



## Island Lake of Novi Phase 5C SP 12-04

### ISLAND LAKE OF NOVI PHASE 5C SP12-04

Consideration of the request of Toll Brothers, Inc. for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located north of Ten Mile Road, west of Wixom Road, in Section 19 of the City. The property totals 10.047 acres and the applicant is proposing 22 single-family residential units in the Island Lake subdivision.

### REQUIRED ACTION

Approval or denial of Preliminary Site Plan and Stormwater Management Plan.

| REVIEW      | RESULT               | DATE     | COMMENTS  |
|-------------|----------------------|----------|---|
| Planning    | Approval recommended | 02/07/12 | <ul style="list-style-type: none"> <li>• Items to be addressed on the Stamping Set submittal.</li> <li>• Applicant should consider additional sidewalk connections and/or modifications.</li> </ul> |
| Engineering | Approval recommended | 02/10/12 | Items to be addressed on the Stamping Set submittal.  |
| Traffic     | Approval recommended | 01/26/12 | <ul style="list-style-type: none"> <li>• Items to be addressed on the Stamping Set submittal.</li> <li>• Applicant should consider additional sidewalk connections and/or modifications.</li> </ul> |
| Landscaping | Approval recommended | 01/04/12 | Items to be addressed on the Stamping Set submittal.  |
| Fire        | Approval recommended | 01/27/12 | Items to be addressed on the Stamping Set submittal.  |

## Motion sheet

### Approval – Preliminary Site Plan

In the matter of the request of Toll Brothers, Inc. for Island Lake of Novi, Phase 5C SP 12-04, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- b. *(additional conditions here if any)*

*(because the plan is otherwise in compliance with the existing Residential Unit Development agreement, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

### Approval – Storm Water Management Plan

In the matter of the request of Toll Brothers, Inc. for Island Lake of Novi, Phase 5C, SP 12-04, motion to **approve** the Storm Water Management Plan, subject to:

- a. Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- b. *(additional conditions here if any)*

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

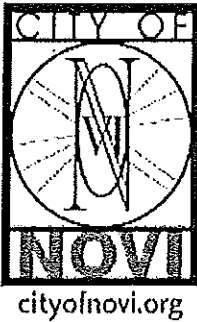
Denial – Preliminary Site Plan

In the matter of the request of Toll Brothers, Inc. for Island Lake of Novi, Phase 5C SP 12-04, motion to **deny** the Preliminary Site Plan ...because the plan is not in compliance with Article 24 and/or Article 25 of the Zoning Ordinance.

Denial – Storm Water Management Plan

In the matter of the request of Toll Brothers, Inc. for Island Lake of Novi, Phase 5C, SP 12-04, motion to **deny** the Storm Water Management Plan ...because the plan is not in compliance with Chapter 11 of the Code of Ordinances.

## PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

February 7, 2012

### Planning Review

Island Lake of Novi Phase 5C

SP 12-04

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#### Petitioner

Toll Brothers, Inc.

#### Review Type

Preliminary/Final Site Plan

#### Property Characteristics

- Site Location: North of Ten Mile Road, West of Wixom Road
- Site Zoning: RA, Residential Acreage, **WITH AN RUD AGREEMENT**
- Adjoining Zoning: North, East, and West: RA; South: R-1, Single Family Residential
- Site Use(s): Currently Vacant Land
- Adjoining Uses: North and West: Island Lake; East: Oak Pointe Church; South: Links of Novi Golf Course
- Site Size: 10.047 acres
- Plan Date: 12/28/12

#### Project Summary

The applicant is proposing to construct 22 single-family residential units in the Island Lake of Novi subdivision. The site is covered by the terms of the Island Lake of Novi Residential Unit Development Agreement between the original developer of the site and the City of Novi, including five subsequent amendments to the document. The agreement provides review standards for the development of the property, where the terms of the development differ from the underlying ordinance standards. This is one of the final phases of the Island Lake development and is still within the maximum density permitted for the development.

The Fifth Amendment to the RUD dealt specifically with the parcel in question. The formal language for the amendment was approved by the City Council on February 7, 2005 and permitted Toll Brothers to include the 10-acre parcel into the overall Island Lake of Novi RUD agreement, subject to all of the provisions therein. In addition, the 10 acres worth of density, 8 dwelling units, were added to the overall maximum for the entire development. This site plan was previously approved in 2005 but the approval has since expired.

#### Recommendation

Approval of the Preliminary/Final Site Plan is recommended.

#### Review Standards

This project was reviewed under the standards of the RUD agreement covering the site. Where the agreement fails to address an item of review, the underlying ordinance standards govern the review of the site.

1. The traffic review notes a number of beneficial sidewalk connections/alterations to the proposed plan. **Planning staff supports the suggested sidewalk modifications and the applicant should respond to these suggestions in their review letter.**

**Response Letter**

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested **prior to the Planning Commission and with the next plan submittal.**

**Site Addressing**

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at [www.cityofnovi.org](http://www.cityofnovi.org) under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

**Street and Project Name**

This project may need approval from the Street and Project Naming Committee. Please contact Richelle Leskun [248-735-5631] in the Community Development Department for additional information.


**Stamping Set Approval**

Stamping sets are still required for this project. After having received all of the review letters from City staff and the approval of the Planning Commission the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals.** to the Community Development Department for final Stamping Set approval.

**Pre-Construction Meeting**

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org).

  
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Kristen Kapelanski, AICP, Planner  
Attachments: Planning Review Chart

**Planning Review Summary Chart**  
 Island Lake of Novi, Phase 5C SP12-04  
 Plan Date: December 28, 2011

| Item   | Proposed  | Meet Required? | Comments   |
|--|---|----------------|--|
| Property is master planned for single family residential use   | No change   | Yes            |  |
| Zoning is currently RA, Residential Acreage<br><br>Site is covered by the Island Lake of Novi RUD agreement and five subsequent amendments | No change   | Yes            | Fifth Amendment was approved by City Council on February 7, 2005, allowing the development of the parcel in question |
| <b>Use</b> (Sec. 301/302; RUD terms)<br>Uses permitted include single family detached homes  | Single-family, detached homes proposed  | Yes            |  |
| <b>Density</b> (RUD term)<br><br>876 dwelling units permitted under current RUD agreement  | Entire Island Lake will have 773 dwelling units under currently approved site plans | Yes            | Overall density for entire site: 0.97 du/ac.   |
| <b>Minimum Lot Size</b> (RUD term)<br><br>Non waterfront lots in the RUD are required to be a minimum of 12,000 square feet                | All lots 12,000 square feet or larger   | Yes            |  |
| <b>Lot Width</b> (RUD term)<br><br>Non waterfront lots in the RUD are required to be a minimum of 90 feet wide                             | All lots are 90' wide or larger   | Yes            |  |

