CITY of NOVI CITY COUNCIL

Agenda Item 1
January 23, 2017

SUBJECT: Consideration of tentative approval of the request of Hadley's Towing, JSP 16-33, with Zoning Map Amendment 18.715, to rezone property in Section 17, located on the south side of Grand River Avenue between Wixom Road and Beck Road from I-1, (Light Industrial) to I-2 (General Industrial) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan. The property totals 17.78 acres and the applicant is proposing to rezone approximately 5.6 acres of the northerly portion of the property to accommodate a vehicle towing business and outdoor storage yard.

SUBMITTING DEPARTMENT: Community Development Department – Planning Barb

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

The petitioner is requesting to rezone 5.6 acres of a 17.76 acre property located on the south side of Grand River Avenue between Beck and Wixom Roads from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The applicant states that the rezoning request is necessary to use of the rezoned portion of the property as an outdoor storage yard for the towing business.

The applicant is proposing to develop the property in two phases. The first phase includes construction of 155 parking spaces to store towed vehicles and the future phase would include 113 spaces. The applicant is proposing to use the existing building on the north part of the property for their operational uses. The current plan includes the addition of a berm and with landscaping to provide better screening of the towed vehicles from the adjacent property. As a part of the discussions with the applicant, the berm and landscape screening will be protected by a proposed conservation easement. The plan also indicated two alternate locations for storm water detention (Area A and area B). If the rezoning is approved, the applicant would determine the exact location for the storm water detention pond at the time of Preliminary Site Plan review.

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning for a part of the subject parcel is proposed to be changed (in this case from I-1 to I-2) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

The Planning Commission held a Public hearing on September 28, 2016. The Planning Commission gathered public comments and directed staff to schedule another meeting at a later date for Planning Commission's recommendation to Council with the hope that all significant concerns could be addressed.

Based on comments received, the applicant submitted a revised Concept Plan showing:

- Reduced impacts to city-regulated wetlands (now impacting only two of the three City-regulated wetlands on site, and proposing 0.13 acres of wetland fill, which will also require no wetland mitigation in the regulated woodland area)
- Reduced impacts to regulated woodlands with a smaller parking area and detention pond
- Reduced number of proposed parking spaces (from 443 to 286) showing 155 spaces in the first phase and 113 spaces as possible future parking
- Addition of a 4 foot high landscaped berm added to the east property line to buffer the proposed use from the adjacent property.

The Planning Commission considered the revised Concept Plan on December 7, 2016 and considered the relationship between the nature of use and the requested landscape waivers within the proposed vehicle storage area. The City's Landscape Architect explained that the landscape islands are required to break up the pavement expanse for functional and cooling purposes; the applicant explained that islands would provide more difficulty for tow-truck maneuverability within the site. After further discussion, the Planning Commission was in support of the waivers given the nature of the use and the expected lack of use of the storage area by the general public.

Additionally, the Planning Commission recommended the City Council to look closely into the proposed benefits to determine if there is something more beneficial to the community than the benefits ones being offered by the applicant. The Planning Commission did not have any additional concerns at that time and recommended approval of the application to City Council.

Master Plan for Land Use

The Future Land Use Map of the 2010 City of Novi Master Plan for Land Use identifies this property as Office Research Development and Technology. While the proposed zoning is not consistent with the recommendations of the Master Plan for Land Use, the latest version of the Master Plan has not yet received final approval, but is anticipated to be presented to the Planning Commission in the next few weeks. If the City deems that the proposed concept is a reasonable use, this matter may be addressed by the Planning Commission when the Final version of the Master Plan for Land Use is presented. The property to the south of the subject parcel is Master Planned Suburban Low-Rise. The property to the west and across Grand River Avenue are planned for Community Commercial and to the east Office Research Development and Technology.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: The City, working with the development community and partners, should continue to foster a favorable business climate. The proposal would allow a desirable location for a new business investment.

2. Objective: Encourage developers to utilize development options currently available through the Novi Zoning Ordinance that preserve natural features on properties. The concept plan would allow protecting a majority of existing wetlands on site.

Ordinance Deviations Requested

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that "each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas." Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a Preliminary Site Plan. Staff has reviewed the concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. In many cases, additional information is required to make a determination if a deviation is required. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances requested by the applicant and supplemented by staff and consultant recommendations:

1. Planning Deviation for outdoor storage and screening extending into the required front yard setback of the district as the proposed yard has little to no visibility from Grand River Avenue, as listed in Section 4.55.
2. Landscape deviation for absence of required interior parking lot landscaping islands or trees as listed in Section 5.5.3.C to allow for easy maneuverability of tow trucks and towed vehicles.
3. All parking bays exceed the maximum 15 spaces (up to a maximum of 44 spaces provided) as listed in Section 5.5.3.C. to allow for easy maneuverability of tow trucks and towed vehicles.
4. Landscape deviation for absence of required berm along Grand River frontage greenbelt as listed in Section 5.5.3.B.ii and iii. due to lack of space.
5. Landscape deviation for absence of required street trees along Grand River frontage as listed in Section 5.5.3.E.i.c and LDM 1.d. due to lack of space.
6. Traffic Deviation for painted end islands instead of raised end islands as listed in Section 5.3.12 to allow for easy maneuverability of tow trucks and towed vehicles.
7. City Council variance for the exclusion of bicycle parking, as required per section 5.16 due to nature of the proposed use.
8. City Council variance for lack of a traffic impact study due to the nature of the proposed use.

Public Benefit under PRO Ordinance

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. The applicant has offered revised benefits in the letter dated January 18, 2017

1) The current Hadley's Towing headquarters is located at 24825 Hathaway Street in the City of Farmington Hills with an additional impound yard located at 25460 Trans X Road in the City of Novi. The impound yard located at 25460 Trans X Road will be relocated

to the proposed parking lot located at 48661 Grand River Avenue in the City of Novi. This location will also be the new Headquarters for the Hadley's Towing operation. The new Headquarters will generate more income to the City's businesses, including, but not limited to, gas stations, restaurants and auto parts stores. Staff's Comment: This can be conceived as the applicant's effort to consolidate their business into one location and the benefits listed to the City are coincidental and minor.

2) The new Headquarters will also allow Hadley's Towing to meet its contractual obligations for towing services with the City of Novi and provide a larger local tow yard for which residents can retrieve their stored vehicles. Staff's Comment: This can be conceived as a convenience which would in fact benefit the business and/or is required as part of the current contract with the City.
3) Relocating the Hadley's Towing Novi location from 25460 Trans X Road to 48661 Grand River Avenue will reduce the traffic impact to the City's center and the Novi Road corridor and displace it to the City's outer limits and the Wixom Road corridor. The 48661 Grand River locations is in close proximity to the I-96 Wixom Road exit which yields a shorter distance for which towed vehicles will travel along the local streets. Staff's Comment: A traffic study was waived due to the nature of the use for this project. The current proposed location is bigger than the existing location. We do not have data to agree or disagree with the applicant's notion. The Grand River Corridor is also a major corridor even though it is not a City Center. The proximity to the I-96 exit can be conceived as a benefit to the business itself.
4) The existing impound yard located at 25460 Trans X Road is highly visible from the Novi Road Corridor. The proposed parking lot located at 48661 Grand River Avenue location is 600 feet off of the Grand River and buffered from the public and Grand River traffic. Staff's Comment: Staff agrees that the new location restricts visibility from the public streets as public compared to their existing location and may be considered a benefit.
5) The proposed parking lot located at 48661 Grand River Avenue will provide a landscape berm and landscape screening which reduces site visibility from any future buildings on the vacant parcel to the East. Staff's Comment: The applicant has proposed additional enhancements to screen the proposed use and protect the screening under a conservation easement. This is not required as part of the site plan and is considered a benefit to protect adjacent property's value.

The proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. In this case, staff agrees that there are some advantages with the new location, but with the exception of items 4 and 5, would not be considered a public benefit.

Staff appreciates the applicant's effort to address the adjacent property owner's concerns about reduction of property values due to proposed use. The applicant also indicated that they would commit to restricting the rezoning boundary as indicated in plans. The applicant does not intend to apply to rezone that part of the property that is located further to the south.

Further Discussion

Further discussion with the applicant on January 19 revealed that the applicant may be willing to offer further public benefit to the City:

1. If the rezoning with PRO is approved as requested, the applicant will agree to allow the property to revert back to Light Industrial zoning and uses when Hadley's Towing or a successor towing company ceases operation of the proposed tow operation at the site. Final language would need to be agreed upon by the

applicant's attorney and the City Attorney prior to the matter returning to Council for final approval.

2. If the rezoning with PRO is approved as requested, the applicant will agree to participate in one or more of the recommendations of the Draft Master Plan for Land Use for this section of the Grand River Avenue corridor (such as landscaping, lighting, pedestrian amenities, artwork, or the necessary easements and access for such improvements). Please see draft excerpt of the plan for some of the recommendations proposed for this section of the Corridor.

   Additionally, the applicant will agree to cooperate with the recommendations of the expected Grand River Corridor Improvement Authority for public improvements that may be recommended for this portion of the Corridor (while these are yet to be determined, the expectation may again be landscaping, lighting, pedestrian amenities, artwork, or the necessary easements and access for such improvements).

   If approved, final language would need to be drafted for such public benefits, along with an expected value of the benefits in an amount yet to be determined.

PRO Conditions

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the site, the location of the proposed detention pond, and location of the proposed berm. The "terms" or "conditions" within the submittal are the design elements illustrated on the conceptual plan, the public benefits outlined in this motion sheet and the other conditions listed below.

a. The Zoning Map amendment from I-1 (Light Industrial) to I-2 (General Industrial) is limited for 5.6-acre of a 17.76-acre property as indicated in the concept plan. There will be no further requests for expanding the proposed 5.6-acre rezoning area as shown on the concept plan.
b. The development is proposed to happen in two phases. The first phase includes construction of 156 parking spaces to store towed vehicles and the future phase would include115 spaces.
c. Additional berm and landscaping proposed to provide additional screening to the property on north shall be protected in a permanent landscape easement. Exact boundaries will be determined at the time of Final Site Plan Review.

City Council Action

If the City Council is inclined to approve the rezoning request with PRO at this time, the City Council's motion would be to direct the City Attorney to prepare a PRO Agreement to be brought back before the City Council for approval with specified PRO Conditions.

RECOMMENDED ACTION:

Tentative indication that Council may **approve** the request of Hadley's Towing, JSP 16-33, with Zoning Map Amendment 18.715, to rezone property in Section 17, located on the south side of Grand River Avenue between Wixom Road and Beck Road from I-1, (Light Industrial) to I-2 (General Industrial) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan as reviewed by the Planning Commission on December 7, 2016 and direction to the City Attorney to prepare a proposed PRO Agreement with the following considerations:

1. The recommendation shall include the following ordinance deviations for consideration by the City Council:
   a. Planning Deviation for outdoor storage and screening extending into the required front yard setback of the district as the proposed yard has little to no visibility from Grand River Avenue, as listed in Section 4.55.
   b. Landscape deviation for absence of required interior parking lot landscaping islands or trees as listed in Section 5.5.3.C to allow for easy maneuverability of tow trucks and towed vehicles.
   c. All parking bays exceed the maximum 15 spaces (up to a maximum of 44 spaces provided) as listed in Section 5.5.3.C. to allow for easy maneuverability of tow trucks and towed vehicles.
   d. Landscape deviation for absence of required berm along Grand River frontage greenbelt as listed in Section 5.5.3.B.ii and iii. due to lack of space.
   e. Landscape deviation for absence of required street trees along Grand River frontage as listed in Section 5.5.3.E.i.c and LDM 1.d. due to lack of space.
   f. Traffic Deviation for painted end islands instead of raised end islands as listed in Section 5.3.12 to allow for easy maneuverability of tow trucks and towed vehicles.
   g. City Council variance for the exclusion of bicycle parking, as required per section 5.16 due to nature of the proposed use.
   h. City Council variance for lack of a traffic impact study due to the nature of the proposed use.

2. Applicant complying with conditions listed in the staff and consultant review letters.

3. If the City Council approves the rezoning, the following conditions be requirements of the Planned Rezoning Overlay Agreement:
   a. The Zoning Map amendment from I-1 (Light Industrial) to I-2 (General Industrial) is limited for 5.6-acre of a 17.76-acre property as indicated in the concept plan. There will be no further requests for expanding the proposed5.6-acre rezoning area as shown on the concept plan.
   b. The development will happen in two phases. The first phase includes construction of 156 parking spaces to store towed vehicles and the future phase would include115 spaces.
   c. Additional berm and landscaping proposed to provide additional screening to the property on north shall be protected in a permanent landscape easement. Exact boundaries will be determined at the time of Final site plan. The berm and plantings shall be installed prior to the use of Phase I of the new paved area, per the request of the adjacent property owner.
   d. If the rezoning with PRO is approved as requested, the applicant shall agree to allow the property to revert back to Light Industrial zoning and uses when Hadley's Towing or a successor towing company ceases operation of the proposed tow operation at the site.
   e. If the rezoning with PRO is approved as requested, the applicant will agree to participate in one or more of the recommendations of the Draft Master Plan for Land Use for this section of the Grand River Avenue corridor, and in the expected recommendations of the Grand River Avenue Corridor Improvement Authority (such as landscaping, lighting, pedestrian amenities, artwork, or the necessary easements and access for such improvements).

This motion is made because:

   a. The rezoning request fulfills two objectives of the Master Plan for Land Use by fostering a favorable business climate and welcoming new business.

b. The rezoning is a reasonable alternative as the proposed use is less intense of uses that would be typically allowed under I-2 zoning and puts to use a vacant parcel and is adjacent to other parcels of similar use.
c. The rezoning will have no negative impact on public utilities.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

PUBLIC BENEFITS
Letter dated: January 18, 2017

GREENTECH
ENGINEERING, INC.

51111 W. Pontiac Trail
Wixom, MI 48393
Office: (248) 668-0700
Fax: (248) 668-0701

January 18, 2017

Ms. Sri Ravali Komaragiri
Planner/City of Novi
Planning Department
45175 10 Mile Road
Novi, Michigan 48375

Re: **Hadley's Towing Parking Lot**
PRO Concept Plan – Public Benefits
Project #JSP 16-33
GreenTech Engineering, Inc. Job No. #16-206

Ms. Komaragiri and consultants,

Here are the proposed public benefits for the proposed Hadley's Towing Parking Lot:

1) The current Hadley's Towing headquarters is located at 24825 Hathaway Street in the City of Farmington Hills with an additional impound yard located at 25460 Trans X Road in the City of Novi. The impound yard located at 25460 Trans X Road will be relocated to the proposed parking lot located at 48661 Grand River Avenue in the City of Novi. This location will also be the new Headquarters for the Hadley's Towing operation. The new Headquarters will generate more income to the City's businesses, including, but not limited to, gas stations, restaurants and auto parts stores.
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3) Relocating the Hadley's Towing Novi location from 25460 Trans X Road to 48661 Grand River Avenue will reduce the traffic impact to the City's center and the Novi Road corridor and displace it to the City's outer limits and the Wixom Road corridor. The 48661 Grand River location is in close proximity to the I-96 Wixom Road exit which yields a shorter distance for which towed vehicles will travel along the local streets.
4) The existing impound yard located at 25460 Trans X Road is highly visible from the Novi Road Corridor. The proposed parking lot located at 48661 Grand River Avenue location is 600 feet off of the Grand River and buffered from the public and Grand River traffic.
5) The proposed parking lot located at 48661 Grand River Avenue will provide a landscape berm and landscape screening which reduces site visibility from any future buildings on the vacant parcel to the East.

Please feel free to contact our office with any questions or concerns, regarding these public benefits.

Sincerely,
GreenTech Engineering, Inc.

Jesse Parkinson/Project Manager

Maps

Location

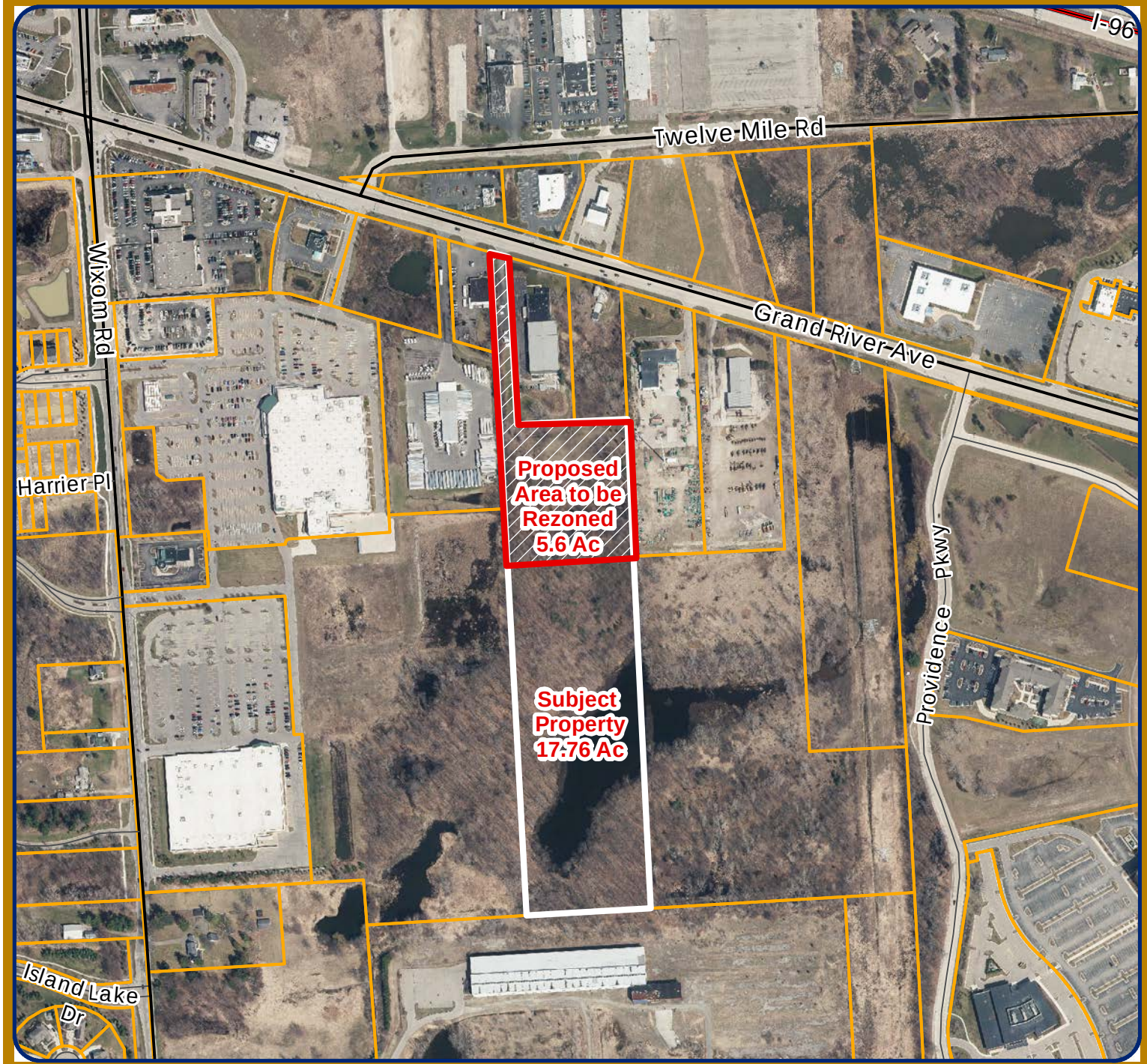
Zoning

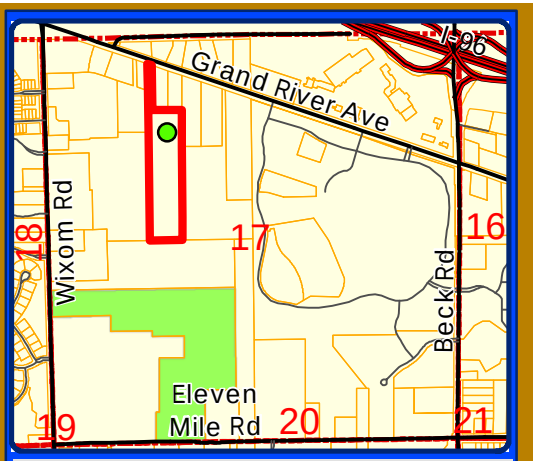
Future Land Use

Natural Features

16-33 Hadleys Towing PRO

Location





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: 09/15/16
Project:16-33 Hadleys Towing PRO
Version #: 1

Feet
0 110 220 440 660

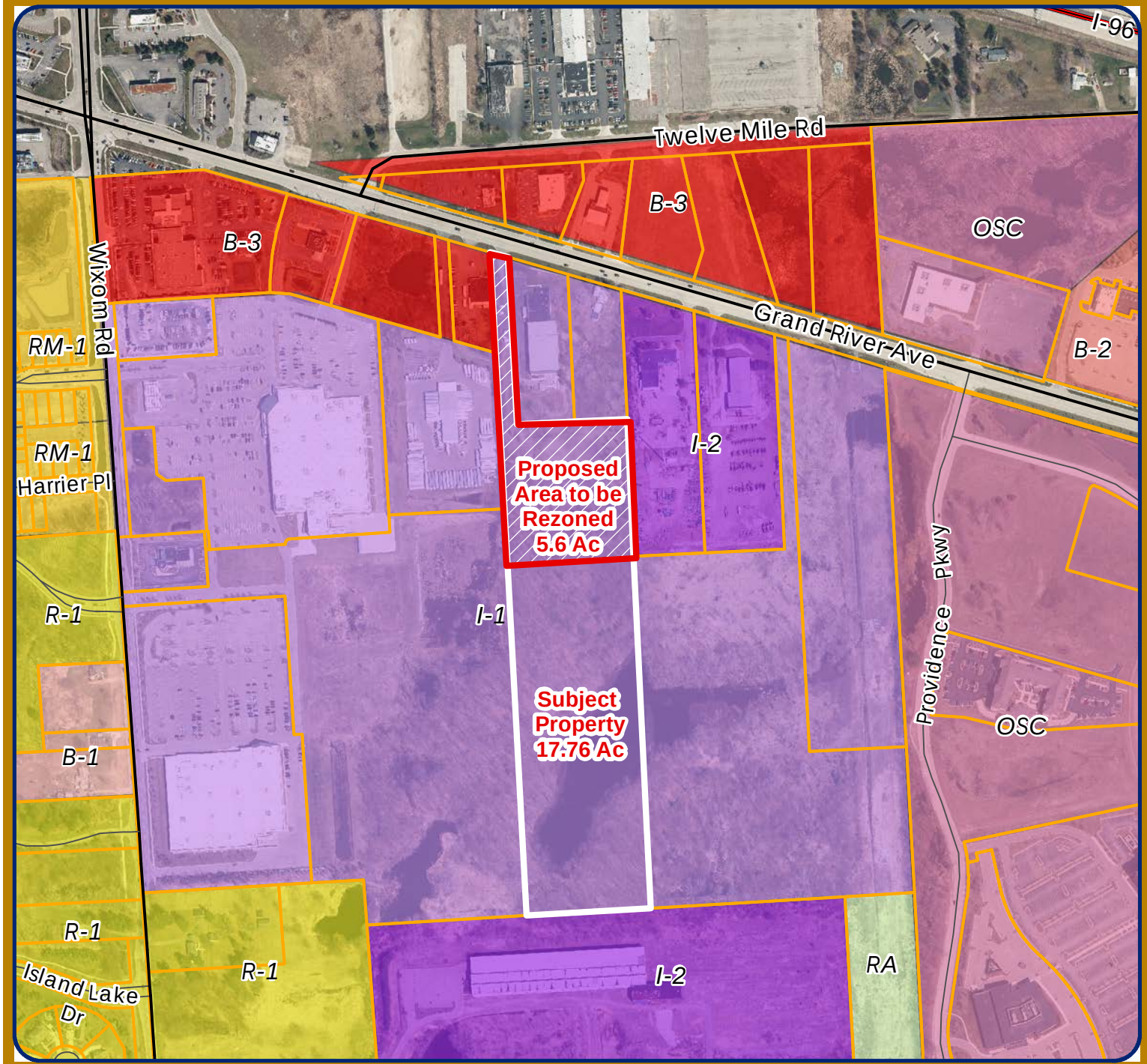
1 inch = 498 feet

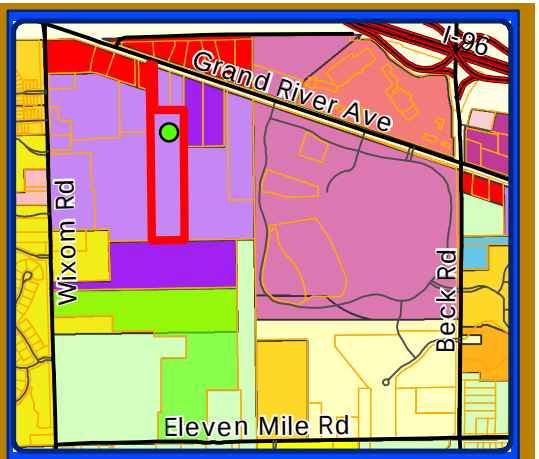
MAP INTERPRETATION NOTICE

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

16-33 Hadleys Towing PRO

Zoning





LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- FS: Freeway Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology

City of Novi

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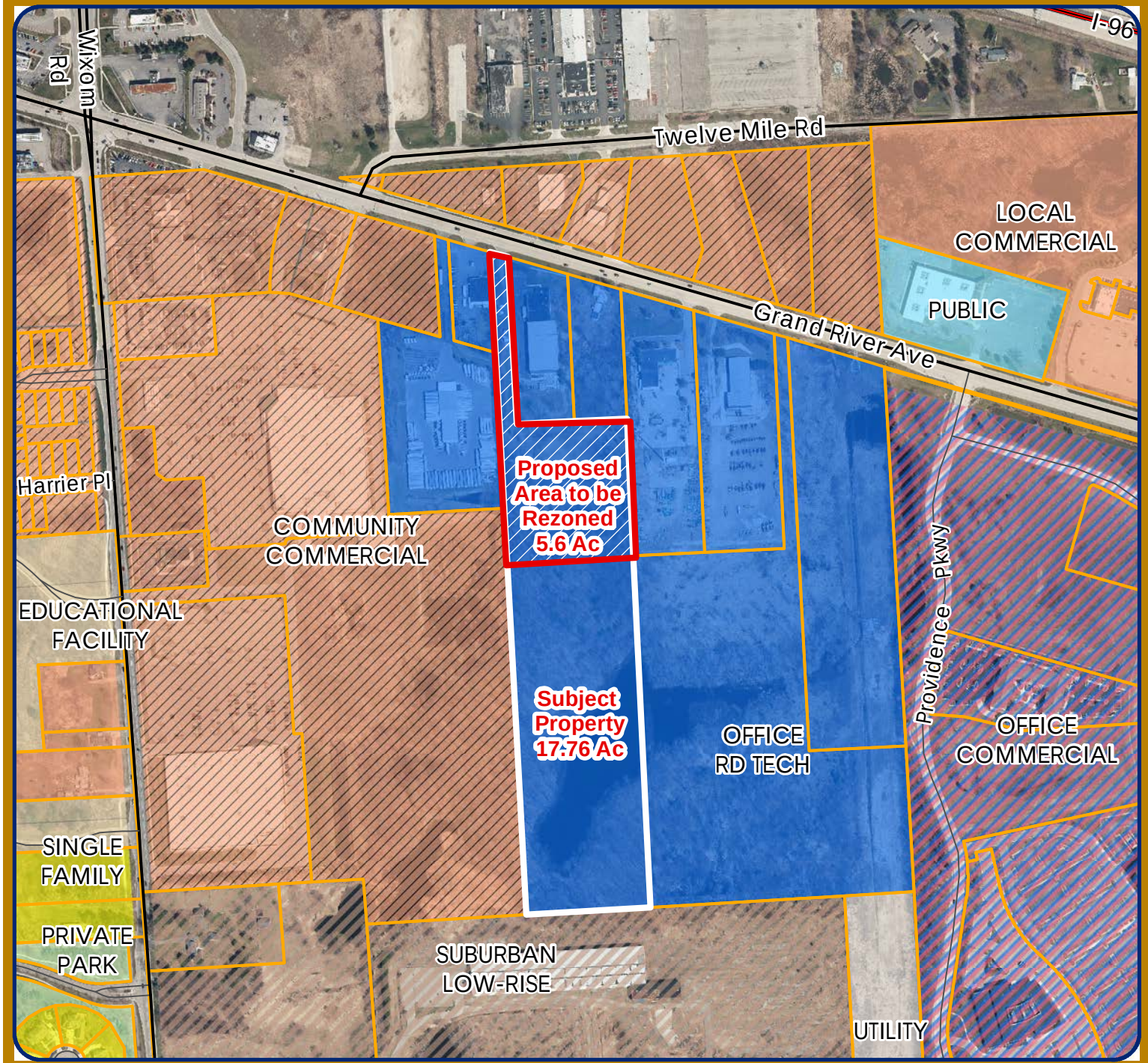
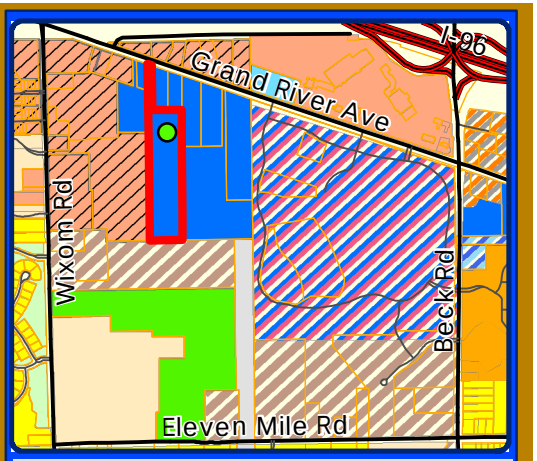
16-33 Hadleys Towing PRO

Future Land Use





LEGEND

FUTURE LAND USE

- Single Family
- Multiple Family
- Suburban Low-Rise
- Community Office
- Office RD Tech
- Office Commercial
- Office Research W/Retail Overlay
- Local Commercial
- Community Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Utility

