMENT DETAIL
NOT TO SCALE



HANDICAP SIGN
(R7-8)



VAN ACCESSIBLE
(R7-8b)



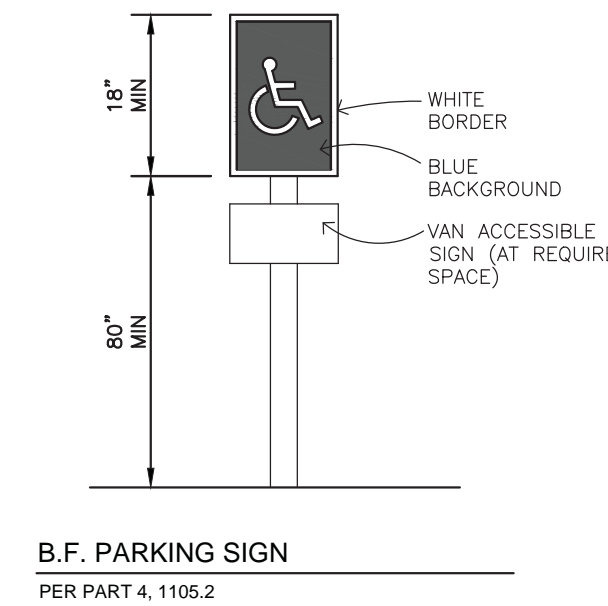
RESERVED SIGN

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LOCATION MAP
1" = 600'

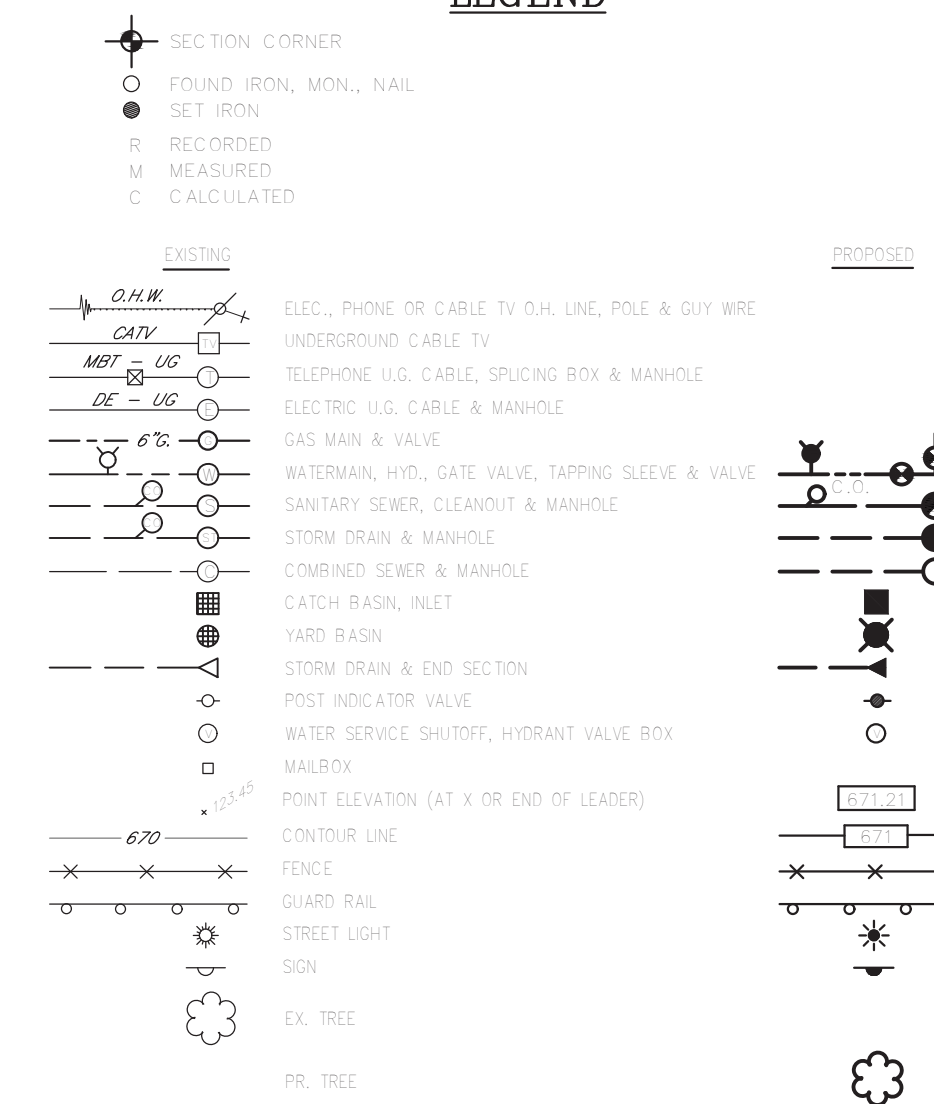


B.F. PARKING SIGN
PER PART 4, 1105.2

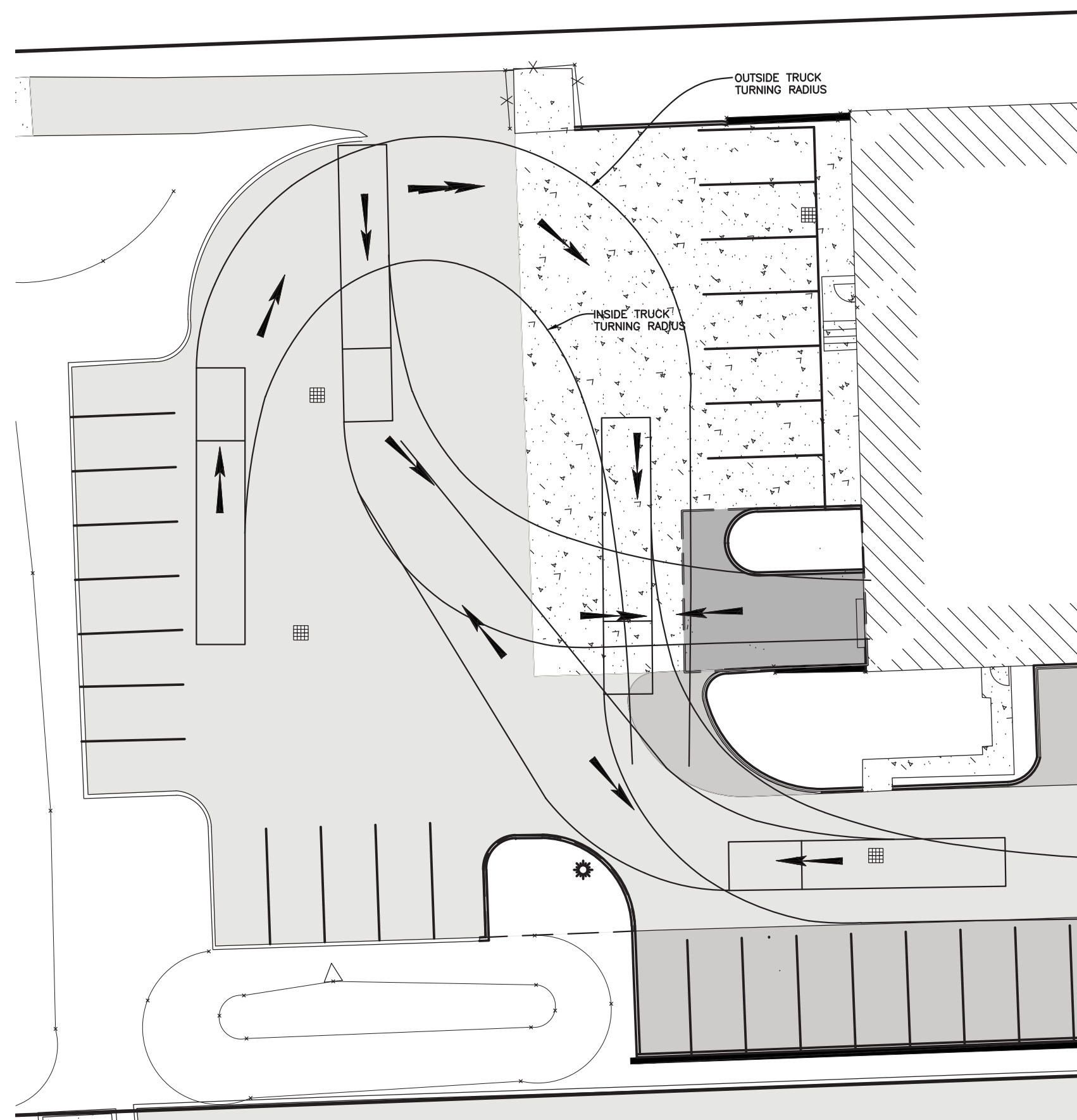
SIGN QUANTITIES TABLE		
TYPE	QUANTITY	DIMENSIONS
HANDICAP SIGN	4	12"x18"
VAN ACCESSIBLE	1	12"x18"
RESERVED SIGN	1	12"x18"

NOTES:

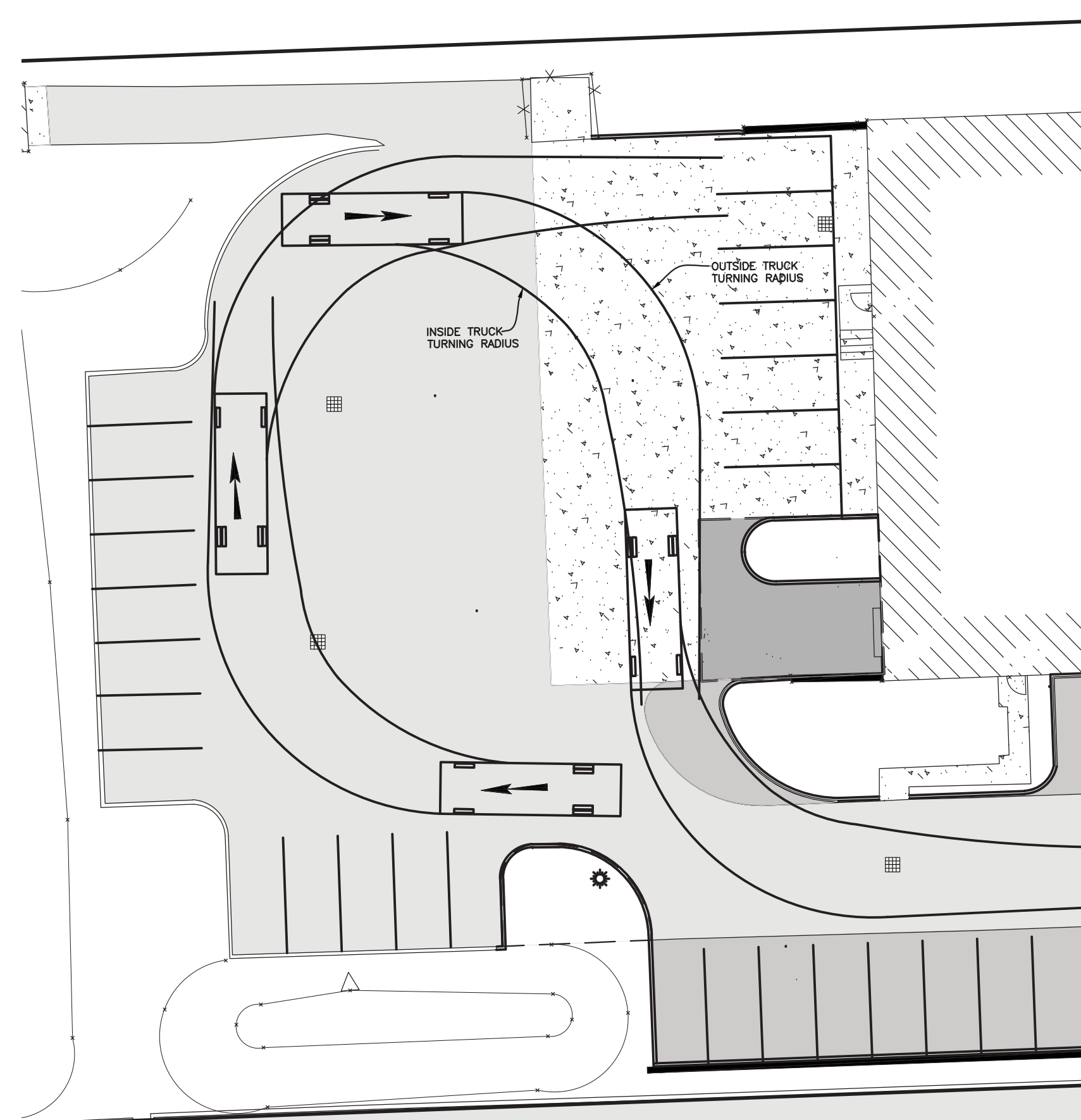
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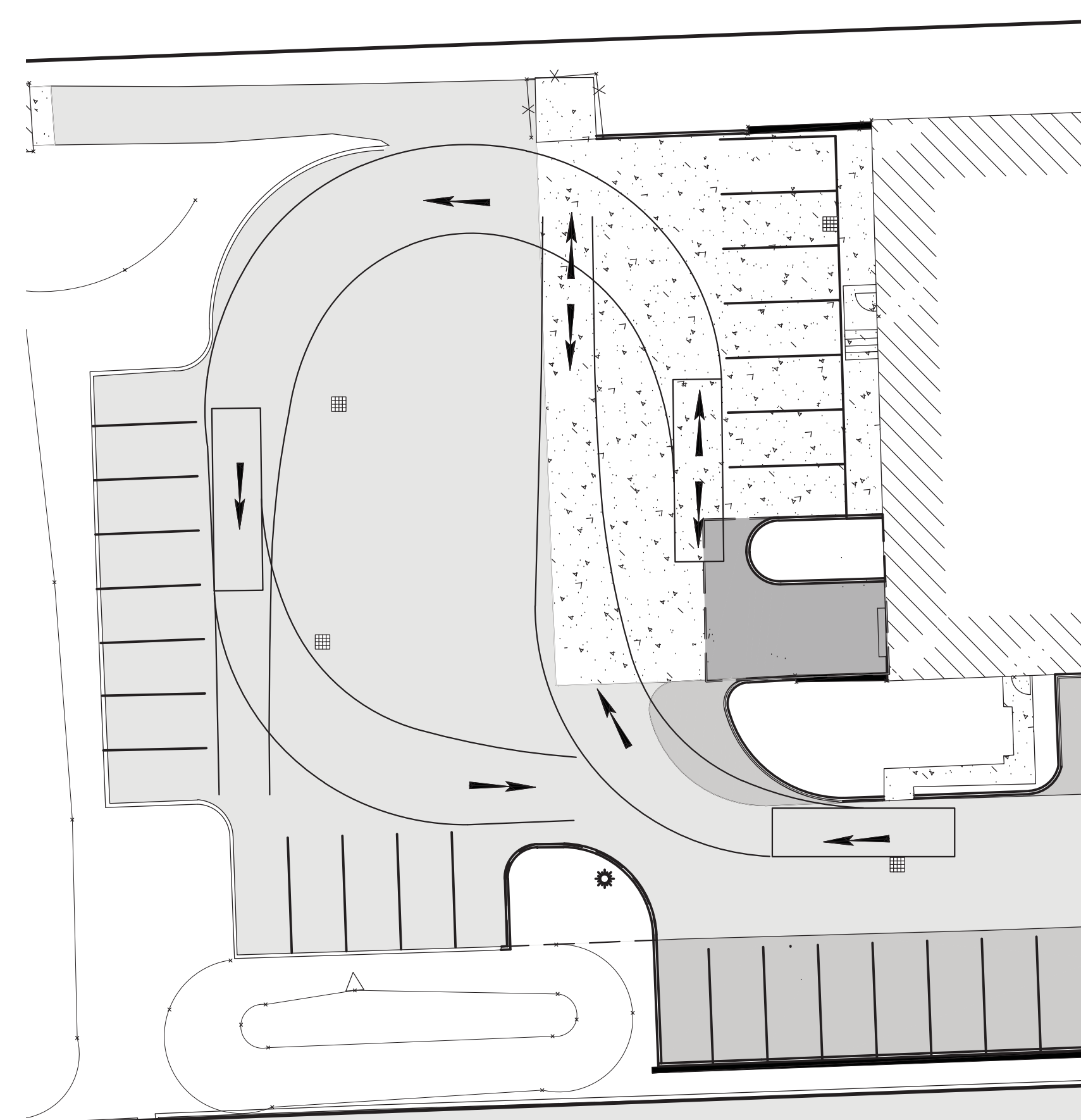
WB-40 TRUCK TURNING PLAN



FIRE TRUCK TURNING PLAN



DUMPSTER TRUCK TURNING PLAN



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2/27/19	PER CLIENT
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6/24/19	ENG. DESIGN
10/14/19	PER CITY

SEAL

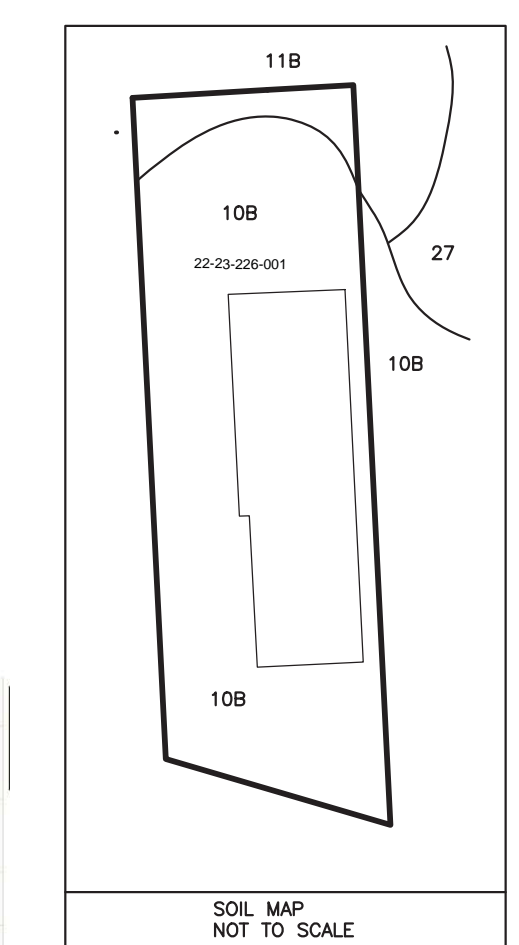
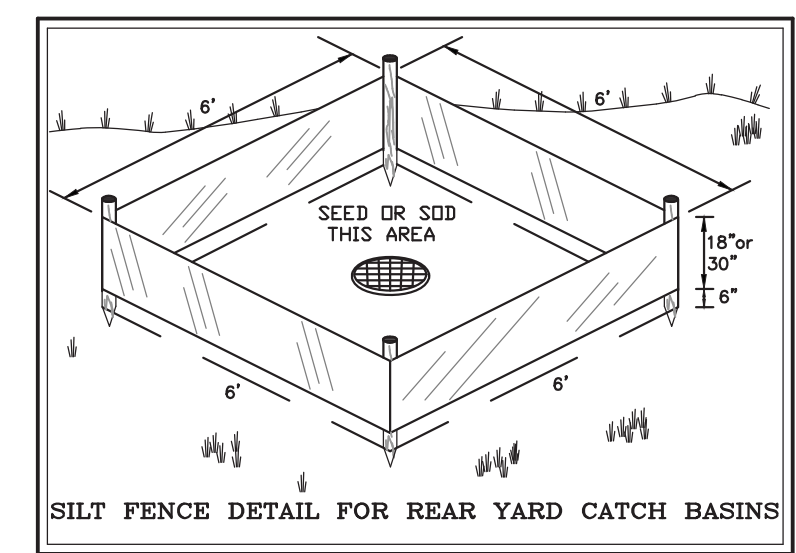
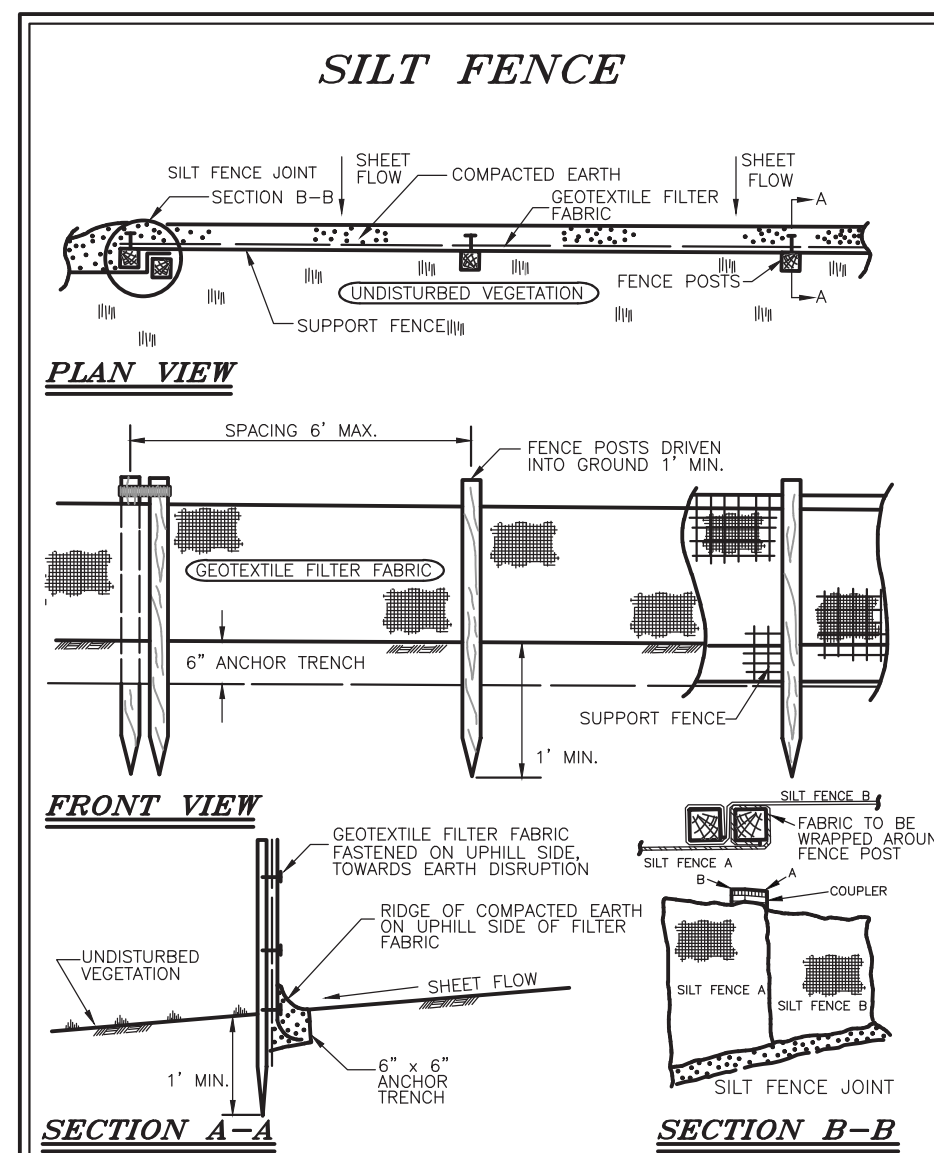
CLIENT
ARIS BERRIS
1072 EQUESTRIAN DRIVE
SOUTH LYON, MI 480178
248-308-2846

