



## HADLEY'S TOWING JSP16-33 with Rezoning 18.715

### HADLEY'S TOWING JSP16-33 with Rezoning 18.715

Consideration at the request of Hadley's Towing for Planning Commission's recommendation to the City Council for rezoning property in Section 17 on south side of Grand River Avenue between Wixom Road and Beck from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property is approximately 17.78 acres and the applicant is proposing to rezone approximately 5.6 acres of northerly portion of the property to accommodate the vehicle towing business and 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.

### REQUIRED ACTION

Recommend 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.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11-23-16	<ul style="list-style-type: none"> <li>• Revised list of public benefits and conditions should be provided for review by the Commission;</li> <li>• Deviation for inadequate screening for outdoor storage yard;</li> <li>• Deviation for extension of outdoor storage yard into the front yard;</li> <li>• Items to be addressed at the time of Preliminary Site Plan submittal</li> </ul>
Engineering	Approval recommended	11-18-16	<ul style="list-style-type: none"> <li>• Items to be addressed at the time of Preliminary Site Plan submittal</li> </ul>
Landscaping	Approval not recommended	11-29-16	<ul style="list-style-type: none"> <li>• Deviation for absence of required interior parking lot landscaping islands or trees. <i>(Requires revisions)</i></li> <li>• All parking bays exceed the maximum 15 spaces – the longest being 44 spaces. <i>(Requires revisions)</i></li> <li>• Deviation for absence of required berm along Grand River frontage greenbelt. <i>(Staff supports)</i></li> <li>• Deviation for absence of required street trees along Grand River frontage. <i>(Staff supports)</i></li> <li>• Items to be addressed at the time of Preliminary Site Plan submittal</li> </ul>
Wetlands	Approval recommended	11-21-16	<ul style="list-style-type: none"> <li>• City of Novi Wetland Non-Minor Use Permit and Authorization to Encroach is required, MDEQ permit may be required;</li> <li>• Items to be addressed at the time of Preliminary Site Plan submittal</li> </ul>
Woodlands	Approval recommended	11-21-16	<ul style="list-style-type: none"> <li>• Woodland Permit will be required for removal of the site's regulated trees;</li> </ul>

			<ul style="list-style-type: none"> <li>• Items to be addressed at the time of Preliminary Site Plan submittal</li> </ul>
Traffic	Approval recommended	11-17-16	<ul style="list-style-type: none"> <li>• <b>City Council variance for painted end islands instead of raised end islands</b> (Requires revisions)</li> <li>• <b>City Council variance for the exclusion of bicycle parking</b> (Staff supports)</li> <li>• <b>City Council variance for lack of a traffic impact study</b> (Staff supports)</li> <li>• Items to be addressed at the time of Preliminary Site Plan submittal</li> </ul>
Fire	Approval recommended	11-08-16	<ul style="list-style-type: none"> <li>• Items to be addressed at the time of Preliminary Site Plan submittal</li> </ul>

## Motion sheet

### Recommend Approval

In the matter of Hadley's Towing, JSP 16-33 with Zoning Map Amendment 18.715, motion to **recommend approval** to the City Council to rezone the subject property **from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO)** with a Planned Rezoning Overlay.

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 the conditions listed in the staff and consultant review letters.
3. If the City Council approves the rezoning, the Planning Commission recommends 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 proposed 5.6-acre rezoning area as shown on the concept plan.
  - b. The development will happen in two phases. The first phase includes construction of 155 parking spaces to store towed vehicles and the future phase would include 113 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;

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.

-OR-

**Denial**

In the matter of Hadley's Towing, JSP 16-33 with Zoning Map Amendment 18.715, motion to **recommend denial** to the City Council to rezone the subject property **from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO)** with a Planned Rezoning Overlay.

*.....because the proposed concept plan for outdoor storage yards is not consistent with the Master Plan for Land Use recommendation for office service research technology uses on the subject property.*

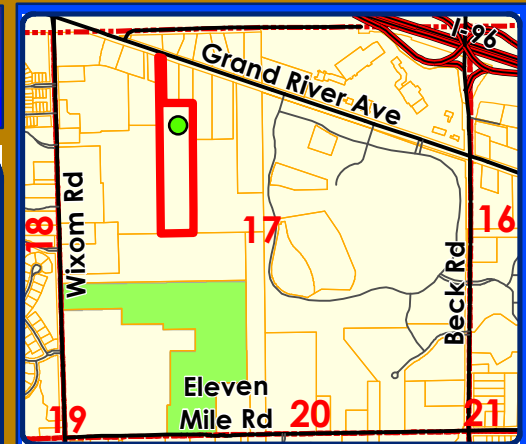
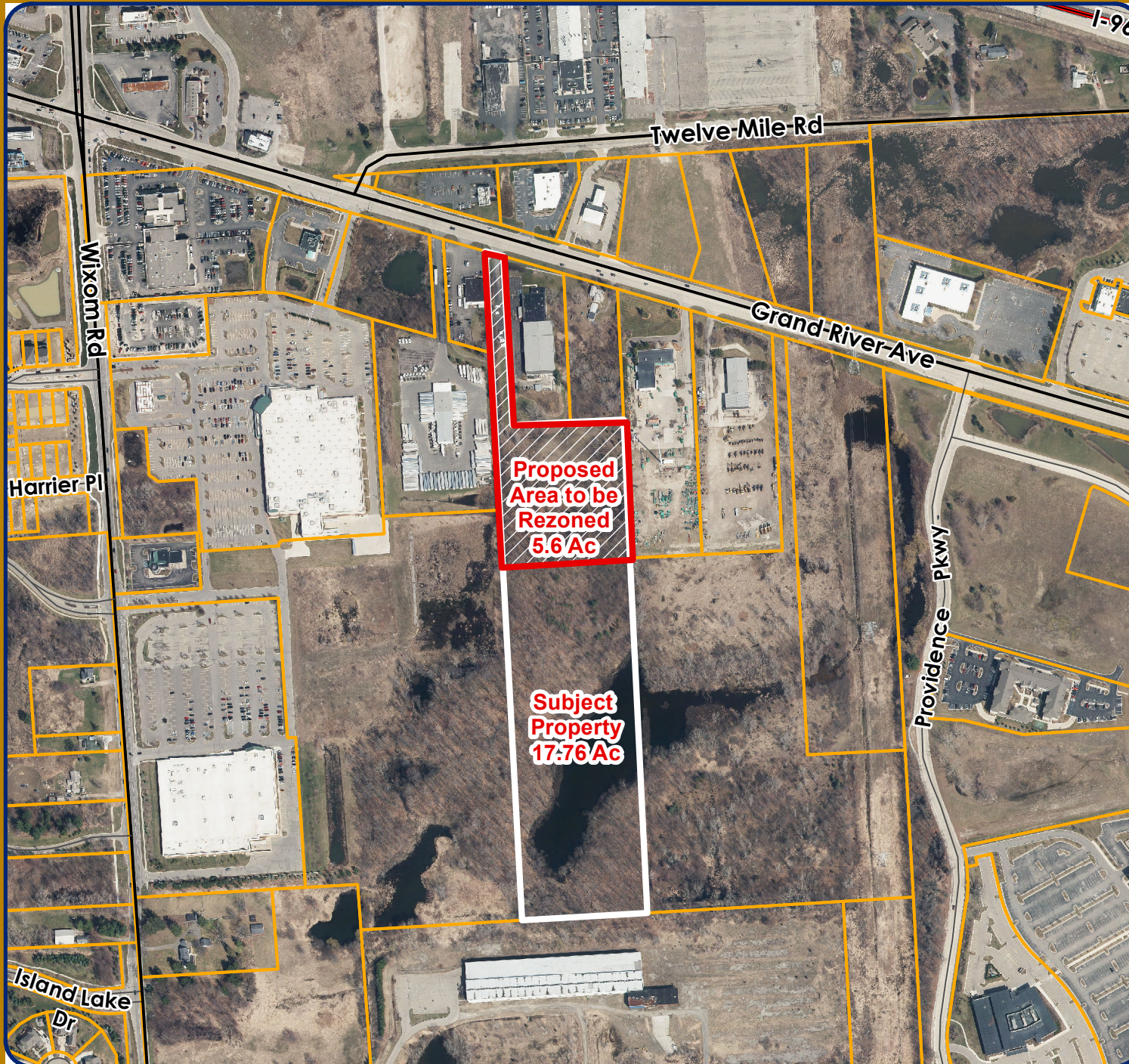


Maps  
Location  
Zoning  
Future Land Use  
Natural Features



# 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



1 inch = 498 feet

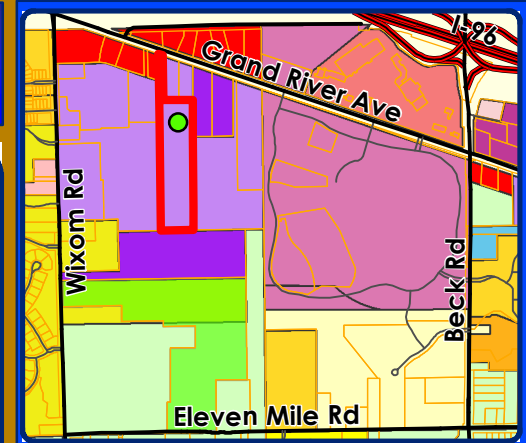
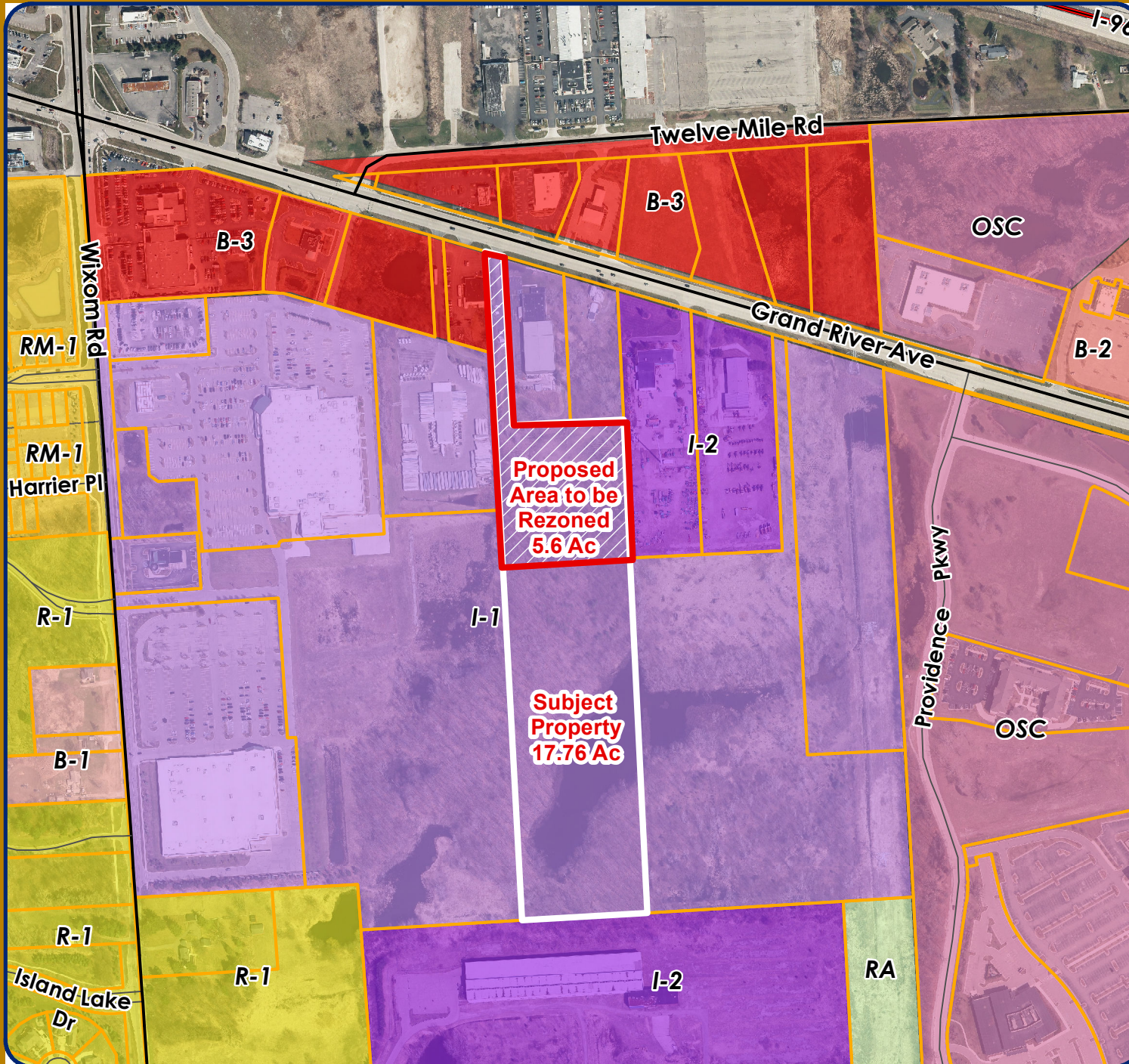


### MAP INTERPRETATION NOTICE

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

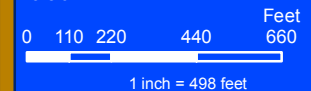
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business 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