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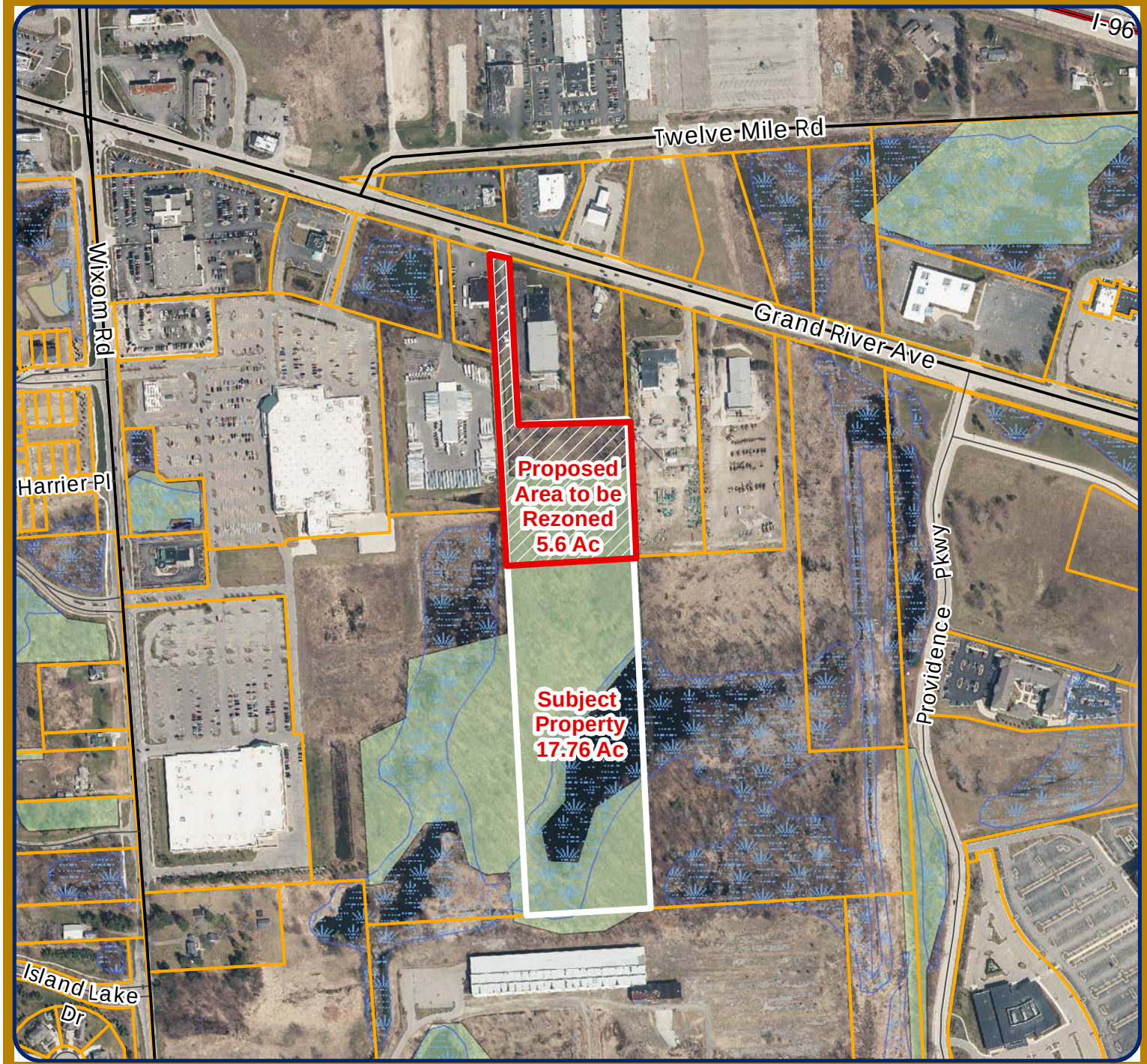
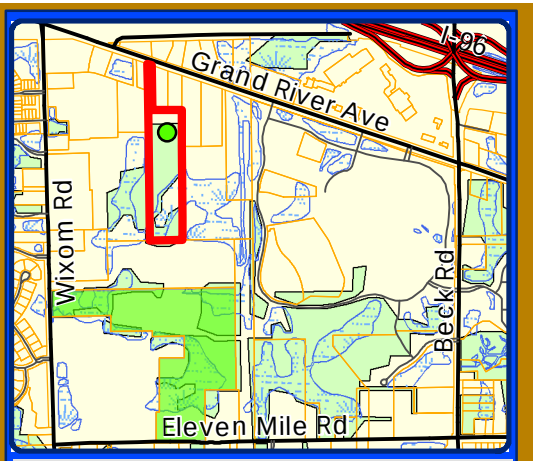
MAP INTERPRETATION NOTICE

16-33 Hadleys Towing PRO

Natural Features





LEGEND

- WETLANDS
- WOODLANDS

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CONCEPT PLAN
Submitted 11-04-2016
(Full plan set available for viewing at the Community Development Department)

Planned Re-Zoning Overlay Conceptual Layout Plans for

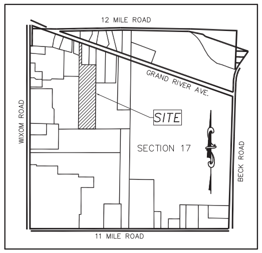
Hadley's Towing Parking Lot

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PARCEL ID 22-17-101-006

SHEET INDEX

1 TOPOGRAPHIC SURVEY (BY OTHERS)
2 CONCEPTUAL LAYOUT PLAN (NORTH
3 CONCEPTUAL LAYOUT PLAN (SOUTH)



VICINITY MAP
NOT TO SCALE

LEGEND

Symbol	Description
SIB	SET CAPPED IRON
FCI	FOUND CAPPED IRON
	EX. SANITARY MANHOLE
	EX. STORM MANHOLE
	EX. CATCH BASIN
	EX. HYDRANT
	EX. WATER SHUT-OFF
	EX. GATE VALVE
ICV	EX. IRRIGATION CONTROL VALVE
C.O.	EX. CLEANOUT
	EX. LIGHT POLE
	EX. SIGN
	EX. TRANSFORMER
#36	EX. TREE W/NUMBER
	EX. FENCE LINES
	EX. WATER MAIN
	EX. STORM SEWER
	EX. SANITARY SEWER

TOPOGRAPHIC SURVEY
PERFORMED BY OTHERS

BENCHMARK (BY OTHERS):

SANITARY MANHOLE 50'± SOUTH OF THE BACK OF CURB OF GRAND RIVER AVE. AND 15'± WEST OF THE ENTRANCE DRIVE OFF OF GRAND RIVER AVE.
ELEVATION: 977.35 NAVD 88 DATUM

LEGAL DESCRIPTION (BY OTHERS):

PART OF THE NORTHWEST 1/4 OF SECTION 17, T. 1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DESCRIBED AS BEGINNING AT A POINT DISTANT N89°25'49"W, 675.10 FEET AND N89°29'28"W, 241.68 FEET FROM THE CENTER OF SAID SECTION 17; THENCE N89°29'28"W, 429.41 FEET; THENCE N00°41'31"E, 2298.48 FEET; THENCE S70°05'07"E, 63.54 FEET; THENCE S00°41'31"W, 579.57 FEET; THENCE S88°53'21"E, 381.90 FEET; THENCE S01°06'39"W, 1693.86 FEET TO THE POINT OF BEGINNING. CONTAINING 17.77 ACRES.
ALSO DESCRIBED AS, PART OF THE NORTHWEST 1/4 OF SECTION 17, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DESCRIBED AS BEGINNING AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 17, SAID POINT BEING N86°38'57"E, 1324.26 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE N03°09'40"W 2300.05 FEET TO THE SOUTH LINE OF GRAND RIVER AVENUE; THENCE S74°04'22"E ALONG SAID SOUTH LINE, 63.49 FEET; THENCE S03°09'40" E, 579.57 FEET; THENCE N87°15'28"E, 381.90 FEET; THENCE S02°43'11"E, 1695.55 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 17, SAID POINT BEING S86°38'57"W, 916.92 FEET FROM THE CENTER OF SAID SECTION 17; THENCE S86°38'57"W ALONG SAID EAST-WEST 1/4 LINE, 428.83 FEET TO THE POINT OF BEGINNING. CONTAINING 17.78 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

BEARINGS BASED ON NAD83(CORS 96) SPC MI STATE PLANE COORDINATE SOUTH ZONE.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0607F (COMMUNITY ID NO. 260175 – CITY OF NOVI, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

TREE LIST (BY OTHERS):

TREE LOCATIONS ON SOUTH PORTION OF SITE NOT AVAILABLE AT TIME OF CONCEPT PLAN SUBMITTAL

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME	NOTES
1	15.1	2	BLACK CHERRY	PRUNUS SEROTINA	
2	8.9	1	BLACK CHERRY	PRUNUS SEROTINA	
3	8.1	1	BLACK CHERRY	PRUNUS SEROTINA	
4	10	1	BLACK CHERRY	PRUNUS SEROTINA	
5	8.7/6.6	1	RED MAPLE	ACER RUBRUM	MULTIPLE TRUNKS (2)
6	8.3	1	BLACK CHERRY	PRUNUS SEROTINA	
7	9.8	1	BLACK CHERRY	PRUNUS SEROTINA	
8	8	2	BLACK CHERRY	PRUNUS SEROTINA	
9	10.8/7.1	3	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	MULTIPLE TRUNKS (2)
10	8.5	1	BLACK CHERRY	PRUNUS SEROTINA	
11	9.7	1	BLACK CHERRY	PRUNUS SEROTINA	
12	11.7/9.3/9.4	1	RED MAPLE	ACER RUBRUM	MULTIPLE TRUNKS (3)
13	8.8	2	SCOT'S PINE	PINUS SYLVESTRIS	
14	8.4	1	SUGER MAPLE	ACER SACCHARUM	
15	8.2/7.2	3	SCOT'S PINE	PINUS SYLVESTRIS	MULTIPLE TRUNKS (2)
16	8.1	1	BLACK CHERRY	PRUNUS SEROTINA	
17	8.5/5.4/6.8	2	BLACK CHERRY	PRUNUS SEROTINA	MULTIPLE TRUNKS (3)
18	11.3	2	SCOT'S PINE	PINUS SYLVESTRIS	
19	8.5	1	BLACK CHERRY	PRUNUS SEROTINA	
20	8.7	1	BLACK CHERRY	PRUNUS SEROTINA	
21	21.3/9	1	BLACK CHERRY	PRUNUS SEROTINA	MULTIPLE TRUNKS (2)
22	9.1	3	TREMBLING ASPEN	POPULUS TREMULOIDES	DYING
23	9.5	2	TREMBLING ASPEN	POPULUS TREMULOIDES	
24	17.1	1	BLACK WILLOW	SALIX NIGRA	
25	15.8	2	BLACK WILLOW	SALIX NIGRA	
26	8.8/8.7	1	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)
27	12.2	1	AMERICAN ELM	ULMUS AMERICANA	
28	12.9	3	BLACK WILLOW	SALIX NIGRA	
29	8.2	2	TREMBLING ASPEN	POPULUS TREMULOIDES	
30	9.2	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
31	10.7/9.5	2	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
32	9	3	SCOT'S PINE	PINUS SYLVESTRIS	
33	10.9	1	SUGER MAPLE	ACER SACCHARUM	
34	9.4	2	BLACK CHERRY	PRUNUS SEROTINA	
35	9.4	2	SUGER MAPLE	ACER SACCHARUM	
36	8.8	2	SCOT'S PINE	PINUS SYLVESTRIS	
37	8.1	1	SUGER MAPLE	ACER SACCHARUM	
38	8.6	3	BLACK CHERRY	PRUNUS SEROTINA	
39	12.6	1	RED OAK	QUERCUS RUBRA	
40	9.8	2	RED OAK	QUERCUS RUBRA	
41	8.9	1	RED OAK	QUERCUS RUBRA	
42	11.6	1	RED OAK	QUERCUS RUBRA	
43	10.9	1	BASSWOOD	TILIA AMERICANA	
44	9.1	2	RED OAK	QUERCUS RUBRA	
45	8.7	1	BASSWOOD	TILIA AMERICANA	
46	23.9	3	RED OAK	QUERCUS RUBRA	
47	17.2	3	RED OAK	QUERCUS RUBRA	
48	18.1	2	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
49	12	2	RED OAK	QUERCUS RUBRA	
50	11.4/6.7	3	RED OAK	QUERCUS RUBRA	
51	7.7	2	BLACK CHERRY	PRUNUS SEROTINA	
52	8.4	3	SCOT'S PINE	PINUS SYLVESTRIS	
53	13.7	1	SUGER MAPLE	ACER SACCHARUM	
54	18.2	2	COTTONWOOD	POPULUS DELTIODES	
55	40.5	2	COTTONWOOD	POPULUS DELTIODES	
56	16.6	1	COTTONWOOD	POPULUS DELTIODES	
57	11.3	1	BLACK CHERRY	PRUNUS SEROTINA	
58	8.2	1	RED OAK	QUERCUS RUBRA	
59	9.5	1	RED OAK	QUERCUS RUBRA	
60	42.1	3	SUGER MAPLE	ACER SACCHARUM	
61	12.5	1	RED OAK	QUERCUS RUBRA	
62	10.2/9.6/5.4	1	PIGNUT HICKORY	CARYA GLABRA	MULTIPLE TRUNKS (3)
63	24.8	2	COMMON PEAR	PYRUS COMMUNIS	
64	10.8	1	RED OAK	QUERCUS RUBRA	
65	11	1	SUGER MAPLE	ACER SACCHARUM	
66	10.4	2	AMERICAN ELM	ULMUS AMERICANA	
67	10	2	APPLE SPECIES	MALUS SP.	
68	9.7	1	SUGER MAPLE	ACER SACCHARUM	
69	9.5	1	SUGER MAPLE	ACER SACCHARUM	
70	8.4	1	SUGER MAPLE	ACER SACCHARUM	
71	8.1	1	SUGER MAPLE	ACER SACCHARUM	
72	8.3	2	SILVER MAPLE	ACER SACCHARINUM	
73	8.7	3	WHITE ASH	FRAXINUS AMERICANA	DYING
74	8.6	1	AMERICAN ELM	ULMUS AMERICANA	
75	9.8	1	SUGER MAPLE	ACER SACCHARUM	
76	12.1	1	SUGER MAPLE	ACER SACCHARUM	
77	8.1	1	RED OAK	QUERCUS RUBRA	
78	9.2	1	SUGER MAPLE	ACER SACCHARUM	
79	8.9	1	AMERICAN ELM	ULMUS AMERICANA	
80	10.5	1	PIGNUT HICKORY	CARYA GLABRA	
81	14.9	2	RED OAK	QUERCUS RUBRA	
82	12.3	1	BASSWOOD	TILIA AMERICANA	
83	13.7	2	RED OAK	QUERCUS RUBRA	
84	11.1	3	APPLE SPECIES	MALUS SP.	
85	11.2	2	RED OAK	QUERCUS RUBRA	
86	11	1	RED OAK	QUERCUS RUBRA	
87	8.5	2	RED OAK	QUERCUS RUBRA	
88	10.6	1	RED OAK	QUERCUS RUBRA	
89	8.1	1	RED OAK	QUERCUS RUBRA	
90	8.3	1	RED OAK	QUERCUS RUBRA	
91	10.8	1	RED OAK	QUERCUS RUBRA	
92	8.1	1	RED OAK	QUERCUS RUBRA	
93	8.7	2	RED OAK	QUERCUS RUBRA	
94	8.7	1	RED OAK	QUERCUS RUBRA	
95	38.8	3	RED OAK	QUERCUS RUBRA	
96	9	2	RED OAK	QUERCUS RUBRA	
97	10	1	RED OAK	QUERCUS RUBRA	
98	9	1	RED OAK	QUERCUS RUBRA	
99	11.6	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
100	9.9	1	RED OAK	QUERCUS RUBRA	
101	9.5	1	RED OAK	QUERCUS RUBRA	
102	8.5	1	RED OAK	QUERCUS RUBRA	
103	9.1	2	RED OAK	QUERCUS RUBRA	
104	8.6	1	RED OAK	QUERCUS RUBRA	
105	8.7	1	RED OAK	QUERCUS RUBRA	
106	8.9	1	RED OAK	QUERCUS RUBRA	
107	10.4	1	RED OAK	QUERCUS RUBRA	
108	9.9	1	RED OAK	QUERCUS RUBRA	
109	8.6	1	RED OAK	QUERCUS RUBRA	
110	12.3	1	RED OAK	QUERCUS RUBRA	
111	12.1	1	RED OAK	QUERCUS RUBRA	
112	9	1	RED OAK	QUERCUS RUBRA	
113	10.5	1	APPLE SPECIES	MALUS SP.	
114	14.6	1	APPLE SPECIES	MALUS SP.	
115	14.6	1	APPLE SPECIES	MALUS SP.	
116	14.1	1	RED OAK		
117	18.6	1	COTTONWOOD	POPULUS DELTIODES	
118	19.3	1	COTTONWOOD	POPULUS DELTIODES	
119	24.8	1	COTTONWOOD	POPULUS DELTIODES	
120	16.2	1	COTTONWOOD	POPULUS DELTIODES	
121	14.3	1	COTTONWOOD	POPULUS DELTIODES	
122	21.8	1	COTTONWOOD	POPULUS DELTIODES	
123	17.6	1	COTTONWOOD	POPULUS DELTIODES	
124	19/18.5	1	COTTONWOOD	POPULUS DELTIODES	MULTIPLE TRUNKS (2)
125	9.3	2	COTTONWOOD	POPULUS DELTIODES	
126	14.8	1	RED OAK	QUERCUS RUBRA	
127	8.3	1	RED OAK	QUERCUS RUBRA	
128	9.8	2	RED OAK	QUERCUS RUBRA	
129	12.2	1	SILVER MAPLE	ACER SACCHARINUM	
130	10.1	1	SILVER MAPLE	ACER SACCHARINUM	
131	8.4	1	RED OAK	QUERCUS RUBRA	
132	11.9	1	RED OAK	QUERCUS RUBRA	
133	11	1	RED OAK	QUERCUS RUBRA	
134	8.6	1	SILVER MAPLE	ACER SACCHARINUM	
135	9.3	1	SILVER MAPLE	ACER SACCHARINUM	
136	10.7	1	AMERICAN ELM	ULMUS AMERICANA	
137	9.5/9/8.7/10	3	BLACK WILLOW	SALIX NIGRA	MULTIPLE TRUNKS (4)
138	11.9	1	RED OAK	QUERCUS RUBRA	
139	8.3	1	BLACK CHERRY	PRUNUS SEROTINA	
140	9.2	1	BLACK CHERRY	PRUNUS SEROTINA	
141	12.9	2	BLACK PINE	PINUS NIGRA	
142	8.9	1	SCOT'S PINE	PINUS SYLVESTRIS	
143	8.8	1	SILVER MAPLE	ACER SACCHARINUM	
144	12/5.3	1	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)
145	8.4	1	SCOT'S PINE	PINUS SYLVESTRIS	
146	12.5	1	SILVER MAPLE	ACER SACCHARINUM	
147	8.4	1	BLACK PINE	PINUS NIGRA	
148	9.1	1	COTTONWOOD	POPULUS DELTIODES	
149	10.3	2	COTTONWOOD	POPULUS DELTIODES	
150	11	1	COTTONWOOD	POPULUS DELTIODES	
151	16.8/9.0	1	COTTONWOOD	POPULUS DELTIODES	
152	16.4	2	BLACK PINE	PINUS NIGRA	
153	8.8	1	AMERICAN ELM	ULMUS AMERICANA	
154	9.6	1	SILVER MAPLE	ACER SACCHARINUM	
155	22.4/18.7	1	COMMON PEAR	PYRUS COMMUNIS	
156	14.8	2	COMMON PEAR	PYRUS COMMUNIS	
157	17.2	1	RED OAK	QUERCUS RUBRA	
158	12.1	1	RED OAK	QUERCUS RUBRA	
159	8.8	1	RED OAK	QUERCUS RUBRA	
160	21	1	COTTONWOOD	POPULUS DELTIODES	
161	8.5	1	RED OAK	QUERCUS RUBRA	
162	20.3	1	COTTONWOOD	POPULUS DELTIODES	
163	11.2	2	COTTONWOOD	POPULUS DELTIODES	
164	16.6	1	COTTONWOOD	POPULUS DELTIODES	
165	10.2	1	RED OAK	QUERCUS RUBRA	
166	10	1	AMERICAN ELM	ULMUS AMERICANA	
167	46.4	2	RED OAK	QUERCUS RUBRA	
168	14.3	2	PIGNUT HICKORY	CARYA GLABRA	
169	10	2	PIGNUT HICKORY	CARYA GLABRA	
170	11.7	2	PIGNUT HICKORY	CARYA GLABRA	
171	13.5	3	PIGNUT HICKORY	CARYA GLABRA	
172	14	1	PIGNUT HICKORY	CARYA GLABRA	
173	11.7/12.0	1	PIGNUT HICKORY	CARYA GLABRA	
174	7.8/9.8/11/12.1	1	RED OAK	QUERCUS RUBRA	
175	10.3	1	PIGNUT HICKORY	CARYA GLABRA	
176	12.4	1	RED OAK	QUERCUS RUBRA	
177	16	2	RED OAK	QUERCUS RUBRA	
178	10.5	1	APPLE SPECIES	MALUS SP.	
179	9	1	APPLE SPECIES	MALUS SP.	
180	13.3	1	BLACK WALNUT	JUGLANS NIGRA	

TREE SURVEY (BY OTHERS) TO BE VERIFIED. TREE SURVEY TO BE PERFORMED ON SOUTH PORTION OF PROPERTY AT TIME OF PRELIMINARY SITE PLAN SUBMITTAL.

STATE OF MICHIGAN WENDY RIPPER ENGINEER NO. 42116 LICENSED PROFESSIONAL ENGINEER

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51111 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

RESIDENTIAL: Subdivisions, Site Condominium, Multi-Family, Plot Plans
COMMERCIAL: Site Planning, Site Engineering, Industrial & Multi-Unit, Land Surveying
SURVEYING: ALTA Surveys, Boundary Surveys, Topographic Surveys, Parcel Splits, Construction Staking

811 Know what's below. Call before you dig.

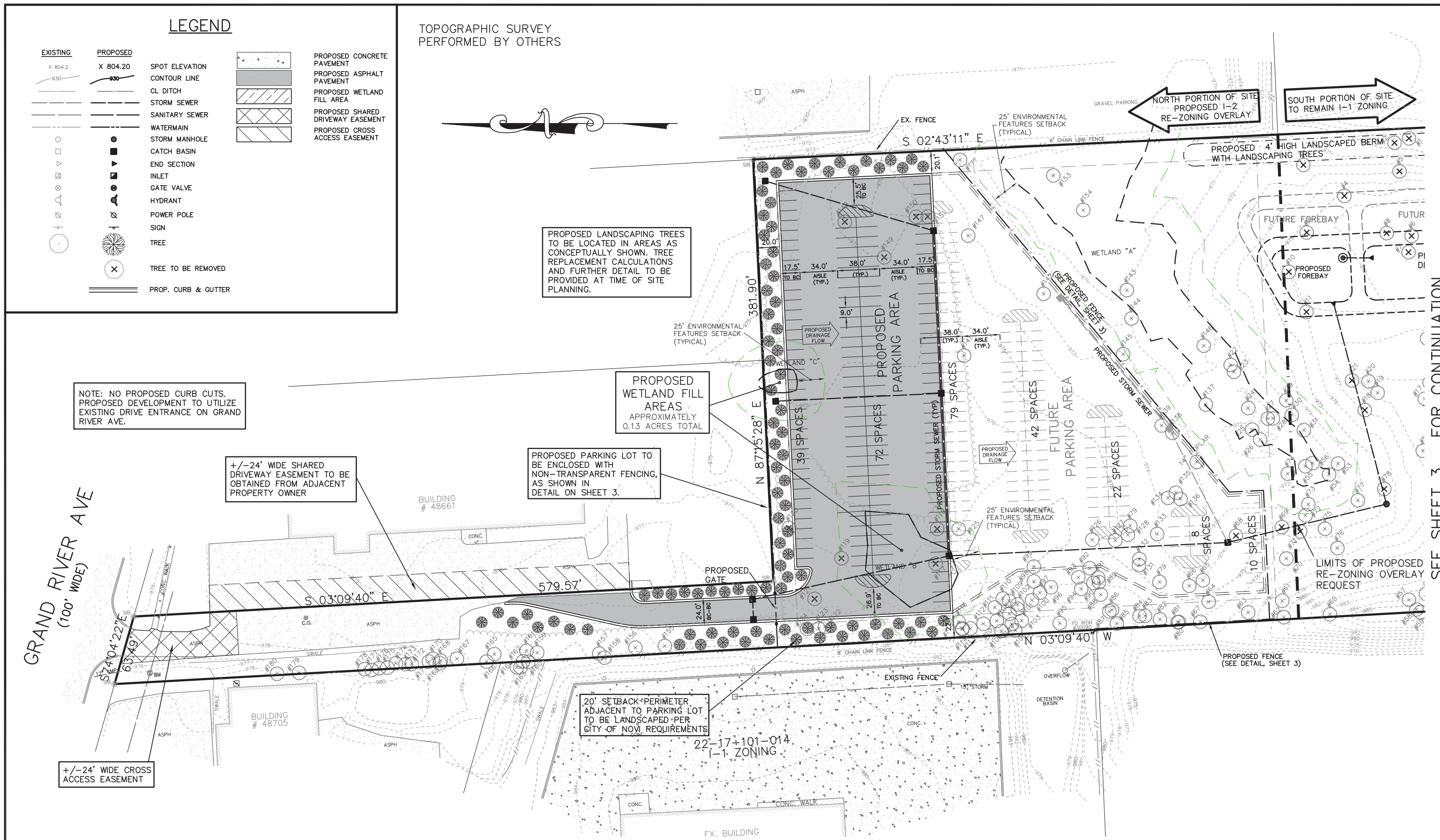
CLIENT: HADLEY'S TOWING

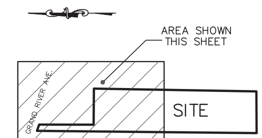
TOPOGRAPHIC SURVEY (BY OTHERS)

CONCEPTUAL LAYOUT PLANS – PARCEL No. 22-17-101-006
SECTION: 17 TOWNSHIP: 1N RANGE: 8E
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISED
11-4-2016 REVISED

DATE: 8-11-2016
DRAWN BY: WSR
CHECKED BY: JPP
0 50 100
FBK:
CHF:
SCALE HOR 1"=100FT. VER 1"= FT.
1
16-206





KEY MAP
NOT TO SCALE

SITE DATA

CURRENT ZONING:
I-1, LIGHT INDUSTRIAL DISTRICT
PER CITY OF NOVI ZONING MAP

BUILDING SETBACKS:
FRONT: 40 FEET
REAR: 20 FEET
SIDES: 20 FEET
PER CITY OF NOVI ZONING ORDINANCE

PARKING SETBACKS:
FRONT: 20 FEET
REAR: 20 FEET
SIDES: 20 FEET
PER CITY OF NOVI ZONING ORDINANCE

SITE AREA:
TOTAL ACRES	17.78 ACRES
PROPOSED 1-2 RE-ZONING OVERLAY AREA	5.6 ACRES
I-2 ZONING AREA TO REMAIN	12.18 ACRES

PROPOSED RE-ZONING OVERLAY:
(REQUESTED FOR NORTH PORTION OF SITE)

I-2, LIGHT INDUSTRIAL DISTRICT

BUILDING SETBACKS:
FRONT: 100 FEET
REAR: 50 FEET
SIDES: 50 FEET
PER CITY OF NOVI ZONING ORDINANCE

PARKING SETBACKS:
FRONT: 20 FEET
REAR: 20 FEET
SIDES: 20 FEET
PER CITY OF NOVI ZONING ORDINANCE

PROPOSED PARKING:
TOTAL NUMBER OF SPACES IN PROPOSED PARKING LOT:	155
ADDITIONAL SPACES PROVIDED WITH FUTURE PARKING AREA:	113
TOTAL POTENTIAL PARKING SPACES:	268

WOODLANDS NOTES:
1. ONSITE SOILS ARE AS FOLLOWS (PER U.S. SOIL SURVEY)
   - 11B CAPAC SANDY LOAM 54%
   - 10B MARLETT SANDY LOAM 1-6% SLOPES 13%
   - 12 BROOKSTON & COLWOOD LOAMS 16%
2. TREES TO BE SAVED ARE TO BE PROPERLY PROTECTED AS DESIGNATED BY THE CITY OF NOVI WOODLAND PROTECTION ORDINANCE.

WETLANDS NOTES:
1. WETLAND BOUNDARIES LOCATED AND SURVEYED BY OTHERS. BOUNDARY TO BE VERIFIED AT TIME OF SITE PLAN SUBMITTAL.
2. WETLAND TO BE MITIGATED PER CITY OF NOVI STANDARDS.
3. WETLANDS TO BE PROTECTED WITH SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION. SEDIMENT BASIN SHALL TREAT RUNOFF PRIOR TO DRAINING TO WETLAND PRIOR TO PROJECT CONSTRUCTION.