PROJECT NAME
SLI MEDICAL

PROJECT NUMBER
C18-033.06X

SHEET NAME
TRUCK TURNING PLAN

DRAWING SCALE: 1" = 20'
DATE: 09/25/18
PROJECT MANAGER: JSR, P.E.
DESIGNED BY: JJS, P.E.
DRAWN BY: JJS, P.E.
FIELD BY: BH, VA
CHECKED BY: TWD/JSR, PE



Oakland County, Michigan (M1125)

Map Unit Symbol	Map Unit Name	Area in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	3.1	78.6%
11B	Capac sandy loam, 0 to 4 percent slopes	0.6	15.4%
27	Houghton and Adrian muskeg	0.2	6.0%
Totals for Area of Interest		4.0	100.0%

SOIL DATA

TOTAL DISTURBED AREA: 0.19 ACRES
THE CONTRACTOR SHALL CONSTRUCT THIS PROJECT IN COMPLIANCE WITH PART 91 OF ACT NO. 451 OF 1994, AS AMENDED IN THE SOIL EROSION AND SEDIMENTATION CONTROL ACT.

DISTANCE TO NEAREST WATER COURSE: POND 80 FT FROM EAST PROPERTY LINE

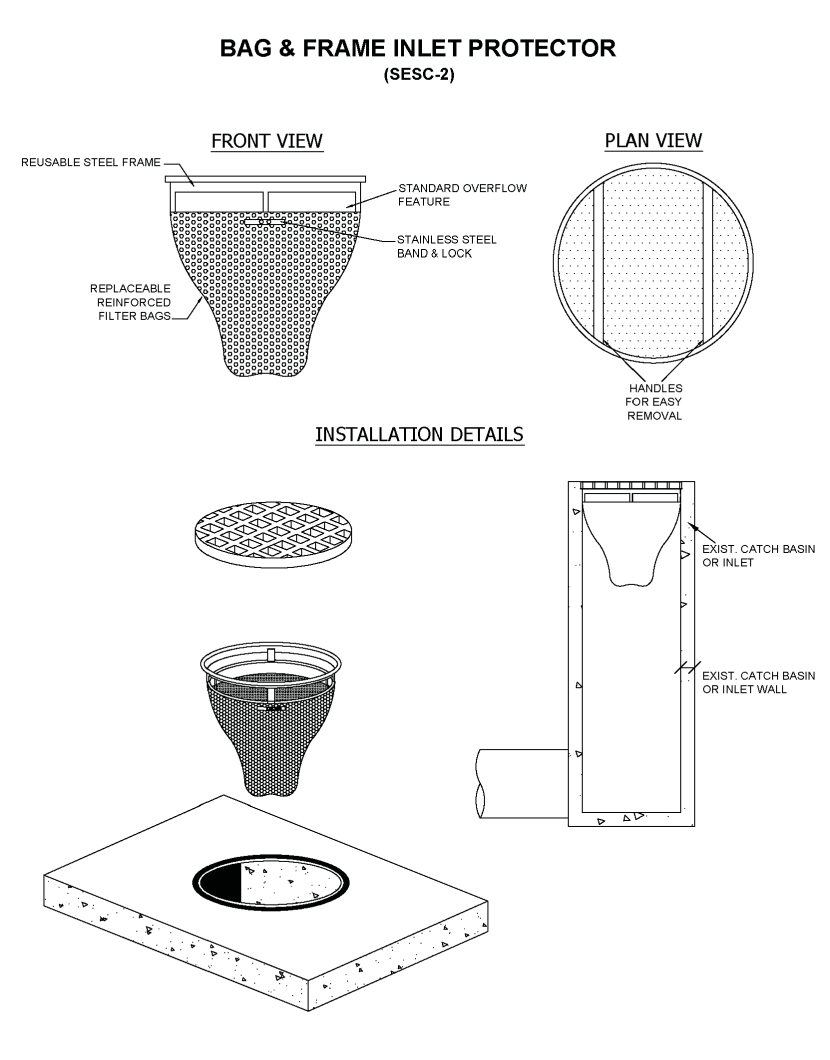
GENERAL SEDIMENTATION AND EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE CITY OF NOVI.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITH OUT DELAY.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURE WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED.
5. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
6. IMMEDIATELY AFTER SEEDING MULCH ALL SEEDING AREAS WITH UNWEATHERED SMALL GRAIN STRAW OR HAY, SPREAD UNIFORM AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE OR 100 POUNDS (2 OR 3 BALES) PER 1,000 SQUARE FEET. THIS MULCH SHOULD BE ANCHORED WITH A DISC-TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE CITY.
7. ALL MUD/DIRT TRACKED INTO EXISTING STATE/COUNTY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER. ALL MUD/DIRT TRACKED OR SPILLED ON PAVED ROAD SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 9 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.

SOIL EROSION CONTROL NOTES

- 1.) ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE APPROVED PLAN PRIOR TO THE START OF ANY CONSTRUCTION.
- 2.) THE SEDIMENT CONTROL MEASURES WILL BE MAINTAINED, AS NEEDED, AND WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
- 3.) ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM THE SITE.
- 4.) ALL MUD TRACKED ONTO THE EXISTING CITY ROADS FROM THE SITE DUE TO CONSTRUCTION OR THE DELIVERY OF MATERIALS SHALL BE REMOVED PROMPTLY BY THE BUILDER.
- 5.) DURING THE CONSTRUCTION OF THE BUILDINGS WITHIN THE SITE, THE DEVELOPER WILL ARRANGE TO HAVE THE SITE STREETS SWEEP AND CLEANED AND INLET FILTERS CLEANED ON A WEEKLY BASIS (AT A MINIMUM).
- 6.) DUST CONTROL TO BE PROVIDED BY CONTRACTOR/BUILDER AS NECESSARY.