| Item  | Proposed   | Meet Required? | Comments                                    |
|---|--|----------------|---|
| <b>Building Setbacks</b><br><i>(RUD term)</i><br><br>For 90 foot wide lots:<br>Front: 30 feet<br>Rear: 35 feet<br>Side Minimum: 10 feet<br>Side Combined: 30 feet | Actual home setbacks reviewed at plot plan phase.<br><br>Entire building envelope shown on plans                       | Yes            | Building envelopes shown correctly          |
| <b>Minimum Floor Area (Sec. 2400)</b><br>Units must be greater than 1,000 square feet   | No minimum unit size shown or required at this point   | N/A            | Building size reviewed at plot plan phase   |
| <b>Building Height (Sec. 2400)</b><br>Buildings shall not exceed 2 ½ stories or 35 feet   | No elevations provided at this time  | N/A            | Building height reviewed at plot plan phase |
| <b>Sidewalks</b><br><i>(RUD term)</i><br>A pedestrian network plan was approved as part of the RUD. This plan requires sidewalks along all internal roads.        | Sidewalks shown correctly throughout the phase, connecting to neighboring sidewalks along Langley and Bellingham Drive | Yes            |   |
| <b>Open Space</b><br><i>(RUD term)</i><br>The RUD includes an open space plan, indicating certain areas to be set aside as community open space                   | The current plan does not encroach into those areas designated for open space  | Yes            |   |

Review Prepared by Kristen Kapelanski, AICP



Density Unit by Type for Island Lake of Novi development

| UNIT                                   | APPROVED IN RUD AGREEMENT | PROPOSED TO DATE |
|--|---------------------------|------------------|
| Single-Family Attached Cluster         | 219                       | Combined 294     |
| Waterfront/Woodland Attached Cluster   | 158                       |                  |
| Single-Family Detached                 | 456                       | 433              |
| Single-Family Waterfront (1 acre lots) | 35-51                     | 46               |

Approved developments to date include: The Vineyards (Phase 2A), The Arbors and Arbors East (Phase 2B); Shores North (Phase 2B); The Woods (Phase 2B); The Ravines (Phase 3A); Ravines East (Phase 3B); The Enclave (Phase 3C); Phase 3D; Phase 4A; Phase 4B-1; Phase 4B-2; Phase 5A; Phase 5B; and North Bay (Phase 6)

**ENGINEERING REVIEW**



## PLAN REVIEW CENTER REPORT

February 10, 2012

### Engineering Review

ISLAND LAKE OF NOVI, PHASE 5C  
SP12-04

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#### Petitioner

Toll Brothers Inc, property owner

#### Review Type

Preliminary-Final Site Plan

#### Property Characteristics

- Site Location: North of Ten Mile & West of Wixom Road
- Site Size: 10.047 acres
- Plan Date: 1/27/2012

#### Project Summary

- Construction of a 22 lot single family subdivision on approximately 10 acres. Site access would be provided by Bellingham Drive, west of the development.
- Water service would be provided by the existing 8-inch water mains on Langley Drive and Bellingham Drive that would be extended through the proposed development. Extension of the water main across the Ten Mile Road frontage.
- Sanitary sewer service would be provided by an 8-inch extension from the existing 8-inch sanitary sewer along the west side of Langley Drive.
- Storm water would be collected by a single storm sewer collection system and directed into the existing Detention Basin 4A in Island Lake.

#### Recommendation

Approval of the Preliminary-Final Site Plan is recommended, with items to be addressed at Stamping Set submittal. An informal review of the stamping set is requested prior to submittal.

#### Comments:

The Preliminary-Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

#### General

1. The sheet index, provided on the cover sheet, states that sheet 8 and 9 are storm sewer plans when the plans reflect that they are sanitary sewer plans. Revise accordingly.
2. Provide the City's standard detail sheets for water main, sanitary sewer, storm sewer and paving at the time of the Stamping Set submittal.
3. Provide a note on the plan to identify if the streets in the development are proposed public or private. If public, identify the proposed right-of-way width. If private, provide the following note: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plan."

#### Storm Sewer

4. A minimum cover depth of 3 feet shall be maintained over all storm sewers. The plan shows that this minimum is not met at structure 7 and structure 5. Revise the plan such to lower the connection of the lateral storm sewer to the main storm sewer at these structures.

#### Storm Water Management Plan

5. The storm sewer calculations on Sheet 14 use a runoff coefficient of 0.35 for the entire site which would be appropriate for lawn areas. Revise the calculations to use a developed runoff coefficient per the Engineering Design Manual or use a weighted runoff coefficient (with calculations provided on the plan).

#### Water Main

6. Place the hydrants at least 7 feet off back of curb (allowing 3-foot clearance from sidewalk).
7. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

#### Sanitary Sewer

8. Revise the sanitary sewer profile to increase the slope and to eliminate the need for drops at each structure.
9. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
10. Five (5) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any

applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Paving & Grading

11. Provide spot elevations along the existing swale and at each catch basin for the portion of Phase 4B-1 adjacent to this development to clarify how surface drainage will be handled.
12. Label and identify the existing/proposed drainage easement along the rear property lines for lots 482-492 and in phase 4B-1. Additionally, drainage arrows are shown that are not oriented 90 degrees to the contours which may indicate a proposed swale on these lots that is not specifically identified on the plan. Please clarify how the drainage in the rear yards of these lots is being handled.
13. Remove Sheet 21 (Paving Details) from the set.
14. Provide MDOT ADA sidewalk ramp detail (current version) as part of the plan set.
15. The paving cross-section on sheet 15 is outdated and should be revised to eliminate the placement of HMA on compacted subgrade. Provide the section recommended by the geotechnical report, or a minimum cross-section of 4" of 13A on 8" 21AA aggregate base. The detail should also note that the maximum cross-slope for the sidewalk is 2%.
16. Provide detailed grading at the intersection of Langley and Bellingham at no less than 1" = 20' scale to show sidewalk compliance with ADA requirements including the level landing, detectable warning surface location, and spot elevations as needed. Provide additional spot elevations at connections to existing sidewalks to show ADA compliance also.

17. Provide a profile for the proposed sidewalk along 10 Mile road. This could be added to the existing water main profile on sheet 10. Also, provide additional spot elevations at the connection to existing sidewalk and along the alignment.

**The following must be submitted prior to Stamping Set:**

18. An informal submittal of the revised plans for review is requested prior to Stamping Set submittal.
19. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.