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



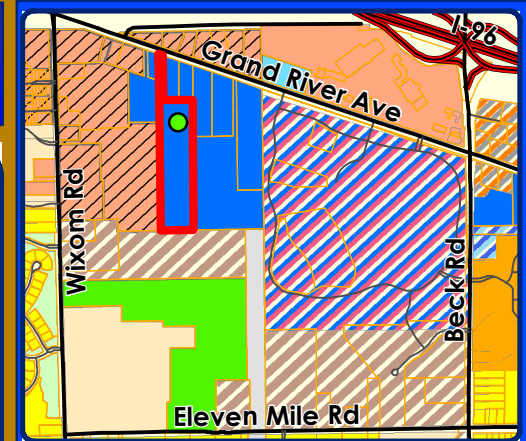
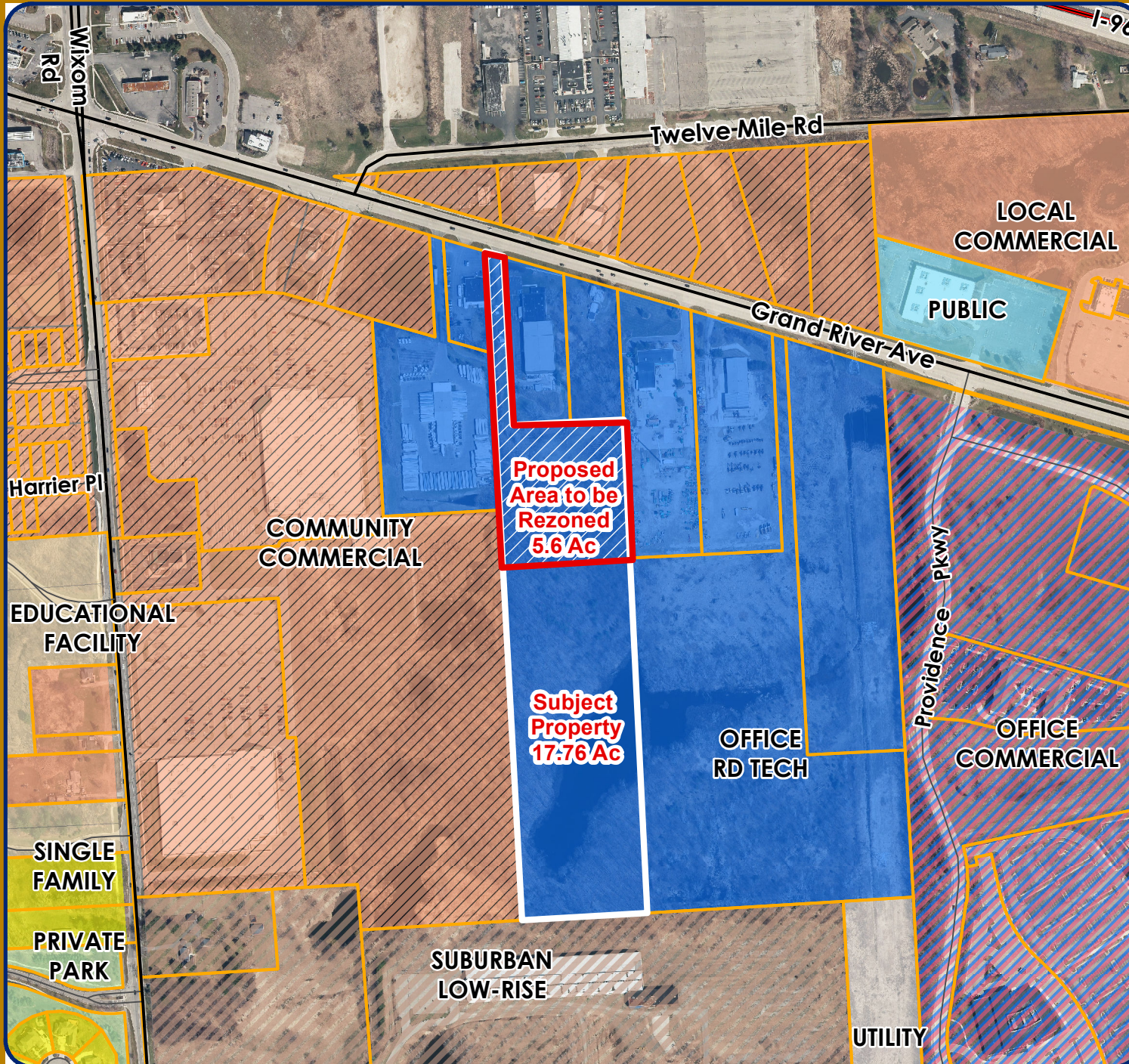
### MAP INTERPRETATION NOTICE

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

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



## 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



1 inch = 498 feet



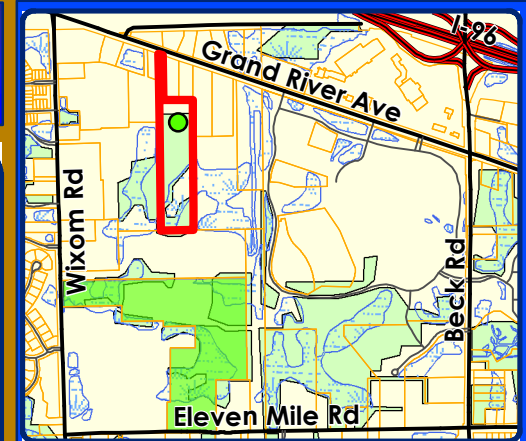
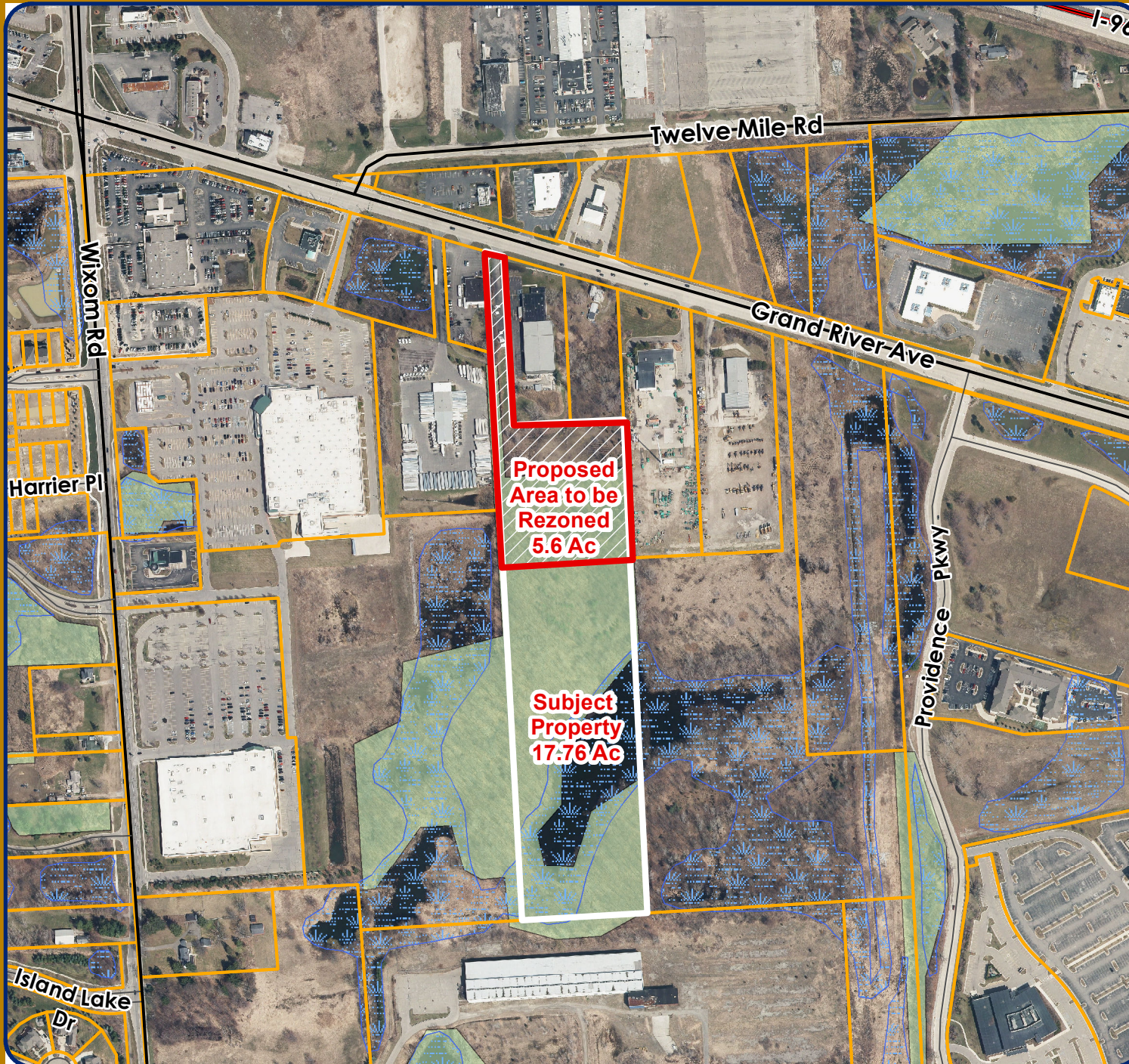
### MAP INTERPRETATION NOTICE

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

## Natural Features



### LEGEND

-  WETLANDS
-  WOODLANDS



## City of Novi

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

Map Author: Sri Komaragiri  
 Date: 09/15/16  
 Project: 16-33 Hadleys Towing PRO  
 Version #: 1



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.



**CONCEPT PLAN**  
**Submitted 11-04-2016**

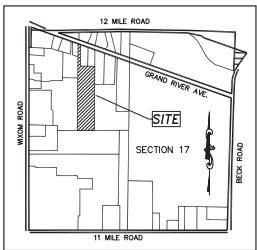
(Full plan set available for viewing at the Community Development Department)

# 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

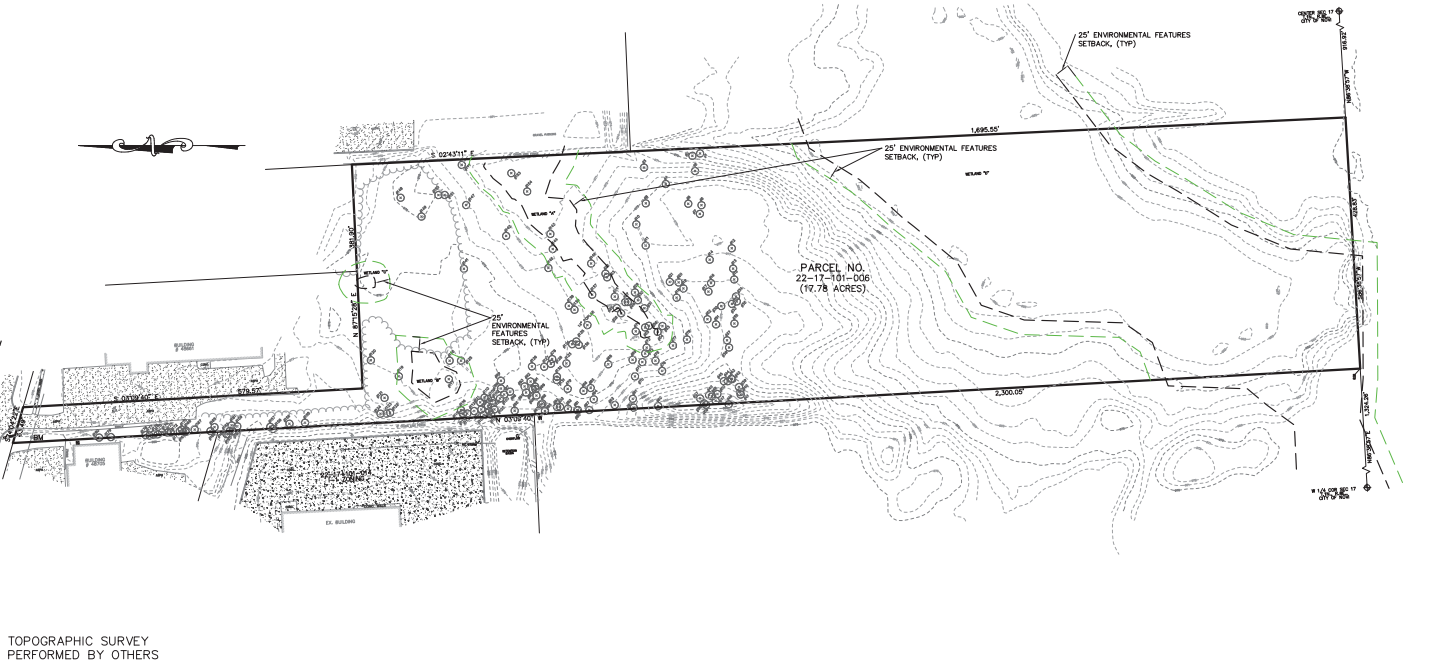
- 1 TOPOGRAPHIC SURVEY (BY OTHERS)
- 2 CONCEPTUAL LAYOUT PLAN (NORTH)
- 3 CONCEPTUAL LAYOUT PLAN (SOUTH)



VICINITY MAP  
NOT TO SCALE

## LEGEND

- 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
- EX. IRRIGATION CONTROL VALVE
- EX. CLEANOUT
- EX. LIGHT POLE
- EX. SIGN
- EX. TRANSFORMER
- EX. TREE W/NUMBER
- EX. FENCE LINES
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER



## 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 S00°41'31"E, 228.48 FEET; THENCE S70°05'07"E, 63.54 FEET; THENCE S00°41'31"W, 579.57 FEET; THENCE S89°32'12"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 N89°35'57"E, 1524.26 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°35'57"W, 816.82 FEET FROM THE CENTER OF SAID SECTION 17; THENCE S86°35'57"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 M 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) FOR ZONING COMMUNITY NO. 26075 -- CITY OF NOVI MI WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 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 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.