NOTES:
DUE TO PROPOSED USE, WAIVERS ARE REQUESTED RELATING TO REQUIREMENTS ASSOCIATED WITH THE FOLLOWING ITEMS:

-PARKING END ISLANDS
-BARRIER FREE SPACES
-BARRIER FREE SIGNAGE
-BICYCLE PARKING

STATE OF MICHIGAN WENDY RIPPER ENGINEER NO. 42115

TREE LIST (BY OTHERS):

TREE LOCATIONS ON SOUTH PORTION OF SITE NOT AVAILABLE AT TIME OF CONCEPT PLAN SUBMITTAL

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME	NOTES
~~1~~	~~15.1~~	~~2~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~2~~	~~8.9~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~3~~	~~8.1~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~4~~	~~10~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~5~~	~~8.7/6.6~~	~~1~~	~~RED MAPLE~~	~~ACER RUBRUM~~	~~MULTIPLE TRUNKS (2)~~
~~6~~	~~8.3~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~7~~	~~9.8~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~8~~	~~8~~	~~2~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~9~~	~~10.8/7.1~~	~~3~~	~~EASTERN RED CEDAR~~	~~JUNIPERUS VIRGINIANA~~	~~MULTIPLE TRUNKS (2)~~
~~10~~	~~8.5~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~11~~	~~9.7~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
12	11.7/9.3/9.4	1	RED MAPLE	ACER RUBRUM	MULTIPLE TRUNKS (3)
13	8.8	2	SCOT'S PINE	PINUS SYLVESTRIS	
14	8.4	1	SUGER MAPLE	ACER SACCHARUM	
15	8.2/7.2	3	SCOT'S PINE	PINUS SYLVESTRIS	MULTIPLE TRUNKS (2)
16	8.1	1	BLACK CHERRY	PRUNUS SEROTINA	
17	8.5/5.4/6.8	2	BLACK CHERRY	PRUNUS SEROTINA	MULTIPLE TRUNKS (3)
~~18~~	~~11.3~~	~~2~~	~~SCOT'S PINE~~	~~PINUS SYLVESTRIS~~	
19	8.5	1	BLACK CHERRY	PRUNUS SEROTINA	
20	8.7	1	BLACK CHERRY	PRUNUS SEROTINA	
~~21~~	~~21.3/9~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	~~MULTIPLE TRUNKS (2)~~
22	9.1	3	TREMBLING ASPEN	POPULUS TREMULOIDES	DYING
23	9.5	2	TREMBLING ASPEN	POPULUS TREMULOIDES	
24	17.1	1	BLACK WILLOW	SALIX NIGRA	
25	15.8	2	BLACK WILLOW	SALIX NIGRA	
26	8.8/8.7	1	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)
27	12.2	1	AMERICAN ELM	ULMUS AMERICANA	
28	12.9	3	BLACK WILLOW	SALIX NIGRA	
29	8.2	2	TREMBLING ASPEN	POPULUS TREMULOIDES	
30	9.2	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
31	10.7/9.5	2	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
32	9	3	SCOT'S PINE	PINUS SYLVESTRIS	
33	10.9	1	SUGER MAPLE	ACER SACCHARUM	
34	9.4	2	BLACK CHERRY	PRUNUS SEROTINA	
35	9.4	2	SUGER MAPLE	ACER SACCHARUM	
36	8.8	2	SCOT'S PINE	PINUS SYLVESTRIS	
37	8.1	1	SUGER MAPLE	ACER SACCHARUM	
38	8.6	3	BLACK CHERRY	PRUNUS SEROTINA	
39	12.6	1	RED OAK	QUERCUS RUBRA	
40	9.8	2	RED OAK	QUERCUS RUBRA	
41	8.9	1	RED OAK	QUERCUS RUBRA	
42	11.6	1	RED OAK	QUERCUS RUBRA	
43	10.9	1	BASSWOOD	TILIA AMERICANA	
44	9.1	2	RED OAK	QUERCUS RUBRA	
45	8.7	1	BASSWOOD	TILIA AMERICANA	
46	23.9	3	RED OAK	QUERCUS RUBRA	
47	17.2	3	RED OAK	QUERCUS RUBRA	
48	18.1	2	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
49	12	2	RED OAK	QUERCUS RUBRA	
50	11.4/6.7	3	RED OAK	QUERCUS RUBRA	

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME	NOTES
51	7.7	2	BLACK CHERRY	PRUNUS SEROTINA	
52	8.4	3	SCOT'S PINE	PINUS SYLVESTRIS	
53	13.7	1	SUGER MAPLE	ACER SACCHARUM	
54	18.2	2	COTTONWOOD	POPULUS DELTIODES	
55	40.5	2	COTTONWOOD	POPULUS DELTIODES	
56	16.6	1	COTTONWOOD	POPULUS DELTIODES	
57	11.3	1	BLACK CHERRY	PRUNUS SEROTINA	
58	8.2	1	RED OAK	QUERCUS RUBRA	
59	9.5	1	RED OAK	QUERCUS RUBRA	
60	42.1	3	SUGER MAPLE	ACER SACCHARUM	
61	12.5	1	RED OAK	QUERCUS RUBRA	
62	10.2/9.6/5.4	1	PIGNUT HICKORY	CARYA GLABRA	MULTIPLE TRUNKS (3)
63	24.8	2	COMMON PEAR	PYRUS COMMUNIS	
64	10.8	1	RED OAK	QUERCUS RUBRA	
65	11	1	SUGER MAPLE	ACER SACCHARUM	
66	10.4	2	AMERICAN ELM	ULMUS AMERICANA	
67	10	2	APPLE SPECIES	MALUS SP.	
~~68~~	~~9.7~~	~~1~~	~~SUGER MAPLE~~	~~ACER SACCHARUM~~	
~~69~~	~~9.5~~	~~1~~	~~SUGER MAPLE~~	~~ACER SACCHARUM~~	
70	8.4	1	SUGER MAPLE	ACER SACCHARUM	
~~71~~	~~8.1~~	~~1~~	~~SUGER MAPLE~~	~~ACER SACCHARUM~~	
72	8.3	2	SILVER MAPLE	ACER SACCHARINUM	
73	8.7	3	WHITE ASH	FRAXINUS AMERICANA	DYING
74	8.6	1	AMERICAN ELM	ULMUS AMERICANA	
75	9.8	1	SUGER MAPLE	ACER SACCHARUM	
76	12.1	1	SUGER MAPLE	ACER SACCHARUM	
77	8.1	1	RED OAK	QUERCUS RUBRA	
~~78~~	~~9.2~~	~~1~~	~~SUGER MAPLE~~	~~ACER SACCHARUM~~	
79	8.9	1	AMERICAN ELM	ULMUS AMERICANA	
80	10.5	1	PIGNUT HICKORY	CARYA GLABRA	
81	14.9	2	RED OAK	QUERCUS RUBRA	
82	12.3	1	BASSWOOD	TILIA AMERICANA	
83	13.7	2	RED OAK	QUERCUS RUBRA	
84	11.1	3	APPLE SPECIES	MALUS SP.	
85	11.2	2	RED OAK	QUERCUS RUBRA	
86	11	1	RED OAK	QUERCUS RUBRA	
87	8.5	2	RED OAK	QUERCUS RUBRA	
88	10.6	1	RED OAK	QUERCUS RUBRA	
89	8.1	1	RED OAK	QUERCUS RUBRA	
90	8.3	1	RED OAK	QUERCUS RUBRA	
91	10.8	1	RED OAK	QUERCUS RUBRA	
92	8.1	1	RED OAK	QUERCUS RUBRA	
93	8.7	2	RED OAK	QUERCUS RUBRA	
94	8.7	1	RED OAK	QUERCUS RUBRA	
95	38.8	3	RED OAK	QUERCUS RUBRA	
96	9	2	RED OAK	QUERCUS RUBRA	
97	10	1	RED OAK	QUERCUS RUBRA	
98	9	1	RED OAK	QUERCUS RUBRA	
99	11.6	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
100	9.9	1	RED OAK	QUERCUS RUBRA	

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME	NOTES
101	9.5	1	RED OAK	QUERCUS RUBRA	
102	8.5	1	RED OAK	QUERCUS RUBRA	
103	9.1	2	RED OAK	QUERCUS RUBRA	
104	8.6	1	RED OAK	QUERCUS RUBRA	
105	8.7	1	RED OAK	QUERCUS RUBRA	
106	8.9	1	RED OAK	QUERCUS RUBRA	
107	10.4	1	RED OAK	QUERCUS RUBRA	
108	9.9	1	RED OAK	QUERCUS RUBRA	
109	8.6	1	RED OAK	QUERCUS RUBRA	
110	12.3	1	RED OAK	QUERCUS RUBRA	
111	12.1	1	RED OAK	QUERCUS RUBRA	
112	9	1	RED OAK	QUERCUS RUBRA	
113	10.5	1	APPLE SPECIES	MALUS SP.	
114	14.6	1	APPLE SPECIES	MALUS SP.	
115	14.6	1	APPLE SPECIES	MALUS SP.	
116	14.1	1	RED OAK		
~~117~~	~~18.6~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTIODES~~	
~~118~~	~~19.3~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTIODES~~	
~~119~~	~~24.8~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTIODES~~	
~~120~~	~~16.2~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTIODES~~	
~~121~~	~~14.3~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTIODES~~	
122	21.8	1	COTTONWOOD	POPULUS DELTIODES	
123	17.6	1	COTTONWOOD	POPULUS DELTIODES	
124	19/18.5	1	COTTONWOOD	POPULUS DELTIODES	MULTIPLE TRUNKS (2)
125	9.3	2	COTTONWOOD	POPULUS DELTIODES	
126	14.8	1	RED OAK	QUERCUS RUBRA	
127	8.3	1	RED OAK	QUERCUS RUBRA	
128	9.8	2	RED OAK	QUERCUS RUBRA	
129	12.2	1	SILVER MAPLE	ACER SACCHARINUM	
130	10.1	1	SILVER MAPLE	ACER SACCHARINUM	
131	8.4	1	RED OAK	QUERCUS RUBRA	
132	11.9	1	RED OAK	QUERCUS RUBRA	
133	11	1	RED OAK	QUERCUS RUBRA	
134	8.6	1	SILVER MAPLE	ACER SACCHARINUM	
135	9.3	1	SILVER MAPLE	ACER SACCHARINUM	
136	10.7	1	AMERICAN ELM	ULMUS AMERICANA	
137	9.5/9/8.7/10	3	BLACK WILLOW	SALIX NIGRA	MULTIPLE TRUNKS (4)
138	11.9	1	RED OAK	QUERCUS RUBRA	
139	8.3	1	BLACK CHERRY	PRUNUS SEROTINA	
140	9.2	1	BLACK CHERRY	PRUNUS SEROTINA	
141	12.9	2	BLACK PINE	PINUS NIGRA	
142	8.9	1	SCOT'S PINE	PINUS SYLVESTRIS	
143	8.8	1	SILVER MAPLE	ACER SACCHARINUM	
144	12/5.3	1	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)
145	8.4	1	SCOT'S PINE	PINUS SYLVESTRIS	
146	12.5	1	SILVER MAPLE	ACER SACCHARINUM	
147	8.4	1	BLACK PINE	PINUS NIGRA	
~~148~~	~~9.1~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTIODES~~	
~~149~~	~~10.3~~	~~2~~	~~COTTONWOOD~~	~~POPULUS DELTIODES~~	
~~150~~	~~11~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTIODES~~	

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME	NOTES
~~151~~	~~16.8/9.0~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTIODES~~	~~MULTIPLE TRUNKS (2)~~
152	16.4	2	BLACK PINE	PINUS NIGRA	
153	8.8	1	AMERICAN ELM	ULMUS AMERICANA	
154	9.6	1	SILVER MAPLE	ACER SACCHARINUM	
155	22.4/18.7	1	COMMON PEAR	PYRUS COMMUNIS	MULTIPLE TRUNKS (2)
156	14.8	2	COMMON PEAR	PYRUS COMMUNIS	
157	17.2	1	RED OAK	QUERCUS RUBRA	
158	12.1	1	RED OAK	QUERCUS RUBRA	
159	8.8	1	RED OAK	QUERCUS RUBRA	
160	21	1	COTTONWOOD	POPULUS DELTIODES	
161	8.5	1	RED OAK	QUERCUS RUBRA	
162	20.3	1	COTTONWOOD	POPULUS DELTIODES	
163	11.2	2	COTTONWOOD	POPULUS DELTIODES	
164	16.6	1	COTTONWOOD	POPULUS DELTIODES	
165	10.2	1	RED OAK	QUERCUS RUBRA	
166	10	1	AMERICAN ELM	ULMUS AMERICANA	
167	46.4	2	RED OAK	QUERCUS RUBRA	
168	14.3	2	PIGNUT HICKORY	CARYA GLABRA	
169	10	2	PIGNUT HICKORY	CARYA GLABRA	
170	11.7	2	PIGNUT HICKORY	CARYA GLABRA	
171	13.5	3	PIGNUT HICKORY	CARYA GLABRA	
172	14	1	PIGNUT HICKORY	CARYA GLABRA	
173	11.7/12.0	1	PIGNUT HICKORY	CARYA GLABRA	
174	7.8/9.8/11/12.1	1	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (4)
175	10.3	1	PIGNUT HICKORY	CARYA GLABRA	
176	12.4	1	RED OAK	QUERCUS RUBRA	
177	16	2	RED OAK	QUERCUS RUBRA	
178	10.5	1	APPLE SPECIES	MALUS SP.	
179	9	1	APPLE SPECIES	MALUS SP.	
180	13.3	1	BLACK WALNUT	JUGLANS NIGRA	

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51111 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701
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COMMERCIAL: Site Planning, Site Engineering, Industrial Site Plans, Land Surveying
SURVEYING: ALTA Surveys, Boundary Surveys, Topographic Surveys, Parcel Splits, Construction Staking

811 Know what's below. Call before you dig.

CLIENT: HADLEY'S TOWING

CONCEPTUAL LAYOUT PLAN (NORTH)

CONCEPTUAL LAYOUT PLANS – PARCEL No. 22-17-101-006
TOWNSHIP: 1N RANGE: 8E SECTION: 17
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

REVISED
11-4-2016 REVISED

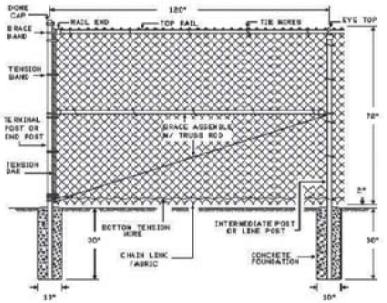
DATE: 8-11-2016
DRAWN BY: WSR
CHECKED BY: JPP
0 25 50
FBK:
CHF:
SCALE HOR 1"=50 FT. VER 1"= FT.
2
16-206

LEGEND

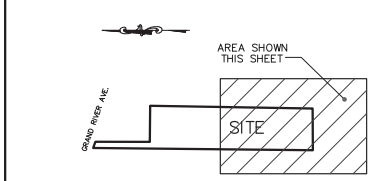
EXISTING	PROPOSED	
X 804.2	X 804.20	SPOT ELEVATION
930	930	CONTOUR LINE
		CL DITCH
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		STORM MANHOLE
		STAND PIPE
		CATCH BASIN
		END SECTION
		INLET
		GATE VALVE
		HYDRANT
		POWER POLE
		SIGN
		TREE
		TREE TO BE REMOVED
		PROP. CURB & GUTTER

PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT
PROPOSED WETLAND FILL AREA

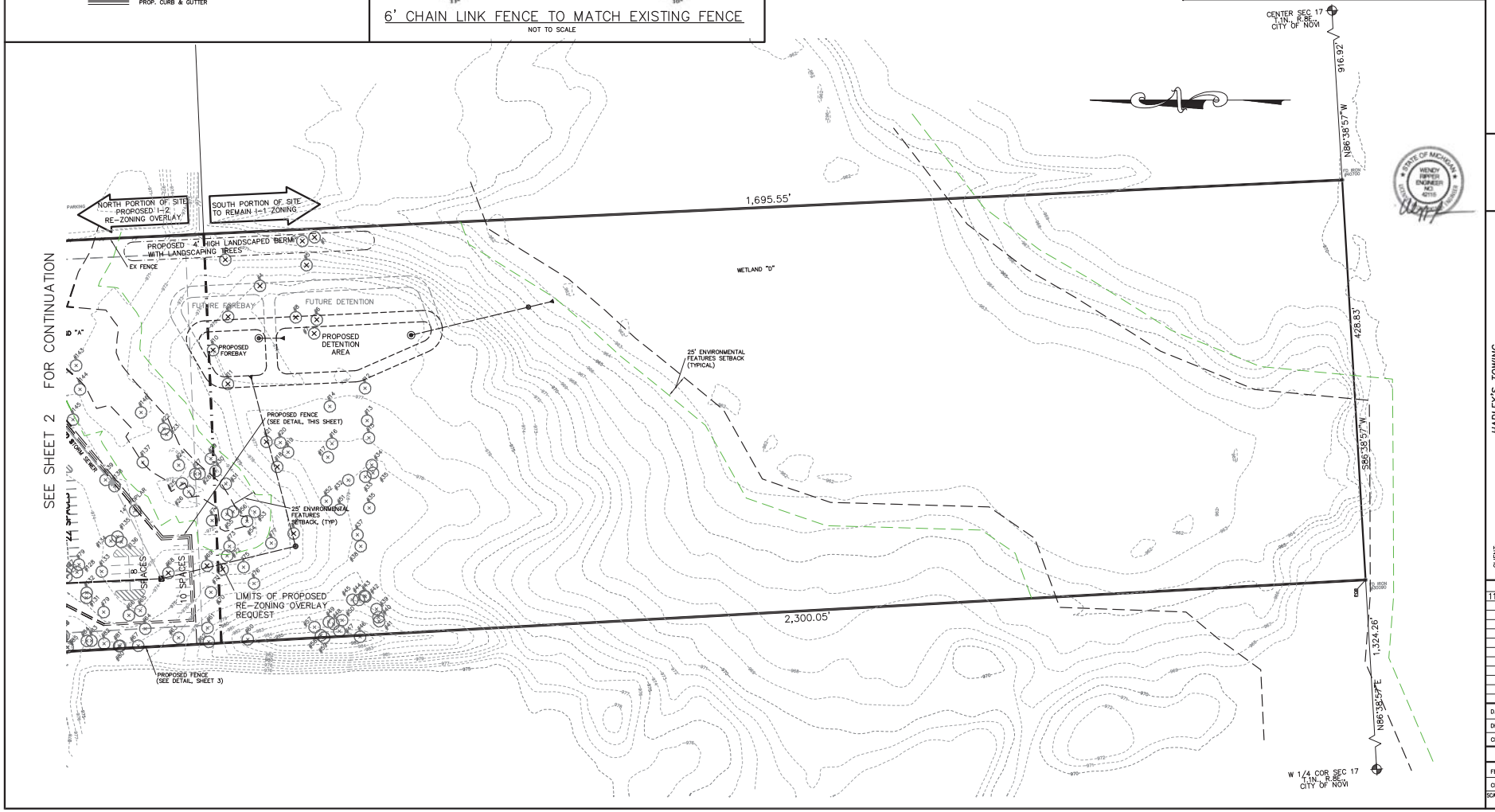
TOPOGI
PERFOR



6' CHAIN LINK FENCE TO MATCH EXISTING FENCE
NOT TO SCALE



KEY MAP
NOT TO SCALE



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Know what's below Call before you dig.

STATE OF MICHIGAN
WENDY PEPPER
ENGINEER
NO. 42115

CLIENT: HADLEY'S TOWING

CONCEPTUAL LAYOUT PLAN (SOUTH)

CONCEPTUAL LAYOUT PLANS – PARCEL No. 22-17-101-006
SECTION: 17 TOWNSHIP: 1N RANGE: 8E
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

REVISED
11-4-2016 REVISED

DATE: 8-11-2016
DRAWN BY: WSR
CHECKED BY: JPP
0 25 50
FBK:
CHF:
SCALE HOR 1"=50 FT.
VER 1"= FT.

3
16-206

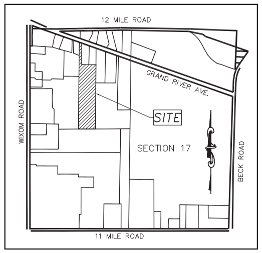
CONCEPT PLAN
Submitted 11-28-2016 via E-mail
(Full plan set available for viewing at the Community Development Department)

Planned Re-Zoning Overlay Conceptual Layout Plans for

Hadley's Towing Parking Lot

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PARCEL ID 22-17-101-006



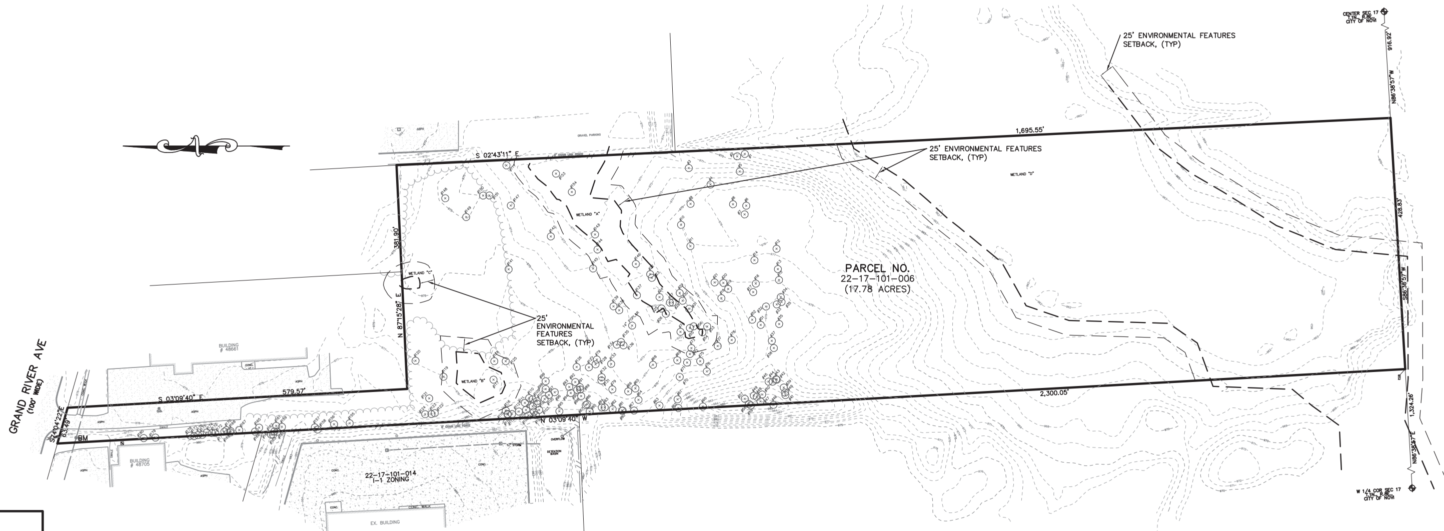
VICINITY MAP
NOT TO SCALE

SHEET INDEX

1 TOPOGRAPHIC SURVEY (BY OTHERS)
2 CONCEPTUAL LAYOUT PLAN (NORTH
3 CONCEPTUAL LAYOUT PLAN (SOUTH)

LEGEND

- SIB — SET CAPPED IRON
- FCI — FOUND CAPPED IRON
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. CATCH BASIN
- EX. HYDRANT
- EX. WATER SHUT-OFF
- EX. GATE VALVE
- ICV — EX. IRRIGATION CONTROL VALVE
- C.O. — EX. CLEANOUT
- EX. LIGHT POLE
- EX. SIGN
- EX. TRANSFORMER
- #36 — EX. TREE W/NUMBER
- EX. FENCE LINES
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER



TOPOGRAPHIC SURVEY
PERFORMED BY OTHERS

BENCHMARK (BY OTHERS):

SANITARY MANHOLE 50'± SOUTH OF THE BACK OF CURB OF GRAND RIVER AVE. AND 15'± WEST OF THE ENTRANCE DRIVE OFF OF GRAND RIVER AVE.
ELEVATION: 977.35 NAVD 88 DATUM

LEGAL DESCRIPTION (BY OTHERS):

PART OF THE NORTHWEST 1/4 OF SECTION 17, T. 1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DESCRIBED AS BEGINNING AT A POINT DISTANT N89°25'49"W, 675.10 FEET AND N89°29'28"W, 241.68 FEET FROM THE CENTER OF SAID SECTION 17; THENCE N89°29'28"W, 429.41 FEET; THENCE N00°41'31"E, 2298.48 FEET; THENCE S70°05'07"E, 63.54 FEET; THENCE S00°41'31"W, 579.57 FEET; THENCE S88°53'21"E, 381.90 FEET; THENCE S01°06'39"W, 1693.86 FEET TO THE POINT OF BEGINNING. CONTAINING 17.77 ACRES.
ALSO DESCRIBED AS, PART OF THE NORTHWEST 1/4 OF SECTION 17, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DESCRIBED AS BEGINNING AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 17, SAID POINT BEING N86°38'57"E, 1324.26 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE N03°09'40"W 2300.05 FEET TO THE SOUTH LINE OF GRAND RIVER AVENUE; THENCE S74°04'22"E ALONG SAID SOUTH LINE, 63.49 FEET; THENCE S03°09'40" E, 579.57 FEET; THENCE N87°15'28"E, 381.90 FEET; THENCE S02°43'11"E, 1695.55 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 17, SAID POINT BEING S86°38'57"W, 916.92 FEET FROM THE CENTER OF SAID SECTION 17; THENCE S86°38'57"W ALONG SAID EAST-WEST 1/4 LINE, 428.83 FEET TO THE POINT OF BEGINNING. CONTAINING 17.78 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

BEARINGS BASED ON NAD83(CORS 96) SPC MI STATE PLANE COORDINATE SOUTH ZONE.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0607F (COMMUNITY ID NO. 260175 – CITY OF NOVI, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

TREE LIST (BY OTHERS):

TREE LOCATIONS ON SOUTH PORTION OF SITE NOT AVAILABLE AT TIME OF CONCEPT PLAN SUBMITTAL

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME	NOTES
1	15.1	2	BLACK CHERRY	PRUNUS SEROTINA	
2	8.9	1	BLACK CHERRY	PRUNUS SEROTINA	
3	8.1	1	BLACK CHERRY	PRUNUS SEROTINA	
4	10	1	BLACK CHERRY	PRUNUS SEROTINA	
5	8.7/6.6	1	RED MAPLE	ACER RUBRUM	MULTIPLE TRUNKS (2)
6	8.3	1	BLACK CHERRY	PRUNUS SEROTINA	
7	9.8	1	BLACK CHERRY	PRUNUS SEROTINA	
8	8	2	BLACK CHERRY	PRUNUS SEROTINA	
9	10.8/7.1	3	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	MULTIPLE TRUNKS (2)
10	8.5	1	BLACK CHERRY	PRUNUS SEROTINA	
11	9.7	1	BLACK CHERRY	PRUNUS SEROTINA	
12	11.7/9.3/9.4	1	RED MAPLE	ACER RUBRUM	MULTIPLE TRUNKS (3)
13	8.8	2	SCOT'S PINE	PINUS SYLVESTRIS	
14	8.4	1	SUGER MAPLE	ACER SACCHARUM	
15	8.2/7.2	3	SCOT'S PINE	PINUS SYLVESTRIS	MULTIPLE TRUNKS (2)
16	8.1	1	BLACK CHERRY	PRUNUS SEROTINA	
17	8.5/5.4/6.8	2	BLACK CHERRY	PRUNUS SEROTINA	MULTIPLE TRUNKS (3)
18	11.3	2	SCOT'S PINE	PINUS SYLVESTRIS	
19	8.5	1	BLACK CHERRY	PRUNUS SEROTINA	
20	8.7	1	BLACK CHERRY	PRUNUS SEROTINA	
21	21.3/9	1	BLACK CHERRY	PRUNUS SEROTINA	MULTIPLE TRUNKS (2)
22	9.1	3	TREMBLING ASPEN	POPULUS TREMULOIDES	DYING
23	9.5	2	TREMBLING ASPEN	POPULUS TREMULOIDES	
24	17.1	1	BLACK WILLOW	SALIX NIGRA	
25	15.8	2	BLACK WILLOW	SALIX NIGRA	
26	8.8/8.7	1	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)
27	12.2	1	AMERICAN ELM	ULMUS AMERICANA	
28	12.9	3	BLACK WILLOW	SALIX NIGRA	
29	8.2	2	TREMBLING ASPEN	POPULUS TREMULOIDES	
30	9.2	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
31	10.7/9.5	2	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
32	9	3	SCOT'S PINE	PINUS SYLVESTRIS	
33	10.9	1	SUGER MAPLE	ACER SACCHARUM	
34	9.4	2	BLACK CHERRY	PRUNUS SEROTINA	
35	9.4	2	SUGER MAPLE	ACER SACCHARUM	
36	8.8	2	SCOT'S PINE	PINUS SYLVESTRIS	
37	8.1	1	SUGER MAPLE	ACER SACCHARUM	
38	8.6	3	BLACK CHERRY	PRUNUS SEROTINA	
39	12.6	1	RED OAK	QUERCUS RUBRA	
40	9.8	2	RED OAK	QUERCUS RUBRA	
41	8.9	1	RED OAK	QUERCUS RUBRA	
42	11.6	1	RED OAK	QUERCUS RUBRA	
43	10.9	1	BASSWOOD	TILIA AMERICANA	
44	9.1	2	RED OAK	QUERCUS RUBRA	
45	8.7	1	BASSWOOD	TILIA AMERICANA	
46	23.9	3	RED OAK	QUERCUS RUBRA	
47	17.2	3	RED OAK	QUERCUS RUBRA	
48	18.1	2	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
49	12	2	RED OAK	QUERCUS RUBRA	
50	11.4/6.7	3	RED OAK	QUERCUS RUBRA	