**The following must be submitted with the Stamping Set:**

(Please note that all documents must be submitted together as a package with the Stamping Set submittal. Partial submittals will not be accepted).

20. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
21. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
22. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
23. Executed copies of any required off-site utility easements (if any are required) must be submitted to the Community Development Department.

**The following must be addressed prior to construction:**

24. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
25. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). A grading permit fee in the amount of \$713.00 must be paid to the City Treasurer's Office.
26. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
27. Construction inspection fees in the amount of \$42,611.36 must be paid to the City Treasurer's Office.

28. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Department at 248-735-5642 to determine the amount of these fees.
29. A street sign financial guarantee in the amount of \$3,600 (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
30. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
31. A permit for work within the right-of-way must be obtained from the City of Novi. The application is available from the City Engineering Department or on the City website and may be filed once the Final Site Plan has been submitted. Please contact the Engineering Department at 248-347-0454 for further information. Only submit the cover sheet, standard details and plan sheets applicable to the permit.
32. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
33. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
34. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ may require an approved SESC plan to be submitted with the Notice of Coverage.
35. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resource Commissioner.

**The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:**

36. The amount of the incomplete site work performance guarantee for this development at this time is \$470,521.50 (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
37. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.

38. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
39. Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
40. Submit to the Engineering Division Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
41. Submit to the Engineering Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
42. Submit a Maintenance Bond to the Engineering Department in the amount of \$30,168 (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date of formal acceptance by City Council. This document is available on our website.
43. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.
44. Provide a warranty deed for the additional right-of-way along Ten Mile Road for acceptance by the City.

**The following must be addressed prior to Street Acceptance for the development, if appropriate:**

45. A Bill of Sale for each street conveying the improvements to the City of Novi must be submitted to the Planning Department. This document is available on our website.
46. Submit to the Engineering Division Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
47. Submit a Maintenance Bond to the Engineering Division in the amount of \$25,260 (equal to 25 percent of the cost of the construction of the streets to be accepted). This bond must be for a period of two years from the date of



formal acceptance by City Council. This document is available on our website.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Department for an informal review and approval.

Please contact Brian Coburn at (248) 735-5632 with any questions.



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Brian Coburn, P.E.

cc: Ben Croy, Engineering  
Kristen Kapelanski, Community Development Department  
Tina Glenn, Water & Sewer Dept.  
Sheila Weber, Treasurer's  
T. Meadows, T. Reynolds; Spalding DeDecker

**TRAFFIC REVIEW**

January 26, 2012

Barbara McBeth, AICP  
Deputy Director of Community Development  
City of Novi  
45175 W. Ten Mile Rd.  
Novi, MI 48375



**SUBJECT: Island Lake of Novi, Phase 5C (22 Units), SP#12-04,  
Traffic Review of Preliminary and Final Site Plan**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

**Recommendation**

We recommend approval of the preliminary site plan only, subject to the items shown below in **bold** being satisfactorily addressed on the final site plan.

**Project Description**

What is the applicant proposing?

1. The applicant, Toll Brothers, Inc., proposes 22 home sites (or units) on a 10-acre undeveloped parcel immediately west of Oak Pointe Church. These home sites would be served by extending Bellingham and Langley Drives east and south to their intersection, and Langley south of Bellingham as a cul de sac to be named Langley Court. Between the cul de sac turnaround and Ten Mile Road would be Langley Park, approximately 150 ft x 325 ft in size, fully irrigated, and heavily landscaped.

**Trip Generation**

How much traffic would the proposed development generate?

2. Twenty-two single-family detached homes can be expected to generate about 258 one-way vehicle trips per day, 25 in the AM peak hour (19 exiting and 6 entering) and 27 in the PM peak hour (17 entering and 10 exiting). A traffic impact analysis is not warranted.

**Vehicular Access Locations**

Do the proposed driveway locations meet City spacing standards?

3. Not applicable.

**Vehicular Access Improvements**

Will there be any improvements to the abutting road at the proposed driveways?

4. Not applicable.

### **Driveway Design and Control**

Are the driveways acceptably designed and signed?

5. Not applicable.

### **Pedestrian Access**

Are pedestrians safely and reasonably accommodated?

6. At Langley and Bellingham, east-west sidewalk stubs have been proposed on the north side of the intersection. Relative to this, we note that Figure VIII-J in the City's Design and Construction Standards (DCS) states that the "Sidewalk cross-over of through street for 'T' intersection shall be based on projected intersection traffic volumes" and "Cross-over to be placed on low volume side of intersection as approved by the City Engineer." Based on the proposed layout of streets and building sites, the south leg of the intersection will serve somewhat less vehicular traffic than the north leg; hence, the above standard would call for the east-west sidewalk stubs to be placed on the south rather than north side of the intersection. On the other hand, a north-side crossing would likely serve slightly more pedestrians than a south-side crossing. **In the interest of maximizing pedestrian safety and convenience, we recommend that east-west sidewalk stubs be proposed both north and south of Bellingham.**
7. **We also recommend that an improved path be proposed through Langley Park, between the sidewalk on the Langley Court cul-de-sac turnaround and the Ten Mile Road sidewalk.**
8. It appears that there would be a gap about 48 ft long between the sidewalk proposed on this site's Ten Mile frontage and the existing sidewalk to the east. **The City should discuss how this gap will be filled in, who will do it, and when it will be done relative to the construction of the walk proposed on the site's frontage.**
9. **All sidewalk ramps at the Langley/Bellingham intersection should be equipped with ADA-compliant detectable warning surfaces, and this requirement should be both shown and noted on all appropriate plan sheets.**

### **Parking and Circulation**

Can vehicles safely and conveniently maneuver through the site?

10. The Langley Court cul-de-sac would be 542 ft long, measured between the centerline of Bellingham and the center of the turnaround island. The maximum cul-de-sac length permitted by DCS Section 11-194(a)(7) is 800 ft.
11. The dimensioned street widths, 28 ft for Bellingham and the straight section of Langley and 32 ft for the cul-de-sac turnaround (both back-to-back), match DCS standards.
12. The dimensioned corner, island, and turnaround radii also match DCS standards. **Two radii still need to be dimensioned, however: the centerline radius of Langley**

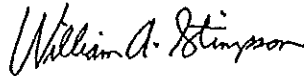
**Court as it bends into the turnaround, and the back-of-curb radius of the curb transitioning from the west side of Langley Court into the turnaround bulb.**

13. The road signage proposed on sheet 5 is satisfactory. However, a second note should be added below the **Sign Legend**, indicating that the minimum sign mounting height shall be 7 ft above grade.

Sincerely,  
BIRCHLER ARROYO ASSOCIATES, INC.