TOPOGRAPHIC SURVEY PERFORMED BY OTHERS

## TREE LIST (BY OTHERS):

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

TREE #	SIZE(DIAB)	CONDITION	COMMON NAME	SCIENTIFIC NAME	NOTES
1	12.1	1	BLACK CHERRY	PRUNUS SEROTINA	
2	8.0	1	BLACK CHERRY	PRUNUS SEROTINA	
3	8.2	1	BLACK CHERRY	PRUNUS SEROTINA	
4	8.2	1	BLACK CHERRY	PRUNUS SEROTINA	
5	16.3	1	RED MAPLE	ACER RUBRA	
6	16.3	1	RED MAPLE	ACER RUBRA	
7	9.3	1	BLACK CHERRY	PRUNUS SEROTINA	
8	6.1	1	BLACK CHERRY	PRUNUS SEROTINA	
9	10.1	1	EASTERN RED CEDAR	JUNIPERUS SPHERICA	
10	8.5	1	BLACK CHERRY	PRUNUS SEROTINA	
11	9.2	1	BLACK CHERRY	PRUNUS SEROTINA	
12	10.0	1	SCOTTS PINE	PINUS SYLVESTRIS	
13	8.4	1	SCOTTS PINE	PINUS SYLVESTRIS	
14	8.4	1	SUGER MAPLE	ACER SACCHARINUM	
15	8.0	1	SCOTTS PINE	PINUS SYLVESTRIS	
16	8.1	1	BLACK CHERRY	PRUNUS SEROTINA	
17	8.0	1	BLACK CHERRY	PRUNUS SEROTINA	
18	11.2	2	SCOTTS PINE	PINUS SYLVESTRIS	
19	8.2	1	BLACK CHERRY	PRUNUS SEROTINA	
20	8.2	1	BLACK CHERRY	PRUNUS SEROTINA	
21	21.3	1	BLACK CHERRY	PRUNUS SEROTINA	
22	9.3	1	TREMBLING ASPEN	POPULUS TREMULOIDES	
23	9.2	2	TREMBLING ASPEN	POPULUS TREMULOIDES	
24	12.1	1	BLACK WILLOW	SALIX NIGRA	
25	15.2	2	BLACK WILLOW	SALIX NIGRA	
26	8.0	1	AMERICAN ELM	ULMUS AMERICANA	
27	12.1	1	AMERICAN ELM	ULMUS AMERICANA	
28	12.3	3	BLACK WILLOW	SALIX NIGRA	
29	9.2	1	TREMBLING ASPEN	POPULUS TREMULOIDES	
30	9.2	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
31	10.0	1	RED OAK	QUERCUS RUBRA	
32	9	1	SCOTTS PINE	PINUS SYLVESTRIS	
33	16.0	1	BLACK CHERRY	PRUNUS SEROTINA	
34	9.4	2	BLACK CHERRY	PRUNUS SEROTINA	
35	9.4	2	BLACK CHERRY	PRUNUS SEROTINA	
36	9.4	2	BLACK CHERRY	PRUNUS SEROTINA	
37	8.1	1	SUGER MAPLE	ACER SACCHARINUM	
38	8.1	1	SUGER MAPLE	ACER SACCHARINUM	
39	12.6	1	RED OAK	QUERCUS RUBRA	
40	9.8	1	RED OAK	QUERCUS RUBRA	
41	8.2	1	RED OAK	QUERCUS RUBRA	
42	11.2	1	RED OAK	QUERCUS RUBRA	
43	9.2	1	RED OAK	QUERCUS RUBRA	
44	9.2	1	RED OAK	QUERCUS RUBRA	
45	9.2	1	RED OAK	QUERCUS RUBRA	
46	25.2	3	RED OAK	QUERCUS RUBRA	
47	11.2	1	RED OAK	QUERCUS RUBRA	
48	18.2	2	RED OAK	QUERCUS RUBRA	
49	13.2	2	RED OAK	QUERCUS RUBRA	
50	15.4	1	RED OAK	QUERCUS RUBRA	

TREE #	SIZE(DIAB)	CONDITION	COMMON NAME	SCIENTIFIC NAME	NOTES
101	7.0	1	BLACK CHERRY	PRUNUS SEROTINA	
102	8.0	1	SCOTTS PINE	PINUS SYLVESTRIS	
103	10.2	1	SUGER MAPLE	ACER SACCHARINUM	
104	10.2	2	COTTONWOOD	POPULUS DELTOIDES	
105	48.8	2	COTTONWOOD	POPULUS DELTOIDES	
106	11.2	1	BLACK CHERRY	PRUNUS SEROTINA	
107	10.2	1	RED OAK	QUERCUS RUBRA	
108	10.2	1	RED OAK	QUERCUS RUBRA	
109	10.2	1	RED OAK	QUERCUS RUBRA	
110	10.2	1	RED OAK	QUERCUS RUBRA	
111	10.2	1	RED OAK	QUERCUS RUBRA	
112	10.2	1	RED OAK	QUERCUS RUBRA	
113	10.2	1	RED OAK	QUERCUS RUBRA	
114	14.2	1	RED OAK	QUERCUS RUBRA	
115	14.2	1	RED OAK	QUERCUS RUBRA	
116	14.2	1	RED OAK	QUERCUS RUBRA	
117	14.2	1	RED OAK	QUERCUS RUBRA	
118	14.2	1	RED OAK	QUERCUS RUBRA	
119	14.2	1	RED OAK	QUERCUS RUBRA	
120	14.2	1	RED OAK	QUERCUS RUBRA	
121	14.2	1	RED OAK	QUERCUS RUBRA	
122	14.2	1	RED OAK	QUERCUS RUBRA	
123	14.2	1	RED OAK	QUERCUS RUBRA	
124	14.2	1	RED OAK	QUERCUS RUBRA	
125	14.2	1	RED OAK	QUERCUS RUBRA	
126	14.2	1	RED OAK	QUERCUS RUBRA	
127	14.2	1	RED OAK	QUERCUS RUBRA	
128	14.2	1	RED OAK	QUERCUS RUBRA	
129	14.2	1	RED OAK	QUERCUS RUBRA	
130	14.2	1	RED OAK	QUERCUS RUBRA	
131	14.2	1	RED OAK	QUERCUS RUBRA	
132	14.2	1	RED OAK	QUERCUS RUBRA	
133	14.2	1	RED OAK	QUERCUS RUBRA	
134	14.2	1	RED OAK	QUERCUS RUBRA	
135	14.2	1	RED OAK	QUERCUS RUBRA	
136	14.2	1	RED OAK	QUERCUS RUBRA	
137	14.2	1	RED OAK	QUERCUS RUBRA	
138	14.2	1	RED OAK	QUERCUS RUBRA	
139	14.2	1	RED OAK	QUERCUS RUBRA	
140	14.2	1	RED OAK	QUERCUS RUBRA	
141	14.2	1	RED OAK	QUERCUS RUBRA	
142	14.2	1	RED OAK	QUERCUS RUBRA	
143	14.2	1	RED OAK	QUERCUS RUBRA	
144	14.2	1	RED OAK	QUERCUS RUBRA	
145	14.2	1	RED OAK	QUERCUS RUBRA	
146	14.2	1	RED OAK	QUERCUS RUBRA	
147	14.2	1	RED OAK	QUERCUS RUBRA	
148	14.2	1	RED OAK	QUERCUS RUBRA	
149	14.2	1	RED OAK	QUERCUS RUBRA	
150	14.2	1	RED OAK	QUERCUS RUBRA	

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



**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
15111 W. Pontiac Trail, Wixom, MI 48393  
Phone: (248) 868-0700 Fax: (248) 668-0701

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

HADLEY'S TOWING  
TOPOGRAPHIC SURVEY (BY OTHERS)  
CONCEPTUAL LAYOUT PLANS - PARCEL No. 22-17-101-006  
TOWNSHIP 1N, RANGE 8E, SECTION 17  
CITY OF NOVI, MICHIGAN

CLIENT: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
11-4-2016 REVISED

DATE: 8-11-2016  
DRAWN BY: WSR  
CHECKED BY: JPP  
SCALE: 1"=100'  
1  
16-206

### LEGEND

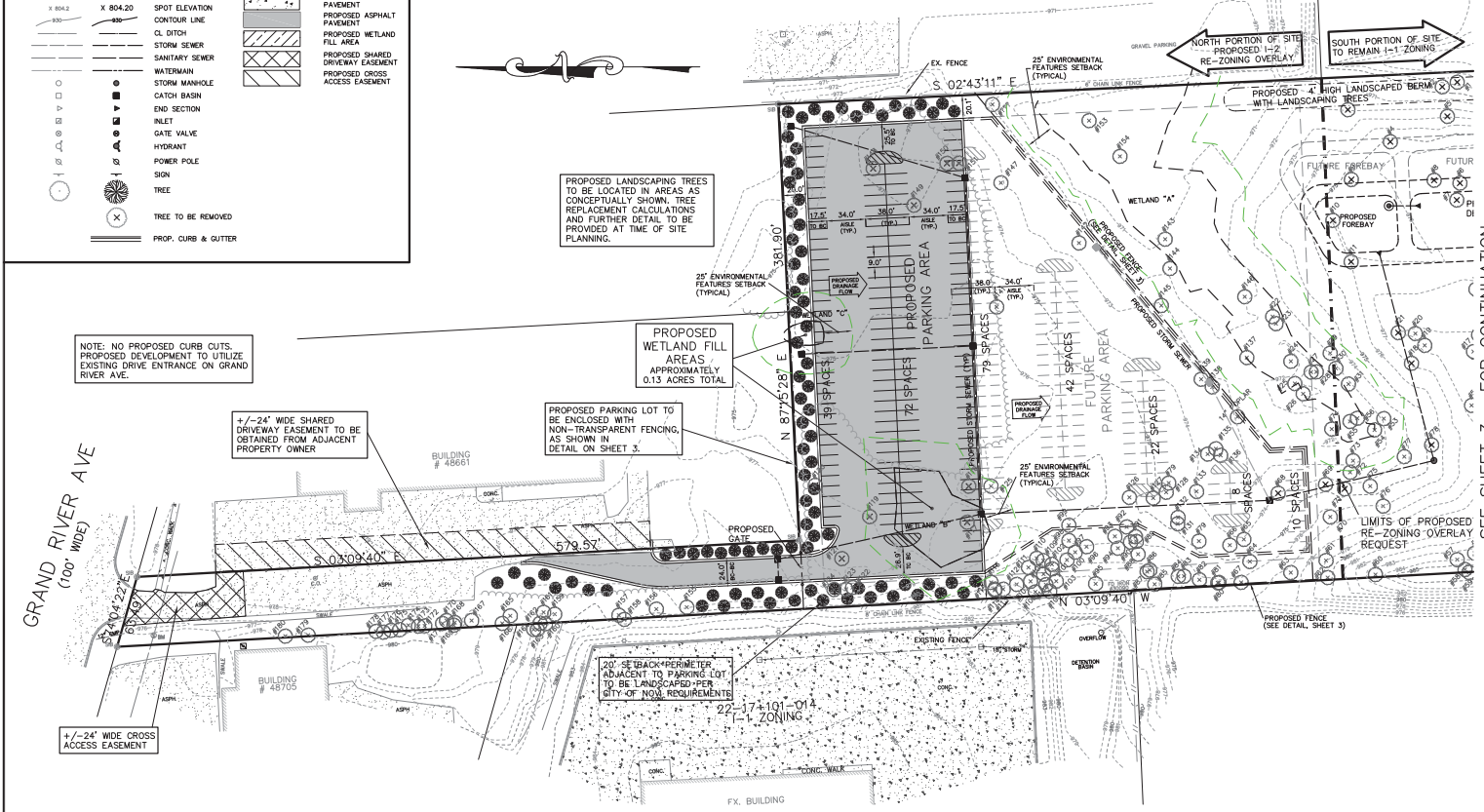
**EXISTING**

- X 804.20
- SPOT ELEVATION
- CONTOUR LINE
- CL DITCH
- STORM SEWER
- SANITARY SEWER
- WATERMAN
- STORM MANHOLE
- END SECTION
- INLET
- GATE VALVE
- HYDRANT
- POWER POLE
- SIGN
- TREE
- TREE TO BE REMOVED
- PROP. CURB & GUTTER

**PROPOSED**

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

TOPOGRAPHIC SURVEY PERFORMED BY OTHERS



NOTE: NO PROPOSED CURB CUTS. PROPOSED DEVELOPMENT TO UTILIZE EXISTING DRIVE ENTRANCE ON GRAND RIVER AVE.

4'-24" WIDE SHARED DRIVEWAY EASEMENT TO BE OBTAINED FROM ADJACENT PROPERTY OWNER

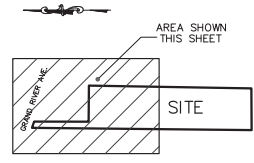
PROPOSED LANDSCAPING TREES TO BE LOCATED IN AREAS AS CONCEPTUALLY SHOWN. TREE REPLACEMENT CALCULATIONS AND FURTHER DETAIL TO BE PROVIDED AT TIME OF SITE PLANNING.

PROPOSED WETLAND FILL AREAS APPROXIMATELY 0.13 ACRES TOTAL

PROPOSED PARKING LOT TO BE ENCLOSED WITH NON-TRANSPARENT FENCING, AS SHOWN IN DETAIL ON SHEET 3.

