



**SUBJECT:** Tentative approval of the request of Toll Brothers LLC for development of Covington Estates, JSP 21-47 as a Residential Unit Development (RUD) and approval of the RUD Plan. The subject property is located on 54.3 acres in Section 31, north of Eight Mile Road and west of Garfield Road in the RA, Residential Acreage District. The applicant is proposing a 44-unit single-family development. The approval would be subject to entry into an RUD Agreement between the City and the applicant.

**SUBMITTING DEPARTMENT:** Community Development

**BACKGROUND INFORMATION:**

Toll Brothers, LLC is proposing a Residential Unit Development (RUD) on a 54.3 acre parcel on the north side of Eight Mile Road and west of Garfield Road in order to construct 44 single-family residential units. Covington Estates is proposed to be located immediately to the west of Ballantyne, another RUD development of similar size and scale that has been approved at the northwest corner of Eight Mile and Garfield Roads. Private roads are proposed to access the homes.

A previous applicant (Biltmore Land, LLC) had requested and received approval for an RUD Concept plan and Agreement under the Covington Estates name on June 27, 2016 (JSP15-02). That plan included 48 acres of the 54 acres now proposed for development. While the RUD Plan and Agreement were approved, the project never proceeded to Final Site Plan approval.

The current applicant has proposed features to enhance the site, including preserved and enhanced open areas with trails to provide passive and active recreation for residents. The ordinance states that an RUD shall include detached one-family dwelling units, which is what the applicant proposes. The overall density of the site (based on gross site acreage per Section 3.29.3 of the Zoning Ordinance) generally must not exceed the density permitted in the underlying zoning district. The proposed density is 0.8 units per acre, which is consistent with the Residential Acreage (RA) zoning and recommended maximum density of 0.8 units per acre.

**Intent of the Residential Unit Development (RUD) Option**

As an optional form of development, the RUD allows development flexibility of various types of residential dwelling units (one-family, attached one-family cluster). It is also the

intent of the RUD option to permit permanent preservation of valuable open land, fragile natural resources and rural community character that would be lost under conventional development. This is accomplished by permitting flexible lot sizes in accordance with open land preservation credits when the residential developments are located in a substantial open land setting, and through the consideration of relaxation of area, bulk, yard, dimensional and other zoning ordinance standards in order to accomplish specific planning objectives.

This flexibility is intended to reduce the visual intensity of development; provide privacy; protect natural resources from intrusion, pollution, or impairment; protect locally important animal and plant habitats; preserve lands of unique scenic, historic, or geologic value; provide private neighborhood recreation; and protect the public health, safety and welfare.

Such flexibility will also provide for:

- The use of land in accordance with its character and adaptability;
- The construction and maintenance of streets, utilities and public services in a more economical and efficient manner;
- The compatible design and use of neighboring properties; and
- The reduction of development sprawl, to preserve open space as undeveloped land.

### **Lot Sizes and Building Setbacks**

The applicant has requested a modification of the minimum lot size and width requirements as follows (there are no maximum lot size requirements in the RA District):

- A reduction in the RA minimum lot size from 43,560 square feet to a minimum of 21,780 square feet.
- A reduction in the RA minimum lot width from 150 feet to 120 feet.

The City Council may modify lot size and width requirements where such modification will result in the preservation of open space for those purposes set forth in Section 3.29.8.B of the Zoning Ordinance and where the RUD will provide a genuine variety of lot sizes. The applicant has proposed reduced building setbacks consistent with the proposed lot size, which would adhere to R-1 district standards.

The plans indicate that a total of 44 percent of the site area will be maintained as open space. The applicant has provided a summary of lot sizes throughout the entire development. Lots range from approximately a minimum size of 21,780 square feet to a maximum size of 46,391 square feet, allowing for some variation in lot size.

### **Open Space**

The submitted RUD plan shows 24.3 acres of open space being preserved, which amounts to about 44 percent of the site. Of that area, 1.24 acres (2 percent of the site) is preserved woodland/wetland area, 6.96 acres (13 percent of the site) is taken up with

the stormwater detention facility and buffers to adjoining properties on the east and west. The remaining 16.1 acres (30 percent of the site) of remaining area will be reserved usable open space.

A proposed 0.9 mile walking trail, with natural features, benches and a gazebo structure, is intended within the open space to provide active recreation for the residents. The trail is to remain unpaved and be constructed of compacted fine grade stone. The pathway will connect to Garfield Road, and will encourage further active pedestrian and bicycle recreation and enable a larger pathway loop. The proposed pathway will connect with the existing and planned pathways on Garfield Road, particularly as Ballantyne is developed a public sidewalk is being built along the west side of Garfield Road.

### **Development Impacts**

The RUD ordinance allows flexibility in ordinance standards for minimum lot sizes and widths when the creation and preservation of open space is offered. The City Council is asked to review the plan and make findings acknowledging that any detrimental impact from an RUD resulting in an increase in dwelling units over that which would occur with conventional development is outweighed by benefits occurring from the preservation and creation of open space.

For the subject property, Planning staff notes that if the property were developed with a conventional plan under the current RA zoning (and depending on the proposed street layout) approximately the same number of units could be developed, but less open space would be preserved. The Planning Division estimates that about 35 homes could be developed with conventional zoning (54.8 net acres, less 0 acres of wetlands, and less roughly 10 acres for roads, landscaping, detention = 44 acres x 0.8 dwellings per acre). With each lot required to be a minimum of 1 acre in size, and with no requirement for additional open space preservation required under conventional development, nine fewer homes could be developed using conventional development, but it is highly likely that, in a conventional development, the additional 24 acres +/- that is proposed to be preserved through the submitted RUD plan, would be used for home sites to the extent possible, and would not be incorporated as open space. It is Planning staff's opinion that this preservation of additional common open space is a valuable benefit in the use of the Residential Unit Development ordinance in this instance, and the flexibility that is being offered outweighs any impact presented by the RUD plan.

The former farmland proposed for development here is essentially an open field. The site is naturally undulating, with grades ranging from elevation 958 to elevation 976. The site is mostly clear, with a small wetland (0.311 acres), and small woodland area that is contiguous to a woodland on the parcel to the west near the northwest corner of the site. The wetland and woodland area is to be preserved in the proposed plan. The applicant indicated that the permanent preservation of the woodland and wetland (natural features), as well as the maintenance and preservation of the remaining open space will be addressed in the Master Deed and Bylaws of the development and will be the responsibility of the Homeowner's Association.

The applicant has indicated they have analyzed market and development trends in the vicinity and determined that the proposed lot sizes and amenities are desired by future residents. The applicant has indicated that this development is intended to be high-end construction similar to other recent developments along Eight Mile Road, with a home sizes ranging from 3,200-4,300 square feet. The resultant population is anticipated to total 176 people.

### **Planning Commission Action**

On April 13, 2022, Planning Commission held a public hearing and made a favorable recommendation to City Council for approval of the RUD Concept Plan based on the motion shown in the action summary attached. Draft meeting minutes are attached.

### **City Council Action**

If the City Council is inclined to approve the RUD request at this time, the City Council's motion would be to indicate its tentative approval and direct the City Attorney to prepare an RUD Agreement to be brought back before the City Council for approval with specified RUD Conditions. Tentative approval does not guarantee final approval of either the RUD Plan or Agreement.

**RECOMMENDED ACTION:** To grant tentative approval of the Residential Unit Development Concept Plan for JSP21-47 Covington Estates. This preliminary approval is subject to and conditioned on Council's final approval of the RUD Agreement to be provided for approval at a future meeting. This motion is based on the following findings, lot size modifications, building setback reductions, and conditions:

Determinations (Zoning Ordinance Section 3.29.8.A):

- a. The site is zoned for and appropriate for the proposed single-family residential use;
- b. Council is satisfied that with the proposed pathway and sidewalk network and added open space, the development will not have detrimental effects on adjacent properties and the community;
- c. Council is satisfied with the applicant's commitment and desire to proceed with construction of 44 new homes as demonstrating a need for the proposed use;
- d. Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings through the preservation of 24.3 acres (or about 44 percent) of the proposed development area as open space;
- e. Council is satisfied that the applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the RUD;
- f. Factors evaluated (Zoning Ordinance Section 3.29.8.B):
  1. Subject to the lot size modifications and building setbacks reductions, all applicable provisions of the Zoning Ordinance, including those in Section 3.29.8.B and for special land uses, and other ordinances, codes, regulations and laws have been or will be met;
  2. Council is satisfied with the adequacy of the areas that have been set aside in the proposed RUD development area for walkways, parks, recreation areas, and other open spaces and areas for use by residents of the development;

3. Council is satisfied that the traffic circulation, sidewalk and crosswalk features and improvements for within the site have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
  4. Based on and subject to the recommendations in the traffic consultant's review letter, Council is satisfied that the proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service;
  5. The plan provides adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water;
  6. The RUD will provide for the preservation of approximately 44 percent of the site as open space and result in minimal impacts to provided open space and the most significant natural features;
  7. The RUD will be compatible with adjacent and neighboring land uses for the reasons already stated;
  8. The desirability of conventional residential development on this site in strict conformity with the otherwise applicable minimum lot sizes and widths being modified by this motion is outweighed by benefits occurring from the preservation and creation of the open space that will result from the RUD;
  9. Any detrimental impact from the RUD resulting from an increase in total dwelling units over that which would occur with conventional residential development is outweighed by benefits occurring from the preservation and creation of open space that will result from the RUD;
  10. Council is satisfied that the proposed reductions in lot sizes shown in the RUD plan are the minimum necessary to preserve and create open space and to ensure compatibility with adjacent and neighboring land uses;
  11. The RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost;
  12. Council is satisfied that the applicant has made or will make satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements;
  13. Council is satisfied that the applicant has made or will make satisfactory provisions for future ownership and maintenance of all common areas within the proposed development; and
  14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.
- g. Modification of proposed lot sizes to a minimum of 21,780 square feet and modification of proposed lot widths to a minimum of 120 feet is hereby approved, based on and limited to the lot configuration shown on the concept plan as last revised, as the requested modification will result in the preservation of open space for those purposes noted in Section 3.29.3.B of the Zoning Ordinance and the RUD will provide a genuine variety of lot sizes;
  - h. Reduction of permitted building setbacks to R-1 standards is approved as it is consistent with the proposed reduction in lot size and width;
  - i. Variance from Section 3.29.2 to permit one unit on the west side of the property to

be located up to 65 feet from the peripheral property line rather than the 75 feet required;

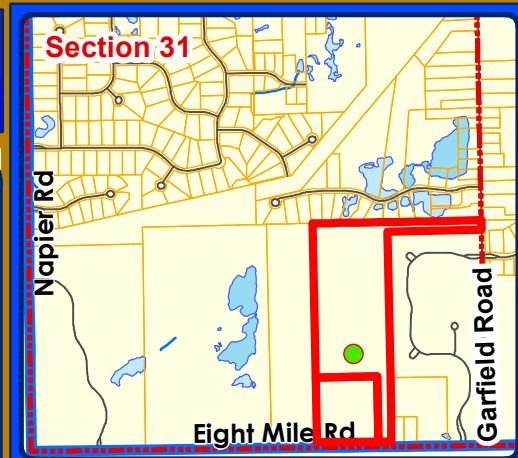
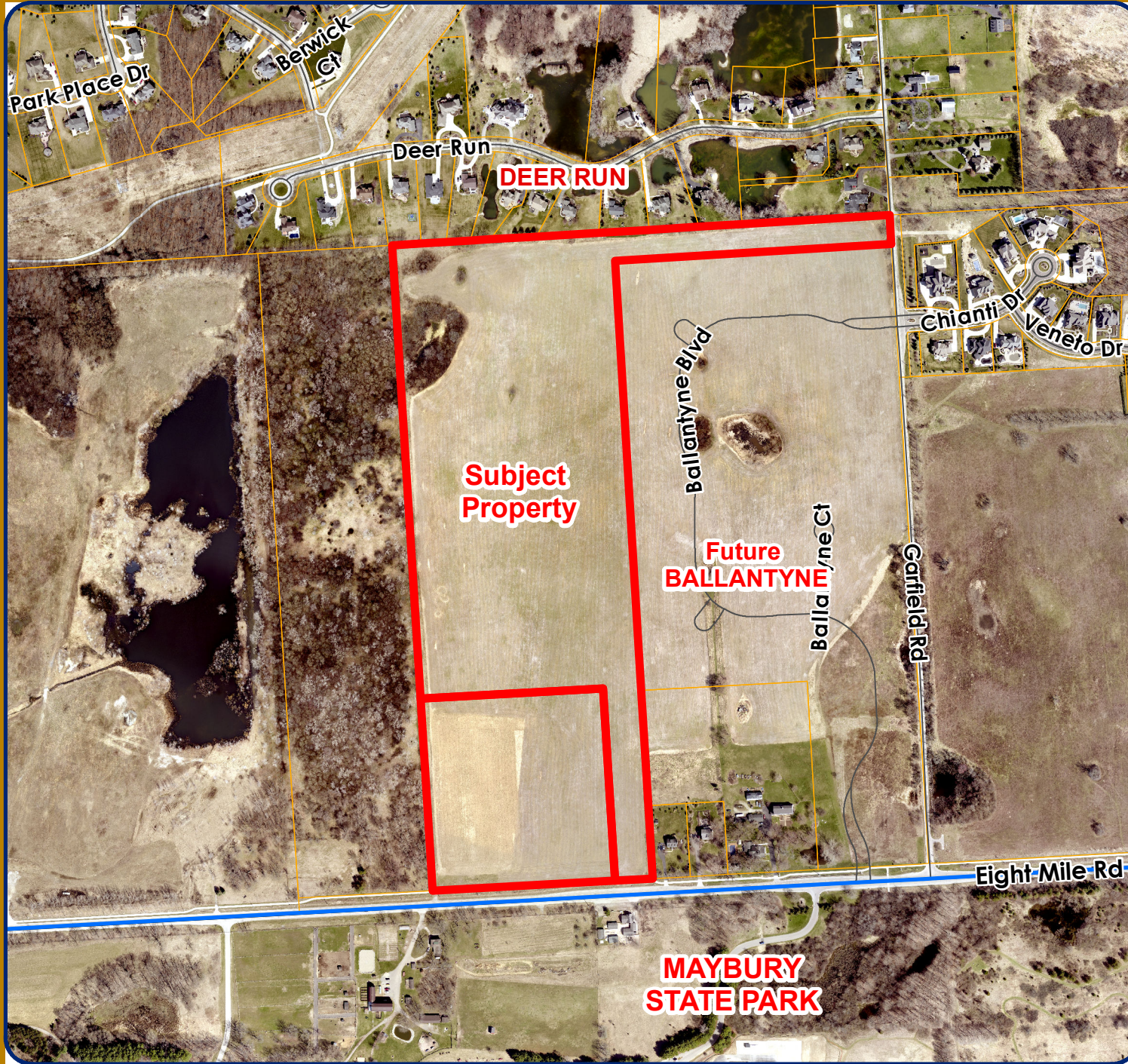
- j. Landscape waiver from Section 5.5.3.B.ii requirement of a landscaped berm along Garfield Road;
- k. City Council variance from Appendix C Section 4.04(A) (1) of Novi City Code for not providing a stub street to the subdivision boundary along subdivision perimeter is granted;
- l. City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between Eight Mile Road and the proposed emergency access is granted; and
- m. This approval is subject to all plans and activities related to it being in compliance with all applicable provisions of the Zoning Ordinance, including Articles 3, 4 and 5, and all applicable City Zoning Ordinance approvals, decisions, conditions and permits.

Maps  
Location  
Zoning  
Future Land Use  
Natural Features

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# JSP21-47 COVINGTON ESTATES RUD

## LOCATION



**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 Author: Lindsay Bell  
Date: 4/6/22  
Project: COVINGTON RUD  
Version #: 1

0 125 250 500 750 Feet  
1 inch = 576 feet



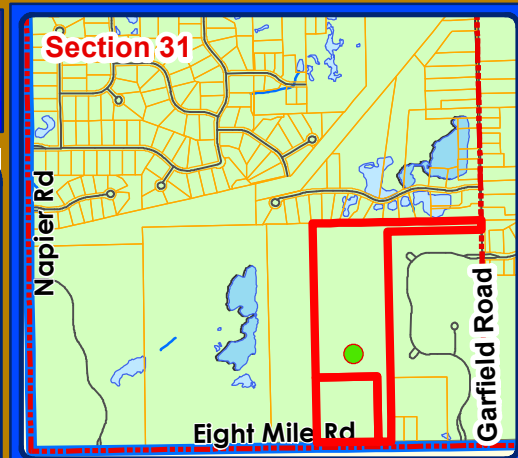
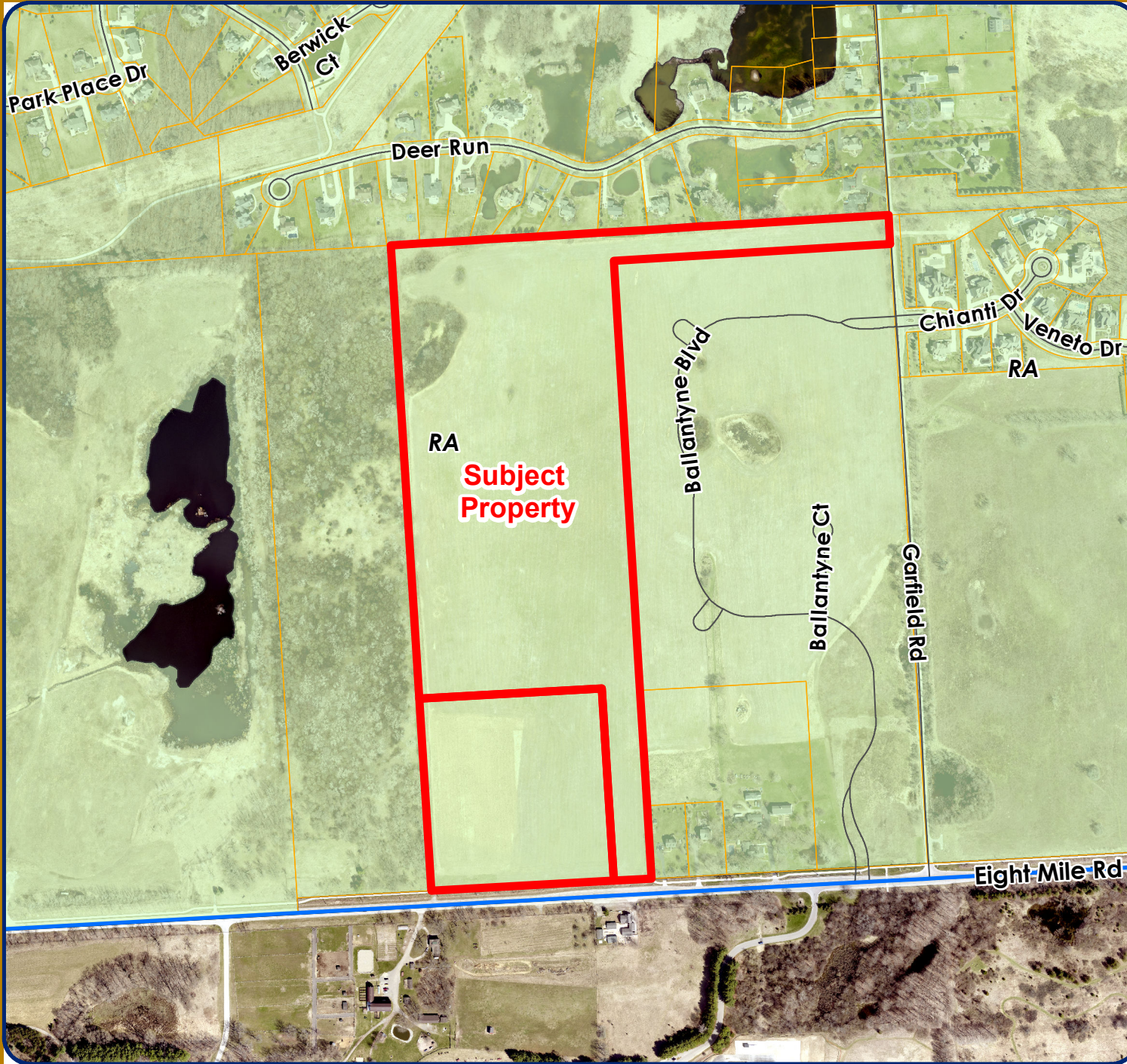
**MAP INTERPRETATION NOTICE**

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.