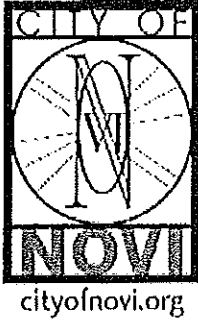


Rodney L. Arroyo, AICP  
Vice President



William A. Stimpson, P.E.  
Director of Traffic Engineering

**LANDSCAPE REVIEW**



**PLAN REVIEW CENTER REPORT**  
January 4, 2012  
**Preliminary & Final Landscape Review**  
Island Lake – Phase 5C

**Property Characteristics**

Site Location: North of Ten Mile Road, West of Wixom Road  
Site Zoning: RA, Residential Acreage, WITH AN RUD AGREEMENT  
Adjoining Zoning: North, East, and West: RA; South: R-1, Single Family Residential  
Site Use(s): Currently Vacant Land  
Adjoining Uses: North and West: Island Lake; East: Oak Pointe Church; South: Links of Novi Golf Course  
Site Size: 10.047 acres  
Plan Date: 12/28/12

**Recommendation**

**Approval of the Preliminary and Final Site Plan SP#12-04 Island Lake Phase 5C is recommended.** Please address all minor concerns as noted below on the Stamping Set.

**Ordinance Considerations**

The Applicant is proposing an additional phase to be added to the existing Island Lake development. This phase had been previously approved by the City, but was subsequently withdrawn.

**Adjacent to Residential – Buffer (Sec. 2509.3.a.)**

1. The project is completely surrounded by residentially zoned properties. No buffer is required.

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

1. A minimum 40' buffer is required along the Ten Mile frontage. This has been provided.
2. A minimum 4' high berm is required along the frontage. This has been provided. **Please show existing contours on the Landscape Plan as required.**
3. The project has 324 l.f. of frontage on Ten Mile. A total of ten (10) canopy or large evergreen trees are required. These have been provided.
4. A total of seventeen (17) sub-canopy trees are required. These have been provided.

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

1. A total of fifty two (52) street trees are required. These have been provided.

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

1. No parking areas are proposed.

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

1. No buildings are proposed at this time.

**Plant List (LDM)**

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

**Planting Details & Notations (LDM)**

1. Planting Details and Notations generally meets the requirements of the Ordinance and Landscape Design Manual.
2. **Please revise all references to guying material to specify fabric ties only.**

**Irrigation (Sec. 2509 3.f.(6)(b))**

1. All landscape areas are required to be irrigated. **Please provide an Irrigation plan with subsequent submittals.**

**General**

1. The plan includes proposed woodland replacement trees. Please see the report from the City's Woodland Consultant.
2. Twenty five foot clear vision zones are shown at the intersection as required.
3. **Please correct the north arrow on the plans.**
4. **Please specify the location for the transformer(s), if any.**
5. Final financial requirements will be verified upon Stamping Set 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. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.



Reviewed by: David R. Beschke, RLA



**Financial Requirements Review**

To be completed at time of Final Site Plan Review.

| Item                         | Amount    | Verified | Adjustment | Comments   |
|------------------------------|-----------|----------|------------|--|
| Full Landscape Cost Estimate | \$ 32,320 |          |            | Includes street trees.<br>Does not include irrigation costs.   |
| Final Landscape Review Fee   | \$ 484.80 |          |            | 1.5% of full cost estimate<br>Any adjustments to the fee must be paid in full prior to stamping set submittal. |

**Financial Requirements (Bonds & Inspections)**

| Item   | Required | Amount      | Verified | Comments   |
|--|----------|-------------|----------|--|
| Landscape Cost Estimate  | YES      | \$ 11,520   |          | Does not include street trees.<br>Includes irrigation.   |
| Landscape Financial Guaranty   | YES      | \$ 17,280   |          | This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy.<br>For Residential this is letter of credit is due prior to pre-construction meeting. |
| Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)     | YES      | \$ 1,036.80 |          | For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater.<br><br>This cash or check is due prior to the Pre-Construction meeting.   |
| Landscape Administration Fee (Development Review Fee Schedule 3/15/99) | YES      | \$ 1,728    |          | This fee is 15% of the Landscape Inspection Fee.<br>This cash or check is due prior to the Pre-Construction meeting.   |
| Transformer Financial Guarantee  | NO       | \$ 0        |          | \$500 per transformer if not included above.<br>For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy.<br>For Residential this is letter of credit is due prior to pre-construction meeting.                             |
| Street Tree Financial Guaranty   | YES      | \$ 20,800   |          | \$400 per tree.  |
| Street Tree Inspection Fee   | YES      | \$ 1,248    |          | 6% of the Street Tree Bond as listed above.  |
| Street tree Maintenance Fee  | YES      | \$ 1,300    |          | \$25 per tree.   |
| Landscape Maintenance Bond   | YES      | \$ 1,152    |          | 10% of verified cost estimate due prior to release of Financial Guaranty.  |

## FIRE REVIEW



January 27, 2012

TO: Barbara McBeth, Deputy Director of Community Development,  
City of Novi

RE: Island Lake of Novi, Phase 5C

SP#: 12-04, Preliminary & Final Site Plan

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Terry K. Margolis

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

**City Manager**  
Clay J. Pearson

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

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

**Deputy Chief of Police**  
Thomas C. Lindberg

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

**Project Description:**

Extension of Langley Drive to the south of where it currently dead-ends. Addition of 22 single family residential lots. Creates a 600' long dead-end cul-de-sac.

**Comments:**

- 600' cul-de-sac is below the maximum length allowed by ordinance.
- Proposed hydrant placement is acceptable.
- New street name of "Langley Court" will need to be approved by the Street Naming Committee.

**Recommendation:**

No revisions recommended. This project is Recommended for Approval.