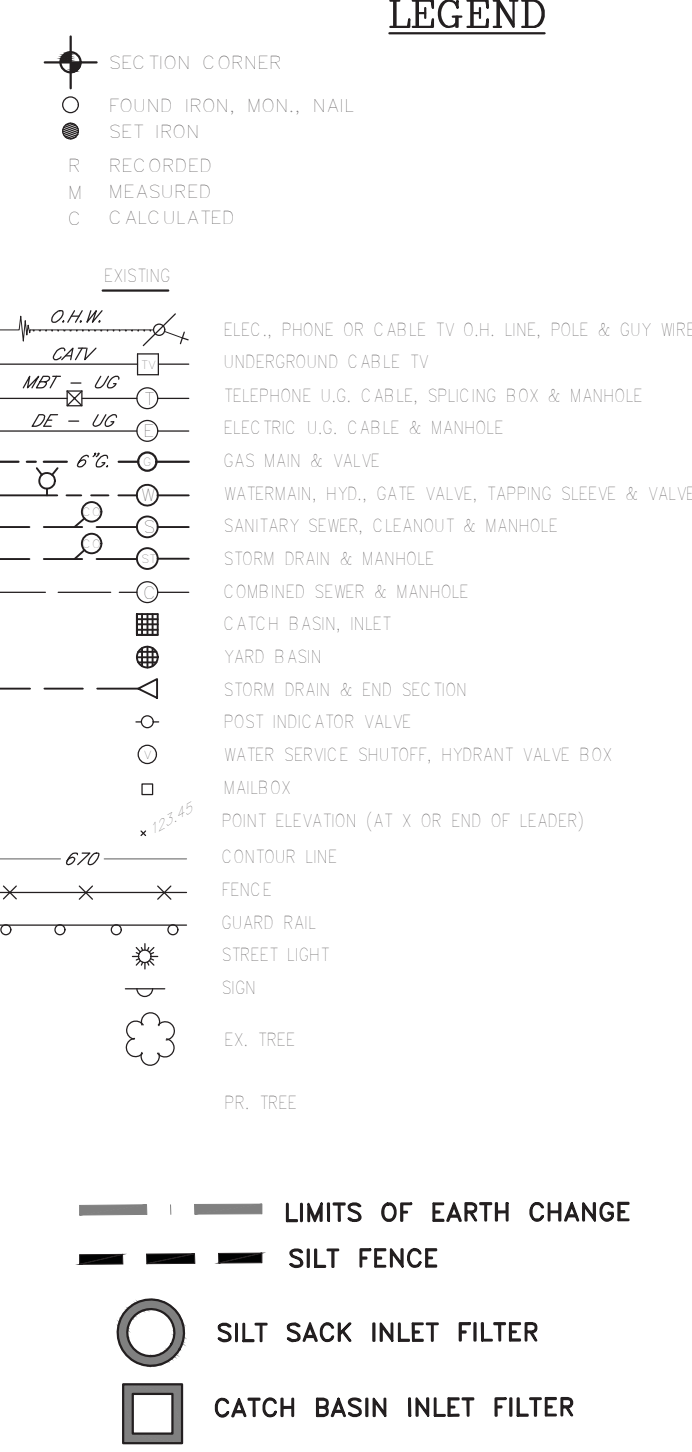
CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A SOIL EROSION CONTROL MEASURES												
B MASS GRADING & UTILITIES CONSTRUCTION												
C PAVING												
D PERMANENT SEEDING & SODDING												



QUANTITY ESTIMATE

NO.	ITEM	QUANTITY
1.	CATCH BASIN INLET FILTER	6 EA
2.	SILT FENCE	639 LF

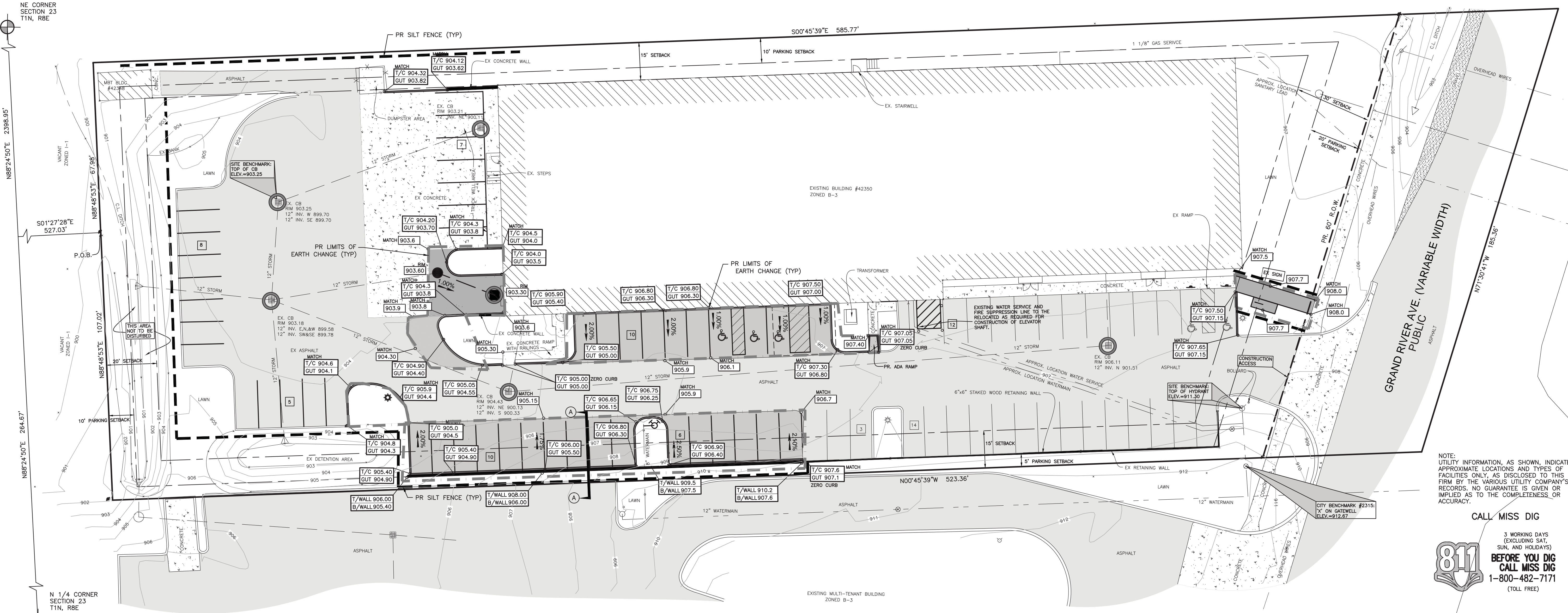
NOTE: CONTRACTOR SHALL CALCULATE HIS OWN QUANTITIES FOR ALL ITEMS OF WORK WHETHER OR NOT INDICATED ON THESE PLANS. THE OWNER OR ENGINEER IS NOT RESPONSIBLE FOR ANY DIFFERENCES IN QUANTITIES.



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SITE DATA:
ADDRESS: 42350 GRAND RIVER AVENUE
PID: 22-23-226-001
ZONED: B-3, GENERAL BUSINESS
AREA: 2.23 ACRES



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●	PRELIMINARY
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5/8/19	PER CITY
6/7/19	PER CITY
6/24/19	ENG. DESIGN
10/14/19	PER CITY

SEAL

CLIENT
ARIS BERRIS
1072 EQUESTRIAN DRIVE
SOUTH LYON, MI 480178
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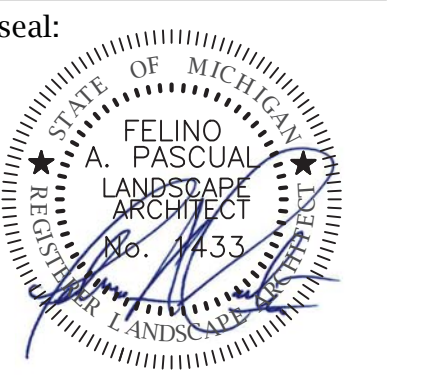
PROJECT NAME
SLI MEDICAL

PROJECT NUMBER
C18-033.06X

SHEET NAME
S.E.S.C. PLAN

DRAWING SCALE: 1" = 20'
DATE: 07/08/19
PROJECT MANAGER: JSR, P.E.
DESIGNED BY: J.H.
DRAWN BY: J.H.
FIELD BY: BH, VA
CHECKED BY: TWDJSR, PE

REVISED LANDSCAPE PLAN



client:
ARIS BERRIS
 1702 EQUESTRIAN
 DRIVE, SOUTH
 LYON, MI 480178

project:
**SLI MEDICAL
 BUILDING**

project location:
 City of NOVI

GRAND RIVER AVE

sheet title:
**overall landscape
 planting detail**

job no./issue/revision date:
 LS19.081.06 SPA 6-7-2019
 LS19.081.07 REVIEW 7-22-2019
 LS19.081.07 SPA 7-29-2019
 LS19.081.10 SPA 10-14-2019

drawn by:
JP

checked by:
FP

date:
6-5-2019

notice:
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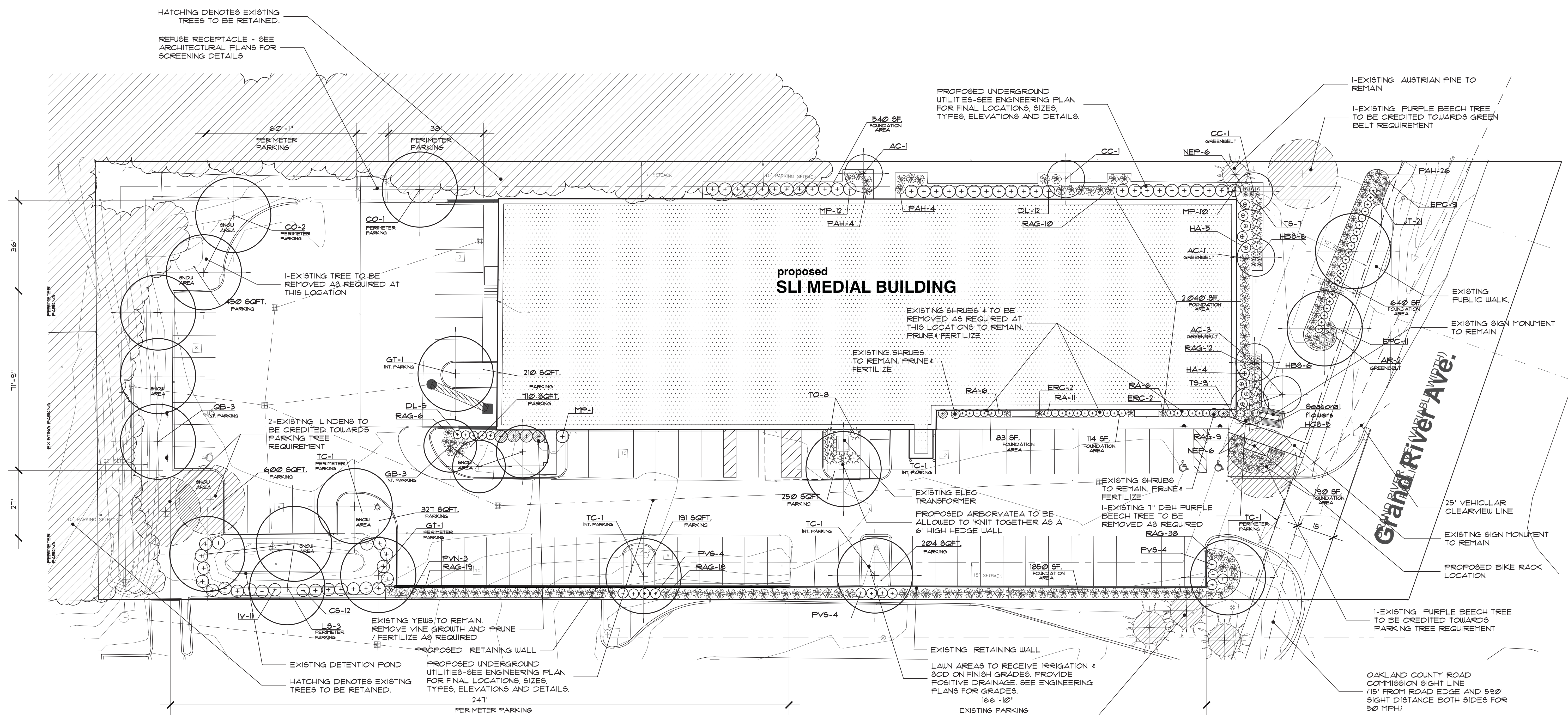
The location and elevations of existing
 underground utilities as shown on this
 drawing are only approximate; no guarantee
 is either expressed or implied as to the
 completeness of accuracy; contractor shall be
 exclusively responsible for determining the
 exact location and elevation prior to the start
 of construction

project no.:

LS19.081.06

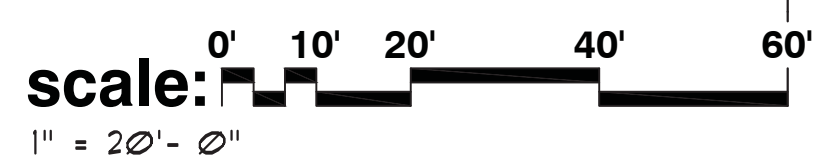
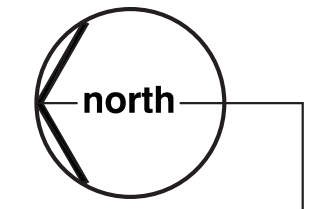
sheet no.:

LS-1 of 2



landscape improvement plan for:
SLI Medical Building
 City of Novi, Michigan

note:
 unless noted otherwise, numerical value on landscape
 quantities specified on plan take precedence over
 graphic representation.



**LANDSCAPE WAIVERS GRANTED BY THE PLANNING COMMISSION
 ON JUNE 12, 2019**

- Lack of street trees along Grand River Avenue frontage due to conflicts with existing utilities in right-of-way
- Not meeting the minimum required parking lot perimeter trees due to a lack of room between the parking and the west property line, provided that the applicant work with the City's landscape architect to maximize number of trees along other areas of the parking lot.
- Reduction in required greenbelt width along Grand River Avenue due to existing conditions which were previously approved
- Landscape waiver from Sec. 5.5.3.B.ii for lack of berm along Grand River Avenue, due to existing grading which is not changing
- Less than 75% of the building foundation is landscaped, and some foundation area landscaping is located away from the building along the existing berm

commercial retail landscape requirements:

street trees (Grand River ave)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF ROW ROAD FRONTAGE-NET (LESS DRIVEWAY & 25' CLEARVIEW AREAS *105'-77'=108')	108'±	
ONE (1) 3" DECIDUOUS PER 35 LIN. FT. (108' / 35' PER TREE= 3.08 TREES)	3	(WAIVER #1)
greenbelt (Grand River ave)		
ROAD FRONTAGE NO PARKING	REQUIRED	PROVIDED
TOTAL LIN. FT. OF ROW ROAD FRONTAGE NET (LESS DRIVEWAY & 25' CLEARVIEW AREAS *105'-77'=112')	108'±	
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 40 LIN. FT. (112' / 40' PER TREE= 2.8 TREES)	2	2-EXISTING
ONE (1) SUBCANOPY TREE PER 20 LIN. FT. (112' / 20' PER TREE= 5.6 TREES)	3	3
ROAD FRONTAGE WITH PARKING FRONTAGE	REQUIRED	PROVIDED
TOTAL LIN. FT. OF ROW ROAD FRONTAGE NET	40'±	
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 40 LIN. FT. (40' / 35' PER TREE= 1.14 TREE)	1	1-EXISTING
ONE (1) SUBCANOPY TREE PER 20 LIN. FT. (40' / 20' PER TREE= 2 TREES)	2	2

parking lot trees (CATEGORY-I)	REQUIRED	PROVIDED
VEHICULAR ACCESS AREA		32,504 ± SF.
VEHICULAR AREA FORMULA (32,504 SF. X .075 (7.5%) = 2,437.8 SF.)	2,437.8 SF.	
TOTAL AREA OF INTERIOR LANDSCAPE ISLANDS AREA	2,421 SF.	2,942 ± SF.
TOTAL NO. OF PARKING LOT ISLAND TREES (2,437.8 SF. LANDSCAPE ISLANDS / 200 = 12.18 TREES)	12 TREES	9-TREES + 3-EXISTING
TOTAL NO. OF PERIMETER PARKING TREES	19 TREES	11-TREES (WAIVER #2)
LENGTH OF PERIMETER PARKING (680 FT. / 35 FT (1-TREE PER 35 FT) = 19.42 TREES)	19 TREES	
building foundation	REQUIRED	PROVIDED
BUILDING FOUNDATION LANDSCAPE AREA (601' PERIMETER LIN. FT.) X 8' = 4,808 SF.)	4,808 SF.	5,457 ± SF.
BUILDING PERIMETER (FOUNDATION)	REQUIRED	PROVIDED
BLDG FOUNDATION PLANTINGS=75% BLDG TOTAL LENGTH (601' X .75 (75%) = 450.75' OF PLANTING REQUIRED)	601±	451' (75% & WAIVER #5)
BLDG FOUNDATION PLANTINGS PROVIDED (WEST BLDG PLANTINGS= 120') (EAST BLDG PLANTINGS= 200') (SOUTH BLDG PLANTINGS= 49') (BERM PLANTINGS= 60')		

plant material list

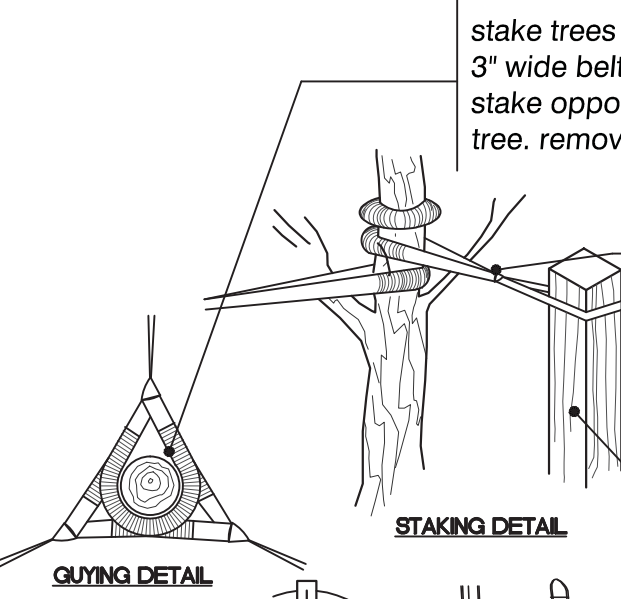
key	quant.	botanical name	common name	size	native	comments	unit cost	total	
LARGE AND SMALL DECIDUOUS TREES									
GT	2	GLEDITSIA TRIACANTHOS	HONEYLOCUST	3" BB	NATIVE		1400	1800	
LB	3	LIQUIDAMBAR STRACIFLUA	AMERICAN SWEETGUM	3" BB	NATIVE		1400	1200	
CO	3	CELTIS OCCIDENTALIS	HACKBERRY TREE	3" BB	NATIVE		1400	1200	
AR	2	ACER RUBRUM	RED MAPLE	3" BB	NATIVE		1400	1800	
GB	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	3" BB			1400	1200	
TC	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" BB			1400	12000	
QB	3	QUERCUS BI-COLOR	WHITE SWAMP OAK	3" BB	NATIVE		1400	1200	
AC	5	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8" BB	NATIVE (MULTI-STEM)		1250	1250	
CC	2	CERSIS CANADENSIS	EASTERN REDBUD	8" BB	NATIVE (MULTI-STEM)		1250	1500	
TOTAL								10150	
SHRUBS									
DL	11	DIERVILLA LONICERA	BUSH HONEYSUCKLE	5" CONT.	NATIVE		150	1650	
HA	9	HYDRANGEA ANNEBELLE	ANNABELLE HYDRANGEA	5" CONT.			150	1350	
MP	23	MYRICA PENNSYLVANICA	BARBERRY	3" BB	NATIVE	42" O.C.	150	1150	
JT	21	JUNIPERUS S. 'TAMARISAFOLIA'	TAM'S JUNIPER	24" BB			150	1050	
RAG	12	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5" CONT.	HYB. NATIVE		150	1500	
TS	16	TAXUS 'SEBIAN'	SEBIAN YEW	24" 30" BB		32" O.C.	150	1800	
TO	8	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	6" BB		32" O.C.	150	1400	
CS	12	CORNUS STOLONIFERA	REDTUIG DOGWOOD	5" CONT.	NATIVE		150	1600	
IV	11	ILEX VERTICILLATA	MICHIGAN HOLLY	5" CONT.	NATIVE		150	1550	
RA	23	RIBES ALPNUM	ALPINE CURRANT	5" CONT.			150	1150	
TOTAL								17600	
PERENNIALS AND GRASSES									
ERC	4	EUPATORIUM RUGOSUM 'CHOCOLATE'	JOE PYE WEED	5" CONT.	HYB. NATIVE		115	160	
FYS	12	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5" CONT.	HYB. NATIVE	36" O.C.	115	1180	
PAH	34	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	5" CONT.		36" O.C.	115	1510	
HBS	12	HEUCHERA 'BERRY SMOOTHIE'	BERRY SMOOTHIE CORAL	4" CONT.	HYB. NATIVE	24" O.C.	115	1180	
NEP	12	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATNIP	4" CONT.		24" O.C.	115	1180	
HOS	5	HOSTA 'PATRIOT'	PATRIOT HOSTA	4" CONT.	HYB. NATIVE	24" O.C.	115	115	
EPC	20	ECHINACEA 'CRAZY PINK'	CRAZY PINK CONE FLOWER	4" CONT.	HYB. NATIVE	24" O.C.	115	1300	
FVN	3	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	5" CONT.	HYB. NATIVE	36" O.C.	115	145	
TOTAL								11300	
					66% NATIVE				

general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY CITY OF NOVI.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDWOOD MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY 4 INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - SHADE TREES _____ 5 FT.
 - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL. MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGINGS. EDGING SHALL BE 4" X 1/2" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.

landscape maintenance notes:

- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN. ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION. ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 - ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN THREE (3) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.
 - THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEWED AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.



stake trees - just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

stake trees - just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.