# JSP21-47 COVINGTON ESTATES RUD

## ZONING



### LEGEND

-  R-A: Residential Acreage
-  Subject Property



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

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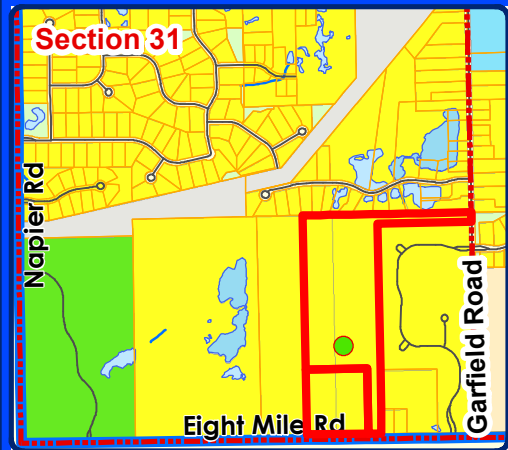
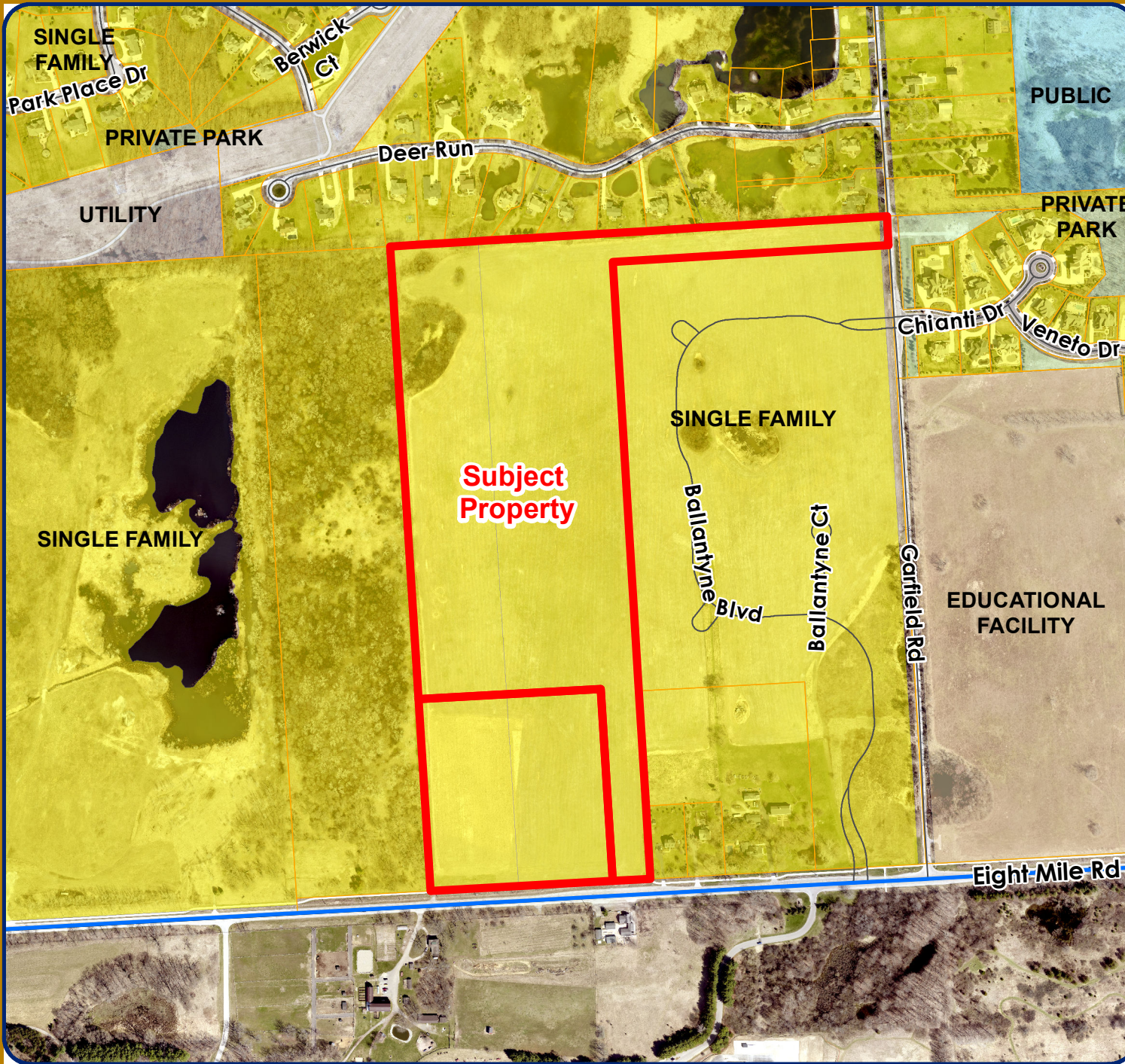


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# JSP21-47 COVINGTON ESTATES RUD

## FUTURE LAND USE



**LEGEND**

- Single Family
- Educational Facility
- Public
- Public Park
- Private Park
- Utility
- Subject Property

**CITY OF NOVI**  
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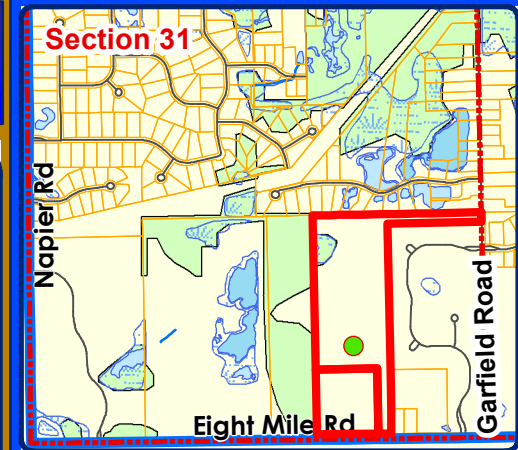
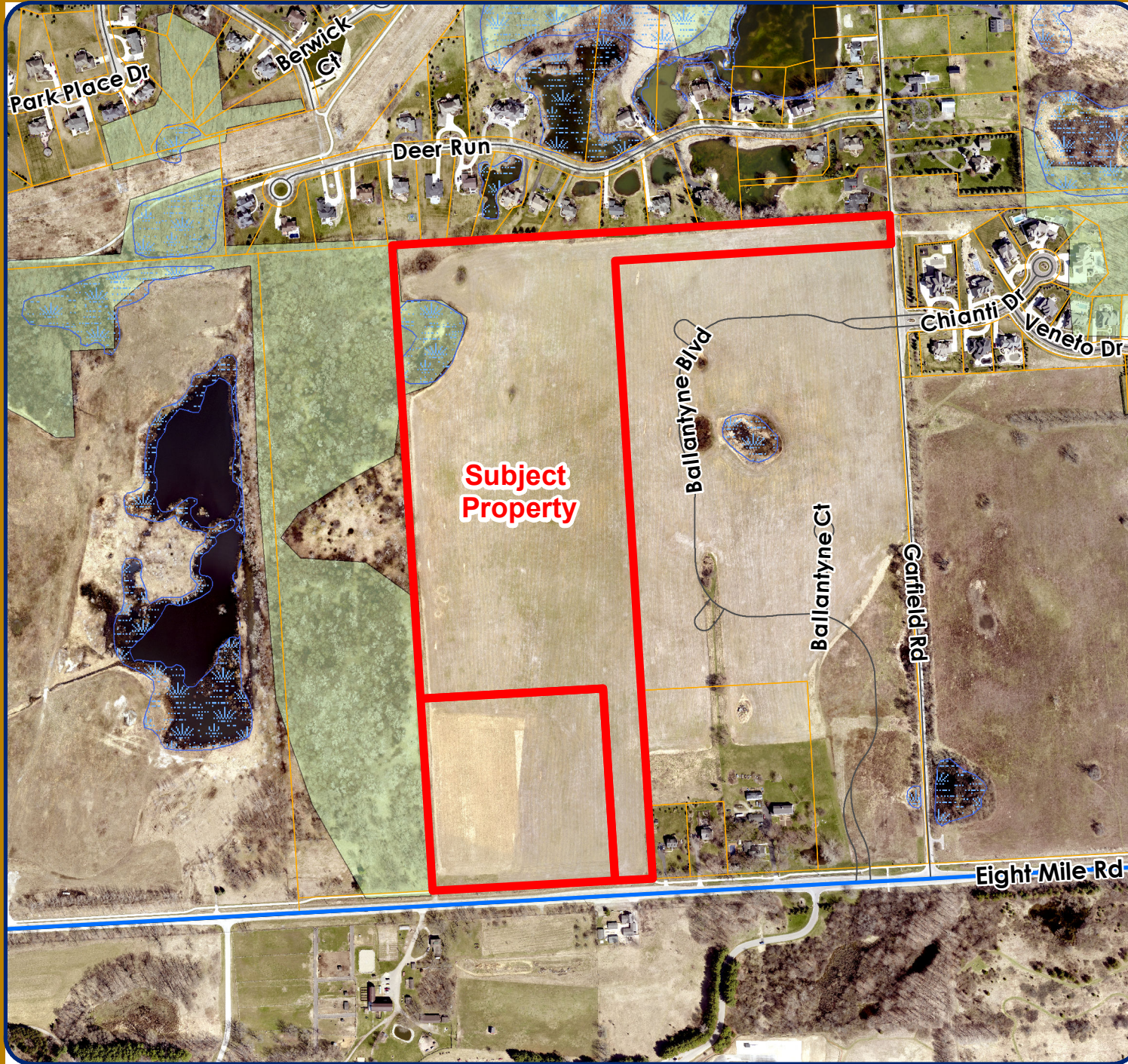
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# JSP21-47 COVINGTON ESTATES RUD

## NATURAL FEATURES



**LEGEND**


- WETLANDS
- WOODLANDS
- Subject Property



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## RUD Concept Plan

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# COVINGTON ESTATES



GARFIELD ROAD

EIGHT MILE ROAD

**Toll Brothers**

# RESIDENTIAL UNIT DEVELOPMENT PLAN

# COVINGTON ESTATES

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

**DEVELOPMENT TEAM**

<b>DEVELOPER/APPLICANT</b>	<b>ENGINEER</b>
TOLL BROTHERS 26200 TOWN CENTER DR, SUITE 200 NOVI, MICHIGAN 48245 CONTACT: SCOTT HANSEN, PE PHONE: (248) 305-4020	ATWELL LLC 311 NORTH MAIN STREET ANN ARBOR, MICHIGAN 48104 CONTACT: MARK CRIDER PHONE: (734) 994-4000

**SITE DATA**

EXISTING SITE ZONING:	RA, RESIDENTIAL ACREAGE
PROPOSED ZONING:	R10, RESIDENTIAL UNIT DENSITY
PARCELS NO.:	22-31-400-011 & 012
EXISTING SITE AREA (GROSS):	54.8 ACRES
R.O.W. AREA:	0.09 ACRES
WETLAND AREA:	0.46 ACRES
EXISTING SITE AREA (NET):	54.3 ACRES (MINUS GARFIELD ROAD R.O.W.)
NO. OF SINGLE FAMILY LOTS:	44
MIN. LOT SIZE:	21,780 SQ. FT. (0.5 ACRE)
TYP. LOT SIZE:	1100' x 210'
PROPOSED DENSITY:	0.8 DU/ACRE (44 UNITS/54.8 ACRES = 0.8)
MAXIMUM LOT COVERAGE:	22% (MAXIMUM OF 26%)
BUILDING SETBACKS:	
FRONT:	30 FEET
SIDE:	15 FEET (40 FEET TOTAL)
REAR:	35 FEET
BUILDING SIZE:	
HEIGHT:	35 FEET
STORIES:	2
FLOOR AREA PER UNIT:	3,200 TO 4,300 SF
OPEN SPACE (INCLUDES BASINS):	24.3 AC (44% OF NET SITE AREA)
USABLE OPEN SPACE* (50' WIDE):	16.1 AC
*EXCLUDES STORMWATER DETENTION BASIN, WETLANDS, AND ROAD R.O.W.	

**PROPOSED DEVIATIONS**

- SELECT LOTS MAY HAVE HOUSING CLOSER THAN SEVENTY-FIVE (75) FEET TO PERIPHERAL PROPERTY LINE. (SECTION 3.29.2.C)

**SUMMARY OF PUBLIC BENEFITS**

- PROVIDES EMERGENCY ACCESS TO THE BALLANTINE RESIDENTIAL COMMUNITY.
- PROVIDES A PEDESTRIAN CONNECTION TO THE BALLANTINE RESIDENTIAL COMMUNITY.
- PRESERVATION OF NATURAL FEATURES.
- PEDESTRIAN SIDEWALKS AND TRAIL SYSTEMS THROUGHOUT THE COMMUNITY.
- SITE AMENITIES INCLUDING PARK BENCHES, BIKE RACKS AND HIGH QUALITY LANDSCAPING.

**PROJECT NARRATIVE**

THE 8 MILE ROAD BAPTIST CHURCH PROJECT IS A PROPOSED SINGLE FAMILY RESIDENTIAL COMMUNITY LOCATED ON AN APPROXIMATELY 55-ACRE SITE IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN. THE PROPOSED DEVELOPMENT IS ON 8-MILE ROAD, WEST OF GARFIELD ROAD AND WEST OF THE APPROVED BALLANTINE PROJECT SITE. THE SUBJECT PARCELS IS CURRENTLY ZONED RA AND IS USED AS FARMLAND WITH WETLANDS AND WOODLANDS IN THE NORTHWEST CORNER THAT ARE PROPOSED TO BE PRESERVED. THE DEVELOPMENT WILL UTILIZE THE CITY'S RESIDENTIAL UNIT DEVELOPMENT (RUD) OPTION TO ALLOW FOR SINGLE FAMILY HOUSING UNDER THE RA ZONING OVERLAY, SIMILAR TO THE BALLANTINE DEVELOPMENT TO THE EAST. LARGE LANDSCAPE BENES AND BUFFERS WILL BE PROVIDED AROUND THE PERIMETER OF THE PROPERTY TO SHIELD THE PROPERTY FROM NEIGHBORING SITES. ADDITIONAL AMENITIES SUCH AS WALKING TRAILS AND BENCHES, WILL BE PROVIDED AS SHOWN FOR PUBLIC BENEFIT.

THE DEVELOPMENT WILL CONTAIN PRIVATE ROADS AND IS ALSO PROPOSED TO BE SERVED BY PUBLIC SEWER AND WATER LOCATED WITHIN THE 8-MILE ROAD RIGHT-OF-WAY. THESE PUBLIC UTILITIES WILL HAVE THE CAPACITY TO SERVE THE DEVELOPMENT PER THE CITY'S ENGINEERING STANDARDS. STORM WATER MANAGEMENT IS PROPOSED TO BE ADDRESSED THROUGH THE CONSTRUCTION OF A RETENTION BASIN ON THE WEST SIDE OF THE PROPERTY. THE POND WILL BE DESIGNED IN ACCORDANCE WITH THE CITY'S REQUIREMENTS.

THE DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE BEGINNING IN SUMMER OF 2023.

**FIRE DEPARTMENT NOTES**

- ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION AS EACH PHASE IS BUILT.
- ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 35 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
- BUILDING ADDRESSES SHALL BE POSTED FACING THE STREET DURING ALL PHASES OF CONSTRUCTION. ADDRESSES SHALL BE A MINIMUM OF THREE INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
- FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE #65.99.02.



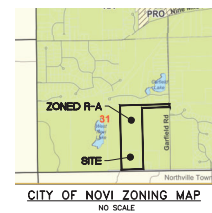
**DEVELOPMENT PLAN**  
SCALE: 1" = 150 FEET



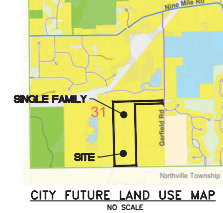
**VICINITY MAP**  
1" = 20,000 FEET

**SHEET INDEX**

- 01 COVER SHEET
- 02 EXISTING CONDITIONS
- 03 TREE LIST
- 04 WOODLAND ANALYSIS PLAN
- 05 LAYOUT PLAN
- 06 UTILITY PLAN
- 07 STORM WATER MANAGEMENT PLAN
- 08 CONCEPTUAL AMENITIES PLAN
- 09 PRELIMINARY ELEVATIONS & FLOOR PLANS
- 10 DETAIL SHEET
- L-1 LANDSCAPE PLAN
- L-2 GREENBELT AND ENTRY
- L-3 LANDSCAPE DETAILS



**CITY OF NOVI ZONING MAP**  
NO SCALE



**CITY FUTURE LAND USE MAP**  
NO SCALE

**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED IN THE PRO AGREEMENT.
- THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF NOVI ROAD.
- ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE 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.