Sincerely,

Michael W. Evans  
Fire Marshal

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**



46892 West Road, Suite 109  
Novi, Michigan 48377  
Phone: 248-926-3701  
Fax: 248-926-3765

February 15, 2012

Kristen Kapelanski, AICP  
City of Novi Community Development Department  
45175 West 10 Mile Road  
Novi, Michigan 48375

Re: **Island Lake – Phase 5C**  
**Preliminary/Final Site Plan Submittal**  
**City of Novi, Oakland County**  
**City of Novi Review No. 12-04**

Dear Kristen:

Please find enclosed thirteen (13) sets of the Site Plan drawings for above referred project for the February 22, 2012 Planning Commission meeting. Alpine Engineering, Inc. has received the preliminary/final plan review comments for the above referred project and offers the following comments:

**City of Novi Planning Review dated February 7, 2012**

1. Suggested on-site sidewalk modifications will be incorporated into the final site plan stamping sets.

**City of Novi Engineering Review dated February 10, 2012**

1. Sheet index on cover sheet will be revised to reflect that sheets 8 and 9 are sanitary plans.
2. City standard detail sheets will be provided as part of stamping set approval.
3. Streets are proposed as public. Additional plan notation will be provided.
4. Storm sewer cover will be revised to provide a minimum of 3 feet.
5. Storm sewer calculation runoff coefficient will be revised per the Engineering Design Manual.
6. Hydrants will be shown 7 feet off back of curb.
7. MDEQ Water Main permit applications and plans will be provided.
8. Sanitary sewer profiles will be revised to increase slopes and eliminate drops.
9. A note will be provided on the utility plan and sanitary profile stating the sanitary lead shall be buried at least 5 feet deep where under influence of pavement.
10. MDEQ Sanitary Sewer permit applications and plans will be provided.
11. Additional spot elevations will be provided along the existing swale and at each catch basin for the portion of Phase 4B-1 adjacent to this development to clarify how surface drainage will be handled.
12. Existing/proposed drainage easement along the rear property lines for lots 482-492 and in phase 4B-1 will be labeled. Additional detail will be provided for the rear yard drainage swales.
13. Sheet 21 (Paving details) will be removed from the set as requested.

14. Current MDOT ADA Sidewalk ramp details will be added to the plan set.
15. Pavement section on sheet 15 will be revised as necessary per City requirements.
16. Detailed grading at the intersection on Langley and Bellingham and additional sidewalk spot elevations at connections to existing will be provided to show ADA compliance.
17. Profile of sidewalk along 10 Mile will be provided on sheet 10.
18. An informal submittal of the revised plans will be provided for review prior to Stamping Set submittal.
19. A letter outlining all revisions will be provided with Stamping Set.
- 20-23. Draft copies of requested easements will be provided with the stamping set.
- 24-35. Items required prior to construction will be addressed as required.
- 36-44. Items required prior to TCO approval for the development will be addressed as required.
- 45-47. Items required prior to Street Acceptance for the development will be addressed as required.

**Birchler Arroyo Review dated January 26, 2012**

6. East-west sidewalk stubs will be provided both north and south of Bellingham.
7. An improved path will be provided through Langley Park, between the sidewalk on the Langley Court cul-de-sac turn around and the 10 Mile Road walk.
8. This comment appears to be addressed to the City.
9. Sidewalk ramps will be shown with ADA-compliant detectable warning surfaces on the appropriate plan sheets.
12. Additional radii dimensioning will be provided at Langley Court.
13. A second note will be added below the sign legend indicating minimum sign mounting height 7 feet above grade.

**Landscape Review dated January 4, 2012**

Landscape comments will be addressed as necessary for Final Stamping Approval.

**City of Novi Fire Department Review dated January 27, 2012**

Request for new street name, "Langley Court", has been submitted to City.

If you have any questions please feel free to call our office at (248) 926-3701.

Regards,  
Alpine Engineering Inc.

  
Tom Gizoni, PE

Enclosures

cc: Mike Noles and Jason Minock, Toll Brothers

**SITE PLAN**





**PLANNING COMMISSION MINUTES  
FROM PREVIOUS APPROVAL OF ISLAND LAKE PHASE 5C  
February 23, 2005 - Excerpt**



## PLANNING COMMISSION

REGULAR MEETING

WEDNESDAY, FEBRUARY 23, 2005 7:30 P.M.  
COUNCIL CHAMBERS - NOVI CIVIC CENTER  
45175 W. TEN MILE, NOVI, MI 48375  
(248) 347-0475

### CALL TO ORDER

The meeting was called to order at or about 7:30 p.m.

### ROLL CALL

**Present:** Members John Avdoulos, Lynn Kocan, David Lipski (arrived at 8:10 p.m.), Mark Pehrson, Lowell Sprague, Wayne Wrobel

**Absent:** Members Victor Cassis (excused), Andrew Gutman (excused)

**Also Present:** Barbara McBeth, Director of Planning; Tim Schmitt, Planner; Mark Spencer, Planner; Darcy Schmitt, Planner; Lance Shipman, Landscape Architect; Ben Croy, Civil Engineer; David Gillam, City Attorney

### MATTERS FOR CONSIDERATION

#### 1. ISLAND LAKE PHASE 5C, SITE PLAN NUMBER 04-65

Consideration of the request of Eric Mondrush of Toll Brothers Inc., for Preliminary Site Plan and Storm Water Management Plan approval. The subject property is located in Section 19, north of Ten Mile, between Wixom and Napier roads in the R-A, Residential Acreage District, subject to a Residential Unit Development Agreement. The subject property is 10.047 acres.

Planner Tim Schmitt told the Planning Commission that this is the last phase of Island Lake, given the amount of land that they currently own. He reminded the Planning Commission that this is the parcel that came before them as a rezoning request. Toll Brothers then bought the land and asked that it be included into the RUD. City Council heard that request on September 22, 2004 and approved it unanimously. The concept was approved on October 18, 2004 and recently, at the February 7, 2005 meeting, the language was finally approved for the fifth amendment to the RUD. It is currently at Oakland Country being recorded.

Mr. Schmitt located the property on an aerial map. Island lake Phase 4B-1 is located directly to the west. To the east is Oak Pointe Church, on which the Planning Commission recently heard an update. The subject property is zoned R-A, residential acreage, as are the properties to the north, east and west. To the south is R-1, single family residential, which is Legacy Parc.

The subject property is master planned for single family residential uses. The surrounding areas are also master planned for single family, including what was once known as Links of Novi.

There are no designated wetlands or regulated woodlands. Therefore, no Public Hearing is required for this plan. The concept proposed by Toll Brothers is a 22-lot subdivision, consistent with the concepts that were originally brought forward with the rezoning request, and with the RUD amendment request. They are preserving a large *park area* to at the southern tip of the cul-de-sac, consistent with what was approved with Phase 4B-1, and also with Oak Pointe's open space proposal on their southern tip.

The reviews indicated only minor items to be addressed. The only waiver requested is for the street tree requirement, so as to maintain consistency throughout the Island Lake development. Under the jurisdiction of the Road Commission of Oakland County, the Planning Commission has been asked to waive the street trees. This 200 feet of development will stick out if there are street trees.

The Wetland Review indicated that there is a swale on the property. It is not designated as a wetland. ECT, the consultant, asked that Planning Department look into this and determine that it will not have an effect on the stormwater runoff from this property to the adjacent properties. Civil Engineer Ben Croy looked at the Stormwater Management Plan and he recommends its approval. The modification of that swale will not have a substantial impact.