20' SET BACK PERIMETER ADJACENT TO PARKING LOT TO BE LANDSCAPED PER CITY OF NOVI REQUIREMENTS

SEE SHEET 3 FOR CONTINUATION



### SITE DATA

**CURRENT ZONING:**  
I-2, LIGHT INDUSTRIAL DISTRICT  
PER CITY OF NOVI ZONING MAP

**BUILDING SETBACKS:**  
FRONT: 40 FEET  
REAR: 20 FEET  
SIDES: 50 FEET  
PER CITY OF NOVI ZONING ORDINANCE

**PARKING SETBACKS:**  
FRONT: 20 FEET  
REAR: 20 FEET  
SIDES: 50 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: 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 MARBLET SANDY LOAM 13%  
-OR- SLOPES  
13 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 BEAT PRIOR TO GRADING 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  
-BI-CYCLE PARKING

### TREE LIST (BY OTHERS):

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

TREE #	SIZE(DIB)	CONDITION	COMMON NAME	SCIENTIFIC NAME	NOTES	TREE #	SIZE(DIB)	CONDITION	COMMON NAME	SCIENTIFIC NAME	NOTES	TREE #	SIZE(DIB)	CONDITION	COMMON NAME	SCIENTIFIC NAME	NOTES
1	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		101	8.3	1	RED OAK	QUERCUS RUBRA		181	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
2	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		102	8.3	1	RED OAK	QUERCUS RUBRA		182	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
3	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		103	8.3	1	RED OAK	QUERCUS RUBRA		183	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
4	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		104	8.3	1	RED OAK	QUERCUS RUBRA		184	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
5	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		105	8.3	1	RED OAK	QUERCUS RUBRA		185	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
6	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		106	8.3	1	RED OAK	QUERCUS RUBRA		186	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
7	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		107	8.3	1	RED OAK	QUERCUS RUBRA		187	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
8	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		108	8.3	1	RED OAK	QUERCUS RUBRA		188	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
9	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		109	8.3	1	RED OAK	QUERCUS RUBRA		189	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
10	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		110	8.3	1	RED OAK	QUERCUS RUBRA		190	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
11	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		111	8.3	1	RED OAK	QUERCUS RUBRA		191	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
12	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		112	8.3	1	RED OAK	QUERCUS RUBRA		192	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
13	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		113	8.3	1	RED OAK	QUERCUS RUBRA		193	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
14	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		114	8.3	1	RED OAK	QUERCUS RUBRA		194	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
15	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		115	8.3	1	RED OAK	QUERCUS RUBRA		195	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
16	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		116	8.3	1	RED OAK	QUERCUS RUBRA		196	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
17	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		117	8.3	1	RED OAK	QUERCUS RUBRA		197	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
18	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		118	8.3	1	RED OAK	QUERCUS RUBRA		198	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
19	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		119	8.3	1	RED OAK	QUERCUS RUBRA		199	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
20	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		120	8.3	1	RED OAK	QUERCUS RUBRA		200	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
21	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		121	8.3	1	RED OAK	QUERCUS RUBRA		201	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
22	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		122	8.3	1	RED OAK	QUERCUS RUBRA		202	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
23	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		123	8.3	1	RED OAK	QUERCUS RUBRA		203	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
24	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		124	8.3	1	RED OAK	QUERCUS RUBRA		204	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
25	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		125	8.3	1	RED OAK	QUERCUS RUBRA		205	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
26	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		126	8.3	1	RED OAK	QUERCUS RUBRA		206	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
27	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		127	8.3	1	RED OAK	QUERCUS RUBRA		207	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
28	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		128	8.3	1	RED OAK	QUERCUS RUBRA		208	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
29	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		129	8.3	1	RED OAK	QUERCUS RUBRA		209	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
30	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		130	8.3	1	RED OAK	QUERCUS RUBRA		210	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
31	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		131	8.3	1	RED OAK	QUERCUS RUBRA		211	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
32	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		132	8.3	1	RED OAK	QUERCUS RUBRA		212	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
33	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		133	8.3	1	RED OAK	QUERCUS RUBRA		213	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
34	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		134	8.3	1	RED OAK	QUERCUS RUBRA		214	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
35	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		135	8.3	1	RED OAK	QUERCUS RUBRA		215	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
36	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		136	8.3	1	RED OAK	QUERCUS RUBRA		216	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
37	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		137	8.3	1	RED OAK	QUERCUS RUBRA		217	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
38	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		138	8.3	1	RED OAK	QUERCUS RUBRA		218	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
39	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		139	8.3	1	RED OAK	QUERCUS RUBRA		219	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
40	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		140	8.3	1	RED OAK	QUERCUS RUBRA		220	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
41	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		141	8.3	1	RED OAK	QUERCUS RUBRA		221	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
42	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		142	8.3	1	RED OAK	QUERCUS RUBRA		222	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
43	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		143	8.3	1	RED OAK	QUERCUS RUBRA		223	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
44	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		144	8.3	1	RED OAK	QUERCUS RUBRA		224	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
45	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		145	8.3	1	RED OAK	QUERCUS RUBRA		225	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
46	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		146	8.3	1	RED OAK	QUERCUS RUBRA		226	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
47	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		147	8.3	1	RED OAK	QUERCUS RUBRA		227	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
48	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		148	8.3	1	RED OAK	QUERCUS RUBRA		228	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
49	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		149	8.3	1	RED OAK	QUERCUS RUBRA		229	10.3	1	BLACK WALNUT	JUGLANS NIGRA	
50	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		150	8.3	1	RED OAK	QUERCUS RUBRA		230	10.3	1	BLACK WALNUT	JUGLANS NIGRA	

RESIDENTIAL COMMERCIAL INDUSTRIAL

**GREENTECH ENGINEERS & LAND SURVEYORS**

15111 W. Pontiac Trail, Warren, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

**811**

Know what's below  
Call before you dig.

**CONCEPTUAL LAYOUT PLAN (NORTH)**

CONCEPTUAL LAYOUT PLANS - PARCEL No. 22-17-101-006  
TOWNSHIP 17 N. RANGE 6E  
CITY OF NOVI, MICHIGAN  
SECTION 17

HADLEY'S TOWING

CLIENT:

REVISED 11-4-2016 REVISED

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

SCALE: HOR 1"=50 FT  
VER 1"=1' FL

2







**CONCEPT PLAN**

**Submitted 11-28-2016 via E-mail**

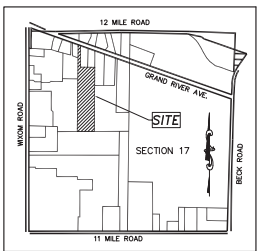
(Full plan set available for viewing at the Community Development Department)

# 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

## SHEET INDEX

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



VICINITY MAP  
NOT TO SCALE

## 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
- ⊙ EX IRRIGATION CONTROL VALVE
- ⊙ EX CLEANOUT
- ⊙ EX LIGHT POLE
- ⊙ EX SIGN
- ⊙ EX TRANSFORMER
- ⊙ EX TREE W/NUMBER
- EX FENCE LINE
- 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 S00°41'31"E, 228.48 FEET; THENCE S70°05'07"E, 63.54 FEET; THENCE S00°41'31"W, 579.57 FEET; THENCE S89°32'12"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 N89°35'57"E, 1524.26 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°35'57"W, 816.82 FEET FROM THE CENTER OF SAID SECTION 17; THENCE S86°35'57"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 M 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) FOR DISTRICT COMMUNITY NO. 26075 -- CITY OF NOVI MI WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 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 CONTRACTOR. 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 MAY 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 #	SEZID(SH)	CONDITION	COMMON NAME	SCIENTIFIC NAME	NOTES
1	121	1	BLACK CHERRY	PRUNUS SEROTINA	
2	83	1	BLACK CHERRY	PRUNUS SEROTINA	
3	82	1	BLACK CHERRY	PRUNUS SEROTINA	
4	81	1	BLACK CHERRY	PRUNUS SEROTINA	
5	80,81,82	1	RED MAPLE	ACER RUBRUM	MULTIPLE TRUNKS (2)
6	79	1	BLACK CHERRY	PRUNUS SEROTINA	
7	92	1	BLACK CHERRY	PRUNUS SEROTINA	
8	81	1	BLACK CHERRY	PRUNUS SEROTINA	
9	103,11	1	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	MULTIPLE TRUNKS (2)
10	82	1	BLACK CHERRY	PRUNUS SEROTINA	
11	92	1	BLACK CHERRY	PRUNUS SEROTINA	
12	102,92,84	1	SCOTTS PINE	PINUS SYLVESTRIS	
13	82	1	BLACK CHERRY	PRUNUS SEROTINA	
14	84	1	SUGER MAPLE	ACER SACCHARINUM	
15	82,81	1	BLACK CHERRY	PRUNUS SEROTINA	
16	114	2	SCOTTS PINE	PINUS SYLVESTRIS	
17	82,81	1	BLACK CHERRY	PRUNUS SEROTINA	
18	112	2	SCOTTS PINE	PINUS SYLVESTRIS	
19	82	1	BLACK CHERRY	PRUNUS SEROTINA	
20	82	1	BLACK CHERRY	PRUNUS SEROTINA	
21	21,39	1	BLACK CHERRY	PRUNUS SEROTINA	MULTIPLE TRUNKS (2)
22	82	1	BLACK CHERRY	PRUNUS SEROTINA	
23	92	2	TREMBLING ASPEN	POPULUS TREMULOIDES	DYING
24	122	1	BLACK WILLOW	SALIX NIGRA	
25	152	2	BLACK WILLOW	SALIX NIGRA	
26	82,81	1	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)
27	122	1	AMERICAN ELM	ULMUS AMERICANA	
28	122	3	BLACK WILLOW	SALIX NIGRA	
29	82	1	TREMBLING ASPEN	POPULUS TREMULOIDES	
30	92	3	TREMBLING ASPEN	POPULUS TREMULOIDES	
31	102,81	1	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
32	9	3	SCOTTS PINE	PINUS SYLVESTRIS	
33	102,81	1	RED OAK	QUERCUS RUBRA	
34	92	2	BLACK CHERRY	PRUNUS SEROTINA	
35	92	2	BLACK CHERRY	PRUNUS SEROTINA	
36	92	2	BLACK CHERRY	PRUNUS SEROTINA	
37	81	1	SUGER MAPLE	ACER SACCHARINUM	
38	92	1	RED OAK	QUERCUS RUBRA	
39	122	1	RED OAK	QUERCUS RUBRA	
40	92	1	RED OAK	QUERCUS RUBRA	
41	82	1	RED OAK	QUERCUS RUBRA	
42	112	1	RED OAK	QUERCUS RUBRA	
43	92	1	RED OAK	QUERCUS RUBRA	
44	92	1	RED OAK	QUERCUS RUBRA	
45	92	1	RED OAK	QUERCUS RUBRA	
46	222	3	RED OAK	QUERCUS RUBRA	
47	92	1	RED OAK	QUERCUS RUBRA	
48	182	2	RED OAK	QUERCUS RUBRA	MULTIPLE TRUNKS (2)
49	12	2	RED OAK	QUERCUS RUBRA	
50	114,81	3	RED OAK	QUERCUS RUBRA	

TREE #	SEZID(SH)	CONDITION	COMMON NAME	SCIENTIFIC NAME	NOTES
101	101	1	BLACK CHERRY	PRUNUS SEROTINA	
102	82	1	SCOTTS PINE	PINUS SYLVESTRIS	
103	102	1	SUGER MAPLE	ACER SACCHARINUM	
104	102	2	COTTONWOOD	POPULUS DELTOIDES	
105	102	2	COTTONWOOD	POPULUS DELTOIDES	
106	102	1	BLACK CHERRY	PRUNUS SEROTINA	
107	102	1	BLACK CHERRY	PRUNUS SEROTINA	
108	102	1	RED OAK	QUERCUS RUBRA	
109	102	1	RED OAK	QUERCUS RUBRA	
110	102	1	SUGER MAPLE	ACER SACCHARINUM	
111	102	1	RED OAK	QUERCUS RUBRA	
112	102	1	RED OAK	QUERCUS RUBRA	
113	102	1	RED OAK	QUERCUS RUBRA	
114	102	1	RED OAK	QUERCUS RUBRA	
115	102	1	RED OAK	QUERCUS RUBRA	
116	102	1	RED OAK	QUERCUS RUBRA	
117	102	1	RED OAK	QUERCUS RUBRA	
118	102	1	RED OAK	QUERCUS RUBRA	
119	102	1	RED OAK	QUERCUS RUBRA	
120	102	1	RED OAK	QUERCUS RUBRA	
121	102	1	RED OAK	QUERCUS RUBRA	
122	102	1	RED OAK	QUERCUS RUBRA	
123	102	1	RED OAK	QUERCUS RUBRA	
124	102	1	RED OAK	QUERCUS RUBRA	
125	102	1	RED OAK	QUERCUS RUBRA	
126	102	1	RED OAK	QUERCUS RUBRA	
127	102	1	RED OAK	QUERCUS RUBRA	
128	102	1	RED OAK	QUERCUS RUBRA	
129	102	1	RED OAK	QUERCUS RUBRA	
130	102	1	RED OAK	QUERCUS RUBRA	
131	102	1	RED OAK	QUERCUS RUBRA	
132	102	1	RED OAK	QUERCUS RUBRA	
133	102	1	RED OAK	QUERCUS RUBRA	
134	102	1	RED OAK	QUERCUS RUBRA	
135	102	1	RED OAK	QUERCUS RUBRA	
136	102	1	RED OAK	QUERCUS RUBRA	
137	102	1	RED OAK	QUERCUS RUBRA	
138	102	1	RED OAK	QUERCUS RUBRA	
139	102	1	RED OAK	QUERCUS RUBRA	
140	102	1	RED OAK	QUERCUS RUBRA	
141	102	1	RED OAK	QUERCUS RUBRA	
142	102	1	RED OAK	QUERCUS RUBRA	
143	102	1	RED OAK	QUERCUS RUBRA	
144	102	1	RED OAK	QUERCUS RUBRA	
145	102	1	RED OAK	QUERCUS RUBRA	
146	102	1	RED OAK	QUERCUS RUBRA	
147	102	1	RED OAK	QUERCUS RUBRA	
148	102	1	RED OAK	QUERCUS RUBRA	
149	102	1	RED OAK	QUERCUS RUBRA	
150	102	1	RED OAK	QUERCUS RUBRA	