Know what's below.  
Call before you dig.

THE LOCATION OF EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE PLAN. ONLY APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

NOTICE: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR: ATWELL LLC, NO. 08623, 311 NORTH MAIN STREET, ANN ARBOR, MI 48104

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**ATWELL**  
ARCHITECTS & ENGINEERS  
ANN ARBOR, MI 48104  
TEL: 734.994.4000

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SECTION 31  
TOWN 01 NORTH, RANGE 08 EAST  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

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TOLL BROTHERS  
COVINGTON ESTATES  
RESIDENTIAL UNIT DEVELOPMENT PLAN  
COVER SHEET

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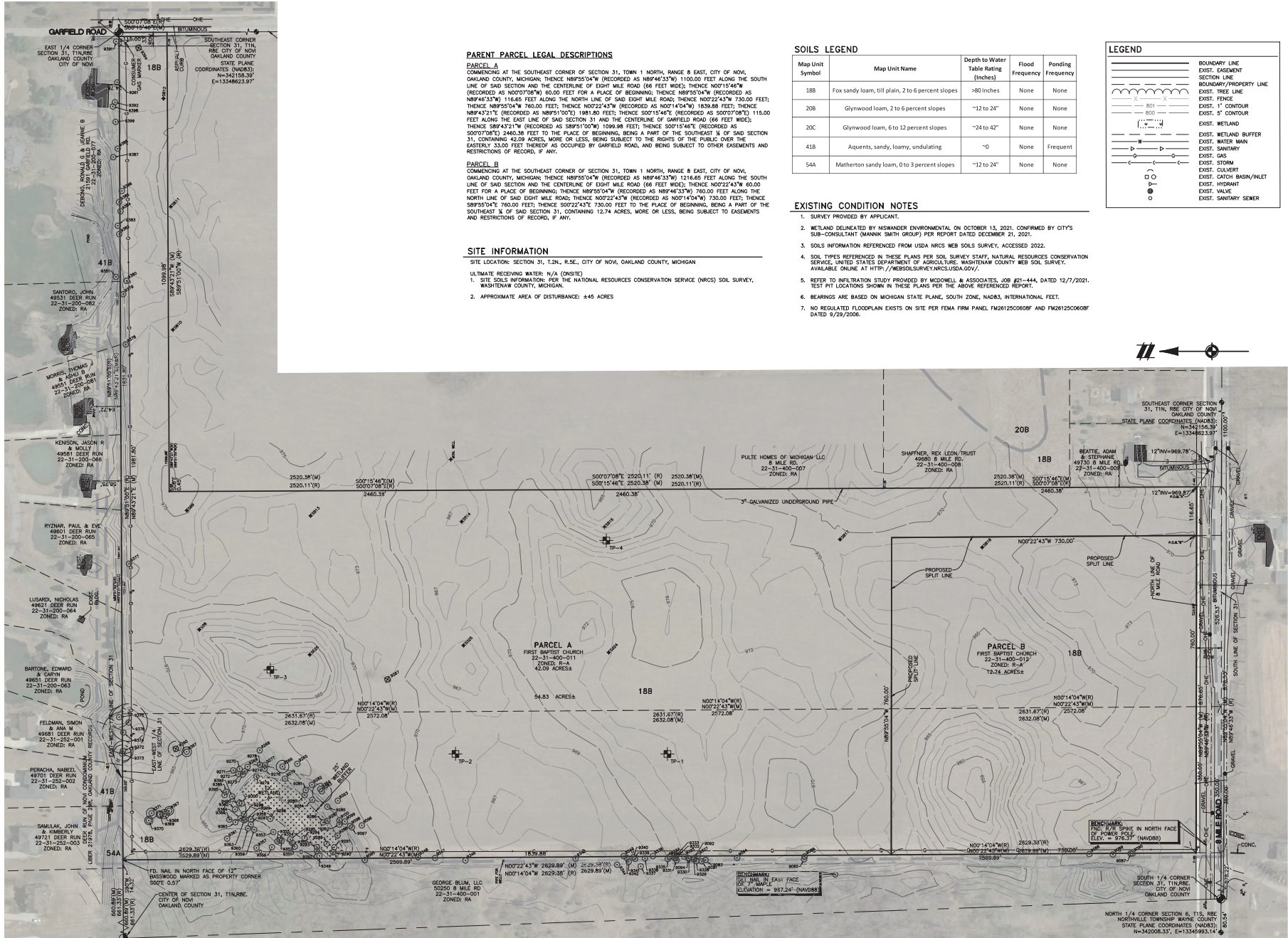
DATE: FEBRUARY 04 2022

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 0 75 150  
1" = 150 FEET

DR. SK. CH. CR.  
P.L. MC.  
BOOK: ---  
JOB: 21003508  
SHEET NO. 01



**PARENT PARCEL LEGAL DESCRIPTIONS**

**PARCEL A**  
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVA, OAKLAND COUNTY, MICHIGAN; THENCE N89°50'04"W (RECORDED AS N89°46'33"W) 1100.00 FEET ALONG THE SOUTH LINE OF SAID SECTION AND THE CENTERLINE OF EIGHT MILE ROAD (66 FEET WIDE); THENCE N00°15'46"W (RECORDED AS N00°07'08"W) 60.00 FEET FOR A PLACE OF BEGINNING; THENCE N89°50'04"W (RECORDED AS N89°46'33"W) 116.65 FEET ALONG THE NORTH LINE OF SAID EIGHT MILE ROAD; THENCE N00°22'43"W 730.00 FEET; THENCE N89°50'04"W 760.00 FEET; THENCE N00°22'43"W (RECORDED AS N00°14'04"W) 12.74 ACRES; THENCE N89°43'21"E (RECORDED AS N89°51'00"E) 1981.80 FEET; THENCE S00°15'46"W (RECORDED AS S00°07'08"W) 115.00 FEET ALONG THE EAST LINE OF SAID SECTION 31 AND THE CENTERLINE OF GARFIELD ROAD (66 FEET WIDE); THENCE S89°43'21"W (RECORDED AS S89°51'00"W) 1099.98 FEET; THENCE S00°15'46"W (RECORDED AS S00°07'08"W) 2460.38 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE SOUTHEAST ¼ OF SAID SECTION 31, CONTAINING 42.09 ACRES, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33.00 FEET THEREOF AS OCCUPIED BY GARFIELD ROAD, AND BEING SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**PARCEL B**  
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVA, OAKLAND COUNTY, MICHIGAN; THENCE N89°50'04"W (RECORDED AS N89°46'33"W) 1216.65 FEET ALONG THE SOUTH LINE OF SAID SECTION AND THE CENTERLINE OF EIGHT MILE ROAD (66 FEET WIDE); THENCE N00°22'43"W 60.00 FEET FOR A PLACE OF BEGINNING; THENCE N89°50'04"W (RECORDED AS N89°46'33"W) 760.00 FEET ALONG THE NORTH LINE OF SAID EIGHT MILE ROAD; THENCE N00°22'43"W (RECORDED AS N00°14'04"W) 730.00 FEET; THENCE S89°50'04"E 760.00 FEET; THENCE S00°22'43"E 730.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE SOUTHEAST ¼ OF SAID SECTION 31, CONTAINING 12.74 ACRES, MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

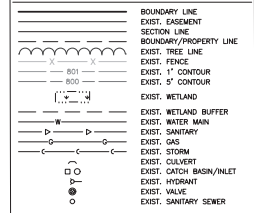
**SITE INFORMATION**

SITE LOCATION: SECTION 31, T.1N., R.8E., CITY OF NOVA, OAKLAND COUNTY, MICHIGAN  
 ULTIMATE RECEIVING WATER: N/A (ON-SITE)  
 1. SITE SOIL INFORMATION FOR THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) SOIL SURVEY, WASHINGTON COUNTY, MICHIGAN.  
 2. APPROXIMATE AREA OF DISTURBANCE: ±45 ACRES

**SOILS LEGEND**

Map Unit Symbol	Map Unit Name	Depth to Water Table Rating (Inches)	Flood Frequency	Pending Frequency
18B	Fox sandy loam, till plain, 2 to 6 percent slopes	>80 inches	None	None
20B	Glynwood loam, 2 to 6 percent slopes	"12 to 24"	None	None
20C	Glynwood loam, 6 to 12 percent slopes	"24 to 42"	None	None
41B	Aquents, sandy, loamy, undulating	"0	None	Frequent
54A	Matherston sandy loam, 0 to 3 percent slopes	"12 to 24"	None	None

**LEGEND**



**EXISTING CONDITION NOTES**

1. SURVEY PROVIDED BY APPLICANT.
2. WETLAND DELINEATED BY NEWLANDER ENVIRONMENTAL ON OCTOBER 13, 2021, CONFIRMED BY CITY'S SUB-CONSULTANT (BANKS SMITH GROUP) FOR REPORT DATED DECEMBER 31, 2021.
3. SOILS INFORMATION REFERENCED FROM USDA NRCS WEB SOILS SURVEY, ACCESSED 2022.
4. SOIL TYPES REFERENCED IN THESE PLANS FOR SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, WASHINGTON COUNTY WEB SOIL SURVEY, AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRC.S.USDA.GOV/](http://websoilsurvey.nrcs.usda.gov/).
5. REFER TO INFILTRATION STUDY PROVIDED BY MCGONNELL & ASSOCIATES, JOB #21-444, DATED 12/7/2021. TEST PIT LOCATIONS SHOWN IN THESE PLANS PER THE ABOVE REFERENCED REPORT.
6. BEARINGS ARE BASED ON MICHIGAN STATE PLANE, SOUTH ZONE, NAD83, INTERNATIONAL FEET.
7. NO REGULATED FLOODPLAIN EXISTS ON SITE PER FEMA FIRM PANEL FM26125C0608F AND FM26125C0608F DATED 9/29/2006.


**811**  
 Know what's below.  
 Call before you dig.  
 THE LOCATION OF UTILITY LINES AND THE DEPTH OF UTILITY LINES ARE NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE EXISTING LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

**ATWELL**  
 CONSULTING ENGINEERS  
 1000 W. WASHINGTON ST. SUITE 200  
 ANN ARBOR, MI 48106-1000  
 TEL: 734.934.4000

CLIENT: TOLL BROTHERS COVINGTON ESTATES RESIDENTIAL UNIT DEVELOPMENT PLAN  
 SECTION 31, TOWN 01 NORTH, RANGE 08 EAST, CITY OF NOVA, OAKLAND COUNTY, MICHIGAN  
 DATE: FEBRUARY 04 2022  
 SCALE: 0 50 100  
 1" = 100 FEET  
 SHEET NO. 21003508  
 JOB 21003508  
 02

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Needs to be Replaced	Specimen Tree	To Be Removed
9083	ACNE	<i>Acer negundo</i>	Boxelder	14.5	Good	2 Trunk (27); 10.5	Yes	No	No
9084	ACNE	<i>Acer negundo</i>	Boxelder	19	Good		Yes	No	No
9085	ACNE	<i>Acer negundo</i>	Boxelder	12	Good		Yes	No	No
9086	ACNE	<i>Acer negundo</i>	Boxelder	14	Good	3 Trunk (37); 13, 6.5	Yes	No	No
9087	RDP5	<i>Robinia pseudoacacia</i>	Black Locust	18	Good		Yes	No	No
9088	RDP5	<i>Robinia pseudoacacia</i>	Black Locust	19	Good		Yes	No	No
9089	RDP5	<i>Robinia pseudoacacia</i>	Black Locust	6.5	Good		Yes	No	No
9090	RDP5	<i>Robinia pseudoacacia</i>	Black Locust	9	Good	2T: 6	Yes	No	No
9091	ACNE	<i>Acer negundo</i>	Boxelder	14	Good	Fused Trunk	Yes	No	No
9092	ACNE	<i>Acer negundo</i>	Boxelder	8	Good		Yes	No	No
9093	ACNE	<i>Acer negundo</i>	Boxelder	11	Good		Yes	No	No
9094	ACNE	<i>Acer negundo</i>	Boxelder	9.5	Good	2T: 7	Yes	No	No
9095	ACNE	<i>Acer negundo</i>	Boxelder	9.5	Good		Yes	No	No
9096	ACNE	<i>Acer negundo</i>	Boxelder	8	Fair	Vines	Yes	No	No
9097	ACNE	<i>Acer negundo</i>	Boxelder	12	Good	2T: 4	Yes	No	No
9098	ACNE	<i>Acer negundo</i>	Boxelder	9.5	Good		Yes	No	No
9099	RHCA	<i>Rhamnus catherina</i>	Common Buckthorn	8.5	Good		Yes	No	No
9100	RHCA	<i>Rhamnus catherina</i>	Common Buckthorn	9.5	Good		Yes	No	No
9101	CAOV	<i>Corya ovata</i>	Shagbark Hickory	34	Good		Yes	Yes	No
9102	RHCA	<i>Rhamnus catherina</i>	Common Buckthorn	8.5	Good		Yes	No	No
9103	ULAM	<i>Ulmus americana</i>	American Elm	8	Good	Vines	Yes	No	No
9104	JUNI	<i>Juglans nigra</i>	Black Walnut	10	Good		Yes	No	No
9105	JUNI	<i>Juglans nigra</i>	Black Walnut	8	Good		Yes	No	No
9106	JUNI	<i>Juglans nigra</i>	Black Walnut	25	Good		Yes	No	No
9107	ALAL	<i>Alnus incana</i>	Tree of Heaven	8	Good		Yes	No	Yes
9108	MDAL	<i>Morus alba</i>	White Mulberry	13.5	Good		Yes	No	No
9109	JUNI	<i>Juglans nigra</i>	Black Walnut	23	Good		Yes	No	No
9110	ALAL	<i>Alnus incana</i>	Tree of Heaven	8	Good		Yes	No	No
9111	ALAL	<i>Alnus incana</i>	Tree of Heaven	13	Good	3T: 8, 7	Yes	No	No
9112	ULAM	<i>Ulmus americana</i>	American Elm	10	Good		Yes	No	No
9113	PRSE	<i>Prunus serotina</i>	Black Cherry	18	Poor	2T: 13; Trunk Rotten	Yes	No	No
9114	JUNI	<i>Juglans nigra</i>	Black Walnut	18.5	Good		Yes	No	No
9115	JUNI	<i>Juglans nigra</i>	Black Walnut	8	Good		Yes	No	No
9116	PRSE	<i>Prunus serotina</i>	Black Cherry	15.5	Poor	Nearly Dead	No	No	No
9117	RHCA	<i>Rhamnus catherina</i>	Common Buckthorn	8	Poor	2T: 6; Nearly Dead	No	No	No
9118	CACD	<i>Corya cordiformis</i>	Bitternut Hickory	8	Good		Yes	No	No
9119	PRSE	<i>Prunus serotina</i>	Black Cherry	15.5	Poor		No	No	No
9120	CACD	<i>Corya cordiformis</i>	Bitternut Hickory	14.5	Good	Dead Branches	Yes	No	No
9121	CACD	<i>Corya cordiformis</i>	Bitternut Hickory	12.5	Good		Yes	No	No
9122	CACD	<i>Corya cordiformis</i>	Bitternut Hickory	8	Good		Yes	No	No
9123	PRSE	<i>Prunus serotina</i>	Black Cherry	23	Good		Yes	No	No
9124	ACSN	<i>Acer saccharum</i>	Silver Maple	35	Good		Yes	Yes	No
9125	RHCA	<i>Rhamnus catherina</i>	Common Buckthorn	10	Good		Yes	No	No
9126	PRSE	<i>Prunus serotina</i>	Black Cherry	20	Good		Yes	No	No
9127	OLMA	<i>Quercus macrocarpa</i>	Bur Oak	12	Good		Yes	No	No
9128	ULAM	<i>Ulmus americana</i>	American Elm	11.5	Good		Yes	No	No
9129	PODE	<i>Populus deltoides</i>	Cottonwood	35	Good		Yes	No	No
9130	PODE	<i>Populus deltoides</i>	Cottonwood	28	Good		Yes	No	No
9131	PODE	<i>Populus deltoides</i>	Cottonwood	20	Dead		No	No	No
9132	JUNI	<i>Juglans nigra</i>	Black Walnut	13.5	Good		Yes	No	No
9133	JUNI	<i>Juglans nigra</i>	Black Walnut	11.5	Good		Yes	No	No
9134	ACNE	<i>Acer negundo</i>	Boxelder	9.5	Good		Yes	No	No
9135	SANI	<i>Salix nigra</i>	Black Willow	22	Good	2T: 21	Yes	No	No
9136	JUNI	<i>Juglans nigra</i>	Black Walnut	17.5	Good		Yes	No	No
9137	JUNI	<i>Juglans nigra</i>	Black Walnut	11	Good		Yes	No	No
9138	JUNI	<i>Juglans nigra</i>	Black Walnut	16.5	Good		Yes	No	No
9139	CACD	<i>Corya cordiformis</i>	Bitternut Hickory	9.5	Good		Yes	No	No
9140	JUNI	<i>Juglans nigra</i>	Black Walnut	21	Good		Yes	No	No
9141	ACNE	<i>Acer negundo</i>	Boxelder	11	Good	2T: 5	Yes	No	No
9142	ACNE	<i>Acer negundo</i>	Boxelder	9	Good		Yes	No	No
9143	ACNE	<i>Acer negundo</i>	Boxelder	9	Good	2T: 7	Yes	No	No
9144	ACNE	<i>Acer negundo</i>	Boxelder	9	Good	2T: 7	Yes	No	No
9145	ACNE	<i>Acer negundo</i>	Boxelder	9	Good	2T: 7	Yes	No	No
9146	ACNE	<i>Acer negundo</i>	Boxelder	8	Good		Yes	No	No
9147	ACNE	<i>Acer negundo</i>	Boxelder	12	Good	2T: 5	Yes	No	No
9148	ACNE	<i>Acer negundo</i>	Boxelder	9	Good		Yes	No	No
9149	ACNE	<i>Acer negundo</i>	Boxelder	9	Good	2T: 8	Yes	No	No
9150	ACNE	<i>Acer negundo</i>	Boxelder	9.5	Good		Yes	No	No
9151	ACNE	<i>Acer negundo</i>	Boxelder	16	Good		Yes	No	No
9152	ACNE	<i>Acer negundo</i>	Boxelder	10	Good		Yes	No	No