The Planning Review indicated minor items to be addressed at the time of Final Site Plan submittal. Mr. Schmitt showed a current layout of Island Lake. There are 294 attached cluster homes around the lake, off the lake and in the woods. There are 433 detached homes counting this proposal. There are 46 one acre lots along the lake. This will be the final unit mix, unless Toll Brothers comes back with additional land.

The Traffic Review and the Landscape Review indicated minor items to be addressed at the time of Final Site Plan submittal.

Chair Kocan asked that the minutes reflect that Member Lipski arrived at this time.

Jason Rickard from Toll Brothers addressed the Planning Commission. He said the only waiver they are requesting is for the street trees. He said that Toll Brothers are willing to address all of the other minor comments. He said that the drainage swale will continue to be investigated to ensure that everything is okay.

Member Sprague asked if the total of 733 units is the final count for Island Lake – he thought the number would be higher. Mr. Schmitt said that they were approved for 884 units, including this property. Site Planning and layout dictates what the actual number ended up becoming.

Moved by Member Sprague, seconded by Member Pehrson:

**In the matter of the request of Eric Mondrush of Toll Brothers, Inc., for Island Lake 5C, SP04-65, motion to approve the Preliminary Site Plan and Stormwater Management Plan subject to: 1) A Planning Commission Waiver for required street trees along Ten Mile to maintain consistency throughout the development; and 2) The comments on the attached review letters being addressed at the time of Final Site Plan review, for the reason that the site plan is otherwise in compliance with the terms and intent of the RUD in place on the property.**

#### **DISCUSSION**

Chair Kocan asked about a comment in the November 8, 2004 OHM letter regarding the sidewalk connections. The letter suggested sidewalk connections from the Langley Court cul-de-sac to the safety path on Ten Mile. She thought there was a berm there. She did not see any discussion on that comment. Mr. Schmitt responded that the City is hoping that both the right-of-way berm along Ten Mile (between Phase 5C and Oak Pointe Church and 4B-2) can be consistently applied combined into one continuous berm. Additionally, the pedestrian network plan for Island Lake has a connection out to Ten Mile and the safety path, about 200-250 feet to the west. From the Planning Department's perspective, there isn't much desire to connect the sidewalk from the cul-de-sac, through the berm, and out to Ten Mile, when there is one just to the west. Mr. Rickard agreed with Mr. Schmitt's comments. He also said he's in the process of setting up the meeting with the City and the church to discuss the berm.

#### **ROLL CALL ON ISLAND LAKE 5C, SP04-65, PRELIMINARY SITE PLAN AND STORMWATER MANAGEMENT PLAN MADE BY MEMBER SPRAGUE AND SECONDED BY MEMBER PEHRSON:**

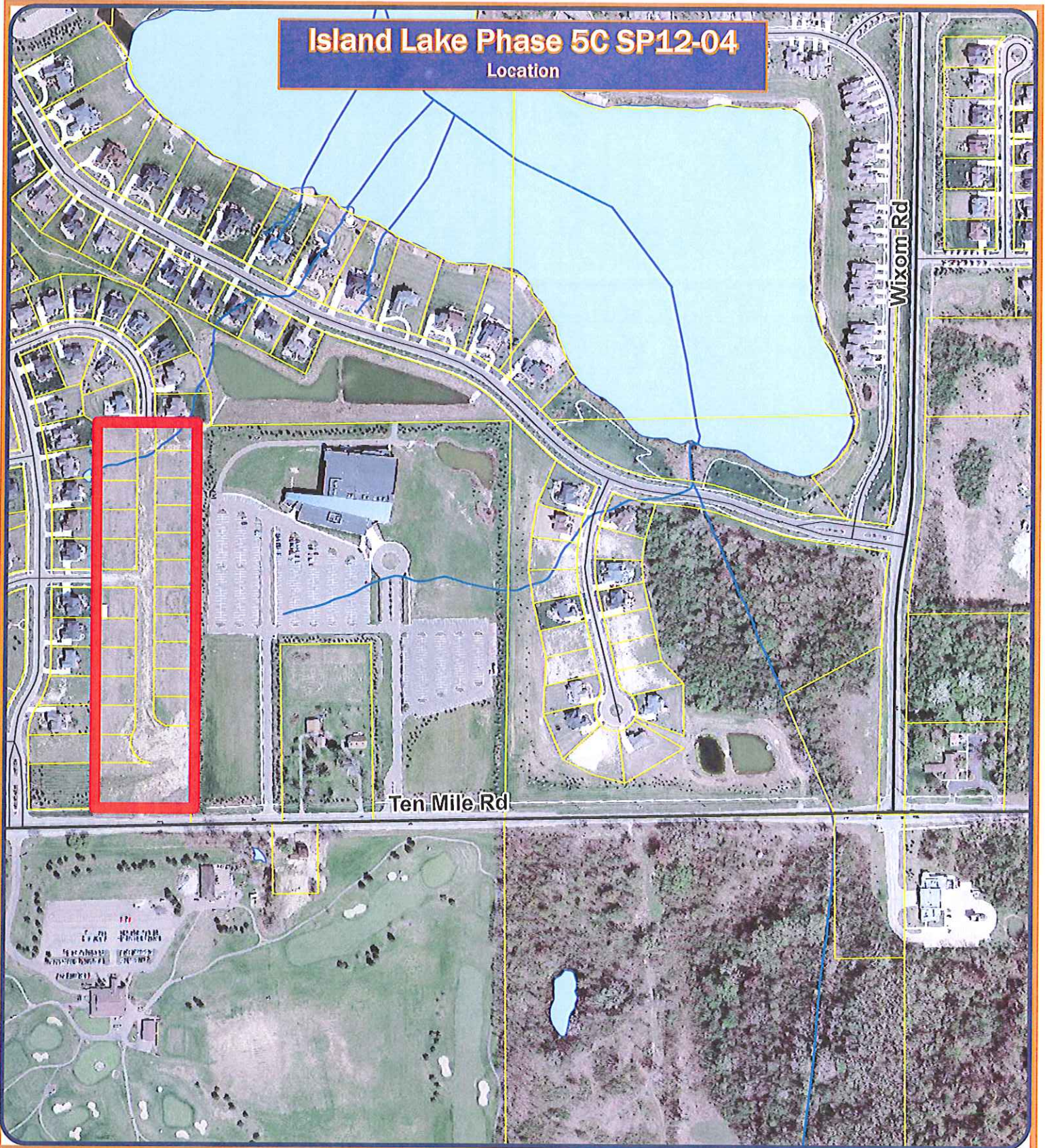
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*Motion carried 6-0.*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