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME	NOTES
51	7.7	2	BLACK CHERRY	PRUNUS SEROTINA	
52	8.4	3	SCOT'S PINE	PINUS SYLVESTRIS	
53	13.7	1	SUGER MAPLE	ACER SACCHARUM	
54	18.2	2	COTTONWOOD	POPULUS DELTIODES	
55	40.5	2	COTTONWOOD	POPULUS DELTIODES	
56	16.6	1	COTTONWOOD	POPULUS DELTIODES	
57	11.3	1	BLACK CHERRY	PRUNUS SEROTINA	
58	8.2	1	RED OAK	QUERCUS RUBRA	
59	9.5	1	RED OAK	QUERCUS RUBRA	
60	42.1	3	SUGER MAPLE	ACER SACCHARUM	
61	12.5	1	RED OAK	QUERCUS RUBRA	
62	10.2/9.6/5.4	1	PIGNUT HICKORY	CARYA GLABRA	MULTIPLE TRUNKS (3)
63	24.8	2	COMMON PEAR	PYRUS COMMUNIS	
64	10.8	1	RED OAK	QUERCUS RUBRA	
65	11	1	SUGER MAPLE	ACER SACCHARUM	
66	10.4	2	AMERICAN ELM	ULMUS AMERICANA	
67	10	2	APPLE SPECIES	MALUS SP.	
68	9.7	1	SUGER MAPLE	ACER SACCHARUM	
69	9.5	1	SUGER MAPLE	ACER SACCHARUM	
70	8.4	1	SUGER MAPLE	ACER SACCHARUM	
71	8.1	1	SUGER MAPLE	ACER SACCHARUM	
72	8.3	2	SILVER MAPLE	ACER SACCHARINUM	
73	8.7	3	WHITE ASH	FRAXINUS AMERICANA	DYING
74	8.6	1	AMERICAN ELM	ULMUS AMERICANA	
75	9.8	1	SUGER MAPLE	ACER SACCHARUM	
76	12.1	1	SUGER MAPLE	ACER SACCHARUM	
77	8.1	1	RED OAK	QUERCUS RUBRA	
78	9.2	1	SUGER MAPLE	ACER SACCHARUM	
79	8.9	1	AMERICAN ELM	ULMUS AMERICANA	
80	10.5	1	PIGNUT HICKORY	CARYA GLABRA	
81	14.9	2	RED OAK	QUERCUS RUBRA	
82	12.3	1	BASSWOOD	TILIA AMERICANA	
83	13.7	2	RED OAK	QUERCUS RUBRA	
84	11.1	3	APPLE SPECIES	MALUS SP.	
85	11.2	2	RED OAK	QUERCUS RUBRA	
86	11	1	RED OAK	QUERCUS RUBRA	
87	8.5	2	RED OAK	QUERCUS RUBRA	
88	10.6	1	RED OAK	QUERCUS RUBRA	
89	8.1	1	RED OAK	QUERCUS RUBRA	
90	8.3	1	RED OAK	QUERCUS RUBRA	
91	10.8	1	RED OAK	QUERCUS RUBRA	
92	8.1	1	RED OAK	QUERCUS RUBRA	
93	8.7	2	RED OAK	QUERCUS RUBRA	
94	8.7	1	RED OAK	QUERCUS RUBRA	
95	38.8	3	RED OAK	QUERCUS RUBRA	
96	9	2	RED OAK	QUERCUS RUBRA	
97	10	1	RED OAK	QUERCUS RUBRA	
98	9	1	RED OAK	QUERCUS RUBRA	
99	11.6	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
100	9.9	1	RED OAK	QUERCUS RUBRA	

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME	NOTES
101	9.5	1	RED OAK	QUERCUS RUBRA	
102	8.5	1	RED OAK	QUERCUS RUBRA	
103	9.1	2	RED OAK	QUERCUS RUBRA	
104	8.6	1	RED OAK	QUERCUS RUBRA	
105	8.7	1	RED OAK	QUERCUS RUBRA	
106	8.9	1	RED OAK	QUERCUS RUBRA	
107	10.4	1	RED OAK	QUERCUS RUBRA	
108	9.9	1	RED OAK	QUERCUS RUBRA	
109	8.6	1	RED OAK	QUERCUS RUBRA	
110	12.3	1	RED OAK	QUERCUS RUBRA	
111	12.1	1	RED OAK	QUERCUS RUBRA	
112	9	1	RED OAK	QUERCUS RUBRA	
113	10.5	1	APPLE SPECIES	MALUS SP.	
114	14.6	1	APPLE SPECIES	MALUS SP.	
115	14.6	1	APPLE SPECIES	MALUS SP.	
116	14.1	1	RED OAK		
117	18.6	1	COTTONWOOD	POPULUS DELTIODES	
118	19.3	1	COTTONWOOD	POPULUS DELTIODES	
119	24.8	1	COTTONWOOD	POPULUS DELTIODES	
120	16.2	1	COTTONWOOD	POPULUS DELTIODES	
121	14.3	1	COTTONWOOD	POPULUS DELTIODES	
122	21.8	1	COTTONWOOD	POPULUS DELTIODES	
123	17.6	1	COTTONWOOD	POPULUS DELTIODES	
124	19/18.5	1	COTTONWOOD	POPULUS DELTIODES	MULTIPLE TRUNKS (2)
125	9.3	2	COTTONWOOD	POPULUS DELTIODES	
126	14.8	1	RED OAK	QUERCUS RUBRA	
127	8.3	1	RED OAK	QUERCUS RUBRA	
128	9.8	2	RED OAK	QUERCUS RUBRA	
129	12.2	1	SILVER MAPLE	ACER SACCHARINUM	
130	10.1	1	SILVER MAPLE	ACER SACCHARINUM	
131	8.4	1	RED OAK	QUERCUS RUBRA	
132	11.9	1	RED OAK	QUERCUS RUBRA	
133	11	1	RED OAK	QUERCUS RUBRA	
134	8.6	1	SILVER MAPLE	ACER SACCHARINUM	
135	9.3	1	SILVER MAPLE	ACER SACCHARINUM	
136	10.7	1	AMERICAN ELM	ULMUS AMERICANA	
137	9.5/9/8.7/10	3	BLACK WILLOW	SALIX NIGRA	MULTIPLE TRUNKS (4)
138	11.9	1	RED OAK	QUERCUS RUBRA	
139	8.3	1	BLACK CHERRY	PRUNUS SEROTINA	
140	9.2	1	BLACK CHERRY	PRUNUS SEROTINA	
141	12.9	2	BLACK PINE	PINUS NIGRA	
142	8.9	1	SCOT'S PINE	PINUS SYLVESTRIS	
143	8.8	1	SILVER MAPLE	ACER SACCHARINUM	
144	12/5.3	1	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)
145	8.4	1	SCOT'S PINE	PINUS SYLVESTRIS	
146	12.5	1	SILVER MAPLE	ACER SACCHARINUM	
147	8.4	1	BLACK PINE	PINUS NIGRA	
148	9.1	1	COTTONWOOD	POPULUS DELTIODES	
149	10.3	2	COTTONWOOD	POPULUS DELTIODES	
150	11	1	COTTONWOOD	POPULUS DELTIODES	

TREE SURVEY (BY OTHERS) TO BE VERIFIED. TREE SURVEY TO BE PERFORMED ON SOUTH PORTION OF PROPERTY AT TIME OF PRELIMINARY SITE PLAN SUBMITTAL.

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME
151	16.8/9.0	1	COTTONWOOD	POPULUS DELTIODES
152	16.4	2	BLACK PINE	PINUS NIGRA
153	8.8	1	AMERICAN ELM	ULMUS AMERICANA
154	9.6	1	SILVER MAPLE	ACER SACCHARINUM
155	22.4/18.7	1	COMMON PEAR	PYRUS COMMUNIS
156	14.8	2	COMMON PEAR	PYRUS COMMUNIS
157	17.2	1	RED OAK	QUERCUS RUBRA
158	12.1	1	RED OAK	QUERCUS RUBRA
159	8.8	1	RED OAK	QUERCUS RUBRA
160	21	1	COTTONWOOD	POPULUS DELTIODES
161	8.5	1	RED OAK	QUERCUS RUBRA
162	20.3	1	COTTONWOOD	POPULUS DELTIODES
163	11.2	2	COTTONWOOD	POPULUS DELTIODES
164	16.6	1	COTTONWOOD	POPULUS DELTIODES
165	10.2	1	RED OAK	QUERCUS RUBRA
166	10	1	AMERICAN ELM	ULMUS AMERICANA
167	46.4	2	RED OAK	QUERCUS RUBRA
168	14.3	2	PIGNUT HICKORY	CARYA GLABRA
169	10	2	PIGNUT HICKORY	CARYA GLABRA
170	11.7	2	PIGNUT HICKORY	CARYA GLABRA
171	13.5	3	PIGNUT HICKORY	CARYA GLABRA
172	14	1	PIGNUT HICKORY	CARYA GLABRA
173	11.7/12.0	1	PIGNUT HICKORY	CARYA GLABRA
174	7.8/9.8/11/12.1	1	RED OAK	QUERCUS RUBRA
175	10.3	1	PIGNUT HICKORY	CARYA GLABRA
176	12.4	1	RED OAK	QUERCUS RUBRA
177	16	2	RED OAK	QUERCUS RUBRA
178	10.5	1	APPLE SPECIES	MALUS SP.
179	9	1	APPLE SPECIES	MALUS SP.
180	13.3	1	BLACK WALNUT	JUGLANS NIGRA

STATE OF MICHIGAN — WENDY RIPPER ENGINEER NO. 42115 — LICENSED PROFESSIONAL ENGINEER

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811 Know what's below. Call before you dig.

CLIENT: HADLEY'S TOWING

TOPOGRAPHIC SURVEY (BY OTHERS)

CONCEPTUAL LAYOUT PLANS – PARCEL No. 22-17-101-006
SECTION: 17 TOWNSHIP: 1N RANGE: 8E
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISED
11-4-2016 REVISED
11-23-2016 REVISED
11-28-2016 REVISED

DATE: 8-11-2016
DRAWN BY: WSR
CHECKED BY: JPP
0 50 100
FBK:
CHF:
SCALE HOR 1"=100FT. VER 1"= FT.

1

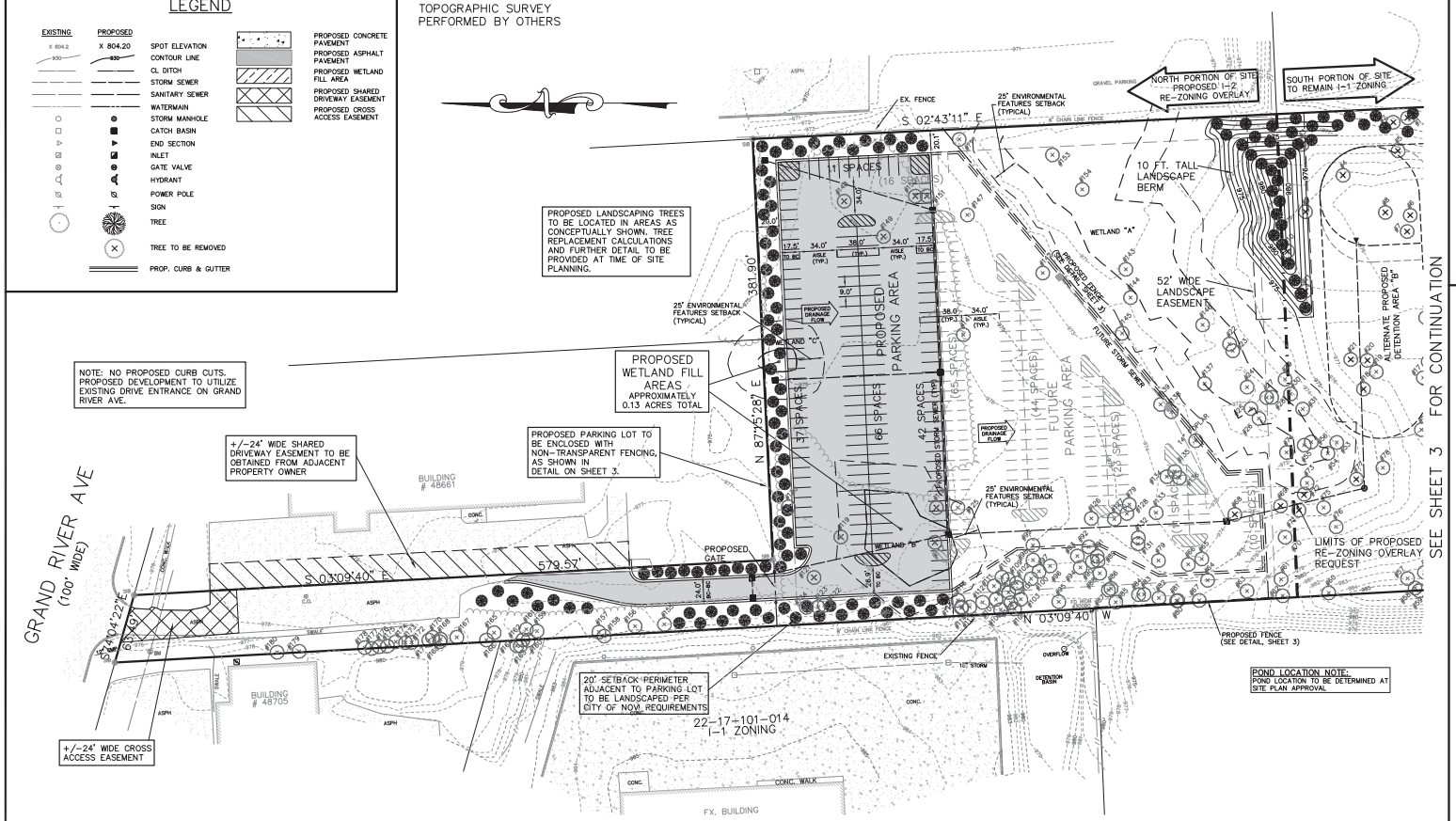
16-206

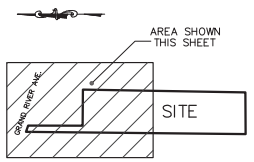
LEGEND

EXISTING	PROPOSED	
X 804.2	X 804.20	SPOT ELEVATION
930	930	CONTOUR LINE
		CL DITCH
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		STORM MANHOLE
		CATCH BASIN
		END SECTION
		INLET
		GATE VALVE
		HYDRANT
		POWER POLE
		SIGN
		TREE
		TREE TO BE REMOVED
		PROP. CURB & GUTTER

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED WETLAND FILL AREA
	PROPOSED SHARED DRIVEWAY EASEMENT
	PROPOSED CROSS ACCESS EASEMENT

TOPOGRAPHIC SURVEY
PERFORMED BY OTHERS





KEY MAP
NOT TO SCALE

SITE DATA

CURRENT ZONING:
I-1, LIGHT INDUSTRIAL DISTRICT
PER CITY OF NOVI ZONING MAP

BUILDING SETBACKS:
FRONT: 40 FEET
REAR: 20 FEET
SIDES: 20 FEET
PER CITY OF NOVI ZONING ORDINANCE

PARKING SETBACKS:
FRONT: 20 FEET
REAR: 20 FEET
SIDES: 20 FEET
PER CITY OF NOVI ZONING ORDINANCE

SITE AREA:

TOTAL ACRES	17.78 ACRES
PROPOSED I-2 RE-ZONING OVERLAY AREA	5.6 ACRES
I-2 ZONING AREA TO REMAIN	12.18 ACRES

PROPOSED RE-ZONING OVERLAY:
(REQUESTED FOR NORTH PORTION OF SITE)
I-2, LIGHT INDUSTRIAL DISTRICT

BUILDING SETBACKS:
FRONT: 100 FEET
REAR: 50 FEET
SIDES: 50 FEET
PER CITY OF NOVI ZONING ORDINANCE

PARKING SETBACKS:
FRONT: 20 FEET
REAR: 20 FEET
SIDES: 20 FEET
PER CITY OF NOVI ZONING ORDINANCE

PROPOSED PARKING:

TOTAL NUMBER OF SPACES IN PROPOSED PARKING LOT:	156
ADDITIONAL SPACES PROVIDED WITH FUTURE PARKING AREA:	115
TOTAL POTENTIAL PARKING SPACES:	271

WOODLANDS NOTES:
1. ONSITE SOILS ARE AS FOLLOWS (PER U.S. SOIL SURVEY)
   - 11B CAPAC SANDY LOAM 54%
   - 10B MARLETT SANDY LOAM 13%
   - 1-6% SLOPES
   - 12 BROOKSTON & COLWOOD LOAMS 16%
2. TREES TO BE SAVED ARE TO BE PROPERLY PROTECTED AS DESIGNATED BY THE CITY OF NOVI WOODLAND PROTECTION ORDINANCE.

WETLANDS NOTES:
1. WETLAND BOUNDARIES LOCATED AND SURVEYED BY OTHERS. BOUNDARY TO BE VERIFIED AT TIME OF SITE PLAN SUBMITTAL.
2. WETLAND TO BE MITIGATED PER CITY OF NOVI STANDARDS.
3. WETLANDS TO BE PROTECTED WITH SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION. SEDIMENT BASIN SHALL TREAT RUNOFF PRIOR TO DRAINING TO WETLAND PRIOR TO PROJECT CONSTRUCTION.

NOTES:
DUE TO PROPOSED USE, WAIVERS ARE REQUESTED RELATING TO REQUIREMENTS ASSOCIATED WITH THE FOLLOWING ITEMS:
- -PARKING END ISLANDS
- -BARRIER FREE SPACES
- -BARRIER FREE SIGNAGE
- -BICYCLE PARKING

TREE LIST (BY OTHERS):

TREE LOCATIONS ON SOUTH PORTION OF SITE NOT AVAILABLE AT TIME OF CONCEPT PLAN SUBMITTAL

TREE #	SIZE(DBH)	CONDITION*	COMMON NAME	SCIENTIFIC NAME	NOTES
~~1~~	~~15,1~~	~~2~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~2~~	~~9,9~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~3~~	~~9,1~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~4~~	~~10~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~5~~	~~6,7/6,6~~	~~1~~	~~RED MAPLE~~	~~ACER RUBRUM~~	~~MULTIPLE TRUNKS (2)~~
~~6~~	~~9,3~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~7~~	~~9,0~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~8~~	~~9,0~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~9~~	~~10,9/7,3~~	~~1~~	~~EASTERN RED CEDAR~~	~~JUNIPERUS VIRGINIANA~~	~~MULTIPLE TRUNKS (2)~~
~~10~~	~~9,7~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
~~11~~	~~9,7~~	~~1~~	~~BLACK CHERRY~~	~~PRUNUS SEROTINA~~	
12	11,7/6,3/5,4	1	RED MAPLE	ACER RUBRUM	MULTIPLE TRUNKS (3)
13	8,8	2	SCOTS PINE	PINUS SYLVESTRIS	
14	8,4	1	SUGER MAPLE	ACER SACCHARUM	
15	8,2/7,2	3	SCOTS PINE	PINUS SYLVESTRIS	MULTIPLE TRUNKS (2)
16	8,1	1	BLACK CHERRY	PRUNUS SEROTINA	
17	8,0/5,4/5,2	2	BLACK CHERRY	PRUNUS SEROTINA	MULTIPLE TRUNKS (3)
18	11,3	2	SCOTS PINE	PINUS SYLVESTRIS	
19	8,5	1	BLACK CHERRY	PRUNUS SEROTINA	
20	9,7	1	BLACK CHERRY	PRUNUS SEROTINA	
21	21,3/9	1	BLACK CHERRY	PRUNUS SEROTINA	MULTIPLE TRUNKS (2)
22	6,1	3	TREMBLING ASPEN	POPULUS TREMULOIDES	DYING
23	9,5	2	TREMBLING ASPEN	POPULUS TREMULOIDES	
24	17,1	1	BLACK WILLOW	SALIX NIGRA	
25	15,8	2	BLACK WILLOW	SALIX NIGRA	
26	8,9/8,7	1	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)
27	12,2	1	AMERICAN ELM	ULMUS AMERICANA	
28	12,9	3	BLACK WILLOW	SALIX NIGRA	
29	8,2	2	TREMBLING ASPEN	POPULUS TREMULOIDES	
30	8,2	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
31	10,7/9,5	2	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
32	9	3	SCOTS PINE	PINUS SYLVESTRIS	
33	10,9	1	SUGER MAPLE	ACER SACCHARUM	
34	9,4	2	BLACK CHERRY	PRUNUS SEROTINA	
35	9,4	2	SUGER MAPLE	ACER SACCHARUM	
36	8,8	2	SCOTS PINE	PINUS SYLVESTRIS	
37	8,1	1	SUGER MAPLE	ACER SACCHARUM	
38	8,6	3	BLACK CHERRY	PRUNUS SEROTINA	
39	12,6	1	RED OAK	QUERCUS RUBRA	
40	8,8	2	RED OAK	QUERCUS RUBRA	
41	8,9	1	RED OAK	QUERCUS RUBRA	
42	11,6	1	RED OAK	QUERCUS RUBRA	
43	10,9	1	BASSWOOD	TILIA AMERICANA	
44	9,1	2	RED OAK	QUERCUS RUBRA	
45	8,7	1	BASSWOOD	TILIA AMERICANA	
46	23,9	3	RED OAK	QUERCUS RUBRA	
47	17,2	3	RED OAK	QUERCUS RUBRA	
48	16,1	2	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
49	12	2	RED OAK	QUERCUS RUBRA	
50	11,4/6,7	3	RED OAK	QUERCUS RUBRA	
51	7,7	2	BLACK CHERRY	PRUNUS SEROTINA	
52	8,4	3	SCOTS PINE	PINUS SYLVESTRIS	
53	13,7	1	SUGER MAPLE	ACER SACCHARUM	
54	18,2	2	COTTONWOOD	POPULUS DELTOIDES	
55	40,5	1	COTTONWOOD	POPULUS DELTOIDES	
56	16,8	1	COTTONWOOD	POPULUS DELTOIDES	
57	11,3	1	BLACK CHERRY	PRUNUS SEROTINA	
58	8,2	1	RED OAK	QUERCUS RUBRA	
59	9,5	1	RED OAK	QUERCUS RUBRA	
60	42,1	3	SUGER MAPLE	ACER SACCHARUM	
61	12,5	1	RED OAK	QUERCUS RUBRA	
62	10,2/9,6/5,4	1	PIGNUT HICKORY	CARYA GLABRA	MULTIPLE TRUNKS (3)
63	24,5	2	COMMON PEAR	PYRUS COMMUNIS	
64	10,8	1	RED OAK	QUERCUS RUBRA	
65	11	1	SUGER MAPLE	ACER SACCHARUM	
66	10,4	2	AMERICAN ELM	ULMUS AMERICANA	
67	10	2	APPLE SPECIES	MALUS SP.	
68	8,7	2	SUGER MAPLE	ACER SACCHARUM	
69	9,5	2	SUGER MAPLE	ACER SACCHARUM	
70	8,4	1	SUGER MAPLE	ACER SACCHARUM	
71	8,1	3	SUGER MAPLE	ACER SACCHARUM	
72	8,3	3	SILVER MAPLE	ACER SACCHARINUM	
73	8,7	3	WHITE ASH	FRAXINUS AMERICANA	DYING
74	8,6	1	AMERICAN ELM	ULMUS AMERICANA	
75	9,8	1	SUGER MAPLE	ACER SACCHARUM	
76	12,1	1	SUGER MAPLE	ACER SACCHARUM	
77	8,1	1	RED OAK	QUERCUS RUBRA	
78	8,2	1	SUGER MAPLE	ACER SACCHARUM	
79	8,9	1	AMERICAN ELM	ULMUS AMERICANA	
80	10,5	1	PIGNUT HICKORY	CARYA GLABRA	
81	14,9	2	RED OAK	QUERCUS RUBRA	
82	12,3	1	BASSWOOD	TILIA AMERICANA	
83	13,7	2	RED OAK	QUERCUS RUBRA	
84	11,1	3	APPLE SPECIES	MALUS SP.	
85	11,2	2	RED OAK	QUERCUS RUBRA	
86	11	1	RED OAK	QUERCUS RUBRA	
87	8,5	1	RED OAK	QUERCUS RUBRA	
88	10,6	1	RED OAK	QUERCUS RUBRA	
89	8,1	1	RED OAK	QUERCUS RUBRA	
90	8,3	1	RED OAK	QUERCUS RUBRA	
91	10,6	1	RED OAK	QUERCUS RUBRA	
92	8,1	1	RED OAK	QUERCUS RUBRA	
93	8,7	2	RED OAK	QUERCUS RUBRA	
94	8,7	1	RED OAK	QUERCUS RUBRA	
95	36,5	3	RED OAK	QUERCUS RUBRA	
96	9	2	RED OAK	QUERCUS RUBRA	
97	10	1	RED OAK	QUERCUS RUBRA	
98	9	1	RED OAK	QUERCUS RUBRA	
99	11,5	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
100	9,9	1	RED OAK	QUERCUS RUBRA	
101	8,5	1	RED OAK	QUERCUS RUBRA	
102	8,5	1	RED OAK	QUERCUS RUBRA	
103	9,1	2	RED OAK	QUERCUS RUBRA	
104	8,6	1	RED OAK	QUERCUS RUBRA	
105	8,7	1	RED OAK	QUERCUS RUBRA	
106	8,9	1	RED OAK	QUERCUS RUBRA	
107	10,4	1	RED OAK	QUERCUS RUBRA	
108	8,8	1	RED OAK	QUERCUS RUBRA	
109	8,6	1	RED OAK	QUERCUS RUBRA	
110	12,3	1	RED OAK	QUERCUS RUBRA	
111	12,1	1	RED OAK	QUERCUS RUBRA	
112	9	1	RED OAK	QUERCUS RUBRA	
113	10,5	1	APPLE SPECIES	MALUS SP.	
114	14,6	1	APPLE SPECIES	MALUS SP.	
115	14,6	1	APPLE SPECIES	MALUS SP.	
116	14,1	1	RED OAK	QUERCUS RUBRA	
~~117~~	~~15,5~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTOIDES~~	
~~118~~	~~15,3~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTOIDES~~	
~~119~~	~~24,8~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTOIDES~~	
120	15,2	1	COTTONWOOD	POPULUS DELTOIDES	
121	14,3	1	COTTONWOOD	POPULUS DELTOIDES	
122	21,8	1	COTTONWOOD	POPULUS DELTOIDES	
123	17,8	1	COTTONWOOD	POPULUS DELTOIDES	
124	19/18,2	1	COTTONWOOD	POPULUS DELTOIDES	MULTIPLE TRUNKS (2)
125	9,3	2	COTTONWOOD	POPULUS DELTOIDES	
126	14,8	1	RED OAK	QUERCUS RUBRA	
127	8,3	1	RED OAK	QUERCUS RUBRA	
128	8,8	2	RED OAK	QUERCUS RUBRA	
129	12,2	1	SILVER MAPLE	ACER SACCHARINUM	
130	10,1	1	SILVER MAPLE	ACER SACCHARINUM	
131	8,4	1	RED OAK	QUERCUS RUBRA	
132	11,9	1	RED OAK	QUERCUS RUBRA	
133	11	1	RED OAK	QUERCUS RUBRA	
134	8,6	1	SILVER MAPLE	ACER SACCHARINUM	
135	8,3	1	SILVER MAPLE	ACER SACCHARINUM	
136	10,7	1	AMERICAN ELM	ULMUS AMERICANA	
137	9,3/8,7/10	3	BLACK WILLOW	SALIX NIGRA	MULTIPLE TRUNKS (4)
138	11,8	1	RED OAK	QUERCUS RUBRA	
139	8,3	1	BLACK CHERRY	PRUNUS SEROTINA	
140	9,2	1	BLACK CHERRY	PRUNUS SEROTINA	
141	12,9	2	BLACK PINE	PINUS NIGRA	
142	8,8	1	SCOTS PINE	PINUS SYLVESTRIS	
143	8,8	1	SILVER MAPLE	ACER SACCHARINUM	
144	12/5,3	1	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)
145	8,4	1	SCOTS PINE	PINUS SYLVESTRIS	
146	12,5	1	SILVER MAPLE	ACER SACCHARINUM	
147	8,4	1	BLACK PINE	PINUS NIGRA	
~~148~~	~~15,3~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTOIDES~~	
~~149~~	~~16,9~~	~~2~~	~~COTTONWOOD~~	~~POPULUS DELTOIDES~~	
~~150~~	~~11~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTOIDES~~	
~~151~~	~~10/9,4~~	~~1~~	~~COTTONWOOD~~	~~POPULUS DELTOIDES~~	~~MULTIPLE TRUNKS (2)~~
152	8,4	2	BLACK PINE	PINUS NIGRA	
153	8,8	1	AMERICAN ELM	ULMUS AMERICANA	
154	9,6	1	SILVER MAPLE	ACER SACCHARINUM	
155	22,4/18,7	1	COMMON PEAR	PYRUS COMMUNIS	MULTIPLE TRUNKS (2)
156	14,8	2	COMMON PEAR	PYRUS COMMUNIS	
157	17,2	1	RED OAK	QUERCUS RUBRA	
158	12,1	1	RED OAK	QUERCUS RUBRA	
159	8,8	1	RED OAK	QUERCUS RUBRA	
160	8,1	1	COTTONWOOD	POPULUS DELTOIDES	
161	8,6	1	RED OAK	QUERCUS RUBRA	
162	26/23	1	COTTONWOOD	POPULUS DELTOIDES	
163	11,2	2	COTTONWOOD	POPULUS DELTOIDES	
164	16,8	1	COTTONWOOD	POPULUS DELTOIDES	
165	10,3	1	RED OAK	QUERCUS RUBRA	
166	10	1	AMERICAN ELM	ULMUS AMERICANA	
167	46/4	2	RED OAK	QUERCUS RUBRA	
168	14,3	2	PIGNUT HICKORY	CARYA GLABRA	
169	10	2	PIGNUT HICKORY	CARYA GLABRA	
170	11,7	2	PIGNUT HICKORY	CARYA GLABRA	
171	13,5	3	PIGNUT HICKORY	CARYA GLABRA	
172	14	1	PIGNUT HICKORY	CARYA GLABRA	
173	11,7/12,2	1	PIGNUT HICKORY	CARYA GLABRA	
174	7,8/6,8/11/12,1	1	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (4)
175	10,3	1	PIGNUT HICKORY	CARYA GLABRA	
176	12,4	1	RED OAK	QUERCUS RUBRA	
177	16	2	RED OAK	QUERCUS RUBRA	
178	10,5	1	APPLE SPECIES	MALUS SP.	
179	9	1	APPLE SPECIES	MALUS SP.	
180	13,3	1	BLACK WALNUT	JUGLANS NIGRA	

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5111 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

Know what's below Call before you dig.

CLIENT: HADLEY'S TOWING

CONCEPTUAL LAYOUT PLAN (NORTH)

CONCEPTUAL LAYOUT PLANS – PARCEL No. 22-17-101-006
SECTION: 17 TOWNSHIP: 1N RANGE: 8E
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

REVISED
11-4-2016 REVISED
11-23-2016 REVISED
11-28-2016 REVISED

DATE: 8-11-2016
DRAWN BY: WSR
CHECKED BY: JPP

0 25 50

FBK:
CHF:
SCALE HOR 1"=50 FT.
VER 1"= FT.