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Needs to be Replaced	Specimen Tree	To Be Removed
9153	ACNE	<i>Acer negundo</i>	Boxelder	12	Good		Yes	No	No
9154	ACNE	<i>Acer negundo</i>	Boxelder	15	Good		Yes	No	No
9155	ACNE	<i>Acer negundo</i>	Boxelder	12	Good	2T: 6, 5	Yes	No	No
9156	ACNE	<i>Acer negundo</i>	Boxelder	12	Good		Yes	No	No
9157	ACNE	<i>Acer negundo</i>	Boxelder	23	Good	Fused Trunk	Yes	No	No
9158	ACNE	<i>Acer negundo</i>	Boxelder	11.5	Good		Yes	No	No
9159	ACNE	<i>Acer negundo</i>	Boxelder	11	Good	3T: 9, 4	Yes	No	No
9160	ACNE	<i>Acer negundo</i>	Boxelder	17	Good	2T: 17	Yes	No	No
9161	ACNE	<i>Acer negundo</i>	Boxelder	13	Good		Yes	No	No
9162	JUNI	<i>Juglans nigra</i>	Black Walnut	10.5	Good		Yes	No	No
9163	ACNE	<i>Acer negundo</i>	Boxelder	16	Good	5 Trunk (57); 15.5, 13, 10.5, 10	Yes	No	No
9164	ACNE	<i>Acer negundo</i>	Boxelder	13	Good	2T: 11	Yes	No	No
9165	PRSE	<i>Prunus serotina</i>	Black Cherry	16	Good		Yes	No	No
9166	JUNI	<i>Juglans nigra</i>	Black Walnut	11.5	Good		Yes	No	No
9167	JUNI	<i>Juglans nigra</i>	Black Walnut	15	Good		Yes	No	No
9168	JUNI	<i>Juglans nigra</i>	Black Walnut	10.5	Good		Yes	No	No
9169	JUNI	<i>Juglans nigra</i>	Black Walnut	9	Good		Yes	No	No
9170	JUNI	<i>Juglans nigra</i>	Black Walnut	9	Good		Yes	No	No
9171	JUNI	<i>Juglans nigra</i>	Black Walnut	13.5	Good		Yes	No	No
9172	JUNI	<i>Juglans nigra</i>	Black Walnut	9.5	Good		Yes	No	No
9173	JUNI	<i>Juglans nigra</i>	Black Walnut	10	Good		Yes	No	No
9174	JUNI	<i>Juglans nigra</i>	Black Walnut	8	Good	2T: 4.5	Yes	No	No
9175	JUNI	<i>Juglans nigra</i>	Black Walnut	26	Good		Yes	Yes	No
9176	JUNI	<i>Juglans nigra</i>	Black Walnut	15	Good		Yes	No	No
9177	JUNI	<i>Juglans nigra</i>	Black Walnut	14.5	Good		Yes	No	No
9178	JUNI	<i>Juglans nigra</i>	Black Walnut	9	Good		Yes	No	No
9179	JUNI	<i>Juglans nigra</i>	Black Walnut	15	Good		Yes	No	No
9180	JUNI	<i>Juglans nigra</i>	Black Walnut	10.5	Good		Yes	No	No
9181	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	11	Good	2T: 10.5	Yes	No	No
9182	ACNE	<i>Acer negundo</i>	Boxelder	9	Good		Yes	No	No
9183	ALAL	<i>Alnus incana</i>	Tree of Heaven	10	Good	2T: 5.5	Yes	No	No
9184	PRSE	<i>Prunus serotina</i>	Black Cherry	12.5	Good		Yes	No	No
9185	CACD	<i>Corya cordiformis</i>	Bitternut Hickory	24	Good		Yes	Yes	No
9186	CACD	<i>Corya cordiformis</i>	Bitternut Hickory	21	Good	2T: 20	Yes	No	No
9187	JUNI	<i>Juglans nigra</i>	Black Walnut	50	Good		Yes	Yes	No
9188	QUAL	<i>Quercus alba</i>	White Oak	24	Good		Yes	Yes	No
9189	QUAL	<i>Quercus alba</i>	White Oak	45	Good	Fused Trunk	Yes	Yes	No
9190	ULAM	<i>Ulmus americana</i>	American Elm	13	Good	4 Trunk (47); 12, 11, 6	Yes	No	No
9191	ULAM	<i>Ulmus americana</i>	American Elm	13	Good		Yes	No	No
9192	ACNE	<i>Acer negundo</i>	Boxelder	10.5	Good		Yes	No	No
9193	ULAM	<i>Ulmus americana</i>	American Elm	8.5	Good		Yes	No	No
9194	ULAM	<i>Ulmus americana</i>	American Elm	21	Good		Yes	No	No
9195	UIRU	<i>Ulmus rubra</i>	Slippery Elm	9	Good		Yes	No	No
9196	JUNI	<i>Juglans nigra</i>	Black Walnut	23	Good	2T: 11	Yes	No	No
9197	JUNI	<i>Juglans nigra</i>	Black Walnut	10.5	Good		Yes	No	No
9198	ULAM	<i>Ulmus americana</i>	American Elm	11	Good		Yes	No	No
9199	MDAL	<i>Morus alba</i>	White Mulberry	12	Good		Yes	No	No
9200	TIAM	<i>Tilia americana</i>	Basswood	11	Good		Yes	No	No
9201	CAOV	<i>Corya ovata</i>	Shagbark Hickory	16	Good	9 Trunk (97); 10.5, 10, 10, 9.5, 8, 5.5, 5, 4.5	Yes	No	No
9202	JUNI	<i>Juglans nigra</i>	Black Walnut	22	Good		Yes	No	No
9203	JUNI	<i>Juglans nigra</i>	Black Walnut	15.5	Good	2T: 8.5	Yes	No	Yes
9204	JUNI	<i>Juglans nigra</i>	Black Walnut	10	Good	2T: 8.5	Yes	No	No
9205	JUNI	<i>Juglans nigra</i>	Black Walnut	14	Good		Yes	No	No
9206	ULAM	<i>Ulmus americana</i>	American Elm	9.5	Good		Yes	No	No
9207	ALAL	<i>Alnus incana</i>	Tree of Heaven	9.5	Good		Yes	No	No
9208	JUNI	<i>Juglans nigra</i>	Black Walnut	11.5	Good	2T: 10	Yes	No	No
9209	CAOV	<i>Corya ovata</i>	Shagbark Hickory	17	Good		Yes	No	No
9210	CAOV	<i>Corya ovata</i>	Shagbark Hickory	17.5	Good		Yes	No	No
9211	ACNE	<i>Acer negundo</i>	Boxelder	20	Poor	Fallen Over, Still Alive with New Growth Living	No	No	No




Know what's below.  
Call before you dig.

THE LOCATION OF EXISTING AND PROPOSED UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL DAMAGES MUST BE REPAIRED BY THE CONTRACTOR AT THE END OF ANY STREET REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

NOTICE: OPERATIONS OF ANY TYPE IN THE AREA OF THE PROJECT SHALL BE STOPPED IMMEDIATELY IF ANY UTILITIES ARE LOCATED THAT WERE NOT IDENTIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL DAMAGES MUST BE REPAIRED BY THE CONTRACTOR AT THE END OF ANY STREET REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

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ATWELL LLC  
1000 W. LANSING AVE.  
ANN ARBOR, MI 48106-1000  
(734) 769-1000

SECTION 31  
TOWN OF NORTH RANGE, RANGE 08 EAST  
CITY OF NOV  
OKLAHOMA COUNTY, MICHIGAN

CLIENT  
TOLL BROTHERS  
COVINGTON ESTATES  
RESIDENTIAL UNIT DEVELOPMENT PLAN

DATE  
FEBRUARY 04 2022

REVISIONS

SCALE 0' = 1" --

AS NOTED

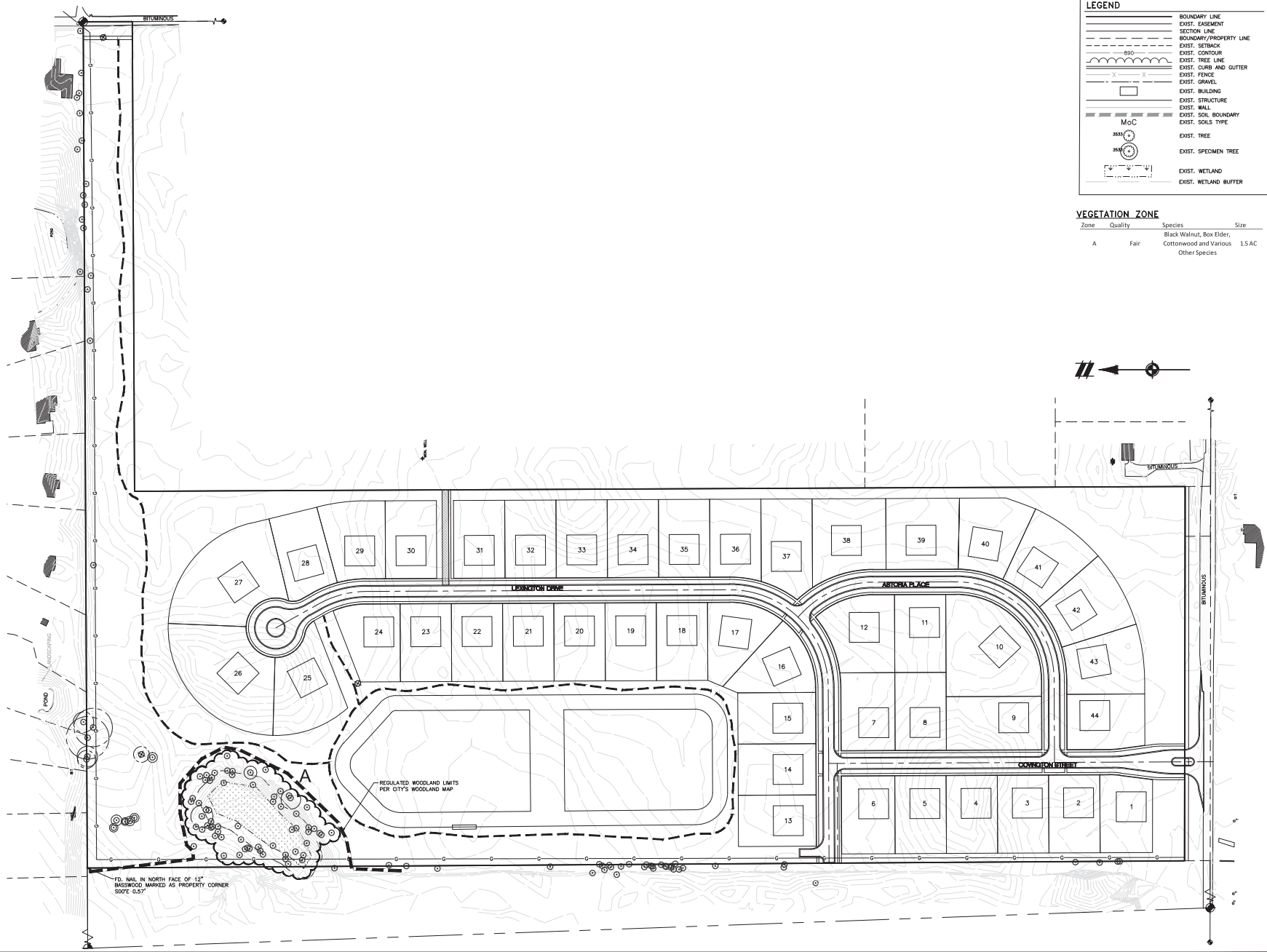
DR. SK CH. CR  
P.L. MC  
BOOK --

JOB 21003508

SHEET NO. 08



2022/04/28 10:00 AM ATWELL\JL\PROJECTS\21003508\DWG\21003508-04.DWG PLOT PLAN



**LEGEND**

	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. SETBACK
	EXIST. CONTOUR
	EXIST. TREE LINE
	EXIST. CURB AND GUTTER
	EXIST. FENCE
	EXIST. GRAVEL
	EXIST. BUILDING
	EXIST. STRUCTURE
	EXIST. WALL
	EXIST. SOIL BOUNDARY
	EXIST. SOILS TYPE
	EXIST. TREE
	EXIST. SPECIMEN TREE
	EXIST. WETLAND
	EXIST. WETLAND BUFFER

**VEGETATION ZONE**

Zone	Quality	Species	Size
A	Fair	Black Walnut, Box Elder, Cottonwood and Various Other Species	1.5 AC

Know what's below.  
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THE LOCATION OF UTILITIES AND THE DEPTHS OF UTILITIES MAY VARY AND WILL NOT BE GUARANTEED. UTILITIES ARE NOT TO BE DELETED OR MOVED BY ANY CONTRACTOR WITHOUT THE EXACT LOCATION OF ALL UTILITIES BEING DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. PRESERVE ANY AND ALL EXISTING UTILITIES AND STRUCTURES OF ANY OTHER PROPERTY.

NOTICE: OVERLAPPING PROPERTY IS THE SOLE RESPONSIBILITY OF THE OWNER. THE ENGINEER SHALL BE RESPONSIBLE TO ASSESS ANY DAMAGE TO PROPERTY IN THE WORK OF PROJECTS CHANGED IN THE SCOPE OF ANY SECRET STRUCTURES OF ANY OTHER PROPERTY.

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ATWELL  
ARCHITECTS & ENGINEERS  
P.C.

ANY NUMBER TO 4800  
754.084.4000

CLIENT	SECTION 31	TOWN OF NORTH, RANGE 08 EAST
TOLL BROTHERS	TOWN OF NORTH, RANGE 08 EAST	CITY OF NOV
COVINGTON ESTATES	OKLAHOMA COUNTY, MICHIGAN	
RESIDENTIAL UNIT DEVELOPMENT PLAN		
WOODLAND ANALYSIS PLAN		

DATE: FEBRUARY 04 2022

REVISIONS	
NO.	DESCRIPTION

SCALE: 0 50 100  
1" = 100 FEET

DR: SK CH: CR  
P.L: MC  
BOOK: ---  
JOB: 21003508  
SHEET NO. 04

PRELIMINARY - NOT FOR CONSTRUCTION

GAFFIELD ROAD

PROP. 8' PATH TO CONNECT TO BALLANTYNE DEVELOPMENT

DUDING, RONALD G. & JENNIFER B  
4921 DEER RUN  
22-31-200-077  
ZONED: RA

SANTORO, JOHN  
4921 DEER RUN  
22-31-200-082  
ZONED: RA

MORRIS, THOMAS J  
4921 DEER RUN  
22-31-200-081  
ZONED: RA

KENSON, JASON R  
& MOLLY  
4921 DEER RUN  
22-31-200-066  
ZONED: RA

RYMAN, PAUL & EVE  
4921 DEER RUN  
22-31-200-065  
ZONED: RA

LUSARDI, NICHOLAS  
4921 DEER RUN  
22-31-200-064  
ZONED: RA

BARTONE, EDWARD  
& CARMEN  
4921 DEER RUN  
22-31-200-063  
ZONED: RA

FELDMAN, SIMON  
& ANA M  
4921 DEER RUN  
22-31-200-001  
ZONED: RA

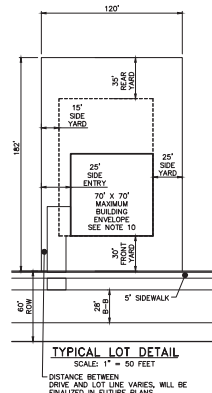
PERACHA, NABEED  
4921 DEER RUN  
22-31-200-002  
ZONED: RA

SAMKALAK, JOHN  
& HARBURY  
4921 DEER RUN  
22-31-200-003  
ZONED: RA

LEBER, STEVE  
4921 DEER RUN  
22-31-200-004  
ZONED: RA

LOT AREA TABLE				LOT AREA TABLE			
LOT NO.	AREA (S.F.)	LOT WIDTH	D/W RATIO	LOT NO.	AREA (S.F.)	LOT WIDTH	D/W RATIO
1	21913.24	123.62'	1.46	23	21840.00	120'	1.52
2	21840.00	120'	1.5	24	22961.25	146.8'	1.24
3	21840.00	120'	1.5	25	29357.86	135.08'	1.38
4	21840.00	120'	1.5	26	46391.39	142.3'	1.28
5	21840.00	120'	1.5	27	46144.75	153.61'	1.18
6	22750.00	120'	1.44	28	22671.11	120'	1.60
7	22957.75	120'	1.44	29	22957.38	120'	1.5
8	21853.33	120.00'	1.52	30	21840.00	120'	1.52
9	22783.33	124.99'	1.78	31	21840.00	120'	1.52
10	44713.63	284.46'	0.86	32	21840.00	120'	1.52
11	21848.16	120.01'	1.52	33	21840.00	120'	1.52
12	26807.34	173.23'	1.05	34	21840.00	120'	1.52
13	21840.00	120'	1.52	35	21840.00	120'	1.52
14	21840.00	120'	1.52	36	22105.21	120'	1.52
15	21840.00	120'	1.52	37	25674.70	120'	1.52
16	21793.45	163.3'	1.26	38	38515.50	172.85'	0.96
17	21822.41	159.73'	1.24	39	26279.26	169.3'	0.98
18	21840.00	120'	1.52	40	25456.64	120'	1.52
19	21840.00	120'	1.52	41	26626.25	120'	1.52
20	21840.00	120'	1.52	42	26626.25	120'	1.52
21	21840.00	120'	1.52	43	25237.33	120'	1.52
22	21840.00	120'	1.52	44	23204.06	129.34'	1.41

AVERAGE LOT AREA: 24,898.8 SF  
TOTAL LOT AREA: 1099548.6 SF



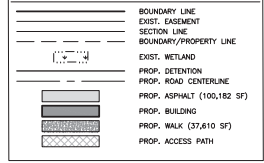
LAYOUT NOTES

- THE DEVELOPMENT WILL CONTAIN PRIVATE ROADS. THE PROPOSED CONNECTION WILL BE COORDINATED WITH THE ROAD COMMISSION OF OAKLAND COUNTY.
- LANDSCAPE BUFFERS WILL BE PROVIDED ON THE SIDES OF THE DEVELOPMENT AS SHOWN BUFFERING THE PROPERTY FROM THE ADJACENT USES. SEE LANDSCAPING SHEETS FOR DETAILS.
- ALL SIDEWALKS AND SIDEWALK RAMP SHALL BE ADA COMPLIANT.
- ALL SIDEWALKS SHALL COMPLY WITH BARRIER FREE DESIGN STANDARDS.
- NO ON-STREET PARKING IS PROPOSED. UNIT GARAGE AND DRIVEWAY PARKING EXCEEDS CITY PARKING REQUIREMENTS. NO PARKING SIGNAGE TO BE PLACED IN AREAS OF ROAD CURVE RADIUS LESS THAN 230'.
- ALL ON-SITE SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE MUTCD.
- PROPOSED BUILDING FACADES WILL HAVE A MINIMUM OF 30% BRICK OR STONE.
- THE TOTAL PROPOSED FLOOR SQUARE FOOTAGE OF EACH DWELLING UNIT VARIES FROM 3,000 TO 4,300 SQUARE FEET.
- SIGHT DISTANCE TRIANGLES SHOWN FOR 15' EYE HEIGHT IN ACCORDANCE WITH MOST TRAFFIC AND SAFETY STANDARDS FEBRUARY 6, 2008 (2004 AASHTO, EXHIBITS B-55, 681). SIGHT DISTANCE FOR SPEED LIMIT FOR 45 MPH AND 2 LANE'S OF TRAFFIC IS 500'.
- BUILDING SIZE TO BE FINALIZED AND SHOWN IN FUTURE PLANS. BUILDING LOCATION AND DISTANCES BETWEEN ARE SUBJECT TO CHANGE.