# Island Lake Phase 5C SP12-04

Location



Map Author: Kristen Kapelanski  
Date: 02-14-12  
Project: Island Lake Phase 5C SP12-04  
Version #: 1.0

**Map Legend**

 Subject Property



**City of Novi**

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

**MAP INTERPRETATION NOTICE**

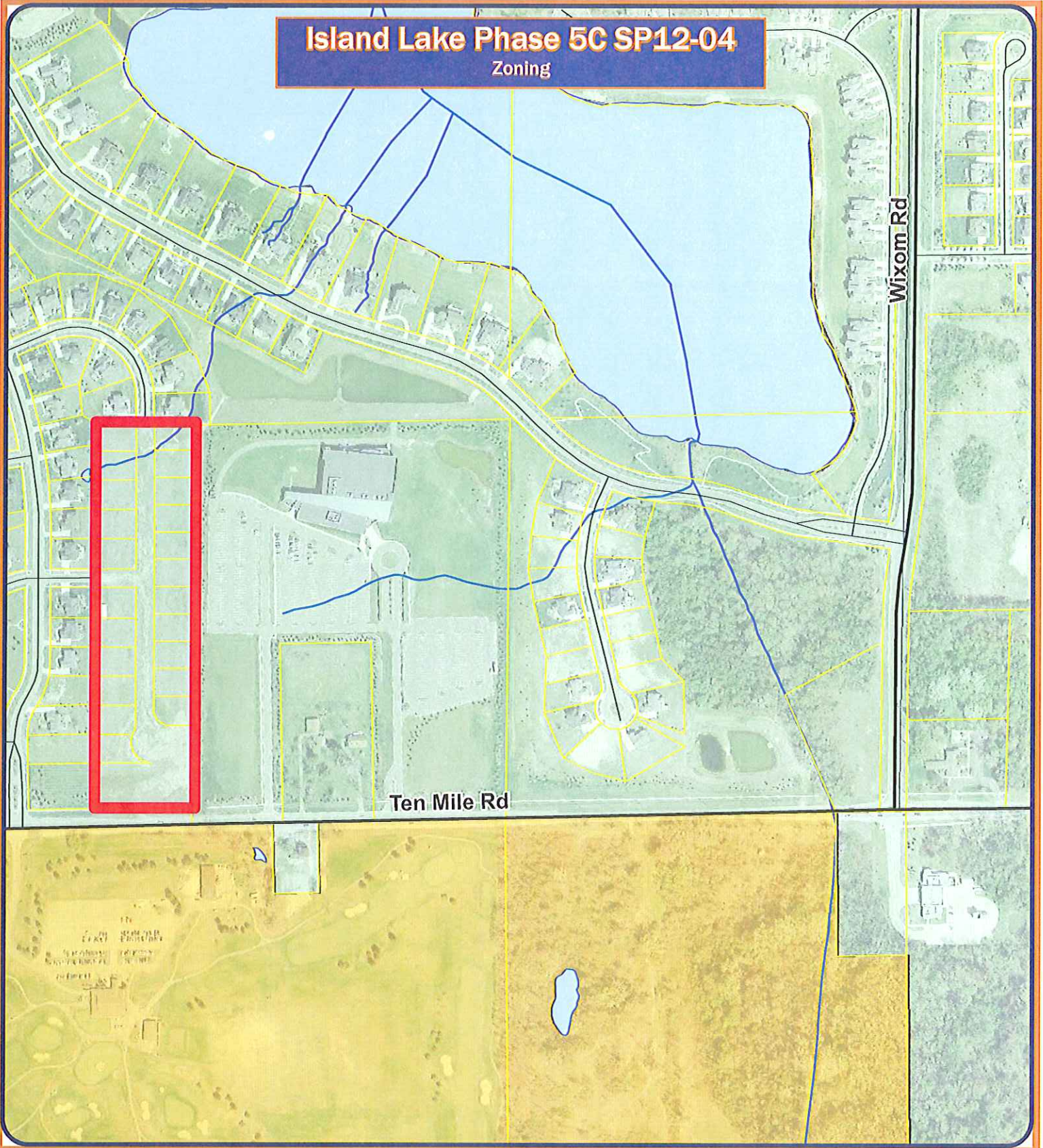
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.



1 inch = 430 feet

# Island Lake Phase 5C SP12-04

## Zoning



Map Author: Kristen Kapelanski  
 Date: 02-14-12  
 Project: Island Lake Phase 5C SP12-04  
 Version #: 1.0

| Map Legend  |                                      |
|---|--------------------------------------|
|  | Subject Property                     |
|  | R-A: Residential Acreage             |
|  | R-1: One-Family Residential District |