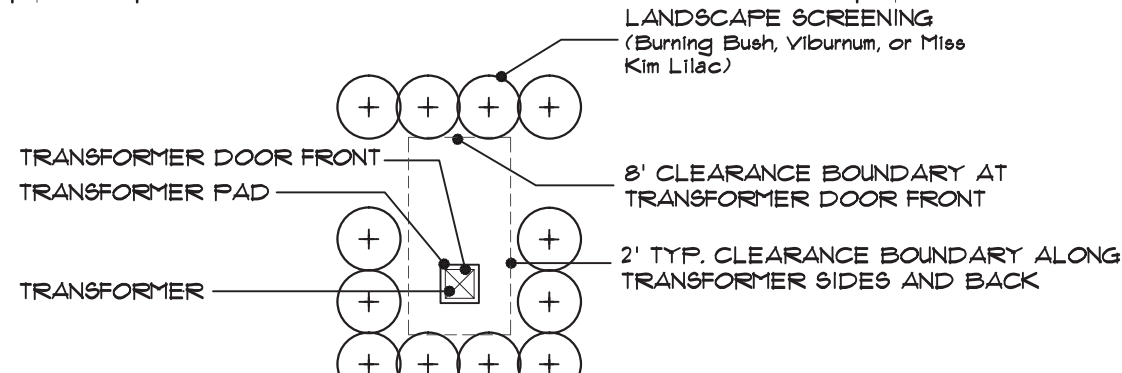
use 3 hardwood stakes per tree. 2" x 2" x 8' stakes. drive stakes into undisturbed soil 6"-8" outside of rootball to a depth of 18" below tree pit. remove after one (1) year. do not use wire or rope thru a hose.

NOTE:
Orient staking/guying to prevailing winds, except on slopes greater than 3:1 orient to slope.

Use same staking/guying orientation for all plants within each grouping or area.

cost estimate summary

TOTAL ESTIMATED PLANT MATERIALS COST	124280
TOTAL ESTIMATED IRRIGATION COST	14500
TOTAL ESTIMATED SOD COST (100 SQ.YD. X 16 PER SQ.YD. = 1600)	1600
TOTAL ESTIMATED MULCH COST 35 CU.YD. X 135 PER CU.YD. = 11225	11225
TOTAL ESTIMATED LANDSCAPE COST	151605

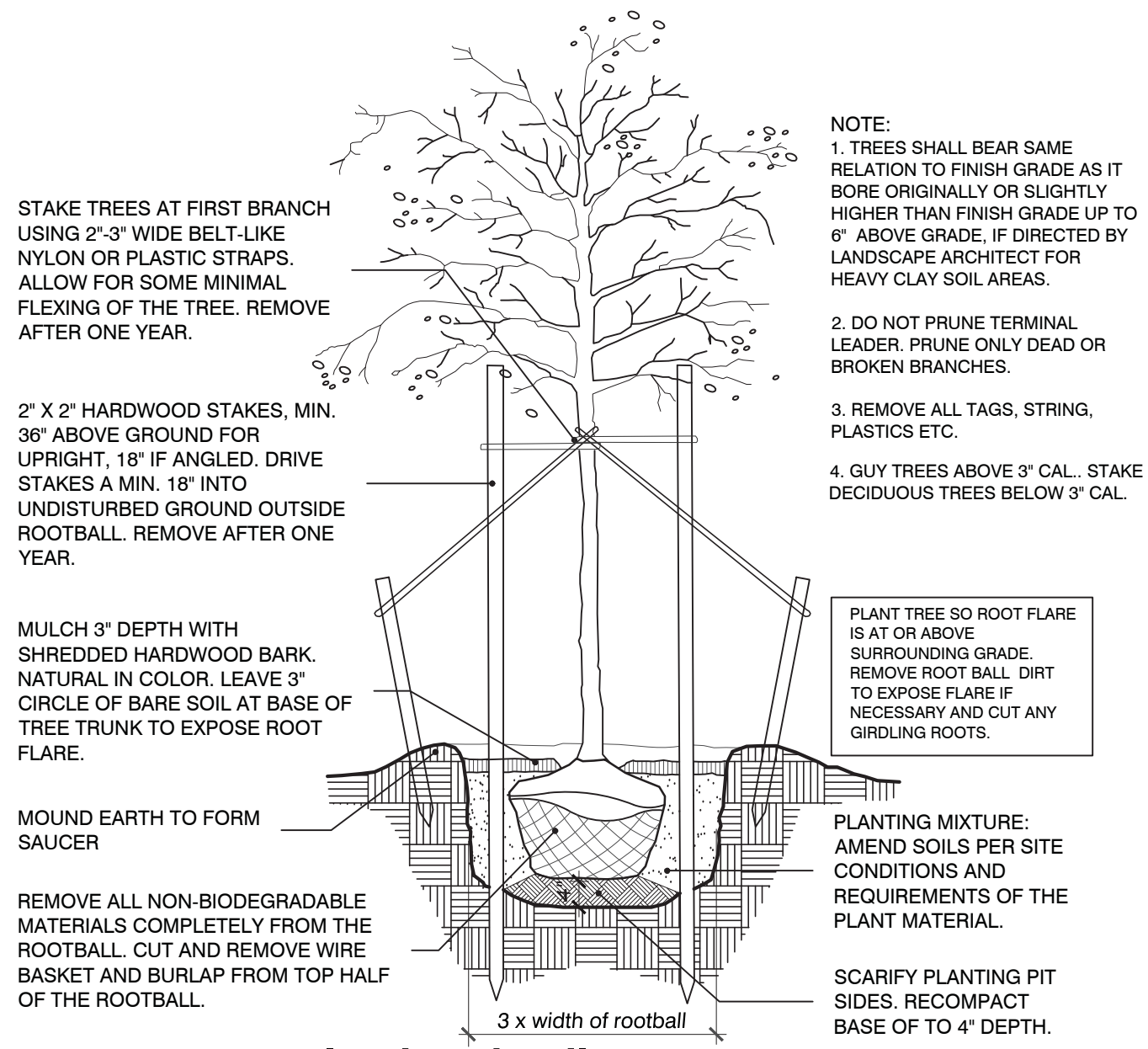


transformer pad planting detail

SCALE 1"=20'-0"

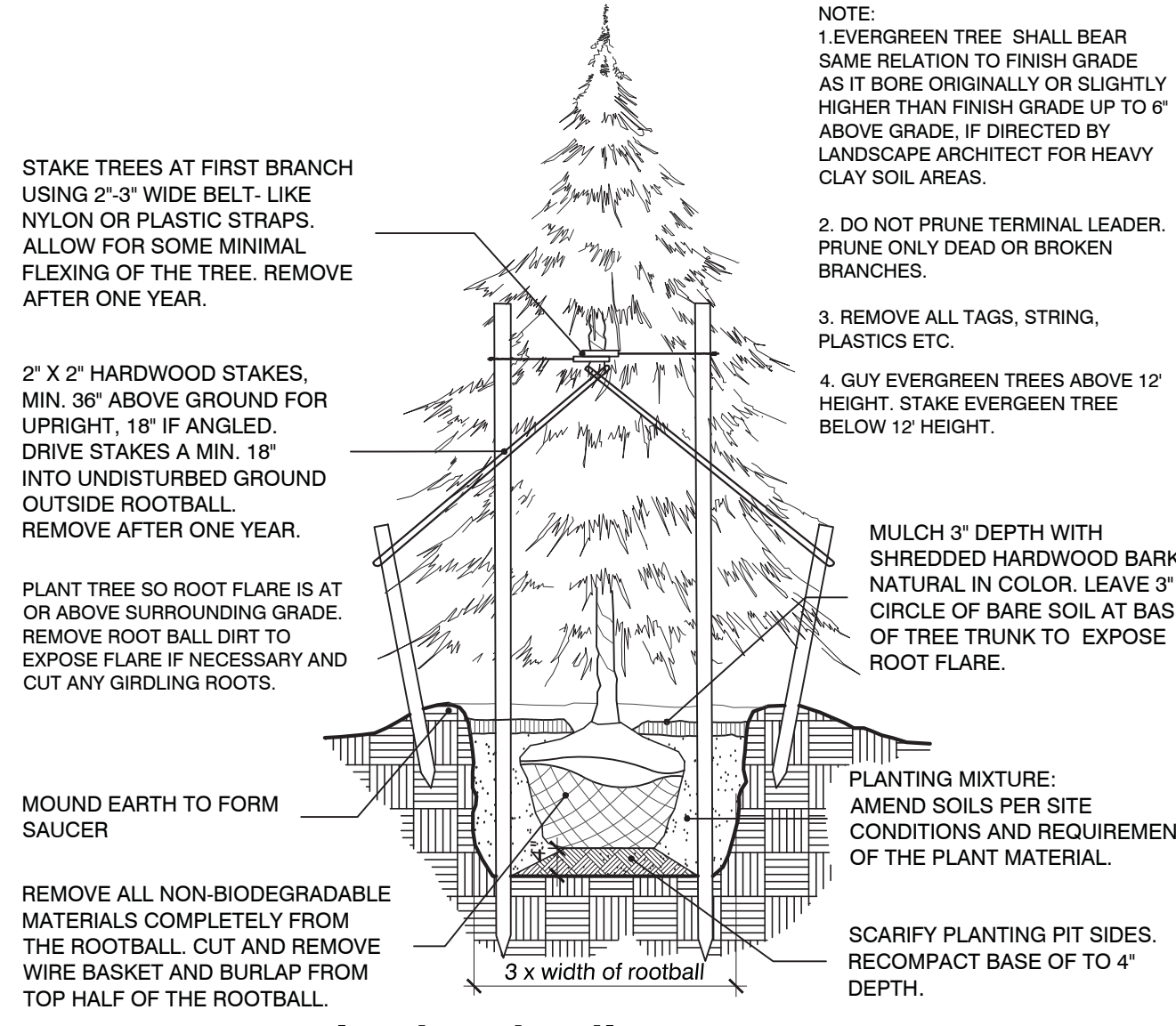
A MINIMUM OF 2' SEPARATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE HOUSE, THEN THE SAME CONDITIONS EXIST, NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT (9-11-98)

SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS, TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER DETROIT EDISON REQUIREMENTS.