WETLAND SUMMARY

TOTAL WETLAND AREA:	0.46 ACRES
IMPACT AREA:	0.00 ACRES
MITIGATION AREA:	0.00 ACRES (1:5:1 MT. RATIO)

LEGEND



SIGN QUANTITIES

SIGN TYPE	SIGN SIZE	QUANTITY
R1-1	30"X30"	6
R7-1	18"X12"	1



PROP. 15' EMERGENCY ACCESS PATH  
SEE GRASS PAPER DETAIL ON SHEET 10  
40' EMERGENCY ACCESS EASEMENT

PULTE HOMES OF MICHIGAN LLC  
8 MILE RD.  
22-31-400-007  
ZONED: RA

SHAFNER, REX LEON TRUST  
4869 B MILE RD.  
22-31-400-008  
ZONED: RA

BEATTIE, ADAM  
& STEPHANIE  
4975 B MILE RD.  
22-31-400-009  
ZONED: RA

PROP. LANDSCAPE SCREENING BERM  
4' TALL & 4' WIDE (TYP.)  
(SEE LANDSCAPE PLANS)

PROP. 5' NATURE PATH  
(PATH TO BE WOODCHIP OR APPROVED ALTERNATE)

NORTH BASIN  
3.1 AC (RETENTION)

SOUTH BASIN  
2.9 AC (RETENTION)

PROP. 5' WALK

CONNECT TO EXISTING 5' SIDEWALK

RAMPS TO BE ADDED WHERE NEEDED ALONG EXISTING 8 MILE PATH

GEORGE BLUM, LLC  
50250 8 MILE RD  
22-31-400-001  
ZONED: RA

**ATWELL**  
LANDSCAPE ARCHITECTURE & PLANNING  
11000 W. 11TH AVE., SUITE 100  
ANN ARBOR, MI 48106  
734.924.0000

CLIENT: TOLL BROTHERS  
COVINGTON ESTATES  
RESIDENTIAL UNIT DEVELOPMENT PLAN  
LAYOUT PLAN

SECTION: 31  
TOWN 01 NORTH, RANGE 08 EAST  
CITY OF NOV  
OAKLAND COUNTY, MICHIGAN

DATE: FEBRUARY 04 2022

REVISIONS  
SCALE: 0 50 100  
1" = 100 FEET

DR: SK CH: CR  
PL: MC  
BOOK: ---  
JOB: 21003508  
SHEET NO.: 05

GARFIELD ROAD  
BIRMINGHAM

**SANITARY BASIS OF DESIGN**

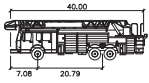
Service Areas	On site: 54.8 Acres	Off site: 0 Acres	Total: 54.8 Acres
Number of Single Family Units	On site: 44 REUs	Off site (assuming 4 REUs/acre): 0 REU	Total: 44 REUs
No. of Users per Unit:	3.2 persons		
Total Expected Population Served:	141 persons		
Average Daily Flow (per capita):	100 G.P.D.		
Design Population Densities:	2.6 persons/acre		
Peaking Factor:	4.00 (Per Now Code for POP less than 500)		
Average Flow:	POP * 100 = 0.0141 M.G.D.		
	= 9.78 G.P.M.		
	= 0.0218 C.F.S.		
Peak Flow:	0.0141 * 4.00 = 0.0563 M.G.D.		
	= 39.11 G.P.M.		
	= 0.0871 C.F.S.		
Pipe Capacity:	8 in diameter	Av = 0.349 sf	
	0.40% slope	R = 0.167 ft	
	0.013 Manning's 'n'		
	Manning's Capacity = 0.786 C.F.S.		
	Velocity Flowing Full = 2.20 F.P.S.		

**UTILITY NOTES**

1. THE DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. THE LOCATIONS OF EXISTING WATER AND SEWER AS SHOWN ARE APPROXIMATE. FIRE PROTECTION IN ACCORDANCE WITH CITY OF NOVI STANDARDS WILL BE DETICED ON SUBSEQUENT SUBMITTALS.
2. WATER MAIN AND SANITARY SEWER SHALL BE LOCATED APPROXIMATELY 6.5' OFF THE BACK OF CURB.
3. IT IS ASSUMED THAT THE BALLANTYNE PROJECT DIRECTLY TO THE EAST WILL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THIS PROJECT.
4. THE RIGHT OF WAY UTILITY PLANS WILL BE SUBMITTED IN A SEPARATE PLAN.

**LEGEND**

---	BOUNDARY LINE
---	EXIST. EASEMENT
---	SECTION LINE
---	BOUNDARY/PROPERTY LINE
---	EXIST. WETLAND
---	EXIST. WETLAND BUFFER
---	EXIST. WATER MAIN
---	EXIST. SANITARY
---	EXIST. GAS
---	EXIST. STORM
---	EXIST. CULVERT
---	EXIST. CATCH BASIN/INLET
---	EXIST. HYDRANT
---	EXIST. VALVE
---	EXIST. SANITARY SEWER
---	PROP. DETENTION
---	PROP. ROAD CENTERLINE
---	PROP. ASPHALT
---	PROP. BUILDING
---	PROP. WALK
---	PROP. STORM SEWER
---	PROP. SANITARY
---	PROP. WATER MAIN
---	PROP. END SECTION
---	PROP. CATCH BASIN/INLET
---	PROP. STORM MANHOLE
---	PROP. SANITARY MANHOLE
---	PROP. HYDRANT



T-2 Fire Truck feet  
Width : 6.90  
Track : 6.90  
Lock to Lock Time : 6.0  
Steering Angle : 45.0

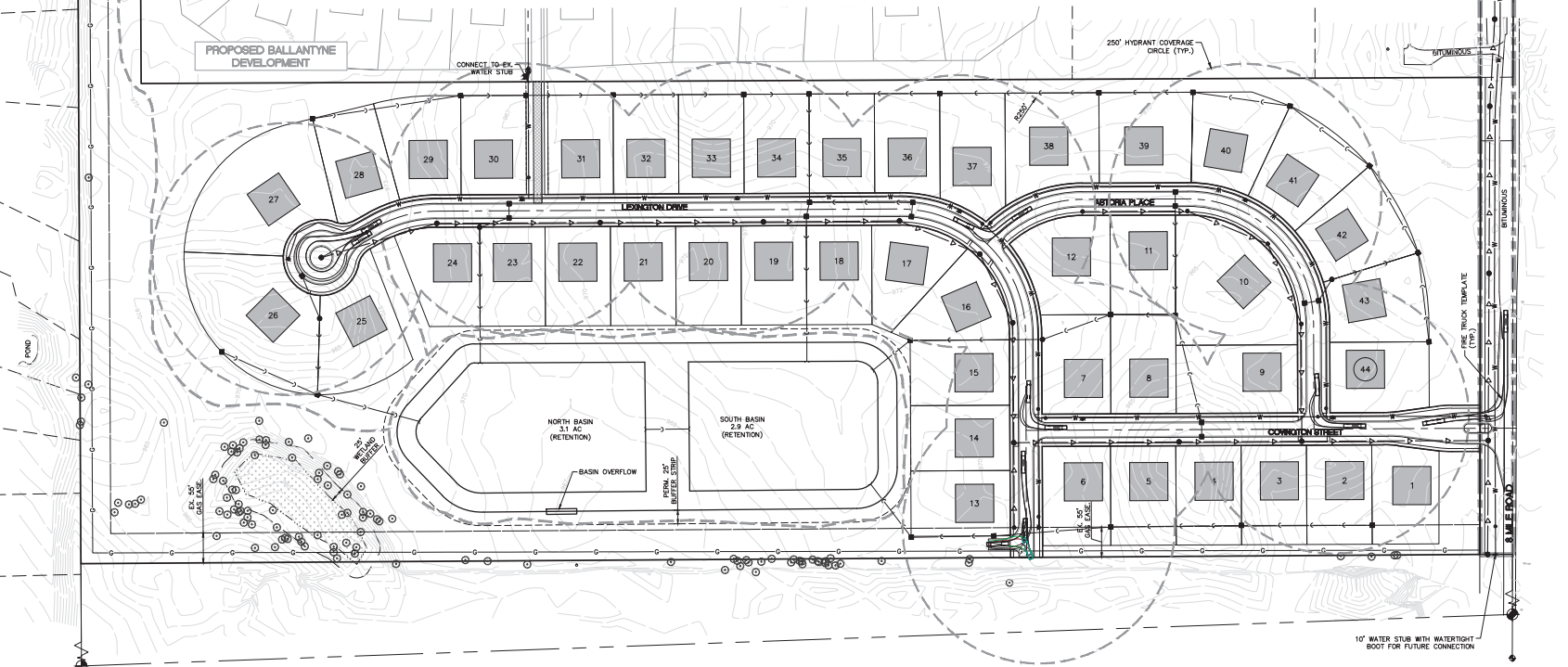
**T-2 FIRETRUCK DETAIL**  
NOT TO SCALE

**WATER BASIS OF DESIGN**

Number of Single Family Units:	44 Units
Residential Equivalent Units:	44 REUs
No. of Users per Unit:	3.2 persons
Total Expected Population Served:	141 persons
Average Daily Flow (per capita):	100 G.P.D.
Peaking Factor:	4.00 (Per Now Code for Population less than 500)
Average Flow:	POP * 100 = 0.0141 M.G.D.
Peak Flow:	0.0141 * 4.00 = 0.0564 M.G.D.

CONNECT TO EX-SANITARY STUB  
CONNECT TO EX-WATER STUB  
8 MILE RIGHT OF WAY UTILITY PLANS WILL BE SUBMITTED IN A SEPARATE PLAN

PROPOSED BALLANTYNE DEVELOPMENT



ATWELL  
4000 W. BROADWAY  
ANN ARBOR, MI 48106  
734.984.4000

---

SECTION 31  
TOWN OF NORTH RANGE 08 EAST  
CITY OF NOV  
OAKLAND COUNTY, MICHIGAN

---

TOLL BROTHERS  
COVINGTON ESTATES  
RESIDENTIAL UNIT DEVELOPMENT PLAN  
UTILITY PLAN

---

CLIENT: TOLL BROTHERS  
DATE: FEBRUARY 04 2022

---

REVISIONS

NO.	DATE	DESCRIPTION

---

SCALE: 0 50 100  
1" = 100 FEET

DR: SK CH: CR  
P.M. MC  
BOOK: ---  
JOB: 21003508  
SHEET NO. 06

CARFIELD ROAD  
BIRMINGHAM

**CONCEPTUAL STORM WATER CALCULATIONS**

Stormwater Storage Volume Requirements

Area Contributing Runoff, A	=	48.63 acre
Developed Runoff Coefficient, C	=	0.80
Total Retention Storage Required, Vt	=	960,894 c.f.
Vt = 2 * 19500 * a * c		
First Flush Volume (Vf) = 1815Ac	=	52,849 c.f.
Bankfull Volume (Vbf) = 15160Ac	=	150,249 c.f.

Basin Stage-Storage Calculations

Elevation	Area	h	Incr. V	Cum. V
957	171573	0	0	0
958	183391	1	177,482	177,482
959	195565	1	189,478	366,960
960	209097	1	201,831	568,791
961	220685	1	214,541	783,332
962	234231	1	227,608	1,010,940
963	247833	1	241,032	1,251,972
964	261793	1	254,813	1,506,785

Total Basin Storage = 1,010,940 cf  
 Vt Elev. = 957.30  
 Vbf Elev. = 961.85  
 DHW Elev. (100-yr) = 961.79  
 Top of Bank Elev. = 964.00  
 Freeboard = 2.21 ft  
 Side slopes = 5:1

**GRADING & STORM SEWER NOTES**

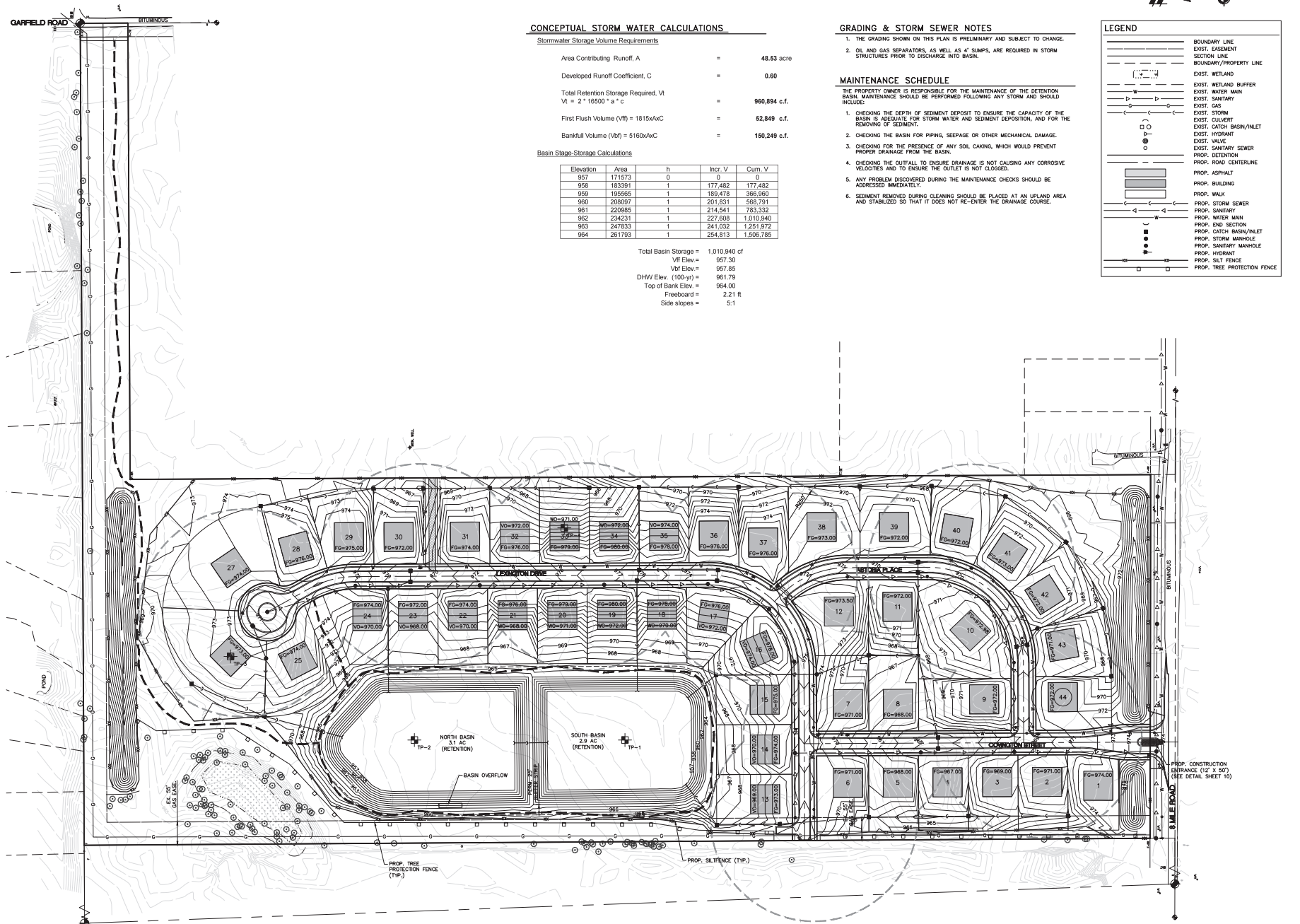
1. THE GRADING SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE.
2. OIL AND GAS SEPARATORS, AS WELL AS 4' SUMPS, ARE REQUIRED IN STORM STRUCTURES PRIOR TO DISCHARGE INTO BASIN.

**MAINTENANCE SCHEDULE**

- THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN. MAINTENANCE SHOULD BE PERFORMED FOLLOWING ANY STORM AND SHOULD INCLUDE:
1. CHECKING THE DEPTH OF SEDIMENT DEPOSIT TO ENSURE THE CAPACITY OF THE BASIN IS ADEQUATE FOR STORM WATER AND SEDIMENT DEPOSITION AND FOR THE REMOVING OF SEDIMENT.
  2. CHECKING THE BASIN FOR PIPING, SEEPAGE OR OTHER MECHANICAL DAMAGE.
  3. CHECKING FOR THE PRESENCE OF ANY SOIL CAKING, WHICH WOULD PREVENT PROPER DRAINAGE FROM THE BASIN.
  4. CHECKING THE OUTFALL TO ENSURE DRAINAGE IS NOT CAUSING ANY CORROSIVE VELOCITIES AND TO ENSURE THE OULET IS NOT CLOSED.
  5. ANY PROBLEM DISCOVERED DURING THE MAINTENANCE CHECKS SHOULD BE ADDRESSED IMMEDIATELY.
  6. SEDIMENT REMOVED DURING CLEANING SHOULD BE PLACED AT AN UPLAND AREA AND STABILIZED SO THAT IT DOES NOT RE-ENTER THE DRAINAGE COURSE.