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



**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
15111 W. Pontiac Trail, Westland, MI 48093  
Phone: (248) 688-0700 Fax: (248) 688-0701



**HADLEY'S TOWING**  
TOPOGRAPHIC SURVEY (BY OTHERS)  
CONCEPTUAL LAYOUT PLANS - PARCEL No. 22-17-101-006  
TOWNSHIP 17 N. RANGE 8E  
SECTION 17  
CITY OF NOVI, MICHIGAN

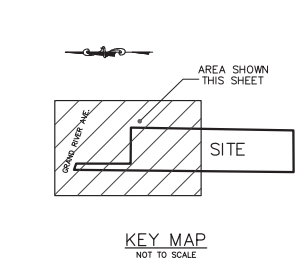
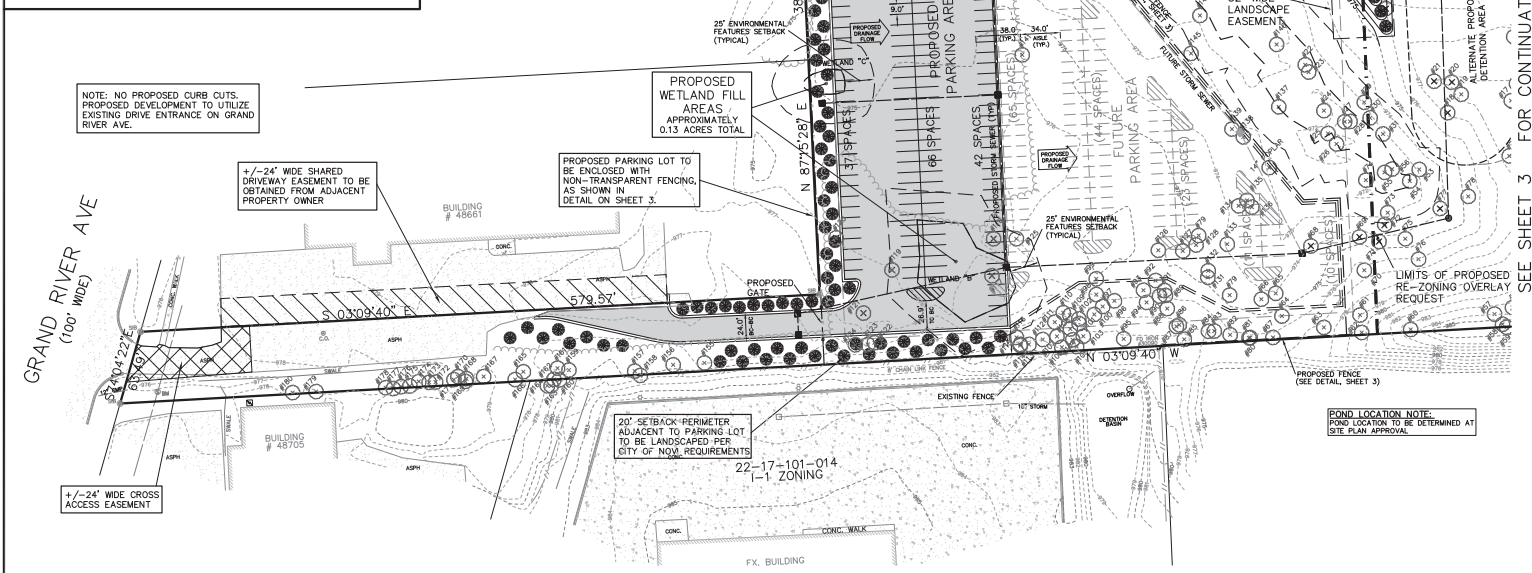
CLIENT: **HADLEY'S TOWING**  
REVISED  
11-4-2016 REVISED  
11-23-2016 REVISED  
11-28-2016 REVISED

DATE: 8-11-2016  
DRAWN BY: WSR  
CHECKED BY: JPP  
SCALE: 1"=100'  
1  
16-206

### LEGEND

	<b>EXISTING</b> X 804.20		<b>PROPOSED</b> X 804.20		<b>SPOT ELEVATION</b>
	<b>CONTOUR LINE</b>		<b>PROPOSED CONTOUR LINE</b>		<b>PROPOSED CONCRETE PAVEMENT</b>
	<b>INLET</b>		<b>PROPOSED WETLAND FILL AREA</b>		<b>PROPOSED ASPHALT PAVEMENT</b>
	<b>STORM SEWER</b>		<b>PROPOSED SHARED DRIVEWAY EASEMENT</b>		<b>PROPOSED CROSS ACCESS EASEMENT</b>
	<b>SANITARY SEWER</b>		<b>END SECTION</b>		<b>GATE VALVE</b>
	<b>WATERMAN</b>		<b>HYDRANT</b>		<b>POWER POLE</b>
	<b>STORM MANHOLE</b>		<b>SIGN</b>		<b>TREE</b>
	<b>CATCH BASIN</b>		<b>TREE TO BE REMOVED</b>		<b>PROP. CURB &amp; GUTTER</b>

TOPOGRAPHIC SURVEY PERFORMED BY OTHERS



**CURRENT ZONING:**  
I-2, LIGHT INDUSTRIAL DISTRICT  
CITY OF NOW ZONING MAP

**BUILDING SETBACKS:**  
FRONT: 40 FEET  
REAR: 20 FEET  
SIDES: 50 FEET  
PER CITY OF NOW ZONING ORDINANCE

**PARKING SETBACKS:**  
FRONT: 20 FEET  
REAR: 20 FEET  
SIDES: 50 FEET  
PER CITY OF NOW 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:**  
I-2, LIGHT INDUSTRIAL DISTRICT

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

**PARKING SETBACKS:**  
FRONT: 20 FEET  
REAR: 20 FEET  
SIDES: 50 FEET  
PER CITY OF NOW 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)  
118 CAPAC SANDY LOAM 54%  
109 BARRETT SANDY LOAM 13%  
-OR- SLOPES  
12 BROCKSTON & COLWOOD LOAMS 16%

2. TREES TO BE SAVED ARE TO BE PROPERLY PROTECTED AS DESIGNATED BY THE CITY OF NOW 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 NOW STANDARDS.  
3. WETLANDS TO BE PROTECTED WITH SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION. SEDIMENT BASIN SHALL BE INSTALLED PRIOR TO DRAINAGE 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(DIAG)	CONDIOTN	COMMON NAME	SCIENTIFIC NAME	NOTES	TREE #	SIZE(DIAG)	CONDIOTN	COMMON NAME	SCIENTIFIC NAME	NOTES	TREE #	SIZE(DIAG)	CONDIOTN	COMMON NAME	SCIENTIFIC NAME	NOTES
1	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		101	8.3	1	RED OAK	QUERCUS RUBRA		102	16.4	2	BLACK PINE	PINUS RESINOSA	
2	8.4	1	BLACK CHERRY	PRUNUS SEROTINA		102	8.4	1	RED OAK	QUERCUS RUBRA		103	8.3	1	RED OAK	QUERCUS RUBRA	
3	11.1	1	BLACK CHERRY	PRUNUS SEROTINA		103	8.3	1	RED OAK	QUERCUS RUBRA		104	8.4	1	RED OAK	QUERCUS RUBRA	
4	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		104	8.4	1	RED OAK	QUERCUS RUBRA		105	8.3	1	RED OAK	QUERCUS RUBRA	
5	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		105	8.3	1	RED OAK	QUERCUS RUBRA		106	8.4	1	RED OAK	QUERCUS RUBRA	
6	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		106	8.4	1	RED OAK	QUERCUS RUBRA		107	8.3	1	RED OAK	QUERCUS RUBRA	
7	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		107	8.3	1	RED OAK	QUERCUS RUBRA		108	8.4	1	RED OAK	QUERCUS RUBRA	
8	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		108	8.4	1	RED OAK	QUERCUS RUBRA		109	8.3	1	RED OAK	QUERCUS RUBRA	
9	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		109	8.3	1	RED OAK	QUERCUS RUBRA		110	8.4	1	RED OAK	QUERCUS RUBRA	
10	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		110	8.4	1	RED OAK	QUERCUS RUBRA		111	8.3	1	RED OAK	QUERCUS RUBRA	
11	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		111	8.3	1	RED OAK	QUERCUS RUBRA		112	8.4	1	RED OAK	QUERCUS RUBRA	
12	16.4	2	BLACK CHERRY	PRUNUS SEROTINA		112	8.4	1	RED OAK	QUERCUS RUBRA		113	8.3	1	RED OAK	QUERCUS RUBRA	
13	8.4	2	SCOTTS PINE	PINUS SYLVESTRIS	MULTIPLE TRUNKS (2)	113	8.3	1	RED OAK	QUERCUS RUBRA		114	8.4	1	RED OAK	QUERCUS RUBRA	
14	8.4	2	SCOTTS PINE	PINUS SYLVESTRIS	MULTIPLE TRUNKS (2)	114	8.4	1	RED OAK	QUERCUS RUBRA		115	8.3	1	RED OAK	QUERCUS RUBRA	
15	8.2	2	SCOTTS PINE	PINUS SYLVESTRIS	MULTIPLE TRUNKS (2)	115	8.4	1	RED OAK	QUERCUS RUBRA		116	8.4	1	RED OAK	QUERCUS RUBRA	
16	8.1	1	BLACK CHERRY	PRUNUS SEROTINA		116	8.3	1	RED OAK	QUERCUS RUBRA		117	8.4	1	RED OAK	QUERCUS RUBRA	
17	8.3	2	BLACK CHERRY	PRUNUS SEROTINA		117	8.4	1	RED OAK	QUERCUS RUBRA		118	8.3	1	RED OAK	QUERCUS RUBRA	
18	8.2	1	BLACK CHERRY	PRUNUS SEROTINA		118	8.4	1	RED OAK	QUERCUS RUBRA		119	8.3	1	RED OAK	QUERCUS RUBRA	
19	8.1	1	BLACK CHERRY	PRUNUS SEROTINA		119	8.4	1	RED OAK	QUERCUS RUBRA		120	8.3	1	RED OAK	QUERCUS RUBRA	
20	8.2	1	BLACK CHERRY	PRUNUS SEROTINA		120	8.4	1	RED OAK	QUERCUS RUBRA		121	8.3	1	RED OAK	QUERCUS RUBRA	
21	8.1	1	BLACK CHERRY	PRUNUS SEROTINA		121	8.4	1	RED OAK	QUERCUS RUBRA		122	8.3	1	RED OAK	QUERCUS RUBRA	
22	8.1	3	TREMBLING ASPEN	POPULUS TREMULOIDES	DRING	122	8.4	1	RED OAK	QUERCUS RUBRA		123	8.3	1	RED OAK	QUERCUS RUBRA	
23	8.5	2	TREMBLING ASPEN	POPULUS TREMULOIDES		123	8.4	1	RED OAK	QUERCUS RUBRA		124	8.3	1	RED OAK	QUERCUS RUBRA	
24	17.1	1	BLACK WILLOW	SALIX NIGRA		124	8.4	1	RED OAK	QUERCUS RUBRA		125	8.3	1	RED OAK	QUERCUS RUBRA	
25	15.8	2	BLACK WILLOW	SALIX NIGRA		125	8.4	1	RED OAK	QUERCUS RUBRA		126	8.3	1	RED OAK	QUERCUS RUBRA	
26	8.8	2	AMERICAN ELM	ULMUS AMERICANA	MULTIPLE TRUNKS (2)	126	8.4	1	RED OAK	QUERCUS RUBRA		127	8.3	1	RED OAK	QUERCUS RUBRA	
27	10.2	1	AMERICAN ELM	ULMUS AMERICANA		127	8.4	1	RED OAK	QUERCUS RUBRA		128	8.3	1	RED OAK	QUERCUS RUBRA	
28	8.2	2	TREMBLING ASPEN	POPULUS TREMULOIDES		128	8.4	1	RED OAK	QUERCUS RUBRA		129	8.3	1	RED OAK	QUERCUS RUBRA	
29	8.2	2	TREMBLING ASPEN	POPULUS TREMULOIDES		129	8.4	1	RED OAK	QUERCUS RUBRA		130	8.3	1	RED OAK	QUERCUS RUBRA	
30	8.2	2	TREMBLING ASPEN	POPULUS TREMULOIDES		130	8.4	1	RED OAK	QUERCUS RUBRA		131	8.3	1	RED OAK	QUERCUS RUBRA	
31	10.7	2	SCOTTS PINE	PINUS SYLVESTRIS	MULTIPLE TRUNKS (2)	131	8.4	1	RED OAK	QUERCUS RUBRA		132	8.3	1	RED OAK	QUERCUS RUBRA	
32	8.2	2	SCOTTS PINE	PINUS SYLVESTRIS		132	8.4	1	RED OAK	QUERCUS RUBRA		133	8.3	1	RED OAK	QUERCUS RUBRA	
33	16.9	1	SUGER MAPLE	ACER SACHARINUM		133	8.4	1	RED OAK	QUERCUS RUBRA		134	8.3	1	RED OAK	QUERCUS RUBRA	
34	8.4	2	SUGER MAPLE	ACER SACHARINUM		134	8.4	1	RED OAK	QUERCUS RUBRA		135	8.3	1	RED OAK	QUERCUS RUBRA	
35	8.4	2	SUGER MAPLE	ACER SACHARINUM		135	8.4	1	RED OAK	QUERCUS RUBRA		136	8.3	1	RED OAK	QUERCUS RUBRA	
36	8.8	2	SCOTTS PINE	PINUS SYLVESTRIS		136	8.4	1	RED OAK	QUERCUS RUBRA		137	8.3	1	RED OAK	QUERCUS RUBRA	
37	8.4	2	SUGER MAPLE	ACER SACHARINUM		137	8.4	1	RED OAK	QUERCUS RUBRA		138	8.3	1	RED OAK	QUERCUS RUBRA	
38	8.5	3	BLACK CHERRY	PRUNUS SEROTINA		138	8.4	1	RED OAK	QUERCUS RUBRA		139	8.3	1	RED OAK	QUERCUS RUBRA	
39	8.2	2	RED OAK	QUERCUS RUBRA		139	8.4	1	RED OAK	QUERCUS RUBRA		140	8.3	1	RED OAK	QUERCUS RUBRA	
40	8.8	2	RED OAK	QUERCUS RUBRA		140	8.4	1	RED OAK	QUERCUS RUBRA		141	8.3	1	RED OAK	QUERCUS RUBRA	
41	8.8	1	RED OAK	QUERCUS RUBRA		141	8.4	1	RED OAK	QUERCUS RUBRA		142	8.3	1	RED OAK	QUERCUS RUBRA	
42	8.7	2	RED OAK	QUERCUS RUBRA		142	8.4	1	RED OAK	QUERCUS RUBRA		143	8.3	1	RED OAK	QUERCUS RUBRA	
43	10.9	1	BLACKWOOD	TELA AMERICANA		143	8.4	1	RED OAK	QUERCUS RUBRA		144	8.3	1	RED OAK	QUERCUS RUBRA	
44	8.2	2	BLACKWOOD	TELA AMERICANA		144	8.4	1	RED OAK	QUERCUS RUBRA		145	8.3	1	RED OAK	QUERCUS RUBRA	
45	8.7	1	BLACKWOOD	TELA AMERICANA		145	8.4	1	RED OAK	QUERCUS RUBRA		146	8.3	1	RED OAK	QUERCUS RUBRA	
46	10.2	2	RED OAK	QUERCUS RUBRA		146	8.4	1	RED OAK	QUERCUS RUBRA		147	8.3	1	RED OAK	QUERCUS RUBRA	
47	11.2	3	RED OAK	QUERCUS RUBRA		147	8.4	1	RED OAK	QUERCUS RUBRA		148	8.3	1	RED OAK	QUERCUS RUBRA	
48	16.1	2	RED OAK	QUERCUS RUBRA		148	8.4	1	RED OAK	QUERCUS RUBRA		149	8.3	1	RED OAK	QUERCUS RUBRA	
49	11.2	2	RED OAK	QUERCUS RUBRA		149	8.4	1	RED OAK	QUERCUS RUBRA		150	8.3	1	RED OAK	QUERCUS RUBRA	
50	11.6	2	RED OAK	QUERCUS RUBRA		150	8.4	1	RED OAK	QUERCUS RUBRA							