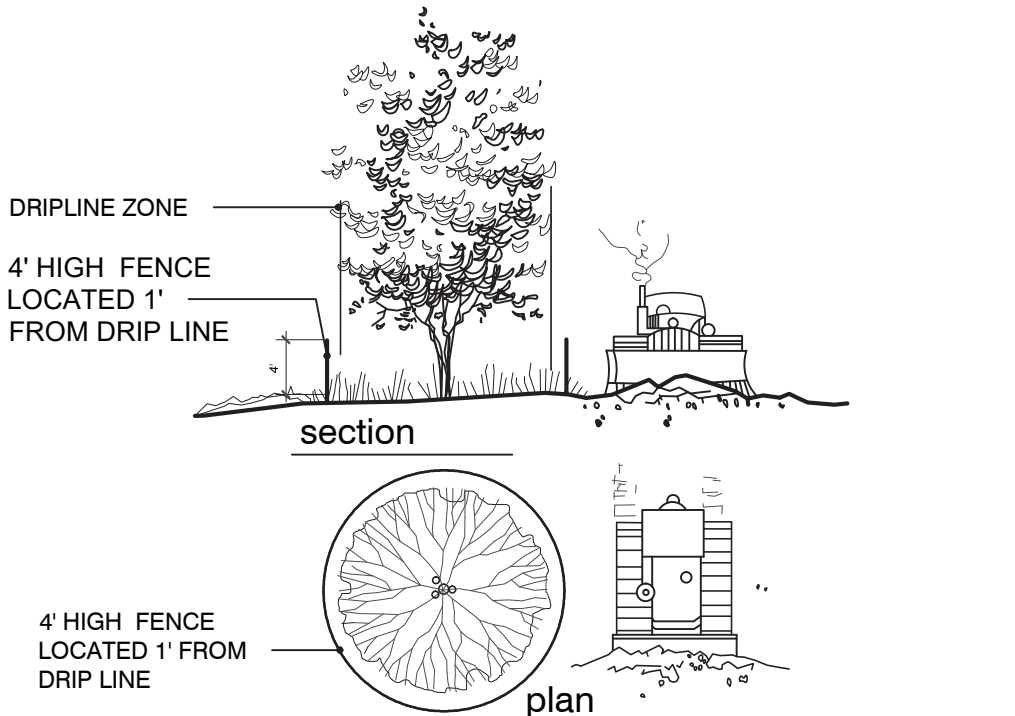
tree planting detail

no scale



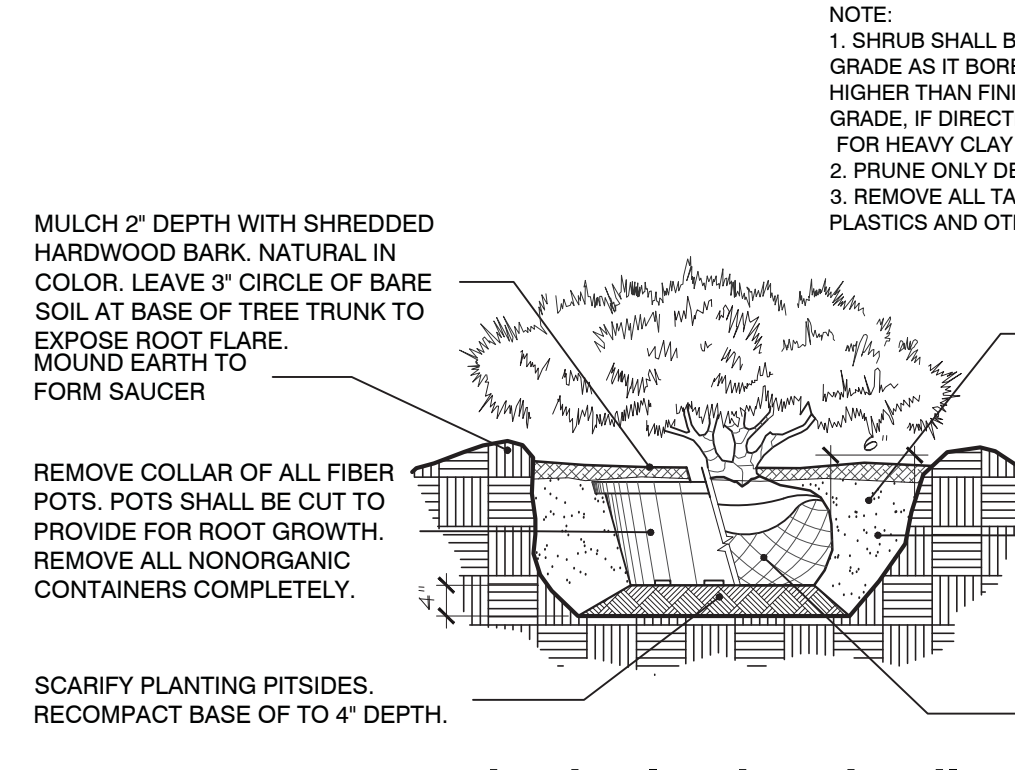
evergreen planting detail

no scale



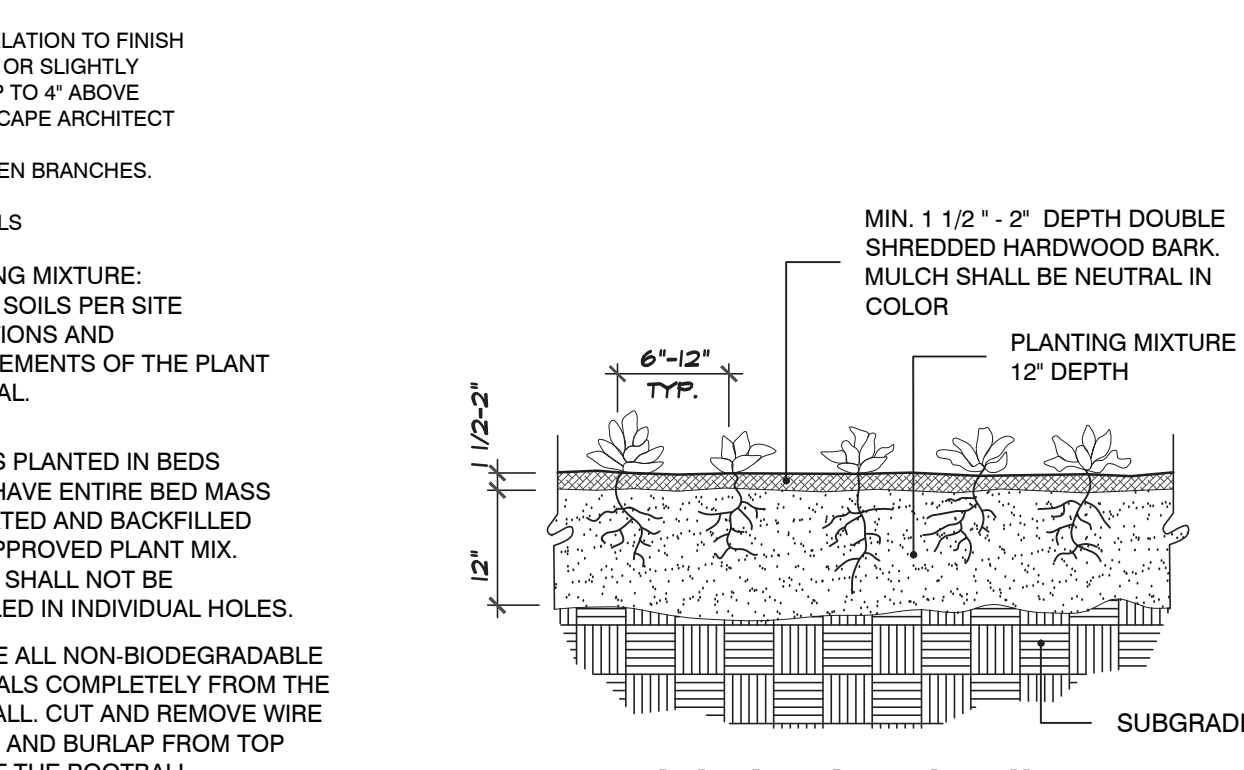
tree protection fence detail

no scale



shrub planting detail

no scale



perennial planting detail

no scale

Plant Material List, Planting Details and Notes

seal:



client:

ARIS BERRIS
 1702 EQUESTRIAN
 DRIVE, SOUTH
 LYON, MI 480178

project:

**SLI MEDICAL
 BUILDING**

project location:

City of NOVI

GRAND RIVER AVE

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**plant material list
 and planting
 details**

job no./issue/revision date:

- LS19.081.06 SPA 6-7-2019
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JP

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FP

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The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:

LS19.081.06

sheet no:

LS-2 of 2

APPLICANTS RESPONSE LETTER

October 15th, 2019

Sri Ravali Komaragiri
Novi City Planning & Zoning
45175 W 10 Mile Rd
Novi, MI 48375

Re: Plan Review Center Report
Planning Review, dated 10/1/19
SLI Medical Office
42350 Grand River Avenue
Novi, MI 48375
JSP 18-74

The engineering plans have been revised per your review comments dated October 1st, 2019. The landscape review comments will be provided by the Landscape Architect in a separate letter. Our responses to your comments are as follows:

Planning Review

1. The applicant shall provide a truck circulation diagram as noted in the Traffic review letter at the time of final site plan.

A fire truck turning template, a dumpster/garbage truck turning template, and a WB-40 truck turning template are shown on sheet 5 of the revised plans.

2. The applicants architect should indicate if additional handicap spaces would be required based on the use and try to accommodate those spaces at this time. The Building Department indicates that a minimum of 20% of parking required for physical therapy use should be barrier free.

Physical therapy accounts for 1, 150 square feet of the total proposed building area. Per the city ordinance, seven (7) parking spaces are required for this size area. 20% of those seven (7) spaces equates to two (2) ADA spaces.

The total parking area had 75 spaces. Per federal requirements, three (3) of those 75 spaces should be ADA spaces.

A total of five (5) ADA spaces are being proposed for this site. This includes the three (3) federally required ADA spaces and the two (2) additional ADA spaces for the physical therapy portion of the building.