**LEGEND**

	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. WETLAND
	EXIST. WETLAND BUFFER
	EXIST. WATER MAIN
	EXIST. SANITARY
	EXIST. GAS
	EXIST. STORM
	EXIST. CULVERT
	EXIST. CATCH BASIN/INLET
	EXIST. HYDRANT
	EXIST. VALVE
	EXIST. SANITARY SEWER
	PROP. DETENTION
	PROP. ROAD CENTERLINE
	PROP. ASPHALT
	PROP. BUILDING
	PROP. WALK
	PROP. STORM SEWER
	PROP. SANITARY
	PROP. WATER MAIN
	PROP. END SECTION
	PROP. CATCH BASIN/INLET
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	PROP. HYDRANT
	PROP. SILT FENCE
	PROP. TREE PROTECTION FENCE



**ATWELL**  
 CIVIL ENGINEERING & ARCHITECTURE  
 1000 15th Street, Suite 100  
 Birmingham, AL 35203  
 Phone: 205.975.1000  
 Fax: 205.975.1001  
 Email: info@atwell.com

SECTION 31  
 TOWN OF NORTH RANGE 08 EAST  
 CITY OF NOV  
 OKLAHOMA COUNTY, MICHIGAN

TOLL BROTHERS  
 COVINGTON ESTATES  
 RESIDENTIAL UNIT DEVELOPMENT PLAN  
 STORM WATER MANAGEMENT PLAN

DATE: FEBRUARY 04 2022

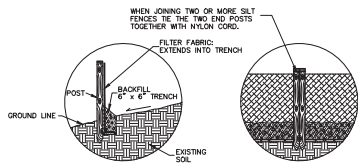
REVISIONS

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 1" = 100 FEET

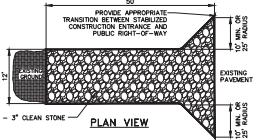
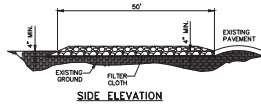
DR: SK CH: CR  
 DW: MC  
 BOOK: ---  
 JOB: 21003508  
 SHEET NO. 07





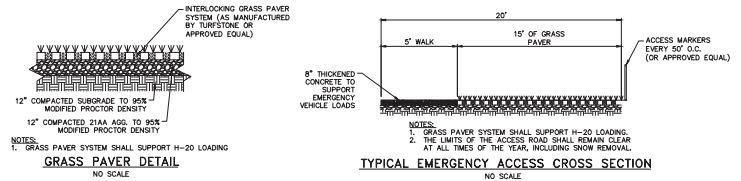
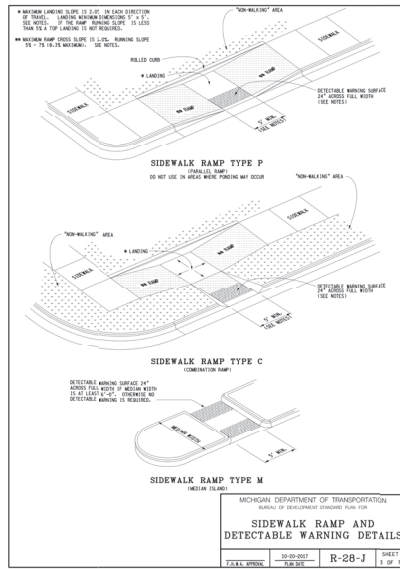


**GEOTEXTILE SILT FENCE**  
NO SCALE

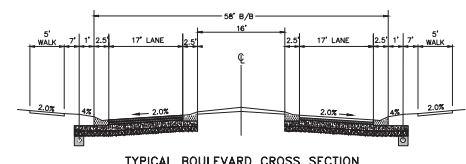


- CONSTRUCTION SPECIFICATIONS**
1. STONE - USE COARSE AGGREGATE (2 - 3 INCH STONE)
  2. LENGTH - 50' MIN.
  3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
  4. WIDTH - 12' MIN.

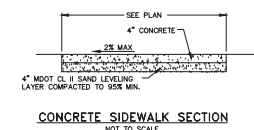
**STABILIZED CONSTRUCTION ENTRANCE AND STONE LAYDOWN**  
NOT TO SCALE



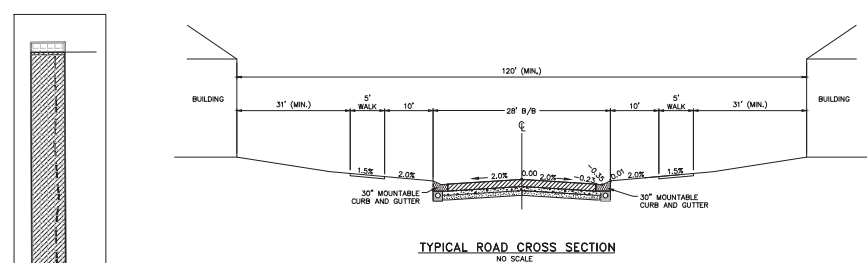
**TYPICAL EMERGENCY ACCESS CROSS SECTION**  
NO SCALE



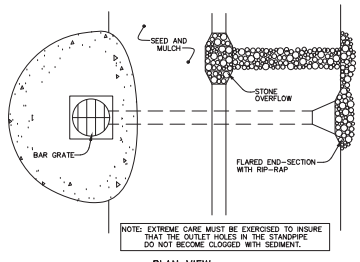
**TYPICAL BOULEVARD CROSS SECTION**  
NO SCALE



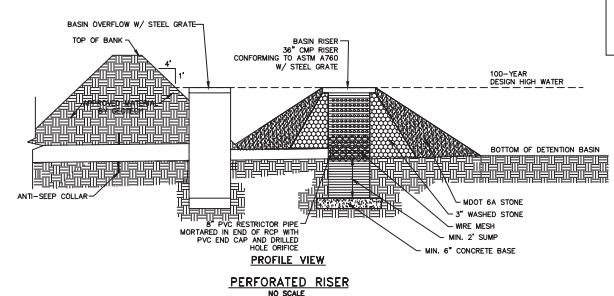
**CONCRETE SIDEWALK SECTION**  
NOT TO SCALE



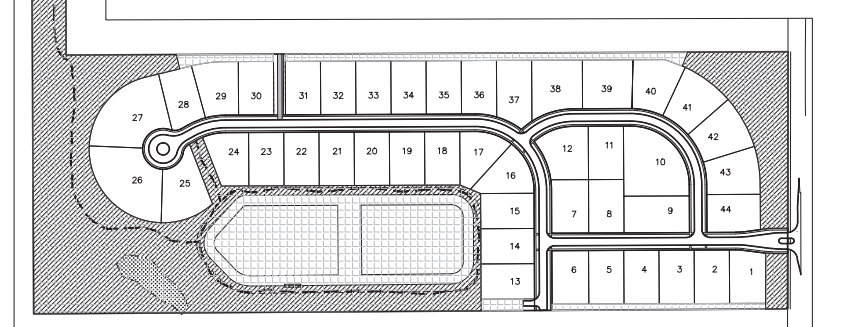
**TYPICAL ROAD CROSS SECTION**  
NO SCALE



NOTE: EXTREME CARE MUST BE EXERCISED TO INSURE THAT THE OUTLET HOLES IN THE STANDPIPE DO NOT BECOME CLOGGED WITH SEDIMENT.



**PERFORATED RISER**  
NO SCALE



**OPEN SPACE EXHIBIT**  
SCALE: 1\"/>

**311**  
Know what's below.  
Call before you dig.  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN ONLY AND HAS NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY OCCUR AS A RESULT OF ANY CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES WHICH MAY OCCUR AS A RESULT OF ANY CONSTRUCTION WORK.

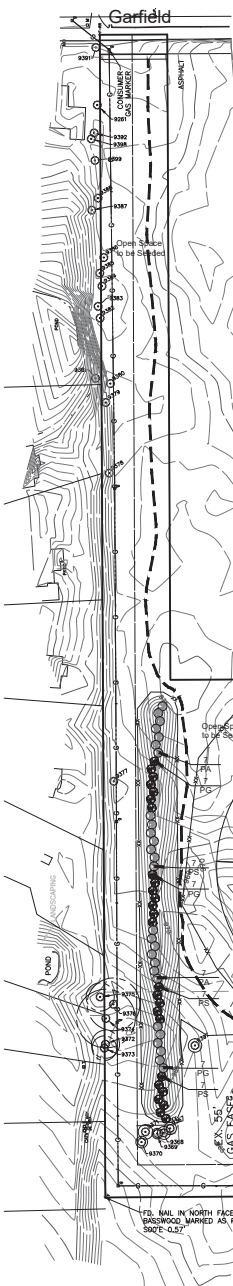
**ATWELL**  
CORPORATION  
10000 WOODBINE DRIVE  
ANN ARBOR, MI 48106  
734.664.1000

SECTION: 31  
TOWN: 01 NORTH, RANGE: 08 EAST  
CITY: OF NOV  
OKLAND COUNTY, MICHIGAN  
DETAIL SHEET

CLIENT: TOLL BROTHERS  
COVINGTON ESTATES  
RESIDENTIAL UNIT DEVELOPMENT PLAN

DATE: FEBRUARY 04 2022

REVISIONS  
SCALE: 0  
AS NOTED  
SK CH CR  
P.M. MC  
BOOK  
JOB: 21003508  
SHEET NO.: 10



### Landscape Summary

Street Trees  
 Street Frontage 7,130 Lf.  
 Trees Required 203 Trees (7,130 / 35)  
 Trees Provided 203 Trees

Woodland Replacement  
 Trees Required 0 Trees - No Regulated Trees Removed

- Notes:
1. Soils Information is Found on Sheet 2.
  2. Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants and 2' from Utility Lines.
  3. Trees Shall not be Planted within 4' of Property Lines.
  4. Utility Boxes Shall be Screen per Detail on Sheet L-3.
  5. Phragmites and Japanese Knotweed are Not Present on this Site.
  6. Overhead Power Lines are Indicated on the Plan Along 8 Mile.
  7. An Irrigation Plan will be Provided for Stamping Sets.
  8. Snow Deposit will be Along the Streets Between the Curb and Sidewalk.

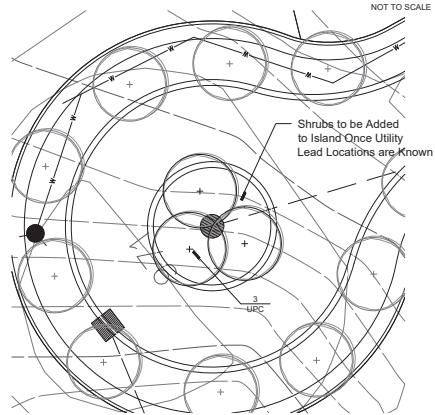
### Plant List - This Sheet

Item	Qty	Species # Name	Container Size	Species	Height	Price	Total	Service	Service	Total	
AR	18	Aster Urban	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
AS	25	Aster Urban	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
BT	25	Berberis	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
GT	25	Geranium	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
LT	25	Lupinus	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
CR	25	Chrysanthemum	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
TR	25	Thuja	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
UP	25	Ulmus	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
UPC	3	Ulmus	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
GP	25	Geranium	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
PT	25	Phlox	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
PTD	25	Phlox	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1
PTD	25	Phlox	Outdoor Clay	Red Spruce	3.0'	as shown	\$ 400.00	\$	4%	10%	1

### Location Map



### Cul-de-Sac Island



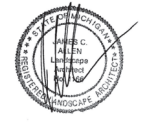
### Bench



Jameson 6' Recycled Plastic Bench  
 Color - Brown



Seal:



Title:  
**Landscape Plan**

Project:  
**Covington Estates  
 Novi, Michigan**

Prepared for:  
 Toll Brothers  
 26290 Town Center Drive, Suite 200  
 Novi, Michigan 48375

Revision: Issued:  
 Submission February 8, 2022

Job Number:  
 20-010

Drawn By: Checked By:  
 jca jca



Sheet No.







## RUD Narrative

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February 8, 2022

Lindsay Bell, Senior Planner AICP  
City of Novi – Planning Division  
45175 Ten Mile Road  
Novi, MI 48375

Re: Baptist Parcel (Convington Estates), Eight Mile Road, Residential Unit Development

Dear Ms. Bell,

Please accept the attached application and plans as our formal submittal for a Residential Unit Development for the parcels (two) located along the north side of Eight Mile Road, west of Garfield, a portion of which were previously known as Covington Estates. The proposed RUD includes 44 lots, each a minimum half-acre in size with a minimum width of 120 feet, consistent with the RUD requirements with RA underlying zoning.

The proposed homes will range between 3200 and 4300 square feet with three car side entry garages. The target market segment will be first, and second time move up buyers, including multi-generational households with price points that are in alignment with comparable new construction homes in the area. The proposed project density is 0.8 dwelling units per acre and the resultant population is anticipated to be 176 people. Development of the site will be completed in one phase and is anticipated to begin Summer 2023. Development start is subject to change based on actual agency approvals and permitting timelines.

The site is currently farmland with rolling topography with a wetland and wooded area near the northwest corner of the property. The wooded area is identified as City Woodlands. An RUD, rather than existing RA zoning, will allow for the preservation of the natural features on-site, with no proposed impact to the woodlands, or wetland, and an increase to both usable and preserved open space on-site for future residents. The on-site open space will consist of a 0.9-mile walking trail, providing residents with pedestrian access from Eight Mile Road to Garfield Road. In addition to the walking trail, the remaining open space will either remain natural, or will consist of landscaped berms and stormwater retention basins.

In addition to natural feature preservation and open space, the site plan, as a result of the RUD option, allows for additional buffering from adjacent residential properties. A 25-foot buffer is proposed along the east property line which is similar to the buffer being proposed by the adjacent Ballantyne RUD. A 193-foot landscape buffer is proposed along the north property line between the northernmost units and the Deer Run subdivision. In addition to the buffer provided along the north property line, the northernmost lots in the RUD are proposed to be one acre in size which is consistent with both the lot sizes in Deer Run, and the underlying RA zoning. The site plan currently proposes three one acre lots and the proposed RUD is consistent with existing and under construction developments along Eight Mile Road.

There are several public benefits associated with the proposed project. As previously mentioned, the project proposes 100 percent preservation of on-site woodlands and wetlands, as well as an on-site path system that will connect Eight Mile Road and Garfield Road. The project also proposes public watermain and sanitary sewer extensions from just west of Garfield Road, to the westernmost property line of the site. These extensions will provide adjacent residents who currently rely on well and septic services for water and sewer the ability to connect to City of Novi utilities. The public infrastructure extensions also allow properties west of the site more achievable access to City utilities.

The permanent preservation of the woodlands and wetlands on-site, as well as the maintenance and preservation of the remaining open spaces will be the responsibility of the future Homeowners Association. Specific requirements for maintenance and preserved open spaces will be outlined in the community's Master Deed and Bylaws.

The proposed RUD also includes one ordinance deviation for perimeter buffering (Sec. 3.29.2) which requires 75 feet of clearance between dwelling units and the exterior property lines. The building envelope for Lot 13 is 65 feet from the west property line and therefore a deviation is being requested. If a deviation is not granted for this lot, the building envelope can be adjusted to ensure the house is constructed at least 75 feet from the property line, meeting the RUD ordinance requirements.

Thank you for your consideration of our application and we look forward to working together throughout the RUD process. Should you have any questions, or need any additional information, please feel free to contact me any time via phone at 231-675-0224, or email at [shansen@tollbrothers.com](mailto:shansen@tollbrothers.com).

Sincerely,

Scott Hansen  
Sr. Land Development Manager  
Toll Brothers, Inc.

## Planning Review

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# PLAN REVIEW CENTER REPORT

March 2, 2022

## Planning Review

Covington Estates RUD

**JSP21-47**

### PETITIONER

Toll Brothers

### REVIEW TYPE

RUD Concept Plan

### PROPERTY CHARACTERISTICS

Section	31	
Site Location	West of Garfield Road and North of Eight Mile Road (Parcels 22-31-400-011, 22-31-400-012)	
Site School	Northville Community School District	
Site Zoning	RA Residential Acreage	
Adjoining Zoning	North	RA Residential Acreage
	East	RA Residential Acreage
	West	RA Residential Acreage
	South	(Northville Township) Maybury State Park
Current Site Use	Farmland	
Adjoining Uses	North	Single Family Residential
	East	Single Family Residential (under construction)
	West	Vacant
	South	Maybury State Park
Site Size	54.3 acres	
Plan Date	February 4, 2022	

### PROJECT SUMMARY

The applicant is proposing a Residential Unit Development (RUD) on a 54.3 acre parcel north of Eight Mile and west of Garfield Road in order to construct 44 single-family residential units. Three of the total units are consistent with the underlying zoning (RA) requirements. The rest are consistent with R-1 requirements. The ordinance states that an RUD shall include detached one-family dwelling units, as proposed. While a variety of housing types is expected in an RUD, the overall density generally shall not exceed the density permitted in the underlying zoning district. The proposed density is 0.8 units per acre consistent with the RA, Residential Acreage zoning of the site. The remainder of the site (44%) is intended to be open space.

### RECOMMENDATION

Staff **recommends approval of the RUD Plan** to allow for the development of the subject property. If the

RUD Plan and RUD Amendment are approved by the City Council, the Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan will be considered by the Planning Commission.

## RUD STANDARDS

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The Planning Commission and City Council are asked to consider the following noted in **Section 3.29.8.A** when evaluating the proposed RUD. Staff comments are [underlined and bracketed]. Items for the applicant to address **prior to Planning Commission Meeting** are highlighted in **bold** text.

- a) The appropriateness of the site for the proposed use;
- b) The effects of the proposed use upon adjacent properties and the community;
- c) The demonstrable need for the proposed use;
- d) The care taken to maintain the naturalness of the site and to blend the use within the site and its surroundings;  
[The site is zoned RA which is intended for single family low-residential development. It fits well with the development patterns that are happening in the surrounding properties. The proposed density is kept at 0.8 DUA per RA requirements, but the applicant is requesting reduction to lot sizes to allow for the preservation of open space]
- e) The existence of clear, explicit, substantial and ascertainable benefits to the City from the RUD.  
[The applicant's narrative states the benefits to the City are the preservation of woodland and wetland areas, open space with additional buffering from adjacent developments, and a 0.9 mile walking trail for residents.]

The Planning Commission and City Council shall consider the following factors noted in **Section 3.29.8.B** as part of their evaluation of the RUD Amendment. Staff comments are italicized and bracketed.

- a) *Whether all applicable provisions of this Section [3.29.8.B of the Zoning Ordinance], other applicable requirements of this Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met.*  
[Submit the following as required per section 3.29.7, such as, but not limited to
  - **Please indicate how the Open Space will be permanently preserved, as discussed on page 4 below.**
  - **Additional information as requested in other review letters**]
- b) *Whether adequate areas have been set aside for all schools, walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development. The applicant shall make provisions to assure that such areas have been or will be committed for those purposes.*  
[A 0.9 mile walking trail is proposed as part of the development. The applicant indicates 44% of the proposed development area will be open space, some of which will have woodchip pathways running through it, storm water facilities and regulated wetlands.] **The applicant is suggested to look into alternate hard surface options for the proposed pathway as well as widening it. This would enable the pathway to be used for multiple purposes such as biking and walking. Considering pervious hard paving would also help with natural aesthetics, easy maintenance and help with storm water run-off.**
- c) *Whether traffic circulation features within the site and the location of parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.*  
[The applicant has provided for safe traffic flow as indicated in the traffic review letter.]
- d) *Whether, relative to conventional one-family development of the site, the proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service, or, in the alternative, the development will provide onsite and offsite improvements to alleviate such impacts.*  
[The development will not have a detrimental impact on existing thoroughfares over and

above development under the existing zoning as indicated in the traffic review letter.]