**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
15111 W. Pontiac Trail, Wauwatosa, WI 53193  
Phone: (262) 668-0700 Fax: (262) 668-0701

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

**HADLEY'S TOWING**

**CONCEPTUAL LAYOUT PLAN (NORTH)**  
CONCEPTUAL LAYOUT PLANS - PARCEL No. 22-17-101-006  
TOWNSHIP 10 N RANGE 7E  
SECTION 17  
CITY OF NOW, MICHIGAN

CLIENT: **REVISED**  
11-4-2016 REVISED  
11-23-2016 REVISED  
11-28-2016 REVISED

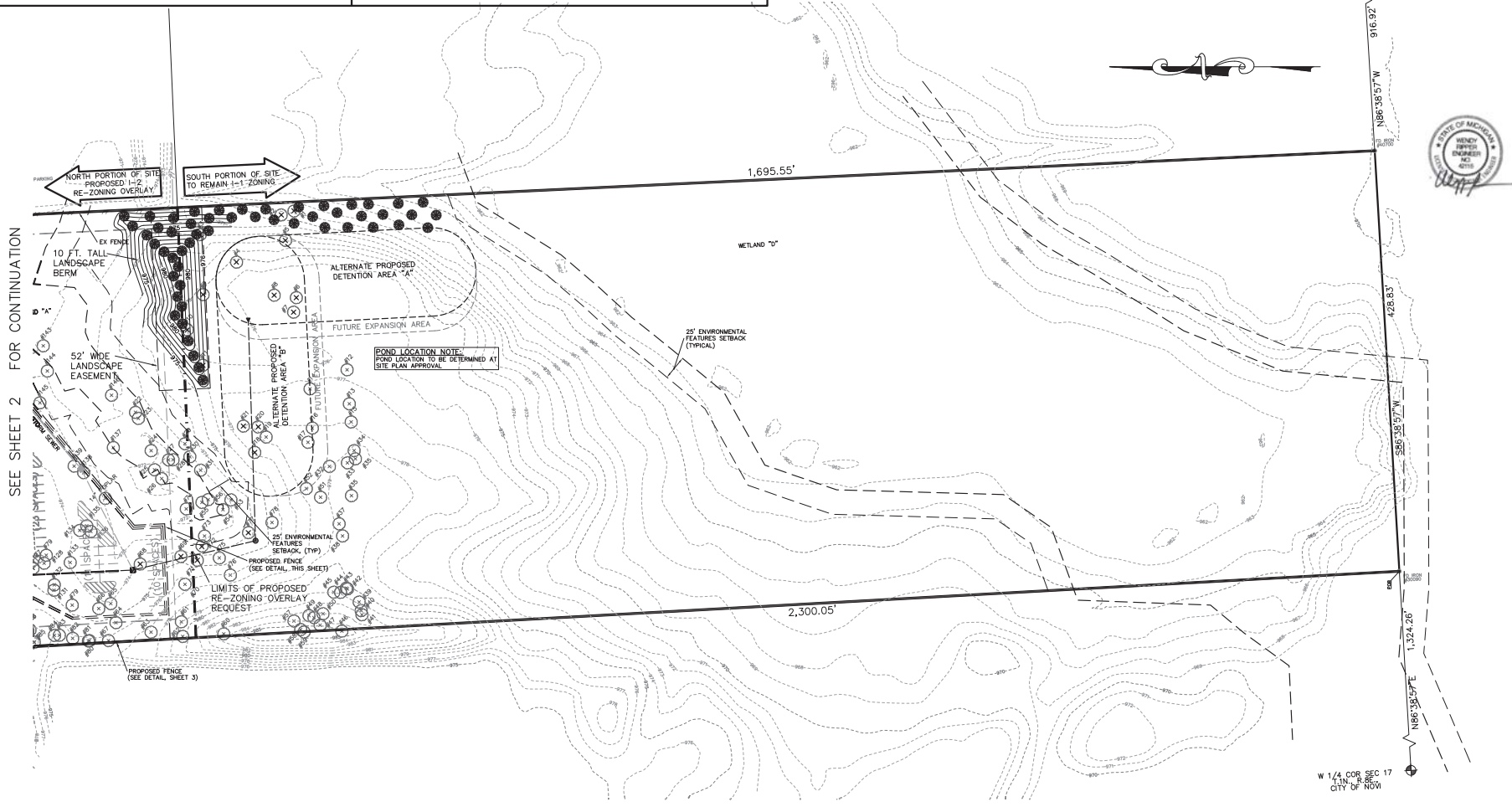
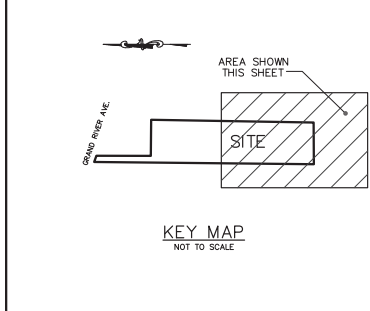
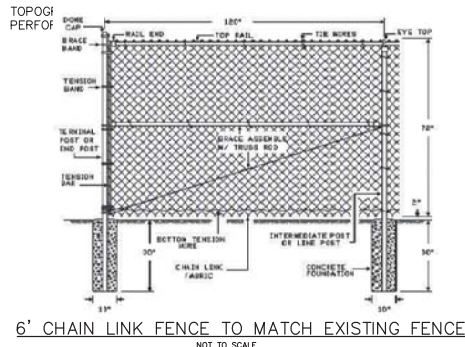
DATE: 8-11-2016  
DRAWN BY: WSR  
CHECKED BY: JPP

SCALE: HOR 1"=50 FT  
VER 1"=1' FT

2  
16-206



EXISTING	PROPOSED	LEGEND
X 804.20	X 804.20	SPOT ELEVATION
---	---	CONTOUR LINE
---	---	CL DITCH
---	---	STORM SEWER
---	---	SANITARY SEWER
○	○	WATERMAN
○	○	STORM MANHOLE
○	○	STAND PIPE
○	○	CATCH BASIN
○	○	END SECTION
○	○	INLET
○	○	GATE VALVE
○	○	HYDRANT
○	○	POWER POLE
○	○	SION
○	○	TREE
○	○	TREE TO BE REMOVED
○	○	PROP. CURB & GUTTER
		PROPOSED CONCRETE PAVEMENT
		PROPOSED ASPHALT PAVEMENT
		PROPOSED WETLAND FILL AREA



RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL  
LAND SURVEYING  
AUTOMATICALLY  
GENERATED  
STATE OF MICHIGAN  
CONSTRUCTION BOARD

**GREENTECH**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

15111 W. Pontiac Trail, Warren, MI 48393  
Telephone: 248-868-0700  
Fax: (248) 668-0701

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

CLIENT: HADLEY'S TOWING

**CONCEPTUAL LAYOUT PLAN (SOUTH)**

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

REVISED	11-4-2016	REVISED
REVISED	11-23-2016	REVISED
REVISED	11-28-2016	REVISED
DATE:	8-11-2016	
DRAWN BY:	WSR	
CHECKED BY:	JPP	
SCALE:	1"=50 FT	
SCALE:	1"=10 FT	
FBK:		
CHP:		
SCALE:	1"=50 FT	
SCALE:	1"=10 FT	

## 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**

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

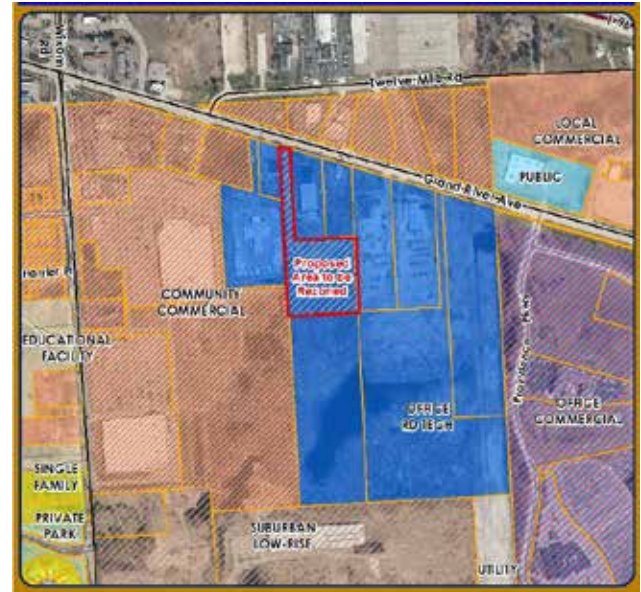
**Land Use and Zoning: For Subject Property and Adjacent Properties**

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

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
<b>Subject Property</b>	I-1 Light Industrial	Vacant land	Office Service Research and Technology (uses consistent with OST Zoning Districts)
<b>Northern Parcels (across Grand River Ave.)</b>	B-3: General Business	Shopping Plaza; Commercial	Community Commercial (uses consistent with B-2 and B-3 Zoning Districts)
<b>Southern Parcels</b>	I-2 General Industrial with Planned suburban low rise overlay	Industrial/ Commercial	Planned suburban low rise
<b>Eastern Parcels</b>	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)
<b>Western Parcels</b>	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 split 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](mailto:skomaragiri@cityofnovi.org).