2
16-206

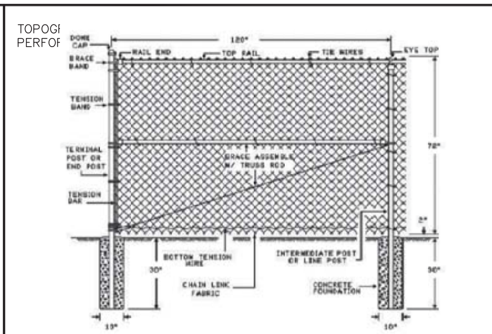
LEGEND

EXISTING	PROPOSED	
X 804.2	X 804.20	SPOT ELEVATION
930	930	CONTOUR LINE
		CL DITCH
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		STORM MANHOLE
		STAND PIPE
		CATCH BASIN
		END SECTION
		INLET
		GATE VALVE
		HYDRANT
		POWER POLE
		SIGN
		TREE
		TREE TO BE REMOVED
		PROP. CURB & GUTTER

PROPOSED CONCRETE PAVEMENT

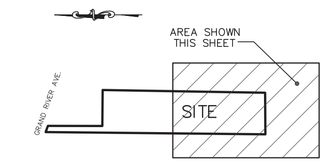
PROPOSED ASPHALT PAVEMENT

PROPOSED WETLAND FILL AREA



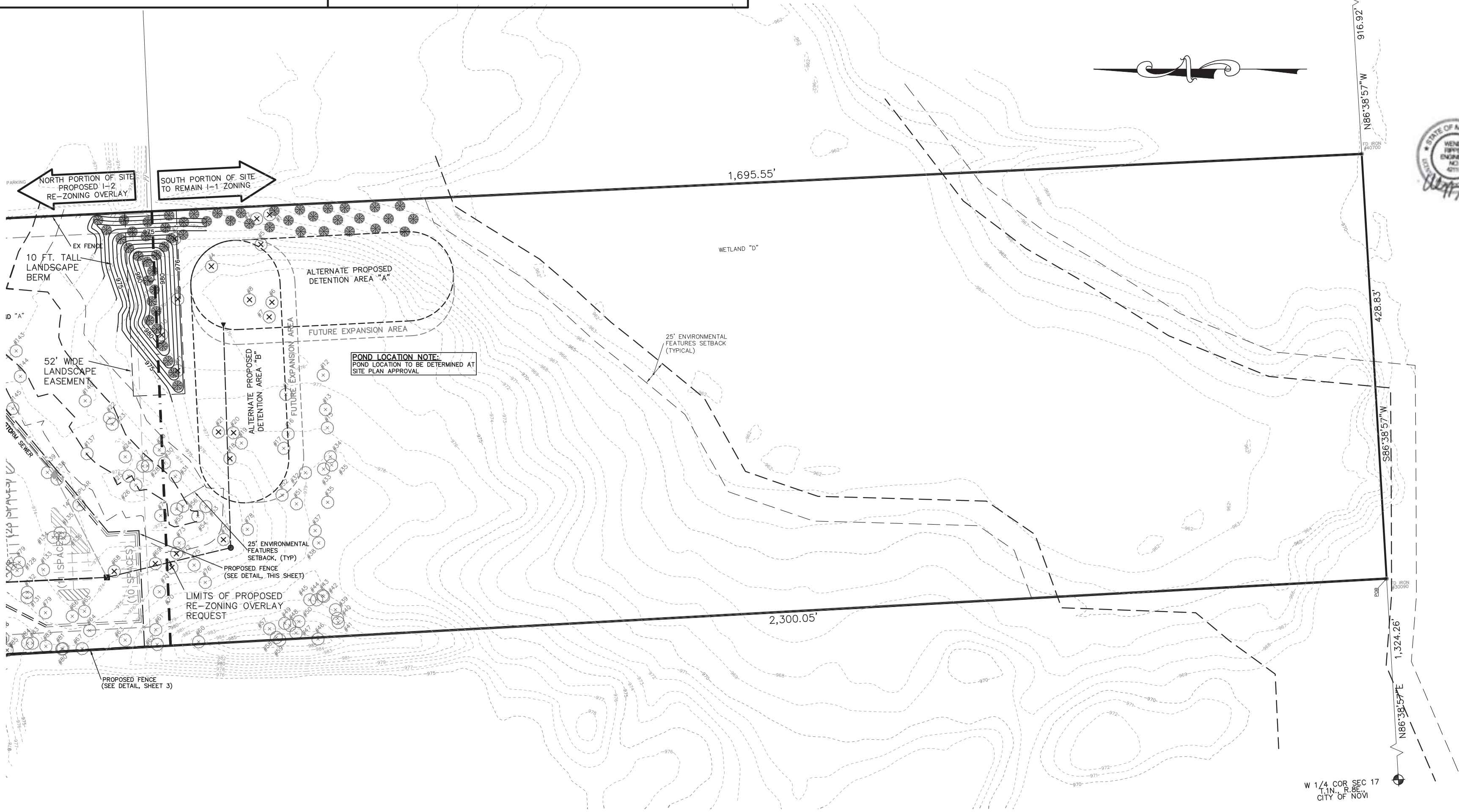
6' CHAIN LINK FENCE TO MATCH EXISTING FENCE

NOT TO SCALE



KEY MAP

NOT TO SCALE



RESIDENTIAL
Subdivisions
Site Condominium
Multi-Family
Plot Plans

COMMERCIAL
Site Planning
Site Engineering
Industrial & Multi-Unit
Land Surveying

SURVEYING
ALTA Surveys
Boundary Surveys
Topographic Surveys
Parcel Splits
Construction Staking

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811 Know what's below Call before you dig.

STATE OF MICHIGAN WENDY RIPPER ENGINEER NO. 42115

CLIENT: HADLEY'S TOWING

CONCEPTUAL LAYOUT PLAN (SOUTH)

CONCEPTUAL LAYOUT PLANS – PARCEL No. 22-17-101-006
SECTION: 17 TOWNSHIP: 1N RANGE: 8E
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

REVISED
11-4-2016 REVISED
11-23-2016 REVISED
11-28-2016 REVISED

DATE: 8-11-2016
DRAWN BY: WSR
CHECKED BY: JPP

0 25 50

FBK:
CHF:
SCALE HOR 1"=50 FT. VER 1"= FT.

3

16-206

PLANNING REVIEW

PLAN REVIEW CENTER REPORT

November 23, 2016

Planning Review

Hadleys Towing

JSP16-33 with Rezoning 18.715

Petitioner

Hadleys Towing

Review Type

Revised PRO Concept Plan

Rezoning Request from I-1 (Light Industrial) to I-2 (General Industrial) *(5.6 acres on the northerly part to be rezoned)*

Property Characteristics

Section	17	
Site Location	South of Grand River Avenue and east of Wixom Road	
Site School District	Novi School District	
Current Site Zoning	I-1 Light Industrial	
Proposed Site Zoning	I-2 General Industrial (northerly portion only)	
Adjoining Zoning	North	B-3 General Business
	East	I-2 General Industrial and I-1 Light Industrial
	West	B-3 General Business and I-1 Light Industrial
	South	I-2 General Industrial with PSLR overlay
Current Site Use	Vacant	
Adjoining Uses	North	Construction company and general business
	East	Construction company
	West	CZ Cartage trucking company
	South	Commercial/industrial building
Site Size	17.76 Acres **(5.6 acres on the northerly part to be rezoned)**	
Plan Date	November 04, 2016	

Project Summary

The petitioner is requesting a Zoning Map amendment for 5.6-acre of a 17.76-acre property on the south side of Grand River Ave. between Beck Road and Wixom Road (Section 17) from I-1 (Light Industrial) to I-2 (General Industrial). The applicant states that the rezoning request is necessary to possible use of the rezoned portion of the property as an enclosed outdoor storage yard. The applicant is proposing to develop the property in two phases. The first phase includes construction of 155 parking spaces to store towed vehicles and the future phase would include 113 spaces (earlier 288 spaces). The applicant is proposing to connect to the property on north to use the building for their operational uses.

Changes since the initial submittal

The applicant has revised the drawings taking all staff and consultants comments into consideration. The following changes have been made since the last submittal (as stated in applicant's cover letter):

- The number of total proposed parking spaces is 286 (revised from 443 spaces shown on the August 11 plan. On the revised plan, 155 of these spaces are included in the first phase of the project with 113 being proposed as future parking.
- With the smaller parking area and detention pond, the impact on regulated woodlands is reduced.
- The revised plan shows only two of the three city regulated wetlands to be filled. Total wetland fill proposed is now 0.13 acres and therefore should not require mitigation as the previous plan did.
- The parking lot layout has also been revised along the west property line to preserve existing trees in this area.
- A 4' high landscaped berm has been added along the east property line.

Concept Plan Update dated 11-28-2016

The applicant has provided the staff a revised concept plan via E-mail on November 28, 2016. The revisions are made in response to concerns raised by the adjacent property owner with regards to screening of the proposed outside storage. In addition to the changes listed above, the revised plan included additional berm and landscape to provide better screening for the adjacent property. The additional screening will be protected by a proposed conservation easement. The plan also indicated two alternate locations for Storm water management detention area (Area A and area B). The applicant would determine the exact location at the time of Preliminary site plan.

The applicant also indicated that they would commit to restricting the rezoning boundary as indicated in plans. The applicant does not intend to apply to rezone further south.

The revised plans have been conceptually reviewed by Planning, Landscape, Wetlands, Woodlands and Engineering. Staff believes that the change would not affect the current review and feels comfortable with clarifying additional details at the time of Preliminary site plan.

General Note: PRO Concept Plan

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from I-1 to I-2) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

Project History

The applicant submitted for a Pre-Application Meeting, which was held on June 15, 2016. The applicant was interested in applying for a straight rezoning. Given the proposed use, staff recommended that it would beneficial for all the reviewers if the applicant requested a Planned Rezoning Overlay approval instead. The concept plan would provide enough information to determine the viability of the proposed zoning request from light industrial to heavy industrial.

In 2013, staff received an application for combining the subject parcel with the parcel on north for trailer truck parking from CZ cartage for the same parcel with similar site plan. The Planning Commission approved the plan but the Council variance for absence of pavement and curbing was denied. The current plan is proposing a parking lot with curb and asphalt paving to be used as outside storage to park towed vehicles.

Planning Commission held a Public hearing on September 28, 2016. Planning Commission gathered public comments and directed staff to schedule another meeting at a later date for Planning Commission's recommendation to Council after all concerns are significantly addressed.

Recommendation

Approval of the ***Rezoning is recommended*** because

- The rezoning request fulfills two objectives of the Master Plan for Land Use by fostering a favorable business climate and welcoming new business.
- The rezoning is a reasonable alternative as the proposed use is less intense of uses that would be typically allowed under I-2 zoning and puts to use a vacant parcel and is adjacent to other parcels of similar use.
- The rezoning will have no negative impact on public utilities.

The request generally conforms to the requirements of the Zoning Ordinance with deviations as identified on Page 6 of this letter.

The rezoning is the first step in the process; the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan, if the rezoning with PRO is approved.

Land Use and Zoning: For Subject Property and Adjacent Properties

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	I-1 Light Industrial	Vacant land	Office Service Research and Technology (uses consistent with OST Zoning Districts)
Northern Parcels (across Grand River Ave.)	B-3: General Business	Shopping Plaza; Commercial	Community Commercial (uses consistent with B-2 and B-3 Zoning Districts)
Southern Parcels	I-2 General Industrial with Planned suburban low rise overlay	Industrial/ Commercial	Planned suburban low rise
Eastern Parcels	I-2 General Industrial I-1 (to the extent of proposed rezoning) Light Industrial	Construction company	Office Service Research and Technology (uses consistent with OST Zoning Districts)
Western Parcels	B-3: General Business I-1 Light Industrial	CZ Cartage trucking company	Office Service Research and Technology (uses consistent with OST Zoning Districts) and Community Commercial (uses consistent with B-2 and B-3 Zoning Districts)

Existing Zoning

Future Land Use

Comparison of Zoning Districts

The following table provides a comparison of the current (I-1) and proposed (I-2) zoning classifications.

	I-1 Zoning (EXISTING)	I-2 Zoning (PROPOSED)
Principal Permitted Uses	See attached copy of Section 3.1.18.B	See attached copy of Section 3.1.19.B Outdoor Storage yards*
Special Land Uses	See attached copy of Section 3.1.18.C Outside storage as an accessory use subject to additional conditions is a Special Land Use	See attached copy of Section 3.1.18.C
Lot Size	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	
Lot Coverage		
Building Height	40 feet	60 feet
Building Setbacks	Front: 40 feet Side: 20 feet Rear: 20 feet	Front: 100 feet Side: 50 feet Rear: 50 feet
Parking Setbacks	Front: Sec. 3.6.2.E Additional regulations if parking is proposed in front yard. Side: 20 feet Rear: 20 feet	Front: Sec. 3.6.2.E Additional regulations if parking is proposed in front yard. Side: 10 feet Rear: 20 feet

Compatibility with Surrounding Land Use

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

The proposed spilt boundary aligns with the property line of adjacent parcel zoned I-2 (General Industrial) to the east. All properties immediately adjacent extending to the boundary of proposed split boundary line are developed as construction/trucking companies. The property that abuts the southerly part of the property to the **east** is currently vacant. Staff reviewed an application for an

office park development for the adjacent parcel, but was not pursued further. Providence Hospital campus is located further east.

The property to the **south** is currently developed as an industrial use, but has a potential for low intensity office uses as it is master planned for Planned Suburban Overlay uses.

The property to the **west** is currently developed as trucking company. Properties further west and **north** are commercial/retail developments.

Infrastructure

Engineering: The Staff Engineer has reviewed the rezoning request. The rezoning request would reduce the demand on the existing utilities in the area. Therefore, the rezoning to I-2 for the proposed use would have no impact on utilities.

Traffic: There is not expected to be any additional trips generated by the proposed outdoor storage area. Typically, a planned rezoning overlay (PRO) requires a rezoning traffic impact study (RTIS). AECOM supports the applicant's request to waive the impact study based on the proposed land use. Impacts to these properties as a result of the proposal including, but not limited to construction noise and additional traffic are considerably less compared to the property being developed for any other uses allowed as part of current or propose zoning.

Natural Features

The majority of the site is covered by regulated wetlands and woodlands, most of which the applicant will not be impacting with development planned for the northern portion of the site only. **Wetland review recommended considering alternate layouts for parking lot to minimize impacts to the regulated wetlands and the applicant has addressed that concern with the revised submittal. The revised plan shows only two of the three city regulated wetlands to be filled. Total wetland fill proposed is now 0.13 acres and therefore should not require mitigation as the previous plan did.**

The loss of woodland area on the property would present an aesthetic change but that would also happen with development under the current zoning. The current concept plan does not provide enough detail with regards the required woodland replacements. However, the revised plan has reduced the impacts to woodlands considerably.

Development Potential

Development under the current I-1 zoning could result in the construction of a light industrial facility or office up to 67,000 square feet that would result in higher trip generation rates to and from the site onto Grand River Avenue. The possible square footage is derived from similar projects in I-1 zoning of site size approximately same as the area proposed to be rezoned (5.16 acres). That development in Beck North Industrial park proposed 67,000 square feet for office/research space

which resulted in about 180 parking spaces on a 5.06 acre size. The development required a traffic impact study as it exceeded the maximum City thresholds. In comparison, the current proposal is considerably less intense. The probability of an office use also depends on the less visibility the site offers due to its flag shape.

Depending on the use proposed, development under current zoning may extend further south creating more impacts on regulated wetlands and woodlands. As proposed, the development would be limited to outside storage in the northern portion and southern portion will remain as I-1.

Master Plan for Land Use

The Future Land Use Map of the 2010 City of Novi Master Plan for Land Use identifies this property as Office Research Development and Technology, the property to the south of this parcel as Suburban Low-rise. The property to the west and across Grand River Ave. are zoned Community Commercial and to the east is zoned Office Research Development and Technology.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: The City, working with the development community and partners, should continue to foster a favorable business climate. The proposal would allow a desirable location for a new business investment.

2. Objective: Encourage developers to utilize development options currently available through the Novi Zoning Ordinance that preserve natural features on properties. The concept plan would allow protecting a majority of existing wetlands on site.

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the parking lot and drives, location of proposed detention ponds and preserved natural features and a conceptual layout of landscaping throughout the development.

Ordinance Deviations

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that "*each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas*." Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The

following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan. **The applicant should consider submitting supplemental material discussing how if each deviation *"...were not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."***

1. Planning Deviations:
    a. Sec. 4.55: In the I-2 district, outdoor storage yards are permitted either as a principal use of a site or as a use accessory to a principal use of a site when such yards are totally obscured by a masonry wall, landscaped earth berm, chain link fence with heavy screen plantings, or combinations thereof, the height, location and extent of which shall be according to the requirements of Section 5.5 of Zoning Ordinance, except as hereinafter exempted in Section 3.15.2 for a location within a planned industrial park. **The concept plan shows indicative landscape on plans but not identify the species. A six foot chain-link fence is proposed all around the storage yard. There is not adequate screening on the southern side of the storage yard per the Ordinance requirements. Staff strongly recommends providing adequate screening. Staff does not support this deviation.**

    b. Sec. 4.55: Whenever outdoor storage is the principal use of the parcel, no outdoor storage shall extend into the required front yard setback of the district and no wall, fence or other screening devices shall extend into the required front yard setback. **The subject property is a flag lot that lies at the end of a long driveway. Storage yard extends into the front yard of the property line that is lies behind the existing lot on north. Staff supports this deviation as the proposed yard has little to no visibility from Grand River Avenue.**

    c. Lighting and Photometric Plan: Staff is unable to identify any deviations that may be required for spillover on property lines. Please provide a lighting and photometric plan that conforms to the requirements.

2. Landscape Deviations: *(Refer to Landscape letter for more details)*
    a. Deviation for absence of required interior parking lot landscaping islands or trees. *(Requires revisions)*
    b. All parking bays exceed the maximum 15 spaces – the longest being 44 spaces. *(Requires revisions)*
    c. Parking lot perimeter trees are not provided around entire lot (count may be achieved by conceptual plan, but as presented it is impossible to determine what tree species are provided, and whether the proposed trees are perimeter trees, interior trees or replacement trees. *(Requires revisions)*
    d. The proposed screening does not conform to the ordinance's screening material requirements. (Requires revisions)
    e. Deviation for absence of required berm along Grand River frontage greenbelt. *(Staff supports)*
    f. Deviation for absence of required street trees along Grand River frontage. *(Staff supports)*
    g. Deviation for absence of required detention plantings. *(Requires revisions)*

3. Traffic Deviations: *(Refer to Traffic letter for more details)*
    a. City Council variance for the exclusion of barrier free parking spaces and associated signage (AECOM supports)
    b. City Council variance for painted end islands instead of raised end islands. (Requires revisions)

c. City Council variance for the exclusion of landscape islands every 15 spaces (AECOM supports)
d. City Council variance for the exclusion of bicycle parking (AECOM supports)
e. City Council variance for lack of a traffic impact study (AECOM supports)

4. Woodland Deviations:
Staff is unable to determine any possible deviations from woodland and wetland requirements due to insufficient information provided.

The concept plan is proposing removal of regulated woodlands. The plan does not provide a complete tree survey. As such, we are unable to determine the total woodlands replacement required, thus unable to determine if any deviations would be required. **However the applicant has indicated that the plan will conform to the requirements at the time of Preliminary Site Plan Submittal and do not anticipate deviations.**

All deviations from the ordinance requirements are preferred to be identified and included in PRO agreement. Any deviations identified during later reviews after concept plan approval will restart the PRO concept process.

Applicant Burden under PRO Ordinance
The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

Public Benefit under PRO Ordinance
Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments.

According to the applicant per the letter dated September 22, 2016, the site provides public benefit to local residences and businesses in the following ways:

1. This location is in close proximity to I-96 and Wixom which allows a reduced distance for which towed vehicles travel along the local streets.
2. This site provides a local location for which residents can retrieve their stored vehicles.
3. This site will allow Hadley Towing to meet its contractual obligations for towing services with the City of Novi.

These proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. **All the benefits listed can be conceived as a convenience which would in fact benefit the business and or required as part of the current contract with the City. Staff recommends the applicant to reconsider and proposed benefits or enhancements that are above and beyond the typical requirements.**

Staff appreciates the applicant's effort to address the adjacent property owner's concerns about reduction of property values due to proposed use. The applicant has proposed additional enhancements to screen the proposed use and protect the screening under a conservation easement. The applicant also indicated that they would commit to restricting the rezoning boundary as indicated in plans. The applicant does not intend to apply to rezone further south. Staff can consider these as possible Public benefits if the applicant agrees to commit to these in the PRO agreement.

Other Reviews:

a. Landscape Review: Landscape identified multiple deviations that will be required due to proposed use. Additional comments to be submitted with Preliminary Site Plan. Landscape does not recommend approval.
b. Engineering Review: Additional comments to be submitted with Preliminary Site Plan. Engineering recommends approval.
c. Wetlands Review: A City of Novi Non-minor wetland permit and letter of authorization to encroach into wetland buffers would be required for proposed impacts. Additional comments to be submitted with Preliminary Site Plan. Wetlands recommend approval noting some significant concerns.
d. Woodland Review: A City of Novi woodland permit would be required for proposed impacts. Additional comments to be submitted with Preliminary Site Plan. Woodlands recommend approval.
e. Traffic Review: Traffic identified multiple deviations that will be required due to proposed use. Additional comments to be submitted with Preliminary Site Plan. Traffic recommends approval.
f. Fire Review: Fire recommends approval with few conditions.

NEXT STEP: Planning Commission Meeting

The plan is scheduled to be considered by Planning Commission for recommendation to the City Council approval or denial of rezoning request from I-1 (light Industrial) to I-2 (General Industrial with a Planned Rezoning Overlay on **December 7, 2016.** Please provide the following **no later than December 1, 2016**

1. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**

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 skomaragiri@cityofnovi.org.

Sri Ravali Komaragiri – Planner

PLANNING REVIEW CHART: I-1 Light Industrial & I-2: General Industrial District

Review Date: November 23, 2016
Review Type: PRO Concept Plan
Project Name: JSP 16-33 Hadley's Towing
Plan Date: August 11, 2016
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant with the next submittal

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan *(adopted August 25, 2010)*	Office Research Development and Technology	Heavy Industrial	No	**The applicant, Hadley's Towing, is proposing a split zoning to allow for enclosed outdoor storage for their towing operations.**
Area Study	On-going Grand River Corridor Study	Does not fit with the recommendation or study vision	No	
Zoning *(Effective December 25, 2013)*	I-1: Light Industrial District	I-2 General Industrial	No	**Applicant is requesting a PRO overlay to allow I-2 uses**
Uses Permitted (Sec 3.1.18.B & C) (Sec 3.1.19.B & C)	Sec 3.1.18.B Principal Uses Permitted. Sec 3.1.18.C Special Land Uses Sec 3.1.19.B Principal Uses Permitted. Sec 3.1.19.C Special Land Uses	Outdoor storage yard for towed vehicles	Yes	
Height, bulk, density and area limitations *(Sec 3.1.19)*				
Frontage on a Public Street. *(Sec. 5.12)*	Frontage on a Public Street is required	Frontage on Grand River Avenue	Yes	
Access to Major Thoroughfare *(Sec. 5.13)*	vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive	Access to Grand River Avenue	Yes	
Minimum Zoning Lot Size for each Unit in Ac *(Sec 3.6.2.D)*	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading,		NA	
Minimum Zoning Lot Size for each			NA	

Item	Required Code		Proposed	Meets Code	Comments
Unit: Width in Feet	greenbelt screening, yard setback or usable open space				
Open Space Area	----			NA	---
Maximum % of Lot Area Covered (By All Buildings)	*(Sec 3.6.2.D)*		Building is not proposed	NA	
Building Height *(Sec. 3.1.18.D & 3.1.19.D)*	I-1: 40 f. I-2: 60 ft.		Building is not proposed	NA	
Building Setbacks *(Sec. 3.1.18.D & 3.1.19.D)*					
	I-1	**I-2**	Building is not proposed	NA	
Front (I-2)	40 ft.,	100 ft.			
Rear (I-1)	20 ft.	50 ft.			
Side(I-1 and I-2)	20 ft.	50 ft.			
Parking Setback *(Sec 3.1.19.D)& Refer to applicable notes in Sec 3.6.2*					
	I-1	**I-2**	Setbacks appear to comply	Yes	**Indicate setback lines on the plan**
Front	3.6.2.E	3.6.2.E			
Rear	10 ft.	20 ft.			
Side	10 ft.	20 ft.			
Note To District Standards *(Sec 3.6.2)For I-1 and I-2*					
Exterior Side Yard Abutting a Street *(Sec 3.6.2.C)*	All exterior side yards abutting a street shall be provided with a setback equal to front yard.		No side yard abutting street	NA	
Off-Street Parking in Front Yard *(Sec 3.6.2.E)*	Development is 2 acres in size		Building is not proposed; Applicant is proposing outside storage. The site tucked in behind an existing site.	NA	
	Parking does not extend into required setback (40 ft.)				
	Parking does not occupy more than 50% of area b/w front setback and bldg. façade				
	Parking is screened with brick wall or landscape berm				
	Planning Commission finds parking is compatible with surrounding area				
Off-Street Parking in Side and Rear Yards *(Sec 3.6.2.F)*	Off-street parking is allowed inside and rear yards if the site does not abut residential. If it does, additional conditions apply.		Applicant is proposing outside storage	NA	
Setback from Residential District *(Sec 3.6.2.H)*	Building shall be setback 3 feet for each foot of building height		Not abutting a residential district	NA	
Wetland/Watercourse Setback *(Sec 3.6.2.M)*	A setback of 25ft from wetlands and from high watermark course shall be		Buffers are indicated on the plan	Yes	**Refer to wetland review for more details**

Item	Required Code	Proposed	Meets Code	Comments
	maintained			
Additional Height *(Sec 3.6.2.O)*	Additional heights for selected building is allowed based on conditions listed in Sec 3.6.2.O	Building is not proposed	NA	
Parking setback screening *(Sec 3.6.2.P)*	Required parking setback area shall be landscaped per sec 5.5.3.	Not provided	No	**Refer to landscape review letter for more details. Landscape identifies this as deviation. The plan shall comply with screening requirements**
Modification of parking setback requirements *(Sec 3.6.2.Q)*	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q	Not requesting	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Sec. 5.2	Refer to Section 5.2. To be determined based on the proposed use type	155 spaces in current phase 288 in future space All spaces will be used as outside storage for towed vehicles	NA	
Parking Space Dimensions and maneuvering Lanes (Sec. 5.3.2)	90º: 9 ft. x 19 ft. parking spaces with 24 ft. drives 9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping 0º: 8 ft. x 23 ft. parking spaces with 13 ft. drives	9 ft. x 17ft. with 34' wide aisles to accommodate tow trucks	Yes	
Parking stall adjacent to entrance *(Sec. 5.3.13)*	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Not applicable	NA	
End Islands *(Sec. 5.3.12)*	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	Not provided	No	**Refer to Traffic and Landscape Islands for more details. End islands are required and would be considered a deviation**

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Spaces *Barrier Free Code*	To be determined based on required parking	Not applicable given the use	NA	
Barrier Free Space Dimensions *Barrier Free Code*	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Not applicable given the use	NA	
Barrier Free Signs *Barrier Free Code*	One sign for each accessible parking space.	Not applicable given the use	NA	
Minimum number of Bicycle Parking *(Sec. 5.16.1)*	Four (4) spaces	Not applicable given the use	NA	
Bicycle Parking General requirements *(Sec. 5.16)*	No farther than 120 ft. from the entrance being served	Not applicable given the use	NA	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations			
	Spaces to be paved and the bike rack shall be inverted "U" design			
	Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout *(Sec 5.16.6)*	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Not applicable given the use	NA	
Loading Spaces (*Sec. 5.4.1)*	Loading area in the rear yard Loading area in interior side yard if it is adjacent to I, EXPO or EXO district	Not applicable given the use	NA	
Accessory Structures				
Dumpster *(Sec 4.19.2.F)*	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free	Not applicable given the use	NA	

Item	Required Code	Proposed	Meets Code	Comments
	Spaces			
Dumpster Enclosure *(Sec. 21-145. (c))*	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Not applicable given the use	NA	
Roof top equipment and wall mounted utility equipment (*Sec. 4.19.2.E.ii)*	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	No building proposed	NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	No building proposed	NA	
I-1 District Required Conditions *(Sec 3.14)*				
Outdoor Storage of above ground storage tanks *(Sec. 3.14.1.B.ii)*	Outdoor placement of above-ground storage tanks of not more than 600 capacity per tank and accessory to an otherwise permitted use. Additional conditions apply	Not indicated.	NA	
Outdoor Storage of recreational equipment *(Sec. 3.14.1.B.iii)*	Refer to Zoning Ordinance	Not indicated	NA	
Other *(Sec 3.14.2)*	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Not indicated	NA	
Adjacent to Freeway ROW *(Sec 3.14.4)*	Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.4 apply	Not adjacent to Freeway ROW	NA	
Adjacent to Residential district *(Sec 3.14.5)*	Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.5 apply	Not adjacent to residential district	NA	
I-2 District Required Conditions (Sec. 3.15)				
Outdoor Storage	Storage cannot extend to a greater height than the obscure on-site screen	A six foot chain-link fence is provided and the applicant	Yes?	**Please add a not on the plan in this regard** The applicant is also

Item	Required Code	Proposed	Meets Code	Comments
		indicated that outside storage is being used for vehicles.		proposing a berm and additional landscape to further screen the storage area from adjacent property. This information is provided on the site plan that was shared via email.
Planning Commission findings for permitted uses for I-1 district *(Sec 3.14.3)*				
Sec 3.14.3.A	Protecting current and future residential uses from development impact	Not provided	NA	The applicant is not proposing any development in the are to remain I-1 (southern portion of the site) except for storm water detention and wetland mitigation
Long term truck parking *Sec 3.14.3.B*	No long term delivery truck parking on site	Not provided	NA	
Performance standards *Sec 3.14.3.C*	The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14	Not provided	NA	
Storage and/use of material *Sec 3.14.3.D*	The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.	Not provided	NA	
Hazardous material checklist *Sec 3.14.3.E*	Compliance of City's hazardous materials checklist	Not provided	NA	
Sidewalks and Pathways				
Article XI. Off-Road Non-Motorized Facilities	A 5 foot sidewalk is required along Grand River Avenue	Not provided	No	**Provide a sidewalk along Grand River Avenue**
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Not provided	Yes?	**Staff understands that there may not pedestrian traffic given the use. Please confirm in the response letter.**
Other Requirements				
Exterior lighting *(Sec. 5.7)*	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Not provided	No	**Please provide a lighting and photometric plan to verify conformance or identify any deviations**
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	subdivisions).			
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Mostly provided	Yes?	**Refer to Traffic review for more comments**
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Not provided	No	**Please provide the economic impact information**
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Not Applicable. Project name is an established business name		Contact Richelle Leskun at 248-347-0475 to schedule a meeting with the Committee
Development/ Business Sign	Signage if proposed requires a permit.	None shown		For sign permit information contact Jeannie Niland 248-347-0438.
Lighting and Photometric Plan *(Sec.5.7)*				
Intent *(Sec. 5.7.1)*	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky			**Please provide a lighting and photometric plan to verify conformance or identify any deviations**
Lighting Plan *(Sec. 5.7.A.1)*	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
Lighting Plan *(Sec.5.7.A.2)*	Specifications for all proposed & existing lighting fixtures Photometric data Fixture height Mounting & design Glare control devices Type & color rendition of lamps Hours of operation Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties			

Item	Required Code	Proposed	Meets Code	Comments
Required Conditions *(Sec. 5.7.3.A)*	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses			
Required Conditions *(Sec. 5.7.3.B)*	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
Required Conditions *(Sec.5.7.3.E)*	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Required Conditions *(Sec. 5.7.3.F)*	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination *(Sec. 5.7.3.k)*	Parking areas: 0.2 min Loading & unloading areas: 0.4 min Walkways: 0.2 min Building entrances, frequent use: 1.0 min Building entrances, infrequent use: 0.2 min			
Max. Illumination adjacent to Non-Residential *(Sec. 5.7.3.K)*	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Cut off Angles *(Sec. 5.7.3.L)*	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	Does not abut residential	NA	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

I-1 Light Industrial District

User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Professional office buildings, offices and office sales and service activities

ii. **Accessory buildings, structures and uses** §4.19 customarily incident to the above permitted uses

iii. Publicly owned and operated parks, parkways and outdoor recreational facilities

iv. **Public or private health and fitness facilities and clubs** §4.34

v. Medical offices, including laboratories and clinics

The following uses are subject to **Section 4.45:**

vi. Research and development, technical training and design of pilot or experimental products

vii. Data processing and computer centers

viii. **Warehousing and wholesale establishments** §4.43

ix. **Manufacturing** §4.43

x. **Industrial office sales, service and industrial office related uses** §4.44

xi. Trade or industrial schools

xii. **Laboratories experimental, film or testing** §4.43

xiii. Greenhouses

xiv. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards

xv. Public or private indoor recreation facilities

xvi. Private outdoor recreational facilities

xvii. **Pet boarding facilities** §4.46

xviii. **Veterinary hospitals or clinics** §4.31

xix. **Motion picture, television, radio and photographic production facilities** §4.47

xx. Other uses of a similar and no more objectionable character to the above uses

xxi. **Accessory buildings, structures and uses** §4.19 customarily incident to any of the above permitted uses

C. SPECIAL LAND USES

The following uses shall be permitted where the proposed site does not abut a residentially zoned district:

i. **Metal plating, buffing, polishing and molded rubber products** §4.48

ii. **Uses which serve the limited needs of an industrial district (subject to Section 4.43),** as follows:

   a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics

   b. Industrial tool and equipment sales, service, storage and distribution

   c. **Eating and drinking establishments and motels** §4.49

iii. **Automobile service establishment** §4.50

iv. **Self-storage facilities** §4.51

v. **Retail sales activities** §4.52

vi. **Central dry cleaning plants or laundries** §4.53

vii. **Railroad transfer, classification and storage yards** §4.43

viii. **Tool, die, gauge and machine shops** §4.43

ix. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54

x. **Municipal uses** §4.43

xi. **Motion picture, television, radio and photographic production facilities** §4.47

xii. **Outdoor space for parking of licensed rental motor vehicles** §4.90

xiii. **Accessory buildings, structures and uses** customarily incident to any of the above permitted uses

3.1.19 I-2 General Industrial District

A. INTENT

The I-2, General Industrial district is designed primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials.