### City of Novi

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

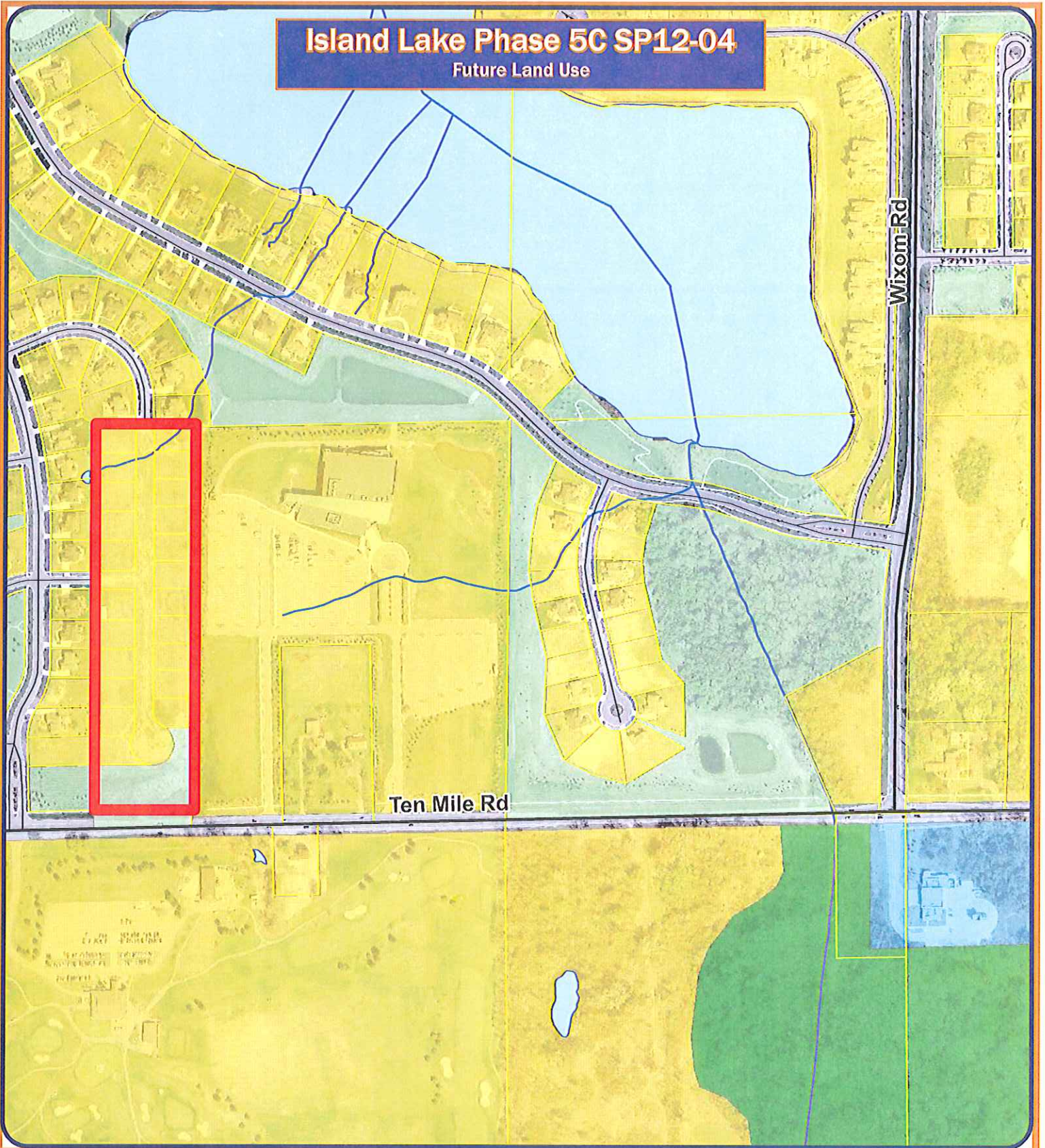
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1 inch = 430 feet

# Island Lake Phase 5C SP12-04

Future Land Use








Map Author: Kristen Kapelanski  
Date: 02-14-12  
Project: Island Lake Phase 5C SP12-04  
Version #: 1.0

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#### Map Legend

-  Subject Property
-  Single Family
-  Public
-  Public Park
-  Private Park



**City of Novi**

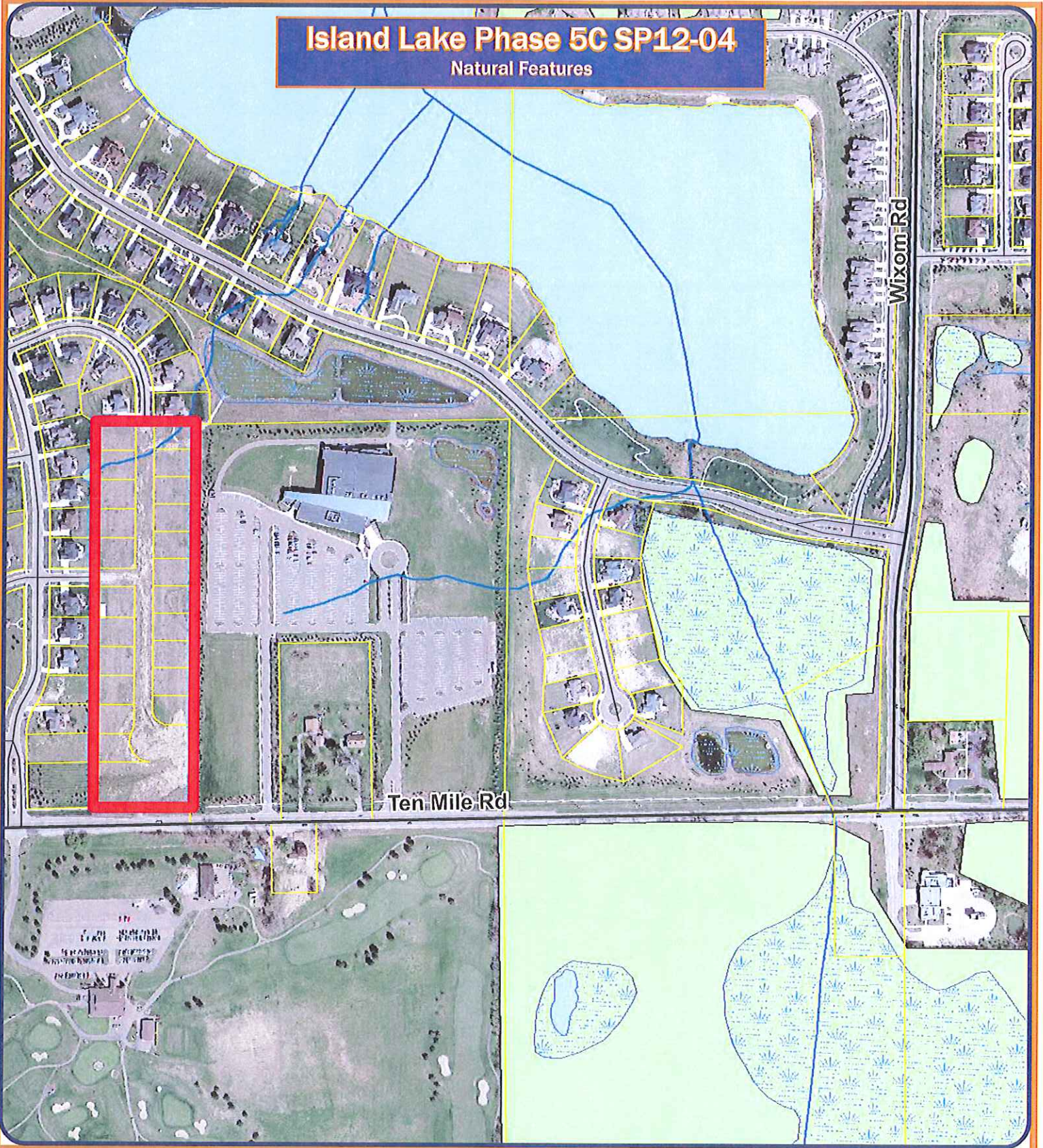
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1 inch = 430 feet

# Island Lake Phase 5C SP12-04

## Natural Features



Map Author: Kristen Kapelanski  
 Date: 02-14-12  
 Project: Island Lake Phase 5C SP12-04  
 Version #: 1.0

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**Map Legend**

-  Subject Property
-  Wetlands
-  Woodlands



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1 inch = 430 feet