To require 20% of the entire parking area to be ADA spaces is unreasonable given the relatively small portion of the building that is proposed for physical therapy use.

These calculations are show on sheet 2.

3. Please clarify if any additional site lighting or building lighting is proposed. If yes, a lighting and photometric plan as noted in the plan review chart is required at this time.

No new lighting is proposed for this site. Note has been added to plans.

Planning Review Chart

1. Parking setback screening – Screening is deficient.

See landscape review letter and plan by-others.

2. End Islands – Required some revisions.

Islands have been revised. See traffic review comments for more information.

3. Barrier Free Spaces – Two van accessible spaces to the north do not provide a safe and convenient access to building. Are additional barrier free spaces required for the type of medical use located in the building? Please clarify.

An ADA ramp has been proposed near these north ADA spaces.

See item 2 under Planning Review for ADA parking explanation.

4. Bicycle Parking Lot Layout – Layout not provided.

A bike rack detail has been added to sheet 5.

5. Exterior Lighting – A lighting plan is required if additional lighting is proposed.

No new lighting is proposed for this site. Note has been added to plans.

6. Roof top equipment and wall mounted utility equipment – The applicant should get a façade permit for rooftop equipment screening.

Applicant will apply and obtain for a façade permit for rooftop equipment screening if new rooftop equipment is deemed necessary. Note has been added to sheet 2.

7. General layout and dimension of proposed physical improvements – They do not provide dimensions for the parking improvements.

Overall improvement dimensions have been added to sheet 2.

8. Lighting and Photometric Plan – Submit a lighting plan or indicate if additional lighting is not proposed.

No new lighting is proposed for this site. Note has been added to plans.

Engineering Review

1. Revise the plan set to reference at least one City established benchmark.

A city established benchmark has been added to the plans.

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

A note has been added to the plans.

3. Provide the City's standard detail sheets for storm sewer (2 sheets, rev. 2.16.19) and paving (2 sheets, rev. 3.5.18) at the time of the stamping set submittal.

Detail sheets are attached.

4. The attached Non-Domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County.

The applicant will complete and submit the Non-domestic User Survey.

5. The dedication of the master-planned 60-foot half width right-of-way along Grand River Avenue is requested for the project.

The 60-foot half width right-of-way is proposed to be dedicated and shown as such on the plans.

6. Provide a note along with the traffic control sign table on sheet 5 stating all traffic signage will comply with the current MMUTCD standards.

Note has been added to sheet 5.

7. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Division for review.

A note has been added to the plans.

8. Show all existing watermain/leads, sanitary sewer/leads and associated easement on the plans to ensure no permanent structures interfere with the utilities or easements.

Existing utilities and leads are shown on the plans. Title work has been requested from the applicant to determine existing easement locations.

9. Provide the watermain length, diameter, and material type where the hydrant is being relocated.

Proposed watermain information has been added to sheet 4.

10. Label the finished grade for the relocated hydrant.

Finished grade of the relocated hydrant is shown on sheet 4.

11. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Since only two (2) storm structure are proposed, relevant information is listed at each structures callout on sheet 4. Casting information has been added.

12. Indicate the amount of pavement that is existing and the amount of pavement that is proposed. If the difference is determined by the engineering department to be negligible, then no additional storm water management requirements will be requested. If the additional amount of pavement is deemed to be significant increase in impervious surfaces then the site will be required to meet the City's current storm water management standards.

Existing and proposed pavement amounts are listed on sheet 4. All additional parking was part of the 1994 site plan approval conditions.

13. The city requires parking lots to be curbed as outlined in Section 11-239(b) of the design and construction standards. Provide curbs for the entire parking lot.

Proposed curbs have been added to the existing parking lot.

14. A sidewalk easement is requested for the portion of the sidewalk along Grand River Avenue that lies outside the right-of-way.

A sidewalk easement has been added to sheet 2.

15. Provide additional spot grades for the proposed sidewalk connection to the building.

Grades are shown on sheet 4.

16. The two proposed end islands must be 3 feet shorter than the adjacent 19-foot parking stalls.

Dimensions have been added to these areas on sheet 2.

17. Sheet 4 shall be signed and sealed by the design engineer responsible for the proposed retaining wall design and all associated calculations.

To be provided.

18. If the proposed retaining wall is within an existing easement, a license agreement will be required.

Title work has been requested from the applicant to determine existing easement locations. A license agreement will be obtained if necessary.

19. A note on sheet 4 indicates that the pavement on the north side of the site shall be extended 2 feet towards the swale. The current paving plan does not show this extension. Either remove the note or show this extension of paving on the plans.

Note has been removed.

Traffic Review

1. Truck turning movement patterns should be provided to show that the trash receptacle locations do not interfere with the use of the adjacent proposed parking spaces.

A fire truck turning template, a dumpster/garbage truck turning template, and a WB-40 truck turning template are shown on sheet 5 of the revised plans.

2. The applicant could also secure a shared parking agreement with the neighboring property in case of overflow in the future.

The applicant will obtain a shared parking agreement if necessary.

3. The barrier free parking requirement for a Physical therapy building should be applied to the parking for the building as a whole, not a subsection based on PT area.

To require 20% of the entire parking are to be ADA spaces is unreasonable given the relatively small portion of the building that is proposed for physical therapy use.

See item 2 under Planning Review for ADA parking explanation.

4. Note that all end islands adjacent to the travel way shall be constructed three (3) feet shorter than the adjacent parking space per Section 5.2.12 of the city's zoning ordinance. The island that is interior to the parking bay on the west side of the site may be extended to be flush with the parking spaces on either side of it. The island with the sidewalk on the east side of the parking lot next to the loading zone may remain at its current length as the island is more than three (3) feet shorter than the loading zone area adjacent to it.

The islands have been revised as indicated above. Additional dimensions have been added to sheet 2.

5. The applicant has indicated bicycle parking on the site plans. A detail of the layout has been provided, however, a bike rack has not been detailed and should be provided to ensure compliance with the city's zoning ordinance.

A bike rack detail has been added to sheet 5.

6. The bike rack must be a minimum of 36" tall.

A bike rack detail has been added to sheet 5.

7. Section 5.16.1.E of the city's zoning ordinance required that the bicycle parking be no more than 120 feet from the entrance being served or the parking space nearest that entrance. The applicant should dimension this distance to ensure that the bicycle parking location meets this requirement.

This dimension is show on sheet 2.

8. The applicant has indicated proposed sidewalk widths. The location of proposed ramps should also be included. The proposed barrier free parking spaces do not have a ramp at the first available sidewalk, according to the site plan. The

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applicant should also consider providing a ramp at the sidewalk on the northwest side of the building.

An ADA ramp has been added to the first available sidewalk near these barrier free spaces. The existing sidewalk at the northwest side of the building is an existing ramp with handrails.

9. The applicant has provided a signing quantities table indicating the number of each proposed sign and its size. MMCTCD sign codes should be included as well.

MMUTCD codes and note have been added to sheet 5.

Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey S. Rizzo". The signature is written in a cursive, flowing style.

Jeffrey S. Rizzo, PE
Fenn & Associates

October 14, 2019

Mr. Rick Meader, Landscape Architect
City of Novi Community Development
45175 West Ten Mile Road
Novi, MI 48375

RE: SLI Medical Building Landscape Review, Job # jsp18-0074

Dear Mr. Meader:

In response to the city landscape review comments dated September 17, 2019, please see our revised landscape plans for Manchester, Job No. LS18.081.10, dated 10-14-2018, sheets LS-1 through LS-2 for details. We offer the following comments below.

“LANDSCAPE WAIVERS GRANTED BY THE PLANNING COMMISSION ON JUNE 12, 2019”, has been copied to sheet LS-1.

Ordinance Considerations

Existing Soils (Preliminary Site Plan checklist #10, #17)

1.(Noted) Provided

Existing and proposed overhead and underground utilities, including hydrants.(LDM

2.e.(4))

1.(Noted) Provided

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

1. 1-7” dbh Purple Beech tree is proposed to be removed due to the required pedestrian walk connection. See site survey for location

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

1.(Noted) Property is not adjacent to Residential.

Right-of-Way Landscape Screening (Zoning Sec. 5.5.3.B)

1. Clear vision zone at Grand River per OCRC standards
2. (Noted) Calculations and all required trees are provided.
3. (Noted) A landscape waiver was granted by the Planning Commission was granted to not plant the required street trees as there is insufficient room in the right-of-way for them.

Parking Lot Interior (Zoning Sec 5.5.3.C)

1. (Noted) Based on the vehicular use area, 2,438sf of landscape area and 12 interior trees are required. 2,943sf of area and 12 trees are proposed.
2. Move the tree located in the small greenspace near the transformer to a position in front of the transformer



Parking Lot Perimeter (Zoning Sec 5.5.3.C)

1. Updated parking lot perimeter to 680lf. Based on this, the calculation has been updated to 19 trees required and 11 provided.
2. (Noted) A waiver was granted due to the lack of room on the site to provide all of the required trees.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Revised the net building perimeter to 601lf, and 4,808sf required. Updated calculations accordingly.
2. (Noted) A landscape waiver was granted to not have 75% of the building foundation landscaped and to locate some of the foundation area away from the base of the building, on the front berm.
3. All foundation landscape areas are in SF.
4. Added additional landscaping (shrubs, perennials, grasses, annuals, ornamentals, etc) to meet the required foundation landscape area.

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

(Noted)

Plant List (LDM 2.h. and t., 4)

1. Added more native species to reach at least 50% native species.
2. Replaced the privet with viburnums.
3. Revise the cost of ornamentals to \$250 each and grasses to \$15 each.

Planting Notations and Details (LDM)

1. Revise General Landscape Note #5 to add "in writing" after "approved".
2. Note#21 (LS-2), added a note stating that the landscaping must be guaranteed for 2 years after city approval
3. Revised Maintenance Note #3 to read 3 months, not 6 months.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. Replaced 1-dogwood species for Michigan holly

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. Irrigation plan will be provided during final stamping set.

Snow Deposit (LDM.2.q.)


Provided

Corner Clearance (Zoning Sec 5.9)

1. Clear vision zone at Grand River has been shown and no proposed trees or shrubs are located within that zone.

Please do not hesitate to contact me should you have any questions or comments.

Sincerely,



Felino A Pascual, RLA