User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Heating and electric power generating plants
ii. **Outdoor storage yards** §4.55
iii. **Commercial sale of new and used heavy trucks and heavy off-road construction equipment** §4.56
iv. Any of the following **production or manufacturing uses subject to Section 4.57:**
   a. **Junkyards** §4.58
   b. **Incineration of garbage or refuse** §4.59
   c. Blast furnace, steel furnace, blooming or rolling mill
   d. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of paris
   e. Petroleum or other inflammable liquids, production, refining or storage
   f. Smelting of copper, iron or zinc ore
v. **Indoor tennis courts, roller skating rinks, and ice-skating rinks** §4.60
vi. Auto engine and body repair shops
vii. **Lumber and planing mills** §4.61
viii. Motor freight terminals and trucking facilities
ix. Ready-mix or transit mix concrete operations
x. **Other similar uses** §4.42
xi. **Accessory buildings, structures and uses** §4.19 customarily incident to any of the above permitted uses

The following uses are subject to the **I-1 Required Conditions (Section 3.14)** and **Development Standards (Section 3.1.18.D)**, provided there shall be no necessity for a public hearing and approval as a special land use:

xii. Professional office buildings, offices and office sales and service activities
xiii. Publicly owned and operated parks, parkways and outdoor recreational facilities
xiv. **Public or private health and fitness facilities and clubs** §4.34
xv. Medical offices, including laboratories and clinics
xvi. Research and development, technical training and design of pilot or experimental products
xvii. Data processing and computer centers
xviii. **Warehousing and wholesale establishments** §4.43

B. PRINCIPAL PERMITTED USES (continued)

xix. **Manufacturing** §4.43
xx. **Industrial office sales, service and industrial office related uses** §4.44
xxi. **Laboratories experimental, film or testing** §4.43
xxii. Greenhouses
xxiii. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
xxiv. Public or private indoor recreation facilities
xxv. Private outdoor recreational facilities
xxvi. **Pet boarding facilities** §4.46
xxvii. **Veterinary hospitals or clinics** §4.31
xxviii. **Motion picture, television, radio and photographic production facilities** §4.47
xxix. Other uses of a similar and no more objectionable character to the above uses
xxx. **Metal plating, buffing, polishing and molded rubber products** §4.48
xxxi. **Uses which serve the limited needs of an industrial district (subject to Section 4.43),** as follows:
   a. Banks, savings and loan associations, credit unions, union halls, and industrial trade schools or industrial clinics
   b. Industrial tool and equipment sales, service, storage and distribution
   c. **Eating and drinking establishments and motels** §4.49
xxii. **Automobile service establishment** §4.50
xxiii. **Self-storage facilities** §4.51
xxiv. **Retail sales activities** §4.52
xxv. **Central dry cleaning plants or laundries** §4.53
xxvi. **Railroad transfer, classification and storage yards** §4.43
xxvii. **Tool, die, gauge and machine shops** §4.43
xxviii. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54
xxix. **Municipal uses** §4.43

C. SPECIAL LAND USES

i. Reserved

ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

11/18/2016

Engineering Review

HADLEY TOWING
JSP16-0033

Applicant
ANDREWS INVESTMENTS, LLC

Review Type
PRO Concept Plan

Property Characteristics

- Site Location: S. of Grand River Ave. and E. of Wixom Rd.
- Site Size: 17.78 acres (Site) – 5.6 acres (PRO)
- Plan Date: 11/04/16
- Design Engineer: Greentech Engineering – Wendy Ripper, P.E.

Project Summary

- Construction of a parking lot and drive with approximately 155 parking spaces and area for an additional 113 future spaces. Site access would be from an existing drive to Grand River Ave. on the parcel to the east.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site basin.

Recommendation

Approval of the Concept Plan and Concept Storm Water Management Plan is recommended.

Comments:

The Concept Plan meets the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Preliminary Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org.
3. Show all drives within 200 feet on plans.
4. A right-of-way permit will be required from the City of Novi and Oakland County.
5. A 6-foot wide sidewalk is required along the Grand River frontage.
6. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
7. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
8. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Storm Sewer

9. Provide material, size, and slope for proposed storm sewer.
10. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water detention basin.

Storm Water Management Plan

11. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
12. Provide storm runoff and detention volume calculations.
13. 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, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
14. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
15. Provide a drainage area map.
16. A wet detention basin with no forebay and a minimum of 3-feet of permanent water is preferred to a dry detention basin with a forebay.

17. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.
18. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.

Paving & Grading

19. Provide a proposed grading plan.
20. Provide cross-section for proposed grading.
21. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
22. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.

Off-Site Easements

23. Any off-site easements anticipated must be executed **prior to final approval of the plans**. If you have not done so already, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
    a. A cross-access easement is required with the property owner to the east.

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

Please contact Jeremy Miller at (248) 735-5694 with any questions.

cc: Theresa Bridges, Engineering
George Melistas, Engineering
Sri Komaragiri, Community Development

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT

November 29, 2016

PRO Revised Concept Site Plan - Landscaping

Review Type
PRO with Concept Plan Landscape Review

Project Number
16-0033

Property Characteristics

- Site Location: Grand River Ave. Parcel #50-22-17-101-006
- Site Zoning: I-1
- Adjacent Zoning: East: I-1&I-2, South: I-2, West: I-1, North: B-3
- Plan Date: November 4, 2016

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **Bold** must be addressed and incorporated in Preliminary Site Plans. Underlined Items below must be addressed and incorporated as part of the Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. Please see the attached chart for detailed information

Recommendation

This project is **not recommended for approval.** A number of landscape requirements are not meant, most notably regarding parking lot landscaping. A separate Landscape Plan should be added to the Preliminary and Final Site Plan sets.

Deviations from ordinance

- *No interior parking lot landscaping islands or trees are provided.*
- *All parking bays exceed the maximum 15 spaces – the longest being 44 spaces.*
- *Parking lot perimeter trees are not provided around entire lot (count may be achieved by conceptual plan, but as presented it is impossible to determine what tree species are provided, and whether the proposed trees are perimeter trees, interior trees or replacement trees.*
- *The proposed screening does not conform to the ordinance's screening material requirements.*
- *No berm is provided along Grand River frontage greenbelt.*
- *No street tree is provided along Grand River frontage.*
- *No detention plantings are provided.*

DETAILS

EXISTING ELEMENTS

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

Soils are listed on Sheet 2.

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

1. Only proposed storm lines and structures are shown.

2. **Please show all utility lines and structures, underground and above-ground. If no utilities exist in area of construction, please add a note to this effect.**

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

1. A tree survey is provided.
2. All trees to be removed in both phases are shown.
3. **Please add tree fencing where required.**
4. **Please provide calculations for removed trees and woodland replacement requirements.**

LANDSCAPING REQUIREMENTS

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

1. No berm is provided.
2. ***This is a deviation from the landscape ordinance that can be supported because the parking lot is over 575' away from road.***

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. Based on the 63 feet frontage, 1 street tree is required, none are provided.
2. ***This is a deviation from the landscape ordinance that can be supported because the required clear vision zones will not provide room for required tree.***

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

1. No interior parking lot islands or trees are provided, nor are calculations showing the required area or number of trees.
2. No islands break up the expanse of parking into bays of 15 spaces or fewer.
3. ***These are deviations from the landscape ordinance.***

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. Perimeter trees are provided, but calculations are not provided, and the trees are not identified as to species or requirement they are meeting.
2. ***This may or may not be a deviation from the landscape ordinance.***

Parking Lot Screening (Zoning Sec 3.14, 3.15)

1. Dense landscaping with no berm is proposed along the north boundary and the northern section of the property to be rezoned to I-2. A berm is proposed along the southern 80 feet of the proposed I-2 section of the property. Screening landscaping is only proposed along the paved sections of the property.
2. Screening fence is proposed along the north property line to match the existing fencing along the eastern property line. The plan view note on Sheet 2 indicates that this fence is non-transparent.
3. Section 3.15 requires a 3 foot tall landscaped berm providing 80% winter and 90% summer opacity, a five foot tall decorative fence or a 5 foot tall masonry or poured concrete wall. Also, the stored material height is not to exceed that of the screening fence, wall or berm.
4. **Please indicated the maximum height of the stored material and modify the plan if necessary to provide the required screening height. Please use a fence material that conforms to the requirements of 3.15.**
5. ***The proposed screening is a deviation from the landscape ordinance.***

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

No buildings are proposed so no foundation landscaping is required.

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

1. No required landscaping is proposed around the detention basin.
2. ***This is a deviation from the landscape ordinance.***

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d

1. No utility boxes or hydrants are shown.
2. If utility boxes are added, they should be screened per the standard city detail.
3. If hydrants or other utility structures are added, trees should be at least 10 feet away from them.

OTHER REQUIREMENTS

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

1. No plant list is provided.
2. **Please add identification tags to all proposed plants and include them on the plant list on the landscape plan.**

Planting Notations and Details (LDM)

1. No required notes, tree protection or planting details are provided.
2. **Please provide the required notes and details on the landscape plan.** A City Standard Landscape Notes and Details sheet is available upon request, in AutoCAD or PDF format.

Cost estimates for Proposed Landscaping (LDM 2.t.)

Please provide on Final Site Plans.

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

1. Please provide irrigation for all landscape areas.
2. Irrigation plan is required for final site plans.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Proposed elevations should be provided in plan set.

Snow Deposit (LDM.2.q.)

Please indicate snow deposit areas on Landscape Plan that avoid snow/plant conflicts.

Corner Clearance (Zoning Sec 5.9)

Please provide corner clearance zones on Landscape Plan at Grand River.

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.

Rick Meader

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART

Review Date: November 29, 2016
Project Name: 16-33: HADLEY'S TOWING REZONING – REVISED CONCEPT PLAN
Plan Date: 11/4/16
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org; Phone: (248) 735-5621

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

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2)				
Landscape Plan *(Zoning Sec 5.5.2, LDM 2.e.)*	§ New commercial or residential developments § Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. § 1"=20' minimum with proper North. Variations from this scale can be approved by LA § Consistent with plans throughout set	No	No	
Project Information *(LDM 2.d.)*	Name and Address	No	No	
Owner/Developer Contact Information *(LDM 2.a.)*	Name, address and telephone number of the owner and developer or association	No	No	
Landscape Architect contact information *(LDM 2.b.)*	Name, Address and telephone number of RLA	No	No	
Sealed by LA. *(LDM 2.g.)*	Requires original signature	No	No	Required for Final Site Plan
Miss Dig Note (800) 482-7171 *(LDM.3.a.(8))*	Show on all plan sheets	Yes	Yes	
Zoning *(LDM 2.f.)*	Include all adjacent zoning	Yes	No	1. Site is I-1, zoning of property to east and south is not shown. **2. Please show zoning for all adjacent properties.**
Survey information *(LDM 2.c.)*	§ Legal description or boundary line survey § Existing topography	Yes	Yes	Sheet 1

Item	Required	Proposed	Meets Code	Comments
Existing plant material Existing woodlands or wetlands *(LDM 2.e.(2))*	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	Yes	Yes	1. Existing trees shown for north half of site (in project area). 2. A tree survey showing all trees in project area, and which are to be removed, is provided.
Soil types *(LDM.2.r.)*	§ As determined by Soils survey of Oakland county § Show types, boundaries	Yes	Yes	Sheet 2
Existing and proposed improvements *(LDM 2.e.(4))*	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities *(LDM 2.e.(4))*	Overhead and underground utilities, including hydrants	Yes	Yes	**Please show any proposed hydrants, if applicable.**
Proposed grading. 2' contour minimum *(LDM 2.e.(1))*	Provide proposed contours at 2' interval	No	No	
Snow deposit *(LDM.2.q.)*	Show snow deposit areas on plan	No	No	**Please add notes indicating snow deposit areas on proposed layout that won't damage landscaping.**
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements *(LDM 1.c)*	§ Clear sight distance within parking islands § No evergreen trees	No	No	No parking lot islands are provided.
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA	No	
General *(Zoning Sec 5.5.3.C.ii)*				
Parking lot Islands *(a, b. i)*	§ A minimum of 300 SF to qualify § 6" curbs § Islands minimum width 10' BOC to BOC	No	No	No parking lot islands are provided.
Curbs and Parking stall reduction *(c)*	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Contiguous space limit *(i)*	Maximum of 15 contiguous spaces	Minimum of 36 consecutive spaces	No	**1. Landscape islands breaking up the long bays should be provided.** ***2.*** **Please request a landscape waiver to not provide required islands.**
Plantings around Fire Hydrant *(d)*	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No hydrants are indicated	TBD	
Landscaped area *(g)*	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Dense parking lot perimeter landscaping	Yes	**Please call out groundcover on landscape plan.**
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	Yes	Yes	**1.** No landscaping is proposed at Grand River entrance. ***2.*** **Please show clear vision zones on Landscape Plan.**
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district *(Zoning Sec 5.5.3.C.iii)*				
A = Total square footage of parking spaces not including access aisles x 10%	A = x 10% = sf	NA		
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	§ B = x 5% = sf § Paved Vehicular access area includes loading areas	NA		
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	C = x 1% = sf	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	A = 7% x xx sf = xx sf	No	No	**Please provide calculations**
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	B = 2% x xx sf = xx sf	No	No	**Please provide calculations**

Item	Required	Proposed	Meets Code	Comments
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	C = 0.5% x 0 sf = 0 SF	No	No	**Please provide calculations**
All Categories				
D = A+B or A+C Total square footage of landscaped islands	xx + xx = xxx SF	No	No	**1. Please provide calculations** **2. Please provide required islands** **3. Please label landscaping areas in SF.** **4. A ZBA variance is required to not provide end islands.** **5. A landscape waiver is required to not provide interior landscape islands.**
E = D/75 Number of canopy trees required	xxx/75=xx Trees	No	No	**1. Please provide calculations** **2. Please provide required trees** **3. Please uniquely label trees to distinguish them as interior trees.** **4. A landscape waiver is required to not provide interior trees.**
Perimeter Green space	§ 1 Canopy tree per 35 lf; § xx/35=x trees § Sub-canopy trees can be used under overhead utility lines.	No	No	**1. A large number of trees are proposed around perimeter of vehicle storage area.** **2. Please provide calculations** **3. Please uniquely label trees to distinguish them as interior trees.** ***4.* A landscape waiver is required to not provide interior trees.**
Parking land banked	NA	No		
Berms, Walls and ROW Planting Requirements				
Berms				
§ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours		No new berms are proposed		

Item	Required	Proposed	Meets Code	Comments
§ Berm should be located on lot line except in conflict with utilities. § Berms should be constructed with 6" of top soil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements *(Zoning Sec 5.5.A)*	Refer to Residential Adjacent to Non-residential berm requirements chart	No	TBD	1. Adjacent uses/zoning not shown. 2. Site is surrounded by I-1 and I-2 so no berm is required for this.
Planting requirements *(LDM 1.a.)*	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements *(Zoning Sec 5.5.3.A.(5))*	Refer to ROW landscape screening requirements chart for corresponding requirements.	NA		1. Most of the site is behind adjacent properties. **2. There is no room for berms in Grand River frontage. Please request a landscape waiver – it will be supported by staff.**
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	§ Label contour lines § Maximum 33% § Constructed of loam § 6" top layer of topsoil	NA		
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	None shown	No	**1. Please show any existing or proposed utility lines.** **2. Please dimension distance between new trees close to overhead lines and the line.**
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None	TBD	**Please include any proposed walls on landscape plan.**
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		None	TBD	

ROW Landscape Screening Requirements*(Sec 5.5.3.B. ii)*				
Greenbelt width (2)(3) (5)	§ Parking: 25 ft. § Not adjacent to parking: 25 ft	570'	Yes	**Only the entry is adjacent to the right-of-way.** **Vehicle storage area is 570' away from Grand River**
Min. berm crest width	§ Parking: 3 ft. § Not adjacent to parking: 0 ft	None		1. Most of the site is behind adjacent properties. 2. **There is no room for berms in Grand River frontage. Please request a landscape waiver – it will be supported by staff.**
Minimum berm height (9)	§ Parking: 3 ft. § Not adjacent to parking: 0 ft	None		**See above**
3' wall	§ (4)(7)	None		
Canopy deciduous or large evergreen trees Notes (1) (10)	§ No Parking: 1 tree per 40 lf; § 63.49/40= 1.6 trees	None	No	**1. There is not room for plantings in limited greenbelt area due to corner clearance zone.** **2. Please request a landscape waiver for the required tree. It will be supported by staff.**
Sub-canopy deciduous trees Notes (2)(10)	§ No Parking: 1 tree per 35 lf § 63.49/35 = 1.8 trees	None	No	**See above**
Canopy deciduous trees in area between sidewalk and curb *(Novi Street Tree List)*	§ No Parking: 1 tree per 55 lf § 63.49/55 = 1.2 trees	None	No	**See above**
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2) Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision *(LDM 1.d.(2))*	§ 1 canopy deciduous or 1 large evergreen per 35 lf along ROW § No evergreen trees closer than 20 ft. § 3 sub canopy trees per 40 lf of total linear frontage § Plant massing for 25% of ROW	NA		
Screening of outdoor storage,	· Per 3.15, A landscaped berm 3	The perimeter along the north,	TBD	**1. Please replace the proposed fencing**

loading/unloading *(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)*	feet high, a 5 foot tall brick or poured concrete wall, or a decorative fence are required between the site and the I-2 property to the east. · If the vehicles stored behind this screening are taller than the chosen screening method, the screen height must be increased to a height at least as tall as the stored material.	east and west sides of the lot are screened with dense landscaping and a 6 foot tall chain link fence with non-transparent fabric		**with materials consistent with the requirements of 3.15.2** **2. Please indicate the maximum height of vehicles stored on the lot.** **3. Please identify the plant material being used along the lot boundaries.**
Transformers/Utility boxes *(LDM 1.e from 1 through 5)*	§ A minimum of 2ft. separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors	No utility boxes shown		**If there are any transformers or utility boxes, please provide proper screening for any transformers and city screening detail.**
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	§ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. § **xx lf x 8ft = xx SF**	None	No	No building is proposed.
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	§ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	None	No	See above
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements *(Sec. 5.5.3.E.iv)*	§ Clusters shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	None	No	**1. Please provide required shrubs around detention basin.** **2. Please include proposed seed mix(es) on landscape plan.**
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date *(LDM 2.l. & Zoning Sec 5.5.5.B)*	Provide intended date	No	No	**1. Please include all required notes on Landscape Plan.**

				2. Standard City of Novi notes and details are available upon request.
Maintenance & Statement of intent *(LDM 2.m & Zoning Sec 5.5.6)*	· Include statement of intent to install and guarantee all materials for 2 years. · Include a minimum one cultivation in June, July and August for the 2-year warranty period.	No	No	**See above**
Plant source *(LDM 2.n & LDM 3.a.(2))*	Shall be northern nursery grown, No.1 grade.	No	No	**See above**
Irrigation plan *(LDM 2.s.)*	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No	No	Need for final site plan
Other information *(LDM 2.u)*	Required by Planning Commission	NA		
Establishment period *(Zoning Sec 5.5.6.B)*	**2 yr. Guarantee**	No	No	**See above**
Approval of substitutions. *(Zoning Sec 5.5.5.E)*	City must approve any substitutions in writing prior to installation.	No	No	**See above**
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	No	No	**Include on Landscape Plan**
Root type		No	No	**Include on Landscape Plan**
Botanical and common names		No	No	**Include on Landscape Plan**
Type and amount of lawn		No	No	**Include on Landscape Plan**
Cost estimate *(LDM 2.t)*	For all new plantings, mulch and sod as listed on the plan	No	No	Please add on Final Site Plans.
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	**1. Please include all required details on Landscape Plan.** **2. Standard City of Novi notes and details are available upon request.**
Evergreen Tree		No	No	**See above**
Shrub		No	No	**See above**

Perennial/ Ground Cover		No	No	**See above**
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	**See above**
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	**1. Please include detail showing fence one foot outside of dripline.** **2. Show tree protection fence lines on demolition/removal plan.**
Other Plant Material Requirements (LDM 3)				
General Conditions *(LDM 3.a)*	Plant materials shall not be planted within 4 ft. of property line	No	No	**1. Please locate proposed trees at least 4 ft from property line.** **2. Evergreens should allow space for tree's mature width.** **3. Please add note on plan view near property line.**
Plant Materials & Existing Plant Material *(LDM 3.b)*	Clearly show trees to be removed and trees to be saved.	Yes	Yes	**Show calculations for woodland tree removals and replacement.**
Landscape tree credit *(LDM3.b.(d))*	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No	No	
Plant Sizes for ROW, Woodland replacement and others (*LDM 3.c)*	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	No	No	**Include on Plant list**
Plant size credit *(LDM3.c.(2))*	NA	No	No	
Prohibited Plants *(LDM 3.d)*	No plants on City Invasive Species List	No	TBD	
Recommended trees for planting under overhead utilities *(LDM 3.e)*	Label the distance from the overhead utilities	No	No	**1. Please show any existing or proposed utility lines.** **2. Please dimension distance between new trees close to overhead lines.**

Collected or Transplanted trees *(LDM 3.f)*		No		
Nonliving Durable Material: Mulch *(LDM 4)*	§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth § Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. § Refer to section for additional information	No	No	**Include this information in planting details.**

NOTES:

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

WETLANDS REVIEW

Environmental Consulting & Technology, Inc.

November 21, 2016

Ms. Barbara McBeth
City Planner
Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Hadley's Towing Parking Lot (JSP16-0033)
Wetland Review of the Revised Concept Plan (PSP16-0173)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept Plan (Planned Re-zoning Overlay Conceptual Layout Plans) for the proposed Hadley's Towing Parking Lot project prepared by Greentech Engineering, Inc. dated November 4, 2016 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

The project is located south of Grand River Avenue and east of Wixom Road, Section 17. The site plan appears to propose the construction of a proposed parking lot in two (2) phases (i.e., proposed parking area and future parking area) and a proposed stormwater detention basin with forebay. The previous iteration of the plan proposed a wetland mitigation area, however the proposed overall wetland impact area has been reduced and a wetland mitigation area is no longer required based on the current Plan. The Plan appears to propose 155 parking spaces in "Phase 1" and 113 parking spaces in future "Phase 2" for a total of 268 total parking spaces. This is a decrease of 175 parking spaces from the previously submitted site plan.

As noted, the current plan proposes a parking area on the northern section of the site and an additional future parking area on the south side of the property. The site stormwater will be managed in a proposed stormwater detention basin located on the southern section of the site.

ECT recommends approval of the Revised Concept Plan for wetlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Does not appear to be necessary as wetland impacts do not exceed 0.25-acre
Wetland Buffer Authorization	Required
MDEQ Permit	To be determined. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit (for stormwater outfall to Wetland D).

2200 Commonwealth Blvd., Suite 300
Ann Arbor, MI 48105

(734) 769-3004

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Item	Required/Not Required/Not Applicable
Wetland Conservation Easement	Required

Based on our review of the Plan, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached) it appears as if this proposed project site contains City-regulated wetlands and woodlands. The City's wetland and woodland map shows that the overall property contains wetlands to the south. However, a review of aerial photos of the site, the proposed site plan, and previous site visits, the site contains four (4) total areas of wetland (Wetlands A, B, C, and D).

Wetlands

There appear to be several on-site wetland areas on the overall parcel. The Plan indicates an overall on-site wetland impact area of 0.13-acre (this is down from 0.59-acre on the previously submitted concept plan). The current plan proposes to fill Wetlands B and C for the construction of the proposed ("phase 1") parking area. Previously submitted plans proposed the filling of Wetland A for the purpose of the area of "future parking". The current plan does not appear to propose impacts to Wetland A or Wetland D on the south side of the site.

It appears as though all of the wetlands area considered regulated, essential wetlands by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi.

Wetland D is likely regulated by the Michigan Department of Environmental Quality (MDEQ) as well due to its size. The wetland does not appear to be contiguous to a pond, stream, drain or lake; however, the wetland may be larger than five (5) acres in overall size. Final determination of regulatory status should be made by the MDEQ however. A permit from this agency may be required for any direct impacts, or potentially for stormwater discharge from the proposed detention basin. The current Plan does not appear to propose direct impacts (i.e., fill or excavation) to Wetland D but does include the outlet of pre-treated stormwater from the proposed detention basin to Wetland D. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit.

ECT recommends that we conduct an up-to-date wetland field verification at the time of Preliminary Site Plan submittal in order to verify existing regulated wetland boundary locations with respect to the limits of the proposed project. It should be applicant's responsibility to clearly indicate the limits of proposed disturbance in the field prior to any such site inspection as well as to ensure that the wetland delineation flagging on site is clear and up-to-date.

On-Site Wetland Evaluation

ECT visited the site on Thursday, March 27, 2014 for the purpose of a Wetland Boundary Delineation. The wetland flagging and tree identification provided on the Plan was completed by Brooks Williamson & Associates.
The wetlands were marked with pink and blue survey tape flagging at the time of our inspection, however, since the last wetland delineation was completed just over three years ago, many of the wetland flags are now missing. The applicant's wetland consultant has stated that they are willing to "refresh" the on-site wetland flagging.

The overall wetland acreage is listed as 0.59 acres. Based on our site inspection, the wetland boundaries appeared to be accurately depicted on the Plan.

Wetland A is a scrub/shrub wetland located south of the proposed development area. Wetland B is an emergent wetland located in the western area of the site, adjacent to the existing CZ Trucking storage/parking area. Wetland C is an emergent wetland located central to the proposed development along the northern boundary. Wetland D is

an open water/emergent/scrub-shrub wetland located on the south side of the subject site. Approximate wetland locations (Figures 1 and 2) are attached.

Wetland Impact Review

Four (4) areas of wetland exist on this parcel. The Plan proposes to impact Wetlands B and C, totaling 0.13-acre of wetland impact. The following table summarizes the existing wetlands and the proposed wetland impacts as shown on the Plan:

Table 1. Proposed Wetland Impacts

Wetland Area	*Wetland Area (acres)*	*City Regulated?*	*MDEQ Regulated?*	*Impact Area (acre)*	*Estimated Impact Volume (cubic yards)*
A	0.47	Yes City Regulated /Essential	To Be Determined	None Indicated	Not Provided
B	0.11	Yes City Regulated /Essential	To Be Determined	0.11	Not Provided
C	0.02	Yes City Regulated /Essential	To Be Determined	0.02	Not Provided
D	Not Provided	Yes City Regulated /Essential	To Be Determined	None Indicated	Not Provided
TOTAL	Not Provided	--	--	0.13	Not Provided

In addition to wetland impacts, the Plan also appears to propose impacts to the 25-foot natural features setbacks of all of the on-site wetlands. The applicant shall indicate the area of all on-site wetland buffers/setbacks on the preliminary site plan as well as indicate the area of all proposed impacts to these areas (both permanent and temporary).

The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland. A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

Wetland Mitigation

The MDEQ generally requires mitigation for impacts greater than one-third acre and the City usually requires mitigation for impacts greater than one-quarter acre (0.25-acre). Previously submitted plans included impacts to Wetlands A, B and C totaling 0.59-acre. However the current plan now avoids impacts to Wetland A. As such, wetland mitigation is no longer required.

Permits & Regulatory Status

All of the wetlands appear to be considered regulated, essential wetlands by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi.

All of the wetlands appear to be considered essential by the City as they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., stormwater storage/flood control, wildlife habitat, etc.). This information has been noted in the *Proposed Wetland Impacts* table, above.

The project as proposed will require a City of Novi *Wetland Non-Minor Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback.* This permit and authorization are required for the proposed impacts to wetlands and regulated wetland setbacks.

Final determination of regulatory status should be made by the MDEQ. It is possible that some of the on-site wetlands (especially Wetland A and Wetland D) may be regulated by the MDEQ. Therefore, wetland fill within MDEQ-regulated wetlands would require authorization. In addition, the discharge of stormwater from the proposed stormwater basin may require an MDEQ Permit. It should be noted that the applicant's wetland consultant has provided correspondence from the MDEQ (dated July 24, 2014) that summarizes the on-site pre1application meeting that was held for this site on May 28, 2014. The following wetland-related issues were determined:

- Wetlands B and C are not regulated by the MDEQ since they are less than five (5) acres in size and not contiguous to any lake, stream, or pond;
- Previous plans showed the discharge of pretreated and detained stormwater to Wetland A. A permit is not required for the discharge as long as the storm sewer structure and riprap is outside of the wetland boundary, and the wetland is not used for detention or pretreatment;
- Wetland A and Wetland D were not part of the pre-application meeting and were not inspected.

Comments
Please consider the following comments when preparing the Preliminary Site Plan submittal:

1. The applicant shall indicate the area of all on-site wetland buffers/setbacks on the Plan as well as indicate the area of all proposed impacts to these areas (both permanent and temporary). The plan should include area (square feet or acres) impact quantities as well as volume impacts (i.e., cubic yards of wetland cut and/or fill).

2. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact and/or proposed stormwater discharge to wetland. A permit for the proposed impacts to Wetlands B and C does not appear to be required. It is not clear if the MDEQ will require a permit for the discharge of stormwater to Wetland D, as Wetlands A and D were not part of the previously held pre-application meeting for the site.

   The Applicant should provide a copy of the MDEQ Wetland Use Permit application (or updated letter from the MDEQ stating that no permit is required for the proposed stormwater outfall to Wetland D) to the City (and our office) for review and a copy of the approved permit upon issuance (if applicable). A City of Novi Wetland Permit cannot be issued prior to receiving this information.

3. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland. A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within

60 days of the issuance of the City of Novi Wetland and Watercourse permit. In addition, all proposed conservation easements shall be indicated and clearly labeled on the Plan.

Recommendation

ECT recommends approval of the Revised Concept Plan for wetlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Pete Hill, P.E.
Senior Associate Engineer

cc: Adrianna Jordan, City of Novi Temporary Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Figure 2 – Wetland Flagging Map

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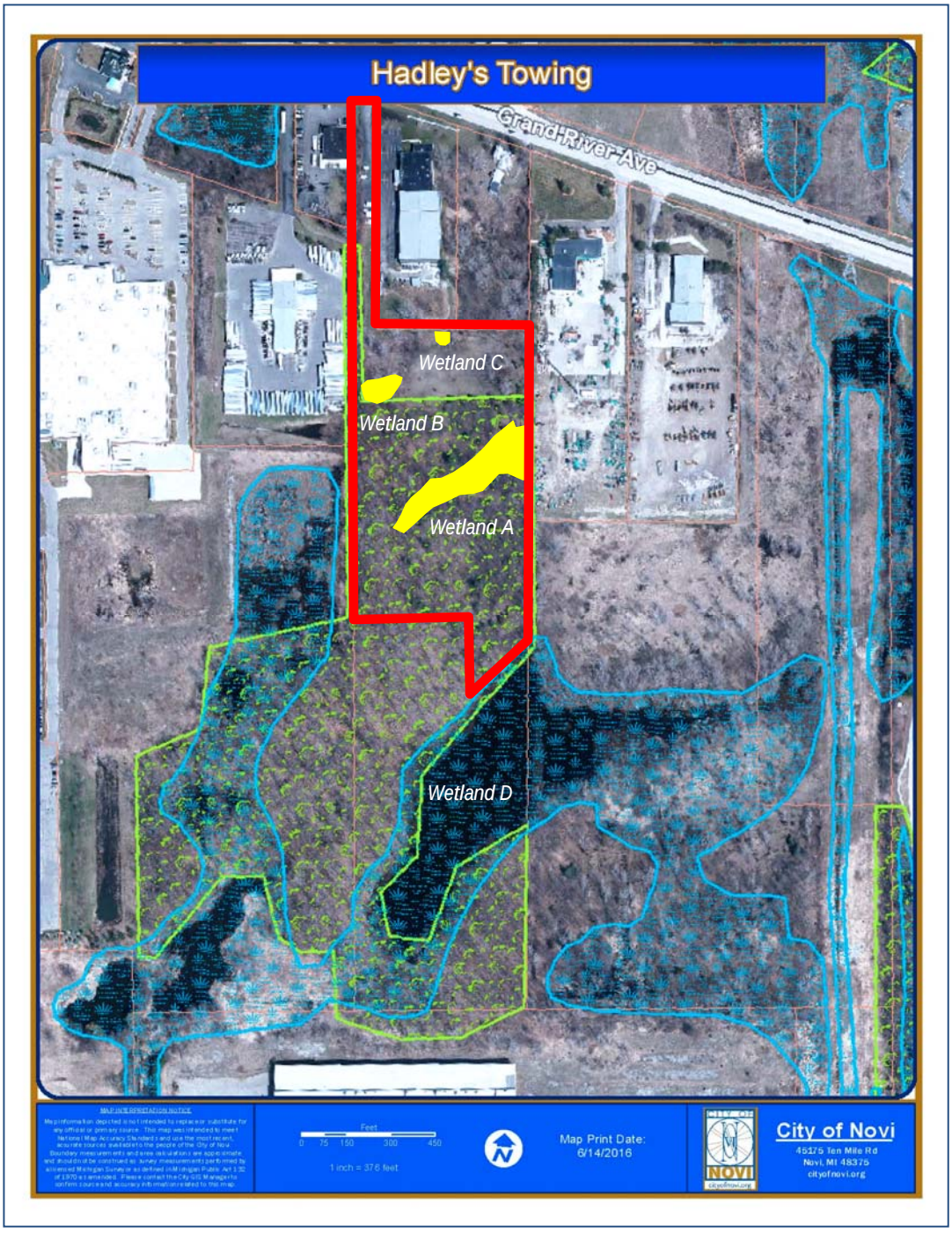

Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project area is highlighted in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

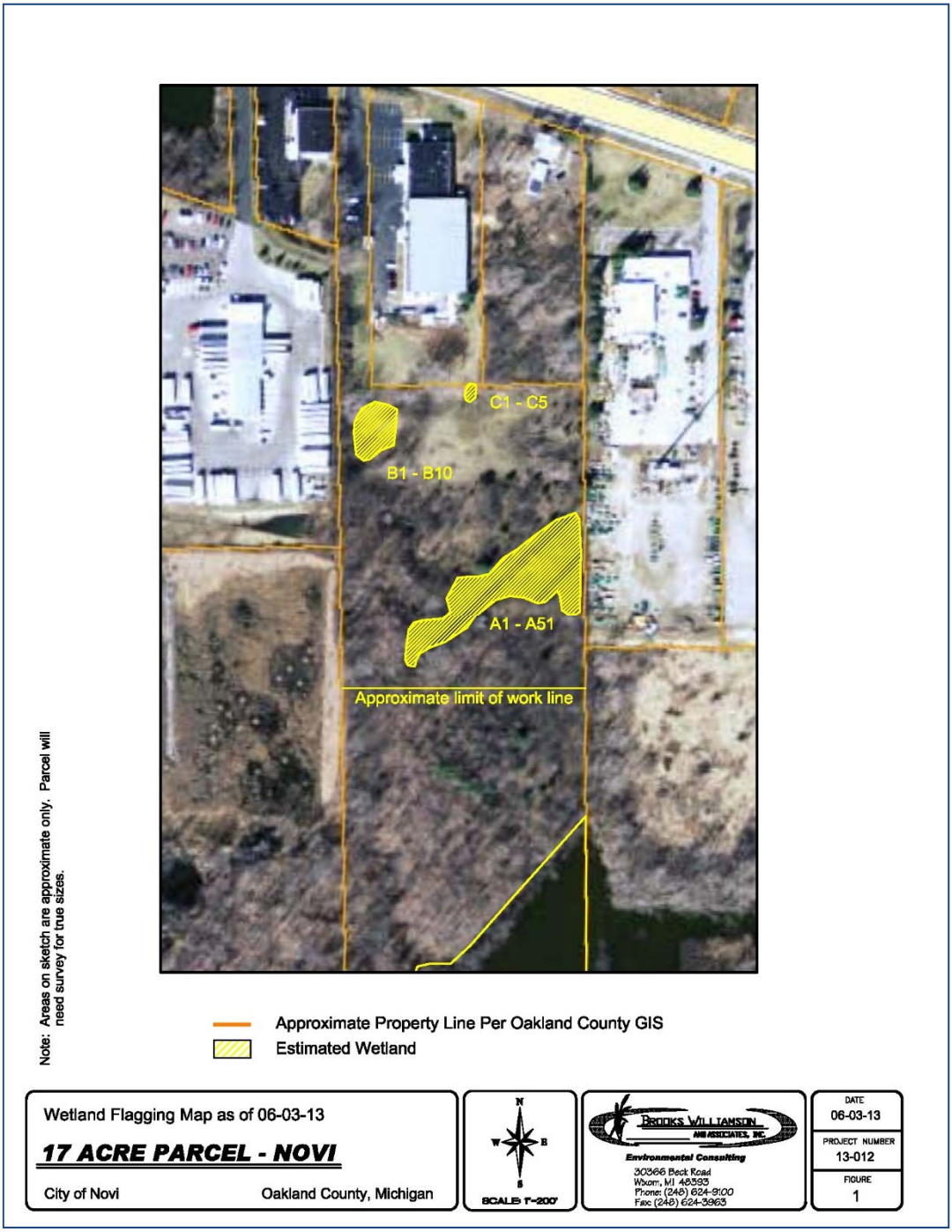

Figure 2. Wetland Flagging Map. (Note: the '*Approximate limit of work line*" indicated is not current and is not applicable to the current Plan).

WOODLANDS REVIEW

ECT Environmental Consulting & Technology, Inc.

November 21, 2016

Ms. Barbara McBeth
City Planner
Community Development Department
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Hadley's Towing Parking Lot (JSP16-0033)
Woodland Review of the Revised Concept Plan (PSP16-0173)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept Plan (Planned Re-zoning Overlay Conceptual Layout Plans) for the proposed Hadley's Towing Parking Lot project prepared by Greentech Engineering, Inc. dated November 4, 2016 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The project is located south of Grand River Avenue and east of Wixom Road, Section 17. The site plan appears to propose the construction of a proposed parking lot in two (2) phases (i.e., proposed parking area and future parking area) and a proposed storm water detention basin with forebay. The previous iteration of the plan proposed a wetland mitigation area, however the proposed overall wetland impact area has been reduced and a wetland mitigation area is no longer required based on the current Plan. The Plan appears to propose 155 parking spaces in "Phase 1" and 113 parking spaces in future "Phase 2" for a total of 268 total parking spaces. This is a decrease of 175 parking spaces from the previously submitted site plan.

As noted, the current plan proposes a parking area on the northern section of the site and an additional future parking area on the south side of the property. The site stormwater will be managed in a proposed stormwater detention basin located on the southern section of the site.

ECT recommends approval of the Revised Concept Plan for woodlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

2200 Commonwealth Blvd., Suite 300 Ann Arbor, MI 48105

(734) 769-3004

FAX (734) 769-3164

Woodlands

The site does contain areas noted as City of Novi Regulated Woodlands. The majority of the property contains Regulated Woodland (see Figure 1). The current plan includes a partial tree list and a partial list of the proposed tree removals. The plan notes that "*tree locations on south portion of site not available at time of concept plan submittal*". As such, the total impact to existing trees associated with the proposed detention basin and associated stormwater outfall pipe are not calculated on the Plan. The previously submitted concept plan stated that "*tree survey to be performed on south portion of property at the time of preliminary site plan submittal*".

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite woodland evaluation on Thursday, March 27, 2014. The entire site is approximately 18 acres, however the area of proposed development is approximately 6 acres. The surveyed trees have been marked with metal foil tree tags allowing ECT to compare the tree diameters reported on the tree list to the existing tree diameters in the field. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan at that time was consistent with the field measurements.

On-site woodland contains red oak (*Quercus rubra*), cottonwood (*Populus deltoides*), pignut hickory (*Carya glabra*), black cherry (*Prunus serotina*), basswood (*Tilia americana*), sugar maple (*Acer saccharum*) and several other species.

Woodland Impact Review & Required Replacements

Although not complete, the existing tree list indicates a total of 180 surveyed trees. The Plan indicates the removal of 26 trees 8-inches diameter-at-breast-height (DBH) or greater. The current Plan does not indicate the quantity of Woodland Replacement credits for these removals nor does it provide a plan for proposed Woodland Replacement trees.

It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) is to:

1. *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*

2. *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*

3. *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

The existing tree survey provided is not complete and as such, it is not clear how many total trees are proposed for removal within the area of stormwater detention basin construction. Complete tree removal and replacement information shall be provided on the preliminary site plan.

A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch DBH or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be six (6) feet in height (minimum). All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).

The applicant should clearly indicate on the Plan if existing trees are proposed for removal. The Applicant shall report the number of trees that are proposed to be removed within the following categories and indicate how many Woodland Replacement are required for each removed tree:

Replacement Tree Requirements

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
8 < 11	1
>11 < 20	2
> 20 < 29	3
> 30	4

It should be noted that when a proposed tree to be removed has multiple trunks, each multi-stemmed tree's caliper inch diameter shall be totaled and then divided by 8 to determine the required number of Woodland Replacement trees. The result shall be rounded up to determine the number of replacement credits required. For example, a multi-stemmed tree with 10", 12" and 13" trunks (10+12+13=34 divided by 8 = 4.25. Therefore, rounding to the next full number, five (5) replacement credits would be required.

Currently, the Plan does not include a summary of total trees proposed for removal and/or proposed Woodland Replacement trees. A Woodland Replacement Performance financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of $400.

Based on a successful inspection of the installed on-site Woodland Replacement trees, the original Woodland Replacement Performance Guarantee shall be returned to the applicant. A Woodland Maintenance and Guarantee Bond will then be required and will be kept for a period of 2-years after the successful inspection of the tree replacement installation. This Woodland Maintenance and Guarantee Bond amount will be calculated as twenty-five percent (25%) of the value of the planted woodland replacement trees (at a per tree value of $400).

The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of remaining woodland and woodland replacement trees. The applicant shall demonstrate that the all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement

must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. In addition, all proposed conservation easements shall be indicated and clearly labeled on the Plan.

ECT recommends that we conduct a woodland field verification at the time of Preliminary Site Plan submittal in order to verify existing regulated tree locations and confirm the proposed tree replacement quantities, etc.

Comments
Please consider the following comments when preparing the Preliminary Site Plan submittal:

1. The existing tree survey provided is not complete and as such, it is not clear how many total trees are proposed for removal within the area of stormwater detention basin construction. Complete tree removal and replacement information shall be provided on the preliminary site plan.

2. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch DBH or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be six (6) feet in height (minimum). All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).

3. The location of replacement trees shall be subject to the approval of the planning commission and shall be such as to provide the optimum enhancement, preservation and protection of woodland areas. Where woodland densities permit, tree relocation or replacement shall be within the same woodland areas as the removed trees. Where tree relocation or replacement is not feasible within the woodland area, the relocation or replacement plantings may be placed elsewhere on the project property.

4. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual.*

5. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of remaining woodland and woodland replacement trees. The applicant shall demonstrate that the all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. In addition, all proposed conservation easements shall be indicated and clearly labeled on the Plan.

6. The Applicant will be required to pay the City of Novi Tree Fund at a value of $400/credit for any Woodland Replacement tree credits that cannot be placed on-site.

Recommendation

ECT recommends approval of the Revised Concept Plan for woodlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Pete Hill, P.E.
Senior Associate Engineer

cc: Adrianna Jordan, City of Novi Temporary Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

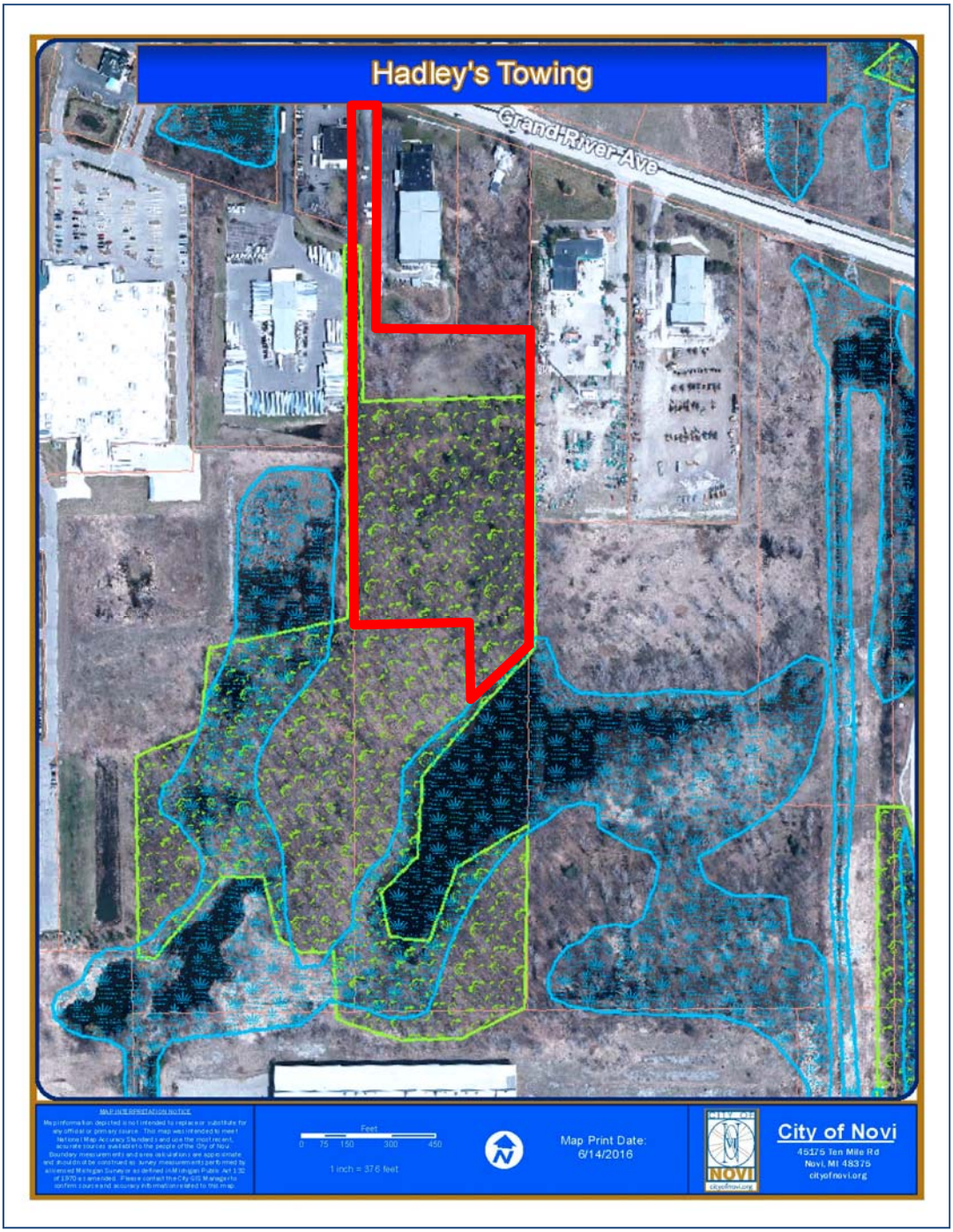

Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project area is highlighted in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)
(All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	Acer nigrum
Striped Maple	Acer pennsylvanicum
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Mountain Maple	Acer spicatum
Ohio Buckeye	Aesculus glabra
Downy Serviceberry	Amelanchier arborea
Yellow Birch	Betula alleghaniensis
Paper Birch	Betula papyrifera
American Hornbeam	Carpinus caroliniana
Bitternut Hickory	Carya cordiformis
Pignut Hickory	Carya glabra
Shagbark Hickory	Carya ovata
Northern Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Yellowwood	Cladrastis lutea
Beech	Fagus sp.
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffeetree	Gymnocladus diocus
Walnut	Juglans sp.
Eastern Larch	Larix laricina
Sweetgum	Liquidambar styraciflua
Tuliptree	Liriodendron tulipfera
Tupelo	Nyssa sylvatica
American Hophornbeam	Ostrya virginiana
White Spruce_(1.5:1 ratio) (6' ht.)	Picea glauca
Black Spruce_(1.5:1 ratio) (6' ht.)	Picea mariana
Red Pine	Pinus resinosa
White Pine_(1.5:1 ratio) (6' ht.)	Pinus strobus
American Sycamore	Platanus occidentalis
Black Cherry	Prunus serotina
White Oak	Quercus alba
Swamp White Oak	Quercus bicolor
Scarlet Oak	Quercus coccinea
Shingle Oak	Quercus imbricaria
Burr Oak	Quercus macrocarpa
Chinkapin Oak	Quercus muehlenbergii
Red Oak	Quercus rubra
Black Oak	Quercus velutina
American Bladdernut	Staphylea trifolia
Bald Cypress	Taxodium distichum
American Basswood	Tilia americana
Hemlock (1.5:1 ratio) (6' ht.)	Tsuga canadensis

TRAFFIC REVIEW

AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP16-0033 Hadley Towing Rezoning Revised Concept Traffic Review

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

From:
AECOM

Date:
November 17, 2016

CC:
Sri Komaragiri, Kirsten Mellem, George Melistas, Adrianna Jordan, Jeremy Miller, Richelle Leskun

Memo

Subject: Hadley Towing Rezoning Revised Concept

The revised concept site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. Hadley Towing is requesting to re-zone 5.6 acres of land located directly behind the address 48661 Grand River Avenue. The two parcels are currently owned by the same entity.
2. Grand River Avenue is under the jurisdiction of the Road Commission for Oakland County.
3. The applicant is requesting a zoning change from I-1 to I-2. The purpose of re-zoning is for the possible future use of the re-zoned portion of the property as an enclosed storage yard.
4. The applicant may consider requesting the following variances/waivers:
    a. City Council variance for the exclusion of a loading zone (AECOM supports)
    b. City Council variance for the exclusion of barrier free parking spaces and associated signing (AECOM supports)
    c. City Council variance for painted end islands instead of raised end islands (AECOM supports)
    d. City Council variance for the exclusion of landscape islands every 15 spaces (AECOM supports)
    e. City Council variance for the exclusion of bicycle parking (AECOM supports)
    f. City Council variance for lack of a traffic impact study (AECOM supports)

TRAFFIC IMPACTS

1. There is not expected to be any additional trips generated by the proposed outdoor storage yard. There are no additional uses permitted in the current zoning district. Typically, a planned rezoning overlay (PRO) requires a rezoning traffic impact study (RTIS). AECOM supports the applicant's request to waive the impact study based on the proposed land use.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The driveway for the proposed development has been constructed as a part of a previous development. It is assumed that this driveway meets all applicable City design standards for geometry, distance, and spacing.
2. The applicant could consider a right turn taper for the existing driveway as it is warranted by City of Novi standards; however, because the driveway has previously been constructed it is not required.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General traffic flow
    a. Large trucks and emergency vehicles are able to access and maneuver throughout the site.
    b. The applicant should include the location of any existing loading zones. The applicant stated that no loading is intended to take place outside of the enclosed parking area on the site. Because loading zones are required for all industrial zoning, the applicant should **request a Council variance** from the City.
    c. The applicant should include the location of any existing or proposed trash enclosures.
2. Parking facilities
    a. The applicant should provide the location of any parking spaces for the existing development to ensure that any proposed designs do not interfere with existing parking operations.
    b. The applicant has proposed 268 total parking spaces for Hadley's Towing.
    c. The applicant should include curb details including design and height in future submittals.
    d. Due to the proposed use of the site, barrier free parking would not be necessary for access and therefore, the applicant is **requesting a Council variance** for the requirement to include barrier free parking spaces and associated signing.
    e. The proposed parking area contains two end islands for the middle 72 spaces and the applicant is **requesting a Council variance** for those islands to be painted islands instead of raised islands per City standards. The applicant should include dimensions of the islands in a future submittal.
    f. Section 5.C.ii.i of the City's Ordinance requires that an end island be placed for every 15 parking spaces. The applicant should include those end islands or **request a Council variance** from the City.
    g. The applicant is **requesting a Council variance** for the absence of bicycle parking.
    h. It is understood that there will be an office within the existing building used for administrative purposes associated with the proposed parking lot. The applicant should confirm the doors which customers will use to access the office in order to confirm that sufficient parking (including barrier free) is available near the entrance.
3. Sidewalk Requirements
    a. The applicant stated in their submittal letter that "the Concept Plan shows a 5' wide walk extending west from the entrance of the site." This is not shown on the Concept Plan.
    b. The applicant should construct an 8' wide sidewalk between the western property line and the existing site driveway, to be in compliance with Section 3.11.9 of the City's Zoning Ordinance and to align with the City's Bicycle and Pedestrian Master Plan.
4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices.
    a. Proposed pavement markings should be labeled (including line width and color) in order to ensure compliance.
    b. Any signing details should be included in a future submittal.

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

Sincerely,

AECOM

Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

FIRE REVIEW

November 8, 2016

TO: Barbara McBeth- City Planner
Kirsten Mellem- Plan Review Center

RE: Hadley Parking Lot

PSP# PSP16-0173

Project Description: Proposed parking lot of 155 spaces.

Comments:

1) Security gates must meet fire department standards. ***IFC 503.6***
2) If manual gate, gate must have a Knox Lock to allow fire department access at all times.
3) Gate opening must meet access road width opening of twenty feet.

Recommendation: RECOMMENDED APPROVAL WITH CONDITIONS

Sincerely,

Kevin S. Pierce-Acting 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 RESPONSE LETTER

GREENTECH
ENGINEERING, INC.

51111 W. Pontiac Trail
Wixom, MI 48393
Office: (248) 668-0700
Fax: (248) 668-0701

December 1, 2016

Ms. Sri Ravali Komaragiri
Planner
City of Novi
Planning Department
45175 10 Mile Road
Novi, Michigan 48375

Re: **Hadley's Towing Parking Lot**
PRO Concept Plan Submittal
Project #JSP 16-33
GreenTech Engineering, Inc. Job No. #16-206

Ms. Komaragiri and consultants,

The following is our response to the Plan Review Center Report, dated September 14, 2016, relating to the above referenced project:

Planning Review Chart: (addressing applicable comments in bold)

- *Parking Setback:* Setback lines will be indicated on the plans.
- *Note to District Standards - Wetland/Watercourse Setback:* Setbacks will be indicated and further detailed on the plans.
- *Note to District Standards – Parking Setback Screening:* Screening requirements will be met, as described in the landscape review.
- *Parking, Loading and Dumpster Requirements – End Islands:* The applicant requests a deviation to the requirements for proposed landscape islands. Curb islands within the outdoor storage area could create extensive challenges to the driver's maneuverability of tow trucks and towed vehicles. Plantings within proposed curbed islands would most likely be difficult to maintain. As an alternative to the curbed island planting requirements, we propose to relocate an equivalent number of plantings on-site and to the north of the outdoor storage area. The applicant will also create end islands with striping in lieu of the required curb islands.
- *I-2 District Required Conditions – Outdoor Storage:* A note will be added to the plans stating the storage cannot extend to a greater height than the obscure on-site screen. A berm is also being proposed to screen the adjacent property from the storage area.

- *Planning Commission findings for permitted uses for I-1 district:* The southern portion of the site contains a proposed berm and detention pond only.
- *Sidewalks and Pathways – Off-Road Non-Motorized Facilities:* A sidewalk will be provided along Grand River Avenue.
- *Sidewalks and Pathways – Pedestrian Connectivity:* The proposed use will not create pedestrian traffic.
- *Other Requirements – Exterior Lighting:* A photometric plan will be submitted, as required, at the time of Final Site Plan submittal.
- *Other Requirements – General Layout and Dimension of Proposed Physical Improvements:* Proposed private parking lot and drive dimensions and areas will be added to the plans.
- *Other Requirements – Economic Impact Information:* This information will be provided.
- *Lighting and Photometric Plan:* A lighting and photometric plan will be provided at the time of Final Site Plan submittal (as required). Parking lot lighting will be primarily handled with lights around the perimeter of the parking lot and as needed on the interior of the lot, meeting site lighting requirements per future photometric plan.
- *Public Benefit:* The site provides public benefit to local residences and businesses in the following ways:
    1) This location is in close proximity to I-96 and Wixom which allows a reduced distance for which towed vehicles travel along the local streets.
    2) This site provides a local location for which residents can retrieve their stored vehicles.
    3) This site will allow Hadley Towing to meet its contractual obligations for towing services with the City of Novi.
    4) This site provides a landscape berm and landscape screening which reduces site visibility from any future buildings on the vacant parcel to the East to the proposed parking lot.

Landscaping Review (dated 11-29-2016)
Rick Meader, City of Novi

EXISTING ELEMENTS
- *Existing and proposed overhead and underground utilities, including hydrants:*
    2. A note will be added stating no utilities exist in the area of construction.
- *Existing Trees:*
    3. Tree fencing will be shown on the plan.
    4. Tree replacement calculations will be shown on the plan.

LANDSCAPING REQUIREMENTS
- *Adjacent to Public Right of Way – Berm (Wall) & Buffer:*
    2. The applicant requests a deviation to the requirements for proposed berm because the proposed parking lot is over 575’ away from the road.
- *Street Tree Requirement:*

2. The applicant requests a deviation to the requirements for proposed street trees because clear vision zones will not provide room for the required trees.

- *Parking Lot Landscape:*

  3. The applicant requests a deviation to the requirements for proposed landscape islands. Curb islands within the outdoor storage area could create extensive challenges to the driver's maneuverability of tow trucks and towed vehicles. Plantings within proposed curbed islands would most likely be difficult to maintain. As an alternative to the curbed island planting requirements, we propose to relocate an equivalent number of plantings on-site and to the north of the outdoor storage area.

- *Parking Lot Perimeter Canopy Trees:*

  2. Tree calculations and species will be provided relative to this. Perimeter Canopy trees will be shown on the Preliminary Site Plan.

- *Parking Lot Screening:*

  4. Maximum height of stored materials will be added to the plan and screening will be provided to meet this height. Fencing will conform to fence requirements.

  5. No deviation is requested, requirements to be met regarding storage height as noted above.

- *Storm Basin Landscape:*

  2. Proposed landscaping will be added around the detention pond, as required. No deviation is requested.

- *Transformer/Utility Box and Fire Hydrant Plantings:*

  3. Should any of these structures be added, trees will be located a minimum of 10' away.

OTHER REQUIREMENTS

- *Plant List*

  2. Proposed plantings will be identified and listed in this manner.

- *Planting Notations and Details*

  2. Required notes and details will be added to the plans.

- *Cost Estimates for Proposed Landscaping:*

  To be provided with Final Site Plans.

- *Irrigation:*

  1. Irrigation will be provided to landscape areas.
  2. An irrigation plan will be provided with Final Site Plans.

- *Proposed Topography*

  Proposed elevations will be provided.

- *Snow Deposit*

  Snow deposit areas will be delineated on the Landscape Plan.

- *Corner Clearance*

  Corner clearance zones at Grand River will be delineated on the landscape plan, as necessary.

Engineering Review: (dated 11-18-2016)
Jeremy Miller, City of Novi

- All items (1-23) will be provided at the time of Final Site Plan submittal.

Wetlands Review (dated 11-21-2016)
Pete Hill, P.E., Environmental Consulting and Technology, Inc.

1. Further information regarding wetland buffer/setback impacts will be provided at Preliminary Site Plan submittal.
2. Confirmation from the MDEQ of the necessity of a permit will be provided at the time of Preliminary Site Plan submittal.
3. A wetland conservation easement will be considered for the area located on the south portion of the site.

Woodlands Review (dated 11-21-2016)
Pete Hill, P.E., Environmental Consulting and Technology, Inc.

1. A tree survey will be provided at Preliminary Site Plan submittal.
2. A Woodland Permit will be obtained.
3. Replacement trees will be located as requested.
4. Replacement trees will be planted to meet these requirements.
5. The dedication of a tree preservation easement will be considered with future dialogue as Woodland Permitting is finalized.
6. Tree fund prices are noted.

Traffic Review (dated 11-17-2016)
Paula K. Johnson, P.E., AECOM

INTERNAL SITE OPERATIONS

1. General Traffic Flow:
    b. A variance is requested regarding the provision of a loading zone, as required for Industrial zoning. There is no purpose for a loading zone for this land use.
    c. No trash enclosure is proposed with this project.
2. Parking Facilities
    a. Parking lot striping will be added to the plan.
    c. Curb details will be added to the plans.
    d. A variance is requested regarding barrier-free parking, as barrier-free parking is not necessary for the proposed project use.
    e. A variance is requested to provide painted islands in lieu of raised curb islands in order to provide better maneuverability for trucks on site.
    f. A council variance for landscape end islands is being requested.

g. The proposed site use would not generate bicycle traffic and therefore a variance to eliminate the bicycle parking requirement is requested.
h. The existing building located on the property to the north of the site is currently leased to existing tenants. Should improvements be made to this property in the future, accessibility and parking will be reviewed at that time.

3. Sidewalk Requirements
   a. This item will be added to the plans.
   b. An 8' wide walk will be added to the plans.
4. Pavement Markings
   a. Proposed pavement markings will be added to the plans, if required.
   b. Signage details will be included with future submittals.

Fire Department Review (dated 11-8-2016)
Kevin S. Pierce-Acting Fire Marshall

1. Proposed security gates will meet fire department standards.
2. If a manual gate is proposed, a Knox Lock will be provided.
3. A gate opening of 20 feet will be provided.

Please feel free to contact our office with any questions or concerns, regarding the Conceptual Layout Plans.

Sincerely,

Wendy Ripper. P.E.
GreenTech Engineering, Inc.

APPLICANT CONCEPT PLAN SUBMITTAL COVER LETTER
November 04, 2016

GREENTECH
ENGINEERING, INC.

51111 W. Pontiac Trail
Wixom, MI 48393
Office: (248) 668-0700
Fax: (248) 668-0701

November 9, 2016

Ms. Sri Ravali Komaragiri
Planner
City of Novi
Planning Department
45175 10 Mile Road
Novi, Michigan 48375

Re: **Hadley Towing Parking Lot**
PRO Concept Submittal
Project #JSP 16-33
Greentech Job No. #16-206

Ms. Komaragiri and consultants,

A revised Concept Plan dated 11-4-2016 was submitted to your department. General differences between this Concept Plan and the previous submittal (dated 8-11-2016) are as follows:

- The revised plan shows only two of the three city regulated wetlands to be filled. Total wetland fill proposed is now 0.13 acres and therefore should not require mitigation as the previous plan did.
- With the smaller parking area and detention pond, the impact on regulated woodlands is reduced. The parking lot layout has also been revised along the west property line to preserve existing trees in this area.
- The number of total proposed parking spaces is 286 (revised from 443 spaces shown on the August 11 plan. On the revised plan, 155 of these spaces are included in the first phase of the project with 113 being proposed as future parking.
- A 4' high landscaped berm has been added along the east property line.

Please feel free to contact our office with any questions or concerns, regarding the Conceptual Layout Plans.

Sincerely,

Wendy Ripper. P.E.
GreenTech Engineering, Inc.

LETTER FROM THE PROPERTY OWNER

2603 Ravineside Lane
South Howell, MI 48843
Thursday, May 19, 2016

Ms. Barbara McBeth
DEPUTY COMMUNITY
DEVELOPMENT DIRECTOR
45175 West 10 Mile Road
Novi, MI 48375

Re: 17 Acres/48661 West Grand River, Novi, Michigan

Dear Ms. McBeth:

I am the duly authorized member of Andrews Investments, LLC who is the owner of the above referenced property. The purpose of this letter is to advise you that we have entered into a purchase agreement for the sale of the property to Hadley Towing, a company located in Farmington, Michigan. The parties are currently in the due diligence phase. From discussions with the City of Novi, it was determined that Hadley Towing's intended use of the property would require a rezoning of the property from I-1 to I-2. In this regard, Hadley Towing intends to use the property for vehicle storage.

With this in mind, I hereby request that a pre-application meeting be scheduled to discuss the proposed rezoning of the property from I-1 to I-2. Please note that Andrews Investments, LLC, as owner of the 17 acres, supports an application to rezone the property from I-1 to I-2 provided that the rezoning of the property will not become effective unless and until the proposed sale of the property to Hadley Towing closes. Please also note that the adjacent property has a heavy industrial use in that it is a trucking company and thus rezoning to I-2 would be consistent with that use.

Thank you very much for your consideration with respect to this matter. Please feel free to contact me at 517-899-2720 if you have any questions or comments.

Sincerely,

ANDREWS INVESTMENTS, LLC

Mary Jo Andrews

Mary Jo Andrews, Member

(w/encls.)
cc: Robert A. Peurach, Esq.
41740 Six Mile Road, Ste. 101

LETTER FROM NEIGHBORING PROPERTY OWNER

WEST PARK INVESTORS, LLC
39525 13 Mile Rd., Suite 250
Novi, MI 49377
(248) 324-0400 (248) 324-0401 fax

1/17/2017

Via E-mail: bmcbeth@cityofnovi.org

Ms. Barb McBeth
Novi City Planner
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Re: Hadley's Towing
JSP 16-33 with Rezoning 18.277

Dear Barb:

I will be out of town when the above referenced matter comes before City Council on Monday, January 23, 2017.

I wanted to go on record that we have been communicating closely with the petitioner over the past several weeks and they have adequately addressed our major concerns.

Therefore, we are in support of their petition conditioned upon the follow:

1- The Zoning Map amendment from I-1 (Light Industrial) to I-2 (General Industrial) is limited for 5.6-acre of a 17.76-acre property as indicated in the concept plan. There will be no further requests for expanding the proposed 5.6-acre rezoning area as shown on the concept plan.

2- The proposed berm and evergreen trees providing additional screening at the northwest corner of our property shall be protected in a permanent landscape easement. Exact boundaries will be determined at the time of Final site plan. The berm and evergreen trees shall be completed prior to the use of the Phase 1 Parking Lot Expansion.

Sincerely,
West Park Investors, LLC

Gary Steven Jonna
Manager

PLANNING COMMISSION MEETING MINUTES

(December 07, 2016)

MR. ANTHONY: Yes.

MS. MELLEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. MELLEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEM: Member Baratta?

MR. BARATTA: Yes.

MS. MELLEM: Member Lynch?

MR. LYNCH: Yes.

MS. MELLEM: Motion carries.

CHAIRPERSON PEHRSON: Thank you. Next item is Hadley's Towing JSP16-33 with rezoning 18-715. It's a public hearing at the request of Hadley's Towing for the Planning Commission's recommendation to City Council for rezoning of 5.6 acres of the 17.7 acre property in Section 17 on the south side of Grand River between Wixom and Beck Road from I1 light industrial to I2 general industrial with planned rezoned overlay PRO. The subject property is approximately 17.7 acres and the applicant is proposing to rezone approximately 5.6 acres of the northerly portion of the property to accommodate vehicle towing business and storage yard. The rezoned area is proposed to be used as enclosed storage yard for public towed vehicles.

Sri.

MR. KOMARAGIRI: Thank you. The

subject property is located in Section 17, south of Grand River Avenue and east of Wixom Road. It is currently zoned I1 light industrial. The applicant is requesting a zoning map amendment for 5.6 acres in the northerly portion of 17.76 acre property from I1 light industrial to I2, general industrial.

As you can see from the map in front of you, the proposed southerly limits of the split rezoning boundary aligns with the edges and southerly boundary line which is currently zoned I2.

The future land use map indicates the property as office research development and technology. The property to the south as suburban low rise. The property to the west and across Grand River as community commercial, and the one to the east office research development and technology.

The current proposal is not supported by the 2010 future land use map or the current 2016 draft for the land use

update.

However, the planned rezoning overlay option creates a floating district, with the proposed conceptual plan attached to the rezoning of the parcel. With the

proposal PRO option, rezoning to I2 would not create anymore high intensity uses than we would typically expect with I2 or the current zoning I1.

The rezoning reverts to underlying I1 when the use changes, if and when the use changes.

In 2013 the staff received an application for combining the subject parcel with the parcel on north for the trailer truck parking from the CZ cartage with a similar site plan. The Planning Commission approved the plan, but the council variance for absence of pavement and curbing was denied. The plan didn't move forward.

The current plan is proposing a parking lot with curb and asphalt to be used as outside storage to park towed vehicles.

The majority of the site is covered by regulated wetlands and woodlands, most of which the applicant will not be impacting with the current development plan for the northern portion of the site only. Four areas of wetland exist on the parcel. The plan proposed .59 acre of wetland impact with .59 acres of proposed mitigation. This is a replacement ratio of one to one. Mitigation for impacts to the emergent wetlands shall be mitigated for a duration of 1.5 to one within the City of Novi, which the

applicant agreed to provide in the next submittal. The existing tree survey provided is not complete, and as such, it is not clear of how many trees are proposed for removal within the proposed wetland mitigation area and the proposed stormwater retention area.

The current concept plan also does not provide enough detail with regard to the require woodland replacements. The loss of woodland area on the property would present an esthetic change, but that would

happen with any development under current zoning.

The applicant indicated that as part of their current agreement with the City of Novi, the tow yard has to be within the city limits. The subject property fits their needs. The applicant is proposing to connect to the property on the north to use the building for their operational uses.

The applicant states the rezoning request is necessary to possible use of the rezoned portion of the property as an enclosed outdoor storage yard. The applicant is proposing to develop the property in two phases. The first phase includes construction of 155 parking spaces, which is highlighted in gray, to store vehicles, and the future phase would include 288 spaces all in the northerly portion. The timeline for

the second phase is not indicated at this point.

The site plan proposes wetland mitigation and stormwater detention on the

southerly portion, which is to remain as I1.

An outdoor storage yard is typically considered a parking lot, verify for conformance with the zoning code. However, the use of the subject lot is not a typical parking lot. This resulted in multiple deviations for parking lot landscaping and traffic requirements such as end islands. The applicant is requesting those deviations as they would create extensive challenges to the driver's maneuverability of tow trucks and towed vehicle. The applicant is also requesting a deviation for not requiring a traffic impact study, as the proposed use would not generate additional traffic, which the staff supports.

Outdoor storage yard requires adequate screening on all sides from surrounding properties, while an attempt is made to screen with a black chain link fence and some indicative landscaping, staff is unable to determine whether this is adequate, as more detail about the proposed landscaping

is not provided.

Development under the current

I1 zoning would result into construction of light industrial facility or office up to 67,000 square feet that would result in higher trip generation rates to and from the site onto Grand River Avenue. A similar project in I1 exceeded the maximum city threshold and required traffic study. In comparison the current use of outdoor storage yard is considerably less intense. The probability of an office use is less for the subject property considering the insignificant visibility to the site, due to its flat shape.

For PRO applications, City Council must determine that the proposed rezoning would be in public interest, and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. The benefits offered by the applicant in his response letter do not meet the minimum requirements. The applicant mentioned that

the proposed use will provide the following benefits. The location is in close proximity to I-96 and Wixom, which allows a reduced distance for which towed vehicles along local streets. The site provides a local location for which residents can retrieve their stored vehicles. The site will allow Hadley Towing to meet its contractual obligations for towing services with the City of Novi. All

reviews are in general agreements with the concept, but believe required additional information to determine the viability of the proposed rezoning request from light industrial.

Planning in particular requests the applicant to revisit the public benefits that are being offered and to improve screening from adjacent properties.

Woodlands and wetlands review recommend approval and they also recommend considering alternate layouts for parking lots to minimize impacts for the regulated woodlands and wetlands. Our wetland

consultant Matt Carmer is here if you have any questions in that regard.

The applicant has indicated in his response letter to work with the staff to provide more information with the next submittal.

The Planning Commission is asked tonight to hold the public hearing and receive public comments.

If the Commission agrees with the staff, that additional information is needed, the Commission can choose to postpone the recommendation to council for a later meeting.

The applicant, Kipp LeMarbe is here with his engineer, Dan LeClair, to

answer any question you may have and staff will be glad to answer any questions you have for us.

CHAIRPERSON PEHRSON: Thank you.

Is the applicant here and wish to address the Planning Commission at this time?

MR. LECLAIR: Good evening, Mr. chairman. dan LeClair from Green Tech Engineering. I'm here tonight with Kipp Hadley from Hadley Towing, he is the applicant.

Just wanted to confirm a couple of things. Sri had done a very good job of explaining our project. A couple of things I just wanted to make mention. What we are doing is we are requesting a rezoning for the northerly portion of the property. The southerly portion of our rezoning would be aligned, it's consistent in I2 with the properties to the east. So that would be kind of a consistent line all the way across the rear of the properties.

The rear portion of our property, we are intending at this point to leave that within the I1 zoning as it's currently zoned. Our intention is not to do anything back there other than possibly mitigating wetlands.

The plan you have before you is

a conceptual plan in nature. It's required as part of the PRO. Obviously would be much more detail that would come along as part of the preliminary site plan submittal package that would come following the rezoning portion.

With that in mind, we do have a couple things that we do want to clarify and respond back to the planning department with some further responses, information with the request.

So what we would like to do is we would like get through the public hearing, take any comments from the public and definitely want to hear comments from you folks and answer sany questions with respect to the site, that we are aware of at this time, with Mr. Hadley and his operations, we would like to request a postponement following the public hearing. With that we can answer any questions.

CHAIRPERSON PEHRSON: Thank you, Mr. LeClair.

This is a public hearing. If there is anyone in the audience who wishes to address the Planning Commission at this time, please step forward.

MR. JONNA: Good evening. My

name is Gary Jonna, president of (unintelligible) Real Estate, 39525 Thirteen Mile Road, Novi, Michigan.

As you may or may not know, we are -- I represent Westpark Investors, LLC, which is the property that is to the east of this property.

And I did have an opportunity to meet with Mr. Hadley earlier. You know, I do have a number of concerns and he graciously agreed to take -- you know, I guess, postpone this and give us time to have further discus about, you know, some of the issues that, you know, that I have concerns about.

So I appreciate their cooperation, and during that postponement period we look forward to getting together

with them and discussing our concerns relative to the adjacent property.

CHAIRPERSON PEHRSON: Thank you, sir. Anyone else in the audience?

(No audible responses.)

CHAIRPERSON PEHRSON: Seeing none, any written correspondence?

MR. LYNCH: Yes, we do have one. It's from Dan Valentine, 48755 Grand River, Novi, he supports the proposal.

CHAIRPERSON PEHRSON: Thank you. With that, we will close the public hearing

or public portion, public comment, turn it over to the Planning Commission for their consideration. Member Anthony.

MR. ANTHONY: Rick, couple of things that I looked at. So the part of the conceptual plan that they have submitted, shows at least on their graphic, trees that line the perimeter of the parking lot itself. Can you expand a bit on the deficiencies on the landscaping that's proposed or of the information you have so far.

MR. MEADER: Sure. My main concern is just the lack of the interior island, which I understand is because of the operations, but that's my main objection to the plan.

We don't have any section in the ordinance that allows for that, that would have been a variance, because just like we did with another project, if there is no interior islands -- there is no section of the landscaping code that allows that.

MR. ANTHONY: In the parking lot, with the interior islands, that would require a waiver in order to remove that requirement, is that correct?

MR. MEADER: It's my understanding that should be a variance. In this case, it would be a landscaping waiver, my understanding.

MS. MCBETH: Through the Chair, because it's a planned rezoning overlay, it's a deviation from the ordinance standards that would be included as part of the PRO

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agreement.

MR. ANTHONY: So any development to the east side, which we are just hearing, parking lot, they would be required to have those islands, or is that too premature to even ask?

MR. MEADER: Any parking lot would be required to have the islands.

MR. ANTHONY: So that would be consistent then from one to the next, which is one thing that we are looking for, good.

The next question I have, it talked about wetlands and wetlands modification. I know that the diagram underneath -- that showed that there was a section of wetland material that would need to be -- area that would need to be mitigated, what was the modification that --

MR. MEADER: I'm going to let Matt Carmer take that one, our expert.

MR. CARMER: Matt Carmer with ETC, the city's woodland consultant. Could you restate the question.

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MR. ANTHONY: Within our notes, there is a recommendation for modification to

avoid wetland impacts, yet when I look at the schematic for the -- or that's proposed for the parking lot, there is an area of wetland that would be removed. But then the next part talks about the need for wetland mitigation.

So I was curious on what the modification is that we would be looking for, and one, is the reference of mitigation in refence to the area of wetland that would be underneath the parking lot?

MR. CARMER: So the impact area at 0.59, there is two small wetlands. Two small wetlands up near the parking lot that honestly we are not too concerned about, pretty low quality emergent wetlands.

MR. ANTHONY: As these wetlands are defined by the city or defined by the state and city, you know, the city has structure deficits on wetlands, than the state.

MR. CARMER: A, B and C, are, I assume, city owned. We haven't heard anything from the DEQ as to what they might want to take jurisdiction on. But standard procedure, wetland D would be state regulated and city. A, B and C would be most likely just city, but -- until we hear from them, I wouldn't completely make that assumption.

MR. ANTHONY: So it's up in C,

where you can see in C in the lower left-hand corner, that white area, that correlates with an area in this plan, showing wetland area that would be filled?

MR. CARMER: Correct.

MR. ANTHONY: So what would the mitigation -- would there be mitigation required for filling that, if so, what would it be?

MR. CARMER: Yes. So currently, their plan is basically to take out or fill and put parking lot on top of all of wetland A, B and C. And the mitigation for that is proposed down adjacent to wetland D. Our

concern that we mentioned in the letter especially is that the area down near where wetland D is regulated woodland. It's a pretty decent woodland, it's a nice composition. It's sandy soils, and it doesn't seem to be an appropriate place to mitigate in general. Usually we wouldn't encourage an applicant to go cut down regulating trees in order to mitigate wetlands in that spot.

So I think our two ways we are hoping to work with the applicant on this, if they could lower their impact in wetland A, to get it beneath the quarter acre threshold, then no mitigation is required. And then we don't have to go back by wetland D, cut down

all the trees, grade it, kind of impact that area as well.

MR. ANTHONY: It would seem some, I guess, in theory, we wouldn't be gaining any benefit to our natural preservation, if we're losing woodland to replace wetland.

MR. CARMER: I agree, yes. I

mean, an alternative would be to potentially find another site nearby within the city that they could do the mitigation on that didn't require removing trees and disturbing a regulated woodland. I know those spots are becoming harder to find in the city, but there may be other locations that would be more appropriate to build the wetland mitigation. So it's either reduce the impact to the level, where the mitigation becomes smaller and it's not as big of a issue, or find another site, it would be my guess, because 0.59, you're approaching an acre of wetland mitigation in them. In the steep areas with sandy soils like that, you're going -- to mitigate you're going to have excavate a significant amount of material, and that creates slopes. So they will have much more than one acre impacted down by wetland D if you build a mitigation area there.

MR. ANTHONY: So we have talked that this will be postponed anyway, and so

perhaps, I don't know if we can add at some point in our postponement that we work in there -- at least the user work with the city to consider that wetland mitigation because losing a protected woodland to mitigate a smaller poor quality wetland may not improve our overall environmental condition of our city.

I hate to lose a protected woodland. Those are as valuable as the wetlands. I think we are giving up one area that may be of quality for an area that is of lower quality, from an environmental view. So when we do get to that point of postponement, if there -- these are being added to the record right now, so they would be considered. Anything else?

MR. CARMER: One other item that I might mention is that there are conservation easements on the east and west side currently, on adjoining parcels. At least the southern half of the property, it sounds like the applicant is planning to put

an easement or to not disturb that area, but it is providing a nice corridor across a number of properties, all the way from Providence Hospital over to Sam's Club right now. So the south end of that site is

provided a number of functions for wetland and wildlife both. That would be part of the reason we're hoping not to go in there and do a lot of disturbance.

MR. ANTHONY: So leaving the current woodland preserves that corridor?

MR. CARMER: Correct.

CHAIRPERSON PEHRSON: Thank you. Member Zuchlewski.

MR. ZUCHLEWSKI: Yes, I have a question. Is it possible, I guess I'm just throwing this out there, as kind of a brain light comes on. Is it possible to take in the new parking that's going in there to make it a forest type of parking lot so we don't get -- we get absorption of the water into the local area rather than sending it all down to the wetland area? I mean, it's going

to get there eventually, but it would take longer. Would that be a possibility that would help out what we are talking about?

MR. CARMER: I think that's a great idea. One thing, where you see where the parking lot is going to end on the figures, currently, it looks like there is -- there might have been a revision since the last plan I reviewed a number of days ago.

But a detention basin going in south of the parking lot, and so I'm not an engineer, but I imagine their detention basin

could be resized or made smaller if you had less -- if you had porous pavement and there might be some alternatives that can work in there and help minimize the size of the detention basin, therefore, less area needs to be impacted, less trees need to come down, overall less impact.

MR. ZUCHLEWSKI: Thank you.

CHAIRPERSON PEHRSON: Member Baratta.

MR. BARATTA: To the staff, is

there any ordinance against that pervious payment or that asphalt? I have used that in Maryland. I just don't know if we have that ordinance here.

MR. MILLER: The ordinance does not mention it. It hasn't been updated to take that into account. We have approved that in the past. We do allow it for in parking areas, but not the drive aisles. It's for stormwater detention. It's treated the same as turf lawn. So it would greatly reduce the size of the pond required.

MR. BARATTA: To the petitioner, just one question. You have heard Member Anthony's comments regarding the wetland and the woodland mitigation issues. Would you be opposed to reducing that area? It looks like it's right in your -- kind of in your driveway, for less than the quarter acres

that we were discussing?

MR. LECLAIR: As part of our revisions that we are planning on doing, we are going to be looking at alternatives for

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stormwater management. Being in Michigan and being an engineer, one of the things that really scares me is porous pavement because of the maintenance over time, especialy with a use like this when they may be bringing in vehicles of many different sizes and weights. So those are some of the things that we have to take into consideration.

But at this point in time, we're early enough on in the process that once we get out and make a determination of where all the regulated trees are, get a better feel for the back portion of the property that we are probably going to look at other alternatives, rain gardens, bio swales, infiltration to look at the soils. We are going to look at other alternatives.

I have done projects where we have actually done -- in sandy soils where we have done infiltration underneath the parking lot, so we have a normal parking lot, the water goes in the drainage structures and goes into the ground under that. So we will

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be looking at other alternatives, yes.

MR. BARATTA: I think one of the

pushbacks you're going to be looking at, with the feedback today, would be in lieu of developing a detention pond, a regulated woodland area, that woodland area, I think that kind of destroys the natural water course that you have there, so whatever we can do to help mitigate that, preserve that wetland feature, in any way it is proposed for getting a pond, that would give you a benefit.

MR. LECLAIR: One other thing that should be noted, I did not go back and look at the historical -- the aerial photographs of this area, but on the property immediately to the east of us, obviously, that's an existing storage yard for their equipment, that wetland C, actually comes to an abrupt halt right there.

So I suspect at one time that wetland may have extended off to the east, but it's kind of chocked off right now, so --

you know, I'm interested to get a little bit farther into this property and see exactly what was going on with that and, you know, where that -- where that wetland should be. But we are very cognizant of the woodlands, and we are going to do everything we can to try to preserve them.

MR. BARATTA: Thank you.

CHAIRPERSON PEHRSON: I think

just maybe before Mr. Lynch would consider a motion, I think there's also the comments that were made about the additional PRO information, as far as the public benefits that still need to be fetted out.

The screening in total for the storage yard, so as you take into account what you're planning on, I think what we would like to see come back is a lot less of these deviations and changes for recommendations to the plan itself, so what you can do -- whatever you can do to address those issues in the comment section of the plan itself would help us as well. So I

appreciate that. And thank you for talking to go Mr. Jonna and taking another look at this.

I would support a postponement at this time. Member Lynch.

MR. LYNCH: With that, in the matter of Hadley's Towing, JSP16-33, zoning amendment 18.715, motion to postpone, making recommendation of the proposed PRO and concept plan to allow the applicant time to address concerns and consider making further modifications to the concept plan, this recommendation is made because additional discussion is needed regarding the offer to public benefits and conditions of approval and other issues listed in the staff and

consultant review letters and further information is needed to quantify and engage potential woodland and wetland impacts and presentation of alternative plans to reduce impacts.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: Motion by

Member Lynch, second by Member Baratta. Any other comments?

(No audible responses.)

CHAIRPERSON PEHRSON: Sri, can you call the roll, please.

MR. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MR. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MR. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MR. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MR. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MR. KOMARAGIRI: Motion passes five to zero.

CHAIRPERSON PEHRSON: Thank you. Appreciate it.

Next on the agenda is Beacon Hill, JSP15-08, it's a public hearing at the request of Ivanhoe Companies for the Planning

CORRIDOR LANDSCAPE

Enhancement Concept
Wixom Road to Beck Road

OBJECTIVES

- To establish the corridor as a progressive and sustainable symbol of modern commerce
- To create an identity consistent with the commercial importance and scale of the corridor
- To create an image that conveys aesthetic quality, sense of place, celebrates Novi, and that is unique, fresh and artful
- To introduce a diverse mix of enhancements that promote development opportunities and beautifies the corridor as a whole
- To develop a permanent funding source for a maintenance program consistent with the quality of the enhanced corridor

OPPORTUNITIES

Supportive of the enhancement objectives, some of the design opportunities include:

- Provide gateways at city limits promoting the Novi brand and a 'sense of place'
- Enhance the bridge west of Novi Road, making it an iconic landmark within the corridor
- Develop a palette of amenities used throughout the corridor reinforcing its unique character
- Incorporate street trees to provide scale and reinforce corridor edges
- Improve pedestrian connectivity as well as provide places for people
- Create a unified approach for parking lot/service area screening
- Improve the aesthetic appeal of the corridor using landscape, hardscape, lighting and site amenities

LEGEND

- Grand River Corridor Right of Way
- Novi Town Center Boundary (NTC)
- Main Corridor Gateway / Identity
- Corridor Threshold / Significant Intersection
- District Boundary
- Pedestrian Circulation
- Corridor Pedestrian Lighting Locations
- Corridor Pedestrian Seating Locations
- Natural Feature Enhancement
- Visual Screening
- Street Trees
- Bridge Enhancement / Visibility

PRECEDENT IMAGES

Identity / Amenities

AMENITIES

Grand River is proposed as a modern corridor, as such, the amenities should reflect this concept with respect to street and pedestrian poles, bollard lighting, benches, and wetland boardwalks.

SECONDARY GATEWAYS

The secondary gateways could incorporate identity elements as illustrated above to compliment the major east/west gateways and establish a visual connection from the exits off I-96 at Beck Road and Novi Road to the Grand River Corridor.