## 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
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> (adopted August 25, 2010)	Office Research Development and Technology	Heavy Industrial	No	<b>The applicant, Hadley's Towing, is proposing a split zoning to allow for enclosed outdoor storage for their towing operations.</b>
<b>Area Study</b>	On-going Grand River Corridor Study	Does not fit with the recommendation or study vision	No	
<b>Zoning</b> (Effective December 25, 2013)	I-1: Light Industrial District	I-2 General Industrial	No	<b>Applicant is requesting a PRO overlay to allow I-2 uses</b>
<b>Uses Permitted</b> (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	
<b>Height, bulk, density and area limitations (Sec 3.1.19)</b>				
<b>Frontage on a Public Street.</b> (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Grand River Avenue	Yes	
<b>Access to Major Thoroughfare</b> (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	
<b>Minimum Zoning Lot Size</b> 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	
<b>Minimum Zoning Lot Size</b> for each			NA	



Item	Required Code	Proposed	Meets Code	Comments
Unit: Width in Feet	greenbelt screening, yard setback or usable open space			
<b>Open Space Area</b>	----		NA	---
<b>Maximum % of Lot Area Covered</b> (By All Buildings)	(Sec 3.6.2.D)	Building is not proposed	NA	
<b>Building Height</b> (Sec. 3.1.18.D & 3.1.19.D)	I-1: 40 ft. I-2: 60 ft.	Building is not proposed	NA	
<b>Building Setbacks</b> (Sec. 3.1.18.D & 3.1.19.D)				
	<b>I-1</b>	<b>I-2</b>	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.		
<b>Parking Setback</b> (Sec 3.1.19.D)& Refer to applicable notes in Sec 3.6.2				
	<b>I-1</b>	<b>I-2</b>	Setbacks appear to comply	Yes
Front	3.6.2.E	3.6.2.E		
Rear	10 ft.	20 ft.		
Side	10 ft.	20 ft.		
<b>Note To District Standards</b> (Sec 3.6.2)For I-1 and I-2				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No side yard abutting street	NA	
<b>Off-Street Parking in Front Yard</b> (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			
<b>Off-Street Parking in Side and Rear Yards</b> (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	
<b>Setback from Residential District</b> (Sec 3.6.2.H)	Building shall be setback 3 feet for each foot of building height	Not abutting a residential district	NA	
<b>Wetland/Watercourse Setback</b> (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			
<b>Additional Height</b> (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	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Not provided	No	<b>Refer to landscape review letter for more details. Landscape identifies this as deviation. The plan shall comply with screening requirements</b>
<b>Modification of parking setback requirements</b> (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	
<b>Parking, Loading and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b> 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	
<b>Parking Space Dimensions and maneuvering Lanes</b> (Sec. 5.3.2)	90°: 9 ft. x 19 ft. parking spaces with 24 ft. drives	9 ft. x 17ft. with 34' wide aisles to accommodate tow trucks	Yes	
	9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping			
	0°: 8 ft. x 23 ft. parking spaces with 13 ft. drives			
<b>Parking stall adjacent to entrance</b> (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	
<b>End Islands</b> (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	<b>Refer to Traffic and Landscape Islands for more details. End islands are required and would be considered a deviation</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>	To be determined based on required parking	Not applicable given the use	NA	
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code</i>	- 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	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	Not applicable given the use	NA	
<b>Minimum number of Bicycle Parking</b> <i>(Sec. 5.16.1)</i>	Four (4) spaces	Not applicable given the use	NA	
<b>Bicycle Parking General requirements</b> <i>(Sec. 5.16)</i>	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			
<b>Bicycle Parking Lot layout</b> <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Not applicable given the use	NA	
<b>Loading Spaces</b> <i>(Sec. 5.4.1)</i>	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	
<b>Accessory Structures</b>				
<b>Dumpster</b> <i>(Sec 4.19.2.F)</i>	- 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			
<b>Dumpster Enclosure</b> (Sec. 21-145. (c))	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	Not applicable given the use	NA	
<b>Roof top equipment and wall mounted utility equipment</b> (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	
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	No building proposed	NA	
<b>I-1 District Required Conditions (Sec 3.14)</b>				
<b>Outdoor Storage of above ground storage tanks</b> (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	
<b>Outdoor Storage of recreational equipment</b> (Sec. 3.14.1.B.iii)	Refer to Zoning Ordinance	Not indicated	NA	
<b>Other</b> (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Not indicated	NA	
<b>Adjacent to Freeway ROW</b> (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	
<b>Adjacent to Residential district</b> (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	
<b>I-2 District Required Conditions (Sec. 3.15)</b>				
<b>Outdoor Storage</b>	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?	<b>Please add a not on the plan in this regard</b>  <u>The applicant is also</u>

Item	Required Code	Proposed	Meets Code	Comments
		indicated that outside storage is being used for vehicles.		<u>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.</u>
<b>Planning Commission findings for permitted uses for I-1 district (Sec 3.14.3)</b>				
Sec 3.14.3.A	Protecting current and future residential uses from development impact	Not provided	NA	<u>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</u>
<b>Long term truck parking</b> Sec 3.14.3.B	No long term delivery truck parking on site	Not provided	NA	
<b>Performance standards</b> 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	
<b>Storage and/use of material</b> 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	
<b>Hazardous material checklist</b> Sec 3.14.3.E	Compliance of City's hazardous materials checklist	Not provided	NA	
<b>Sidewalks and Pathways</b>				
<b>Article XI. Off-Road Non-Motorized Facilities</b>	A 5 foot sidewalk is required along Grand River Avenue	Not provided	No	<b>Provide a sidewalk along Grand River Avenue</b>
<b>Pedestrian Connectivity</b>	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Not provided	Yes?	<b>Staff understands that there may not pedestrian traffic given the use. Please confirm in the response letter.</b>
<b>Other Requirements</b>				
<b>Exterior lighting</b> (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Not provided	No	<b>Please provide a lighting and photometric plan to verify conformance or identify any deviations</b>
<b>Design and Construction Standards Manual</b>	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).			
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Mostly provided	Yes?	<b>Refer to Traffic review for more comments</b>
<b>Economic Impact Information</b>	- Total cost of the proposed building & site improvements  - Number of anticipated jobs created (during construction & after building is occupied, if known)	Not provided	No	<b>Please provide the economic impact information</b>
<b>Development and Street Names</b>	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		<u>Contact Richelle Leskun at 248-347-0475 to schedule a meeting with the Committee</u>
<b>Development/ Business Sign</b>	Signage if proposed requires a permit.	None shown		<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>
<b>Lighting and Photometric Plan (Sec.5.7)</b>				
<b>Intent (Sec. 5.7.1)</b>	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky			<b>Please provide a lighting and photometric plan to verify conformance or identify any deviations</b>
<b>Lighting Plan (Sec. 5.7.A.1)</b>	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
<b>Lighting Plan (Sec.5.7.A.2)</b>	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
<b>Required Conditions</b> (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses			
<b>Required Conditions</b> (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			
<b>Required Conditions</b> (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			
<b>Required Conditions</b> (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
<b>Min. Illumination</b> (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			
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
<b>Cut off Angles</b> (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

3.1.18



**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

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement






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.

**i** **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](http://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](http://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 meader [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



---

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](mailto: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
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> (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	
<b>Project Information</b> (LDM 2.d.)	Name and Address	No	No	
<b>Owner/Developer Contact Information</b> (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	No	No	
<b>Landscape Architect contact information</b> (LDM 2.b.)	Name, Address and telephone number of RLA	No	No	
<b>Sealed by LA.</b> (LDM 2.g.)	Requires original signature	No	No	<u>Required for Final Site Plan</u>
<b>Miss Dig Note</b> (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
<b>Zoning</b> (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. <b>Please show zoning for all adjacent properties.</b>
<b>Survey information</b> (LDM 2.c.)	§ Legal description or boundary line survey § Existing topography	Yes	Yes	Sheet 1

Item	Required	Proposed	Meets Code	Comments
<b>Existing plant material Existing woodlands or wetlands</b> (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.
<b>Soil types</b> (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	Yes	Yes	Sheet 2
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	<b>Please show any proposed hydrants, if applicable.</b>
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	No	No	
<b>Snow deposit</b> (LDM.2.q.)	Show snow deposit areas on plan	No	No	<b>Please add notes indicating snow deposit areas on proposed layout that won't damage landscaping.</b>
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements</b> (LDM 1.c)	§ Clear sight distance within parking islands § No evergreen trees	No	No	No parking lot islands are provided.
<b>Name, type and number of ground cover</b> (LDM 1.c.(5))	As proposed on planting islands	NA	No	
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands</b> (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.
<b>Curbs and Parking stall reduction (c)</b>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Contiguous space limit (i)</b>	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.
<b>Plantings around Fire Hydrant (d)</b>	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No hydrants are indicated	TBD	
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Dense parking lot perimeter landscaping	Yes	<b>Please call out groundcover on landscape plan.</b>
<b>Clear Zones (LDM 2.3.(5))</b>	25 ft corner clearance required. Refer to Zoning Section 5.9	Yes	Yes	1. No landscaping is proposed at Grand River entrance. 2. <b>Please show clear vision zones on Landscape Plan.</b>
<b>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)</b>				
A = Total square footage of parking spaces not including access aisles x 10%	$A = \quad \times 10\% = \text{sf}$	NA		
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	$\$ B = \quad \times 5\% = \text{sf}$ § 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 %	$C = \quad \times 1\% = \text{sf}$	NA		
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)</b>				
A. = Total square footage of parking spaces not including access aisles x 7%	$A = 7\% \times \text{xx sf} = \text{xx sf}$	No	No	<b>Please provide calculations</b>
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	$B = 2\% \times \text{xx sf} = \text{xx sf}$	No	No	<b>Please provide calculations</b>

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%	$C = 0.5\% \times 0 \text{ sf} = 0 \text{ SF}$	No	No	Please provide calculations
<b>All Categories</b>				
D = A+B or A+C Total square footage of landscaped islands	$xx + xx = xxx \text{ SF}$	No	No	<ol style="list-style-type: none"> <li>1. Please provide calculations</li> <li>2. Please provide required islands</li> <li>3. Please label landscaping areas in SF.</li> <li>4. A ZBA variance is required to not provide end islands.</li> <li>5. A landscape waiver is required to not provide interior landscape islands.</li> </ol>
E = D/75 Number of canopy trees required	$xxx/75=xx \text{ Trees}$	No	No	<ol style="list-style-type: none"> <li>1. Please provide calculations</li> <li>2. Please provide required trees</li> <li>3. Please uniquely label trees to distinguish them as interior trees.</li> <li>4. A landscape waiver is required to not provide interior trees.</li> </ol>
<b>Perimeter Green space</b>	§ 1 Canopy tree per 35 lf; § $xx/35=x \text{ trees}$ § Sub-canopy trees can be used under overhead utility lines.	No	No	<ol style="list-style-type: none"> <li>1. A large number of trees are proposed around perimeter of vehicle storage area.</li> <li>2. Please provide calculations</li> <li>3. Please uniquely label trees to distinguish them as interior trees.</li> <li>4. A landscape waiver is required to not provide interior trees.</li> </ol>
<b>Parking land banked</b>	NA	No		
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
§ 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.				
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements</b> (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.
<b>Planting requirements</b> (LDM 1.a.)	LDM Novi Street Tree List	NA		
<b>Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)</b>				
<b>Berm requirements</b> (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. <b>There is no room for berms in Grand River frontage. Please request a landscape waiver – it will be supported by staff.</b>
<b>Cross-Section of Berms (LDM 2.j)</b>				
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. <b>Please show any existing or proposed utility lines.</b> 2. <b>Please dimension distance between new trees close to overhead lines and the line.</b>
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None	TBD	<b>Please include any proposed walls on landscape plan.</b>
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		None	TBD	



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

<p><b>loading/unloading</b>  <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i></p>	<p>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.</p>	<p>east and west sides of the lot are screened with dense landscaping and a 6 foot tall chain link fence with non-transparent fabric</p>		<p><b>with materials consistent with the requirements of 3.15.2</b>                  2. Please indicate the maximum height of vehicles stored on the lot.                  3. Please identify the plant material being used along the lot boundaries.</p>
<p><b>Transformers/Utility boxes</b>  <i>(LDM 1.e from 1 through 5)</i></p>	<p>§ 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</p>	<p>No utility boxes shown</p>		<p>If there are any transformers or utility boxes, please provide proper screening for any transformers and city screening detail.</p>
<p><b>Building Foundation Landscape Requirements (Sec 5.5.3.D)</b></p>				
<p><b>Interior site landscaping SF</b></p>	<p>§ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft.                  § <b>xx If x 8ft = xx SF</b></p>	<p>None</p>	<p>No</p>	<p>No building is proposed.</p>
<p><i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i></p>	<p>§ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space</p>	<p>None</p>	<p>No</p>	<p>See above</p>
<p><b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b></p>				
<p><b>Planting requirements</b>  <i>(Sec. 5.5.3.E.iv)</i></p>	<p>§ 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</p>	<p>None</p>	<p>No</p>	<p>1. Please provide required shrubs around detention basin.                  2. Please include proposed seed mix(es) on landscape plan.</p>
<p><b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b></p>				
<p><b>Landscape Notes – Utilize City of Novi Standard Notes</b></p>				
<p><b>Installation date</b>  <i>(LDM 2.I. &amp; Zoning Sec 5.5.5.B)</i></p>	<p>Provide intended date</p>	<p>No</p>	<p>No</p>	<p>1. Please include all required notes on Landscape Plan.</p>

				<b>2. Standard City of Novi notes and details are available upon request.</b>
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> <li>Include statement of intent to install and guarantee all materials for 2 years.</li> <li>Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	No	No	See above
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	No	No	See above
<b>Irrigation plan</b> (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No	No	<u>Need for final site plan</u>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	No	No	See above
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	No	No	See above
<b>Plant List (LDM 2.h.) - Include all cost estimates</b>				
Quantities and sizes	Refer to LDM suggested plant list	No	No	<b>Include on Landscape Plan</b>
Root type		No	No	<b>Include on Landscape Plan</b>
Botanical and common names		No	No	<b>Include on Landscape Plan</b>
Type and amount of lawn		No	No	<b>Include on Landscape Plan</b>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No	No	<u>Please add on Final Site Plans.</u>
<b>Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	<b>1. Please include all required details on Landscape Plan.</b> <b>2. Standard City of Novi notes and details are available upon request.</b>
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.
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions</b> (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.
<b>Plant Materials &amp; Existing Plant Material</b> (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	Show calculations for woodland tree removals and replacement.
<b>Landscape tree credit (LDM3.b.(d))</b>	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	
<b>Plant Sizes for ROW, Woodland replacement and others</b> (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
<b>Plant size credit</b> (LDM3.c.(2))	NA	No	No	
<b>Prohibited Plants</b> (LDM 3.d)	No plants on City Invasive Species List	No	TBD	
<b>Recommended trees for planting under overhead utilities</b> (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.