- e) *Whether there are or will be, at the time of development, adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water. [The applicant appears to have adequate plans for stormwater management. Utilities are proposed to be extended in the Right of Way, but the applicant states they will submit a separate utility plan for work within the Right of Way.] **Please refer to the Engineering review letter for additional information required.***
- f) *Whether, and the extent to which, the RUD will provide for the preservation and creation of open space. Open space includes the preservation of significant natural assets, including, but not limited to, woodlands, topographic features, significant views, natural drainage ways, water bodies, floodplains, wetlands, significant plant and animal habitats and other natural features. Specific consideration shall be given to whether the proposed development will minimize disruption to such resources. Open space also includes the creation of active and passive recreational areas, such as parks, golf courses, soccer fields, ball fields, bike paths, walkways and nature trails. [The applicant indicates 44% of the proposed development area will be open space, some of which will include woodchip paths and the retention basins, as well as the small area of wetland and woodland on the site. See comment for item "b" above. The applicant has proposed two benches at one location. **The applicant is suggested to look into proposing amenities at additional locations along the trail.** Staff is unable to analyze whether the proposed pathway provides a safe access given the proposed contours of the retention basin. Additional detail will be needed in the Site Plan submittal.]*
- g) *Whether the RUD will be compatible with adjacent and neighboring land uses, existing and master planned. [Existing single-family zoning surrounds the site and is planned as indicated on the Future Land Use map. An RUD project adjacent to this site is under construction to the east, and the Deer Run neighborhood is to the north. Across Eight Mile to the south in Northville Township is Maybury State Park and a childcare center.]*
- h) *Whether the desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD. [The proposed project is not significantly different than conventional residential development and may allow more open space and natural features to be preserved.]*
- i) *Whether any detrimental impact from the RUD resulting from an increase in total dwelling units over that which would occur with conventional residential development is outweighed by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD. [The number of homes to be built is not more than the existing zoning district allows.]*
- j) *Whether the proposed reductions in lot sizes and setback areas are the minimum necessary to preserve and create open space, to provide for school and park sites, and to ensure compatibility with adjacent and neighboring land uses. [A reduction in lot sizes below the Zoning Ordinance standards is proposed, which is compatible with the adjacent land use.]*
- k) *Evaluation of the impact of RUD development on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and with regard to the planned and expected contribution of the property to tax base and other fiscal considerations. [The number of homes to be built is not more than the existing zoning district allows.]*
- l) *Whether the applicant has made satisfactory provisions for the financing of the installation of*



*all streets, necessary utilities and other proposed improvements.*  
[Applicant should express intent in this regard.]

m) *Whether the applicant has made satisfactory provisions for future ownership and maintenance of all common areas within the proposed development.*

**[Applicant has not indicated plans for future ownership and maintenance of common areas.]**

n) *Whether any proposed deviations from the area, bulk, yard, and other dimensional requirements of the zoning ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.*

**[See the deviations listed in this and other review letters.]**

## **ORDINANCE REQUIREMENTS**

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This project was reviewed for compliance with the City of Novi Zoning Ordinance, Article 3 (Residential Acreage), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed by the applicant.

1. RUD Intent: *As an optional form of development, the RUD allows development flexibility of various types of residential dwelling units (one-family, attached one-family cluster). It is also the intent of the RUD option to permit permanent preservation of valuable open land, fragile natural resources and rural community character that would be lost under conventional development. This is accomplished by permitting flexible lot sizes in accordance with open land preservation credits when the residential developments are located in a substantial open land setting, and through the consideration of relaxation of area, bulk, yard, dimensional and other zoning ordinance standards in order to accomplish specific planning objectives.*

*This flexibility is intended to reduce the visual intensity of development; provide privacy; protect natural resources from intrusion, pollution, or impairment; protect locally important animal and plant habitats; preserve lands of unique scenic, historic, or geologic value; provide private neighborhood recreation; and protect the public health, safety, and welfare. Such flexibility will also provide for:*

- *The use of land in accordance with its character and adaptability.*
- *The construction and maintenance of streets, utilities and public services in a more economical and efficient manner.*
- *The compatible design and use of neighboring properties; and*
- *The reduction of development sprawl, so as to preserve open space as undeveloped land.*

**The applicant has provided a written statement, however it is not clear how the open space to be preserved will be permanently protected. Will an Open Space Preservation Easement be granted? In addition, Sheet 6 of the plan set indicates 3.2 persons per unit for a total population of 141 persons, while the narrative indicates a total population of 176 people. Please clarify the inconsistency.**

2. Lot Size and Area: *One-family detached dwellings are subject to the minimum lot area and size requirements of the underlying district. RA zoning requires 43,560 sq. ft. lots that are a minimum of 150 feet wide. The applicant has proposed a minimum lot size of 21,793 sq. ft. and a minimum width of 120 feet. The plans indicate that a total of 24.3 acres of open space will be maintained in this development (mostly in the perimeter buffering and the detention basin area), which is about 44 percent of the area of the net site area. The applicant has provided a summary of lot sizes throughout the entire development. There are a variety of lot sizes throughout the proposed development. Lots range from approximately 21,793 sq. ft. to 46,391 sq. ft., allowing for some variation in lot size. Most lots (30 out of 44, or 68%) fall within the 21,000-25,000 sq. ft. range, while 7% are one acre or larger (3 out of 44). **Previous RUD projects have provided a minimum of 10% of***

lots meeting the underlying RA standards. The City Council may modify lot size and width requirements where such modification will result in the preservation of open space for those purposes set forth in Section 3.29.B of the Zoning Ordinance and where the RUD will provide a genuine variety of lot sizes.

3. Building Setback: One-family detached dwellings in an RUD are subject to the building setback regulations of the underlying zoning district, in this case the RA District. The RA District setbacks are listed in the attached planning review chart. The applicant has proposed reduced building setbacks consistent with the smaller proposed lot sizes consistent with the R-1 District. **This setback reduction would be permitted provided the City Council agrees to the reduction in lot size and area noted above.**
4. Blocks & Streets (Subdivision Ordinance Section 4.01 & 4.04): The ordinance states the maximum length for all blocks shall not exceed 1,400 feet, and that streets should extend to the boundary to provide access intervals not to exceed 1,300 feet. The proposed plan has consecutive lots greater than 1,400 feet. The project is designed such that emergency access drives align with the only available access drive to the east. The existing development to the north does not have an access point available. The street stub connection to the west is positioned in a reasonable manner to allow future development to connect to the stub. **Staff supports the deviation required for excess length of streets and blocks.**
5. Sidewalks: There is an existing 8-foot sidewalk along Eight Mile Road. The applicant proposes an 8-foot sidewalk along their Garfield Road frontage. Five-foot sidewalks are proposed along the private internal roads. **Refer to Engineering comments with regards to pathways within the site.**
6. Special Land Use: The Planning Commission shall also consider the standards for Special Land Use approval as a part of its review of the proposed RUD, per Section 6.2.
7. Woodland/Wetland Areas: While direct impacts to protected woodland and wetland areas are not proposed, the applicant should consider installing permanent signage and/or fencing to ensure residents and maintenance personnel are aware of and observe the protected status of these areas. Within the 25-foot wetland buffer no mowing or cutting of vegetation and no dumping or application of chemicals shall be permitted. **Locations and sign details should be provided in the site plan submittal.**
8. Master Deed and By-laws: The Master Deed and By-laws must be submitted for review with the Final Site Plan submittal.
9. Lighting: City ordinances require an entrance light at all residential developments. **The applicant should show the location of a proposed entrance light in the next submittal. Once the proposed location has been approved, the applicant should contact Humna Anjum (248.735.5648) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.**

#### Other Reviews

- Engineering Review: Engineering review recommends approval of the Preliminary RUD Plan. Additional comments to be addressed with Site Plan submittal.
- Landscape Review: One landscape deviation is recommended for approval. Approval of the RUD Plan is recommended, with comments detailed in the Landscape Letter to be addressed with Site Plan submittal.
- Wetland Review: MSG recommends approval of the RUD Plan, with additional comments to be addressed with Site Plan submittal.
- Woodland Review: DRG recommends approval of the RUD Plan. See woodland review letter for additional details.

- Traffic Review: Approval of the RUD Plan is recommended. **Comments to be addressed in response letter in order to determine whether deviations will be needed for sidewalk offset, driveway spacing, etc.**
- Fire Review: Conditional approval is recommended with additional comments to be addressed with Final Site Plan submittal, particularly in regard to hydrant spacing.

### PROJECT AND STREET NAMING COMMITTEE

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Development and street names must be approved by the Project and Street Naming Committee before approval of the RUD Plan. **The applicant has submitted the application and will hear from Ben Peacock when a decision has been made.**

### NEXT STEP: PLANNING COMMISSION MEETING

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This Site Plan will be scheduled to go before the Planning Commission for public hearing and a recommendation to City Council on **April 13, 2022**. Please provide the following via email by **April 7, 2022**:

1. RUD Concept Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan (optional, to be used for Planning Commission presentation).

### CITY COUNCIL

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Following the Planning Commission meeting, the RUD Plan will be scheduled for City Council consideration. If the City Council grants tentative approval at that time, the next steps would be to develop the RUD Agreement. Following final approval of the RUD Plan and Agreement, the applicant would then undertake site plan approval.

### CHAPTER 26.5

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Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org).



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Lindsay Bell, AICP, Senior Planner



## PLANNING REVIEW CHART: RUD Option

**Review Date:** March 2, 2022  
**Review Type:** RUD Concept Plan  
**Project Name:** JSP21-47 COVINGTON ESTATES RUD  
**Plan Date:** February 4, 2022  
**Prepared by:** Lindsay Bell, Planner  
**Contact:** E-mail: lbell@cityofnovi.org; Phone: (248) 347-0484

**Bold** To be addressed with the next submittal  
Underline To be addressed with final site plan submittal  
**Bold and Underline** Requires Planning Commission and / or ZBA Approval  
*Italics* Notes to be noted

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted July 26, 2017)</i>	Single Family, with master planned 0.8 maximum dwelling units per acre.	38 Unit single family residential development with RUD option	Yes	<i>Planning Commission recommendation &amp; City Council approval RUD Plan; City Council approval RUD agreement. Site Plan approval process follows.</i>
<b>Zoning</b> <i>(Effective January 8, 2015)</i>	RA: Residential Acreage district	Residential Unit Development (RUD)	Yes	
<b>Uses Permitted</b> <i>(Sec.3.1.1)</i>	Single Family Dwellings	Single Family Dwellings with RUD	Yes	
<b>RUD Residential Unit Development (Sec. 3.29) Height, bulk, density and area limitations (Sec. 3.1.1)</b>				
<b>Parcel Size</b> <i>(Sec. 3.29.1)</i>	At least 20 contiguous acres of land under single ownership	54.8 Acres	Yes	
<b>Perimeter Buffering</b> <i>(Sec. 3.29.2)</i>	<ul style="list-style-type: none"> <li>- Where the RUD abuts a one-family district, development of the land up to 330 feet shall be restricted to detached, one-family, non-clustered dwelling units.</li> <li>- All clustered housing dwelling units shall be at least 75 feet from any peripheral property line.</li> </ul>	Detached one-family, non-clustered dwelling units are proposed.	NA	
<b>Density</b> <i>(Sec. 3.29.3A)</i>	For RA: maximum dwelling units per net acre is 0.8	44 units/54.4 net acres = 0.8 DUA	Yes	

Item	Required Code	Proposed	Meets Code	Comments				
<b>Additional density credit</b> (Sec 3.29.3B)	<ul style="list-style-type: none"> <li>- Watercourses and bodies of water</li> <li>- Quality wetlands less than 2 acres</li> <li>- Wetland and watercourse setback areas</li> <li>- Regulated woodlands</li> <li>- Local important plant/animal habitats</li> <li>- Historical buildings</li> <li>- Recreational areas</li> </ul>	Applicant did not apply for additional density credit	NA					
<b>Lot Area</b> (Sec 3.29.4) & (Sec 3.1.1)	<p>One-family detached dwellings are subject to the minimum lot area requirements of the underlying district. <b>RA zoning requires 43,560 sq. ft. lots.</b></p> <p>The City Council may modify lot area requirements where such modification will result in the preservation of open space for those purposes set forth in this <b>section 3.29.B</b> and where the RUD will provide a genuine variety of lot sizes.</p>	<p><b>41 Units @ 0.5 Acres minimum</b> (50% reduction) Consistent with R-1 requirements</p> <p><b>3 Units @ 1 Acre minimum</b> Consistent with RA requirements</p>	No	<b>The City Council may modify lot area requirements where such modification will result in the preservation of open space for those purposes set forth in this section 3.29.B and where the RUD will provide a genuine variety of lot sizes.</b>				
<b>Lot Size</b> (Sec 3.1.1)	<p>One-family detached dwellings are subject to the minimum lot width requirements of the underlying district. <b>RA zoning requires 150 ft. lot widths.</b></p>	<p><b>37 Units @ 120 ft minimum</b> (20% reduction) Consistent with R-1 requirements</p> <p><b>7 Units @ 150 ft minimum</b> Consistent with RA requirements</p>	No	<b>See comment above for City Council consideration requirements.</b>				
<b>Building Setbacks</b> (Sec 3.1.1) & (Sec 3.29.5)		<table border="1"> <tr> <td><b>For 0.5-0.99 Acre lots</b></td> <td><b>For 1+ Acre lots</b></td> </tr> <tr> <td>R-1 Code</td> <td>RA Code</td> </tr> </table>	<b>For 0.5-0.99 Acre lots</b>	<b>For 1+ Acre lots</b>	R-1 Code	RA Code	No	If lot sizes are reduced in accordance with Sec. 3.29, yard requirements shall be governed by that zoning district which has minimum lot area and width standards that correspond to the dimensions of the particular lot. <b>City Council</b>
<b>For 0.5-0.99 Acre lots</b>	<b>For 1+ Acre lots</b>							
R-1 Code	RA Code							
<b>Front</b>	RA: 45ft. R-1: 30 ft.	30 ft.      45 ft.						
<b>Side</b>	RA: 20 ft. one side, 50 ft. two sides R-1: 15 ft. one side, 40 ft. two sides	20 ft. each side; 40 ft. two sides      25 ft. each side; 50 ft. two sides	No					

Item	Required Code	Proposed		Meets Code	Comments
<b>Rear</b>	RA: 50 ft. R-1: 35 ft.	35 ft.	50 ft.	No	<b>has to approve the reduction in lot sizes from RA to R-1</b>
<b>Deviations from standards</b> (Sec 3.29.6)	As part of the final approval of RUD plan, the City Council shall be authorized to grant deviations according to section 3.29.6	Reduction to lot area is proposed for most lots, and yard setbacks reductions are proposed for all lots			<b>The City Council may modify lot area requirements where such modification will result in the preservation of open space for those purposes set forth in this section 3.29.B and where the RUD will provide a genuine variety of lot sizes.</b>
<b>Maximum % of Lot Area Covered</b> (By All Buildings) (Sec 3.1.1)	25%	22% proposed		Yes	
<b>Minimum Floor Area</b> (Sec 3.1.1)	1,000 Sq.ft.	3,200-4,300 sq ft. per unit indicated		Yes	<u>Details reviewed at plot plan phase</u>
<b>Building Height</b> (Sec 3.1.1)	35 ft. or 2.5 stories whichever is less	35 feet, 2 stories indicated		Yes	<u>Building height reviewed at plot plan phase. Please mention the tentative height.</u>
<b>Frontage on a Public Street.</b> (Sec. 5.12)	No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.	All units front on a proposed private road within the proposed condominium, with access to Eight Mile Road		Yes	<u>Frontage on Private road for individual lots is permitted for a Condominium development</u>
<b>Note to District Standards</b> (Sec 3.6)					
<b>Area Requirements</b> (Sec 3.6A & Sec. 2.2)	- Lot width shall be measured between two lines where a front setback line intersects with side setback lines. - Distance between side lot lines cannot be less than 90% between the front setback line and the main building.	Appears to comply		Yes	
<b>Additional Setbacks</b> (Sec 3.6B)	NA	Single family development and no off-street parking		NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Exterior Side yard abutting Streets</b> (Sec 3.6C)	NA	Side yards abutting residential districts	NA	
<b>Wetland/Water-course Setback</b> (Sec 3.6M)	25ft. from boundary of a wetland and 25ft. from the ordinary highwater mark of a watercourse is required	No wetland or wetland buffer is contained within proposed units.	Yes	
<b>Subdivision Ordinance</b>				
<b>Blocks</b> (Subdivision Ordinance: Sec. 4.01)	<ul style="list-style-type: none"> <li>- Maximum length for all blocks shall not exceed 1,400 ft.</li> <li>- Widths of blocks shall be determined by the conditions of the layout.</li> </ul>	Lots are laid out such that the emergency access drives and internal streets avoid creating blocks longer than 1400 ft.	<b>No</b>	<b><u>Deviation required</u></b>
<b>Lots: Sizes and Shapes</b> (Subdivision Ordinance: Sec. 4.02A)				
<b>Lot Depth Abutting a Secondary Thoroughfare</b> (Subdivision Ordinance: Sec. 4.02.A5)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	Lots abutting 8 Mile are at least 180'	Yes	
<b>Depth to Width Ratio</b> (Subdivision Ordinance: Sec. 4.02.A6)	Single Family lots shall not exceed a 3:1 depth to width ratio	Maximum of 1.7:1 ratio is maintained	Yes	
<b>Arrangement</b> (Subdivision Ordinance: Sec. 4.02.B)	<ul style="list-style-type: none"> <li>- Every lot shall front or abut on a street.</li> <li>- Side lot lines shall be at right angles or radial to the street lines, or as nearly as possible thereto.</li> </ul>	<ul style="list-style-type: none"> <li>- All lots front on proposed streets</li> <li>- All lots conform to shape requirement</li> </ul>	Yes	
<b>Streets</b> (Subdivision Ordinance: Sec. 4.04)	<p>Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists:</p> <ul style="list-style-type: none"> <li>- practical difficulties because of topographic conditions or natural features</li> <li>- Would create undesirable traffic patterns</li> </ul>	Two stub streets/Emergency access drives provided – one on east and one on west property line. Emergency access is located beyond 1300 ft. to align with the street layout in the adjacent lot.	Yes	<b>Extension to the north is impractical as the existing subdivision has no street to connect to; likewise, along the east side of the property the emergency access point connects to the only available access point</b> <b><u>Deviation required</u></b>
<b>Topographic Conditions (Subdivision Ordinance Sec 4.03)</b>				

Item	Required Code	Proposed	Meets Code	Comments
<b>A. Flood plain</b>	Compliance with applicable state laws and City Code Areas in a floodplain cannot be platted	Not Applicable	NA	
<b>B. Trees and Landscaping</b>	Compliance with Chapter 37 and Article 5 of City Zoning Code	Tree survey and Landscape Plans are provided	Yes	
<b>C. Natural Features</b>	To be preserved Lots cannot extend into a wetland or watercourse	Wetlands and woodland exist on Northwest corner of the site – no impacts proposed	Yes	
<b>D. Man-made Features</b>	To be built according to City standards	Retention ponds proposed	Yes	<b>See Engineering Review letter for detail on SWM Plan comments</b>
<b>E. Open Space Areas</b>	Any Open Space Area shall meet the following: <ul style="list-style-type: none"> <li>- Require performance guarantee</li> <li>- Shall be brought to a suitable grade</li> <li>- Compliance with zoning ordinance</li> <li>- Except for wooded areas, all ground area should be top dressed with a minimum of 25% of red fescue and a maximum of 20% perennial rye.</li> </ul>	The open space that is provided will need to meet these standards.	Yes	
<b>F. Non-Access Greenbelt Easements</b>	Along rear or side property lines for reverse frontage lots	75-94 ft greenbelt between 8 Mile and rear yards of homes	Yes	
<b>G. Zoning Boundary Screening</b>	A non-residential development abutting a residential development would need screening	Not Applicable		
<b>Sidewalks Requirements</b>				
<b>Non-Motorized Plan</b>	No additional trails or pathways beyond those identified in the Bicycle and Pedestrian Master Plan are recommended for the subject property	5 ft. wide nature path proposed as amenity for residents	Yes	



Item	Required Code	Proposed	Meets Code	Comments
<b>Sidewalks within RUD</b> <i>(Sec 3.29.12E)</i> <i>(Subdivision Ordinance: Sec. 4.05)</i>	<ul style="list-style-type: none"> <li>- Shall meet the City of Novi Design and Construction Standards.</li> <li>- Such safety paths shall be at least five (5) feet in width along both sides of all public and private streets within the RUD.</li> <li>- Shall be placed 1ft. off property lines</li> <li>- Shall be required where necessary along retention ponds, open spaces to ensure continuity</li> </ul>	<ul style="list-style-type: none"> <li>- 5 ft. sidewalks are proposed along both sides of internal streets.</li>   <li>- A 5' woodchip trail is proposed around the retention ponds and along the north side of the property to Garfield Rd.</li> </ul>	Yes	
<b>Public Sidewalks</b> <i>(Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)</i>	A 8' wide public sidewalk shall be constructed along all arterial and collector roads except in industrial districts	8' sidewalk proposed along Eight Mile Road and Garfield Rd within ROW	Yes	
<b>Application Requirements</b> (Sec 3.29.7) Scale not smaller than 1"=200'				
<b>Boundary Survey</b> <i>(Sec 3.29.7A)</i>	Prepared by registered land surveyor or Engineer	Provided	Yes	
<b>Topographic Map</b> <i>(Sec 3.29.7B)</i>	<ul style="list-style-type: none"> <li>- No more than 2-foot contour interval</li> <li>- All major trees of 8" or greater in diameter</li> <li>- Bodies of water and unbuildable areas</li> </ul>	Provided	Yes	
<b>Aerial Photograph</b> <i>(Sec 3.29.7C)</i>	A recent one not smaller than 1"=200'	An aerial photograph is provided	Yes	
<b>RUD Plan</b> <i>(Sec 3.29.7D)</i>	<ul style="list-style-type: none"> <li>Shall be provided on the RUD Plan</li> <li>- Functional use areas</li> <li>- Dwelling unit types</li> <li>- Proposed population densities</li> <li>- Traffic circulation plan</li> <li>- Other site uses such as recreation, parking etc</li> <li>- Open spaces for public or RUD residents</li> </ul>	<ul style="list-style-type: none"> <li>- Single family homes and open space only</li> <li>- 3.2 persons / unit</li> <li>- Roads shown</li>   <li>- Yes</li> <li>- Yes</li>   <li>- Open space for RUD residents only</li> </ul>	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Utilities</b> (Sec 3.29.7E)	Contemplated storm and sewer plan	A preliminary utility plan is provided	Yes	<b>Refer to Engineering Comments for requirements</b>
<b>Statement of Intent</b> (Sec 3.29.7F)	<ul style="list-style-type: none"> <li>- Required on RUD plan</li> <li>- Type of dwelling units</li> <li>- Resultant population</li> <li>- Soil surveys</li> <li>- Land use requests</li> <li>- Intended scheduling of the development</li> </ul>	<ul style="list-style-type: none"> <li>- Single Family Dwelling Units</li> <li>- 140.8 persons</li> <li>- Soil info on sheet 2; 2-6 percent slopes</li> <li>- Construction to begin 2023 in single phase</li> </ul>	Yes	Brief written narrative provided
<b>Statement of permanent preservation</b> (Sec 3.29.7G)	To assure permanent preservation and maintenance of open space areas, RUD amenities and common areas.	Not provided	No	<b>Please clarify mechanism of assuring permanent preservation and maintenance of open space areas, RUD amenities, and common areas. Open Space easement?</b>
<b>Phasing</b> (Sec 3.29.11)	According to site design manual	No phasing is proposed	NA	
<b>RUD Agreement</b> (Sec 3.29.10C)	The preliminary RUD plan approval shall be subject to and conditioned upon Council approval of an <b>RUD agreement</b> setting forth the terms and conditions of the RUD, once the tentative approval is granted.	Draft agreement not yet prepared.	NA	RUD Agreement may be approved by City Council once the RUD Plan is tentatively approved
<b>Open Space Preservation</b> (Sec 3.29.15)	<ul style="list-style-type: none"> <li>- A schedule of completion of open space</li> <li>- Mechanism to preserve and maintain</li> <li>- In the event of failure, allowance for City to maintain and assess the cost to property owners</li> </ul>	Not provided	No	<b>Review Section 3.29.15 and provide schedule, mechanism of preservation and maintenance, etc.</b>
<b>Other Requirements</b>				
<b>Development and Street Names</b>	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Application received	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Development/ Business Sign</b>	Signage if proposed requires a permit.			For sign permit information <u>contact Maureen Underhill at 248-735-5602.</u>

**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.

## Engineering Review

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# PLAN REVIEW CENTER REPORT

2/28/2022

## Engineering Review

Covington Estates

JSP21-0047

### Applicant

Toll Brothers

### Review Type

Preliminary RUD Site Plan

### Property Characteristics

- Site Location: North of Eight Mile Road, west of Garfield Road.
- Site Size: approximately 55 acres
- Plan Date: 2/04/2022
- Design Engineer: Atwell Group

### Project Summary

- Proposed single-family, single-phase, 44-unit residential development with site access via Eight Mile Road. Private roads proposed.
- Water main would be provided by extensions from Ballantyne's proposed stubs to the east.
- Sanitary sewer service would be provided by extension from Ballantyne's proposed Eight Mile stub to the east.
- Storm water would be collected and conveyed to a single retention basin.

### Recommendation

**Approval of the Preliminary RUD Site Plan is recommended, with items to be addressed at Final Site Plan submittal.**

### Comments:

The Preliminary RUD 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 Final Site Plan Submittal:

**General**

1. Provide a minimum of two ties to established section or quarter section corners.
2. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark, which can be found on the City's website at this location: <https://novi.maps.arcgis.com/apps/webappviewer/index.html?id=5ce841f86197461c9f146e1330330bcf>
3. 8 Mile Road water main and sanitary sewer extension plan should be submitted and approved before stamping set approval of Covington Estates Plan JSP21-0047.
4. A right-of-way permit will be required from the City of Novi and Oakland County (RCOC).
5. Provide sight distance measurements for the 8 Mile Road entrance in accordance with Figure VIII-E of the Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances, which can be found here: [https://library.municode.com/mi/novi/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH11DECOST](https://library.municode.com/mi/novi/codes/code_of_ordinances?nodeId=PTIICOOR_CH11DECOST) (provided 500' required for 8 Mile Road in that area is 560' with boulevard road)
6. Show and label the master planned 43-foot half width right-of-way for Garfield Road. The dedication of the master-planned half right-of-way of 43 feet in width is requested for the project. Label the additional right-of-way width to be dedicated along Garfield as "proposed" right-of-way.
7. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
8. Traffic signs in the Road Commission for Oakland County (RCOC) right-of-way will be installed by RCOC.
9. Provide a traffic control plan for the proposed road work activity on city roads.
10. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas, and illustrate and label on the profiles.
11. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
12. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
13. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be provided.

14. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
15. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
16. Show the locations of all light poles if proposed on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
17. **Projects looking for final site plan approval in 2022 should refer to the new Oakland County stormwater standards. The new Oakland County Stormwater standards can be found here:**  
<https://www.oakgov.com/water/stormwater/Pages/Stormwater-Engineering-Design-Standards.aspx>

### **Water Main**

18. All water main easements shall be 20 feet wide. Label easement in water main plans.
19. A tapping sleeve, valve and well is required at the connection to the existing water main.
20. Provide water main modeling calculations demonstrating that the required water supply of 2,000 GPM will be available.
21. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.
22. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length. Label lead length for hydrants.

### **Sanitary Sewer**

23. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
24. Provide a sanitary sewer basis of design for the development on the utility plan sheet. (Calculations should use peaking factor of 4.0 and 3.2 REU).
25. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
26. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.
27. Illustrate all pipes intersecting with manholes on the sanitary profiles.

28. Relocate the sanitary sewer to go around the cul-de-sac outside the paved road. Extend the sanitary sewer so no leads cross under the cul-de-sac.

### **Storm Sewer**

29. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.
30. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
31. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
32. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to retention basin.
33. Provide profiles for all storm sewer 12-inch and larger.
34. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
35. Illustrate all pipes intersecting storm structures on the storm profiles.
36. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

### **Storm Water Management Plan**

37. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
38. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
39. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water retention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
40. Provide manufacturer's details and sizing calculations for the pretreatment structures on the plans.
41. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
42. 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. Note the bottom of the retention facility must be a minimum of three (3) feet above the groundwater elevation.
43. Provide supporting calculations for the runoff coefficient determination.



44. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns) and 0.95 shall be used for all impervious surfaces.
45. A 25-foot vegetated buffer shall be provided around the perimeter of the storm water basin. This buffer cannot encroach onto adjacent lots or property. Plans show buffer between south and north basin.
46. Clarify need for separation between north and south retention basin.
47. Provide more detail for basin overflow structure and indicate where water will flow.
48. Remove perforated riser detail from sheet 10.
49. Design construction standards state that ponds (basins) shall be designed as an integral part of the overall site plan and shall be considered a natural landscape feature having an irregular shape. It is recommended that the basin have a more natural shape.

### **Paving & Grading**

50. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
51. Sidewalks on private roadways should be located such that the outside edge of the sidewalk is a minimum of 15 feet from back of curb.
52. For Multi-family residential developments, show individual driveway tapers (standard driveway 16' wide with 3' tapers on each side) on plans to ensure no conflict with sidewalks, hydrants, street signs and etc.
53. Provide an emergency access gate at both ends of the proposed emergency access drive. The City's break-away gate detail (Figure VIII-K) can be found in Section 11-194 of the Code of Ordinances.
54. Provide a note on the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first building permit in the subdivision.
55. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
56. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
57. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
58. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
59. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.

60. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
61. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
62. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
63. Provide cross sections for proposed private roads.
64. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
65. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "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/plat]".


**The following must be submitted with the Final Site Plan:**

1. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan 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.**

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

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 Humna Anjum at (248) 735-5632 with any questions.

  
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Humna Anjum, Project Engineer  
Project Engineer

**Landscape Review**

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# PLAN REVIEW CENTER REPORT

February 18, 2022  
**Covington Estates**  
Preliminary Site Plan/RUD - Landscaping

## Review Type

Preliminary Landscape Plan/RUD Plan Landscape Review

## Job #

JSP21-0047

## Property Characteristics

- Site Location: Eight Mile Road west of Garfield Road
- Site Acreage: 54.8 ac.
- Site Zoning: RA
- Adjacent Zoning: North, East, West: RA; South: Northville Twp
- Plan Date: 2/4/2022

## 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** below must be addressed and incorporated as part of the Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

## Recommendation

This project is **recommended for approval for RUD Concept Plan**. The minor revisions noted below can be addressed on the Site Plan submittal.

## Ordinance Considerations

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

1. **A tree survey and tree chart are provided.**
2. **No regulated trees will be removed.**
3. **Please indicate with Xs on the Existing Conditions plan which trees will be removed.**

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

1. The project is only adjacent to residentially-zoned property so no new screening vegetation or berms are required for this project but a large landscaped plan is provided north of the northernmost residences.
2. **Please adjust with the grading to make the berm more natural in appearance and add a broader crest.**

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

### **8 Mile Road:**

1. The required berm and landscaping is provided along 8 Mile Road. In fact, more canopy and deciduous canopy greenbelt trees and subcanopy street trees are provided than are required and the berm is taller than is required.
2. Please widen the berm's crest and add more undulations to the berm.
3. The number of evergreens and/or canopy trees in the greenbelt and the number of subcanopy street trees can be reduced if desired.

### Garfield Road

1. No berm, greenbelt landscaping or street trees are provided.
2. Based on the 110 lf frontage, 3 deciduous canopy or large evergreen trees, 4 subcanopy trees and 3 street trees are required.
3. **A waiver is required for the lack of these items.**
4. Based on the extremely deep greenbelt, staff would support not providing the berm.
5. **If the gas line easement restricts the planting of any trees in the easement, the calculation of trees required can be amended to eliminate the frontage in that easement and only the remaining required trees need to be planted.**

### Subdivision Street Trees

1. Based on the street lengths, a total of 204 canopy trees are required along the interior streets. 203 trees are provided. **Please provide the missing tree.**
2. **Please move all trees out of the clear vision zones.**
3. **Due to the hazard of oak wilt transferring between grafted red oak roots, please reduce the extent of adjacent red oaks to no more than five (5).**
4. The underground utilities may be laid out in such a way that the required spacing for the trees (4 feet behind curb and 5 feet from underground lines) can be met. **If this is the case, please adjust the positioning of the proposed utilities.**

### Plant List (LDM 4, 10)

1. 16 of 24 species used (67%) are native to Michigan.
2. The tree diversity meets the standard of the Landscape Design Manual

### Planting Notations and Details (LDM 10)

Please follow the suggestions made on the landscape chart.

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

All required landscaping is proposed.

### Irrigation (LDM 10)

Not required until the Final Site Plan.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY SITE PLAN/RUD

**Review Date:** February 18, 2022  
**Project Name:** JSP21-0047: Covington Estates – Toll Brothers  
**Plan Date:** February 4, 2022  
**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.

### LANDSCAPE DEVIATIONS REQUIRED:

- No greenbelt berm or plantings are provided for the Garfield Road frontage. **Please plant the required trees to remove this deviation.**

**PLEASE ADD THE CITY PROJECT NUMBER (JSP21-0047) TO THE BOTTOM RIGHT CORNER OF THE PLAN SET COVER SHEET**

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> <li>New commercial or residential developments</li> <li>Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>Consistent with plans throughout set</li> </ul>	<ul style="list-style-type: none"> <li>Overall plan: 1"=100'</li> <li>Eight Mile Greenbelt and Retention pond plans: 1"=30'</li> </ul>	Yes	
<b>Project Information</b> <i>(LDM 2.d.)</i>	Name and Address	Location map is shown on Sheet L-1	Yes	
<b>Owner/Developer Contact Information</b> <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	On Title Block	Yes	
<b>Landscape Architect contact information</b> <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Allen Design	Yes	
<b>Sealed by LA.</b> <i>(LDM 2.g.)</i>	Requires original signature	Seal and signature	Yes	<u>Live signature will be required on stamping sets.</u>
<b>Miss Dig Note</b>	Show on all plan sheets	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(800) 482-7171 (LDM.3.a.(8))				
<b>Zoning</b> (LDM 2.f.)	Include all adjacent zoning	<b>On location map</b> <ul style="list-style-type: none"> <li>• Site: RA</li> <li>• Site Proposed: RA with RUD</li> <li>• North, East, West: RA</li> <li>• South: Northville Twp Maybury State Park</li> </ul>	Yes	
<b>Survey information</b> (LDM 2.c.)	<ul style="list-style-type: none"> <li>• Legal description or boundary line survey</li> <li>• Existing topography</li> </ul>	Topo & Description on Sheet 2	Yes	
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2))	<ul style="list-style-type: none"> <li>• Show location type and size. Label to be saved or removed.</li> <li>• Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>• Tree survey is provided</li> <li>• Only three trees are shown on the chart as being removed</li> <li>• A patch of wetland is shown as being preserved</li> <li>• Tree protection fence line shown on Grading Plan</li> <li>• Fence detail on Sheet L-3</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> </ul>	<ol style="list-style-type: none"> <li>1. See Mannik &amp; Smith and Davey Resource Group letters for detailed reviews of wetlands and woodlands</li> <li>2. Please indicate on the plan view which trees will be removed.</li> </ol>
<b>Soil types</b> (LDM.2.r.)	<ul style="list-style-type: none"> <li>• As determined by Soils survey of Oakland county</li> <li>• Show types, boundaries</li> </ul>	No	No	<b>Please add to plan set.</b>
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	All site improvements included on landscape plans	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	<ul style="list-style-type: none"> <li>• Overhead and underground utilities, including hydrants</li> <li>• All light posts</li> </ul>	Utilities are provided on Sheets 6, 7 and the landscape plan	Yes	<ol style="list-style-type: none"> <li>1. The utility layout may need to be revised to provide sufficient room for the required trees, especially street trees, which should be 4 feet behind the curb and sidewalk, 5 feet from underground utility lines and 10 feet from utility structures (as</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				the note on Sheet L-1 indicates). <b>2. Perhaps the sanitary and water lines could be located under the sidewalks if they aren't now.</b>
<b>Proposed grading. 2' contour minimum (LDM 2.e.(1))</b>	Provide proposed contours at 2' interval	Sheet 7 On landscape plan	Yes	
<b>Snow deposit (LDM.2.q.)</b>	Show snow deposit areas on plan	Note indicates snow will be deposited along drive between curb and sidewalk	Yes	
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements (LDM 1.c)</b>	<ul style="list-style-type: none"> <li>• Clear sight distance within parking