

INTERNAL SITE PLAN REVIEW


DATE: Oct. 26, 2021

SITE: 456 E. CADY ST. – FINAL SITE PLAN REVIEW

REVIEWED BY:

DATE:

 BUILDING:



11/9/21

D.P.W./ENGINEERING: _____

FIRE: _____

POLICE: _____

ASSESSOR: _____

DDA: (If applicable) _____

ADDITIONAL COMMENTS: _____

PLEASE RETURN REVIEW AND APPLICATION/PLANS TO THE BUILDING
DEPT. BY 10:00 A.M. WEDNESDAY, NOV. 17, 2021.

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November 11, 2021

City of Northville
Department of Public Works
215 W Main St,
Northville, MI 48167

Attn: Mr. Michael Domine, DPS Director

Re: 456 Cady Street Foundry Flask – Final Site Plan Review
OHM Job No. 0152-21-1030

Dear Mr. Domine,

On behalf of the City of Northville, we have reviewed the Final Site Plan as submitted by Seiber, Keast Engineering, LLC and dated October 26, 2021, for the above referenced project. The site plan materials are for the development of a three level Commercial and Residential Building with associated parking lots and site improvements. Based on the information presented, we offer the following comments for your consideration at the final site plan stage:

General Comments

1. The Cady Street additional Right-of-way (ROW) shall be shown to extend from the corner thru to the easterly property line jog a the east entrance.
2. The topographic survey base plan shall be expanded to show pertinent features of properties across the street from the proposed site along Cady.
3. A revised Oakland County Huron-Rouge Interceptor easement centered over the existing 30-inch sanitary sewer (along the SE corner of the property) may be necessary in the future. The process to modify the easement and proposed easement width are to be determined in future stages of the project.
4. The legend should define all hatch patterns that are used on the plans. The hatch for proposed concrete sidewalk is too similar to that of the flood zone "AE".
5. The hollow squares shown within the proposed walkway along the road frontage should be identified with a callout note or legend item, they are assumed to be a landscape feature, but we need to understand if they are at grade to the sidewalk or raised. A minimum clear width of 5 ft must be maintained.
6. A narrative for how residents will enter the enclosed parking lot should be provided. If a keypad pedestal on the driver's side is proposed, it would need to be in an island which would impact the emergency vehicle access turning movements. Drive aisle width may need to accommodate.



Grading/Paving

1. Sidewalk shall be shown extending through the east parking lot driveway approach and be relatively parallel to the existing road.
2. The proposed driveway approach at the east parking lot entrance should be concrete up to the back of sidewalk and should extend out to meet the curb. The width of the driveway approach shall match the aisle width up to the end of radius of the driveway approach flare.
3. Proposed sidewalk shall be monolithic through driveway approaches. The sidewalk going through the driveway approaches should be shown as 5-foot wide, regardless of the width of the pedestrian area abutting the proposed building.
4. The plans should show the existing sidewalk located along the front of the residential property at 350 E Cady St and show how the proposed sidewalk will meet the existing sidewalk. There is also an existing Utility pole in this area, if it is to remain it shall be accommodated.
5. The proposed 8-foot dimension in the parallel parking spaces shall include dimension line, sheet 4.
6. Proposed waste receptacle and enclosure shall be oriented and located such that they are accessible to garbage trucks. The proposed concrete pad for garbage pickup shown on the west end of the property does not appear to be accessible to garbage trucks since it is perpendicular to the access road.
7. Dumpster enclosures shall not be constructed within an underground utility easement. Applicant should consider relocating this pad farther south and east.

Utilities

8. The callout note referencing "Existing City of Novi Sanitary Sewer" should be changed to say the City of Northville and the leader arrow should be moved to point to the correct sanitary sewer line, sheet 4
9. The proposed hydrant near the southwest end of the site should be relocated farther away from the building to a different parking lot island. The Fire Marshall to advised on preferred location.
10. The water service and fire suppression line shall be connected to the existing 6-inch, future 12-inch Cady St WM. The 8-inch WM running along the east part of the property and crosses thru the river flow, is being considered to be eliminated as part of the Cady St WM replacement.
11. The proposed hydrant on the east side of the building should be relocated to be further from the building and extend from the Cady St WM, not having a dead end length greater than 290 ft.
12. The proposed alignment of relocated overhead wires and DTE poles shall be shown on the plans. The applicant should provide correspondence with DTE that they agree with the proposed realignment. Future DTE easements in relation to underground utilities needs to be understood.
13. Applicant should submit plans to Wayne County DPS for Stormwater Management review as soon as possible to ensure that current storm design strategy will meet with the new Wayne County storm water ordinance.

Traffic Impact Study

OHM has reviewed the F&V traffic impact study dated August 31, 2021, and the synchro database from which the study was prepared. OHM prepared a review memo dated October 4, 2021. The



Applicant's Traffic Engineer should review the technical comments outlined in our memo and provide a revised copy of the TIS for further review. No revised TIS was received for review with the final site plans.

Summary of Necessary Future Permits and/or Approvals

1. Include an "Agency Permits Required" table on the cover sheet and update as necessary to reflect the current permit status as necessary on the next submittal.
2. Approval and permit from Wayne County Department of Environment for Soil Erosion and Sedimentation Control is required.
3. Approval and permit from the Wayne County Department of Public Services is required for stormwater management, including proposed underground detention system and waiver of first 1-inch infiltration.
4. City of Northville Fire Department approval is required for existing and proposed fire hydrants locations.
5. EGLE Part 399 water main construction permit is required for 8-inch water main for hydrant service lines.

We recommend that these final site plans not be approved until several of these larger issues have been addressed.

Should you have any questions regarding our review comments outlined above, please do not hesitate to contact me at (734) 466-4538 or via email at nicholas.bayley@ohm-advisors.com.

Sincerely,
OHM Advisors

Nicholas Bayley, PE
Project Engineer

cc: Patrick Sullivan, City of Northville, City Manager, via email
Sally Elmiger, CWA, City of Northville Planner, via email
Lori Ward, City of Northville DDA Director, via email
Brent Strong, City of Northville, Chief Building Official, via email
Matthew Samhat, City of Northville Fire Marshall, via email
Bob Emerson, SKE applicant engineer, via email
Julie Kroll, F&V Traffic Engineer, via email
George Tsakoff, PIC OHM, via email
Stephen Dearing, PTOE OHM, via email

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