<b>Collected or Transplanted trees</b> <i>(LDM 3.f)</i>		No		
<b>Nonliving Durable Material: Mulch</b> <i>(LDM 4)</i>	§ 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	<b>Include this information in planting details.</b>

**NOTES:**

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

## WETLANDS REVIEW



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

FAX (734)  
769-3164

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*

<i>Wetland Area</i>	<i>Wetland Area (acres)</i>	<i>City Regulated?</i>	<i>MDEQ Regulated?</i>	<i>Impact Area (acre)</i>	<i>Estimated Impact Volume (cubic yards)</i>
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
<b>TOTAL</b>	<b>Not Provided</b>	--	--	<b>0.13</b>	<b>Not Provided</b>

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 pre-application 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

Hadley's Towing Parking Lot (JSP16-0033)  
Wetland Review of the Revised Concept Plan (PSP16-0173)  
November 21, 2016  
Page 5 of 7

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

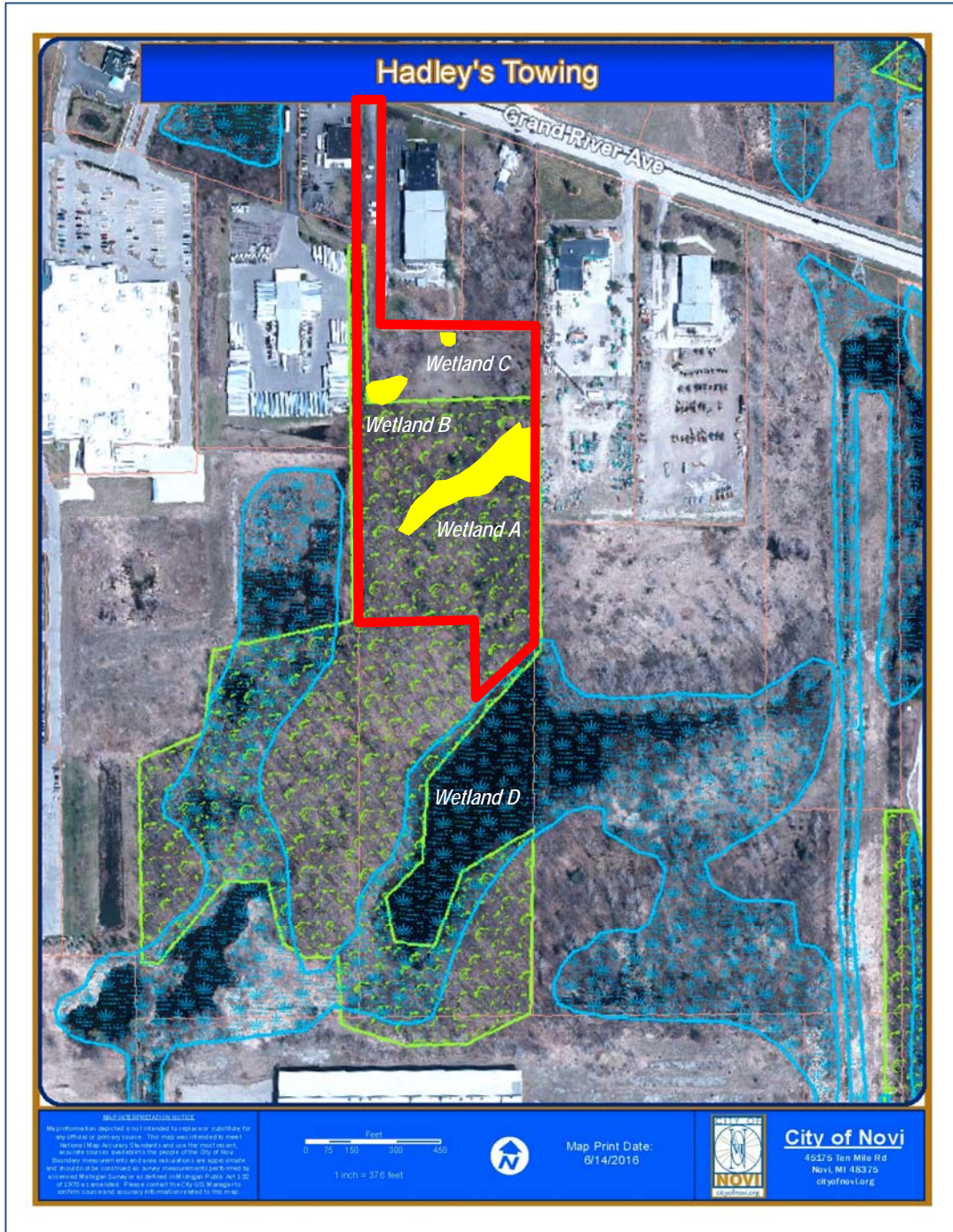


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project area is highlighted in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).



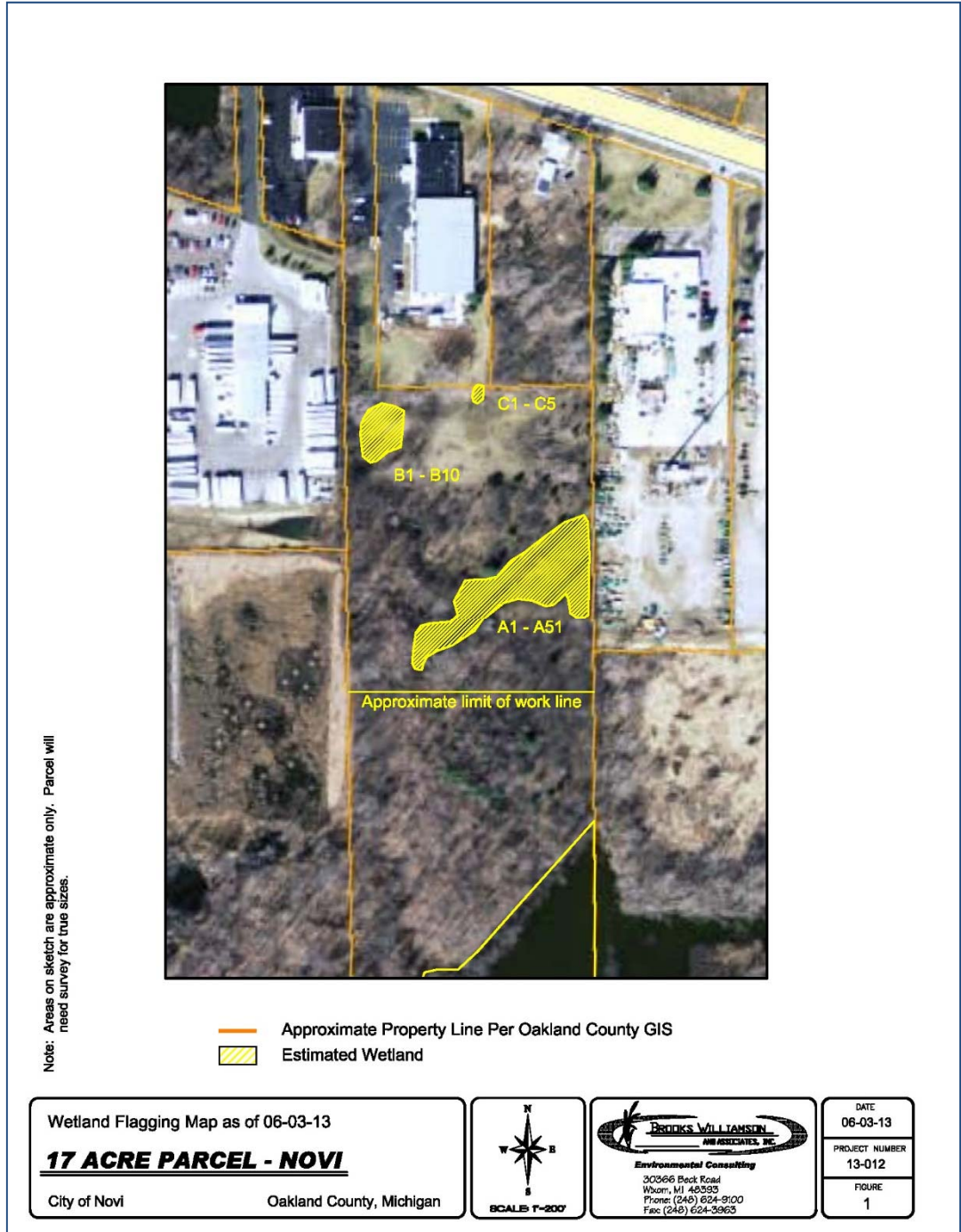


Figure 2. Wetland Flagging Map. (Note: the 'Approximate limit of work line' indicated is not current and is not applicable to the current Plan).



# WOODLANDS REVIEW



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.



Hadley's Towing Parking Lot (JSP16-0033)  
Woodland Review of the Revised Concept Plan (PSP16-0173)  
November 21, 2016  
Page 5 of 7

**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

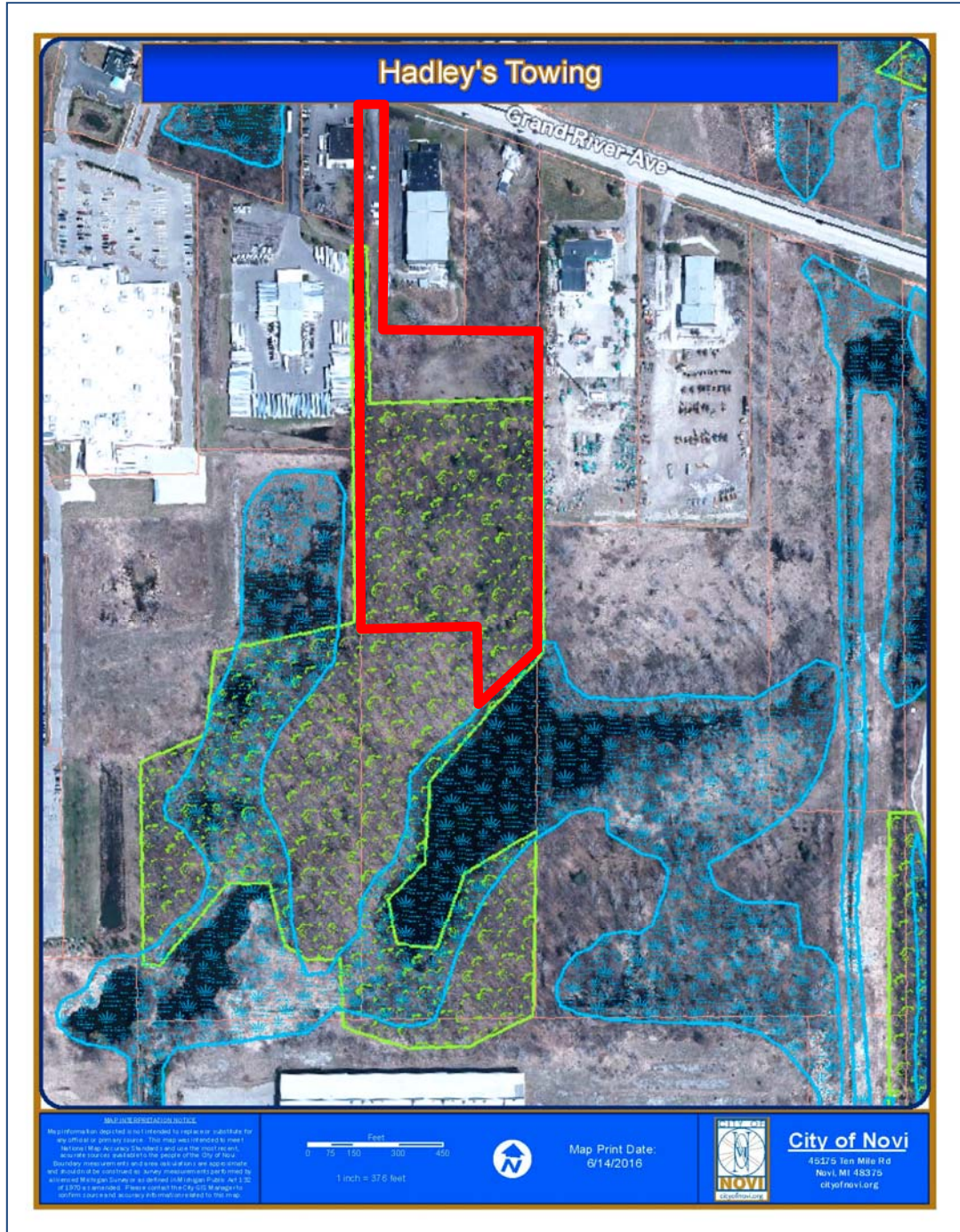


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project area is highlighted in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

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

## TRAFFIC REVIEW



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

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

**From:**  
AECOM

**Date:**  
November 17, 2016

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

**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.

Memo

Sincerely,

**AECOM**

A handwritten signature in blue ink, appearing to read "Sterling Frazier".

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

A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

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

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

**City Manager**  
Pete Auger

**Director of Public Safety  
Chief of Police**  
David E. Molloy

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

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

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**



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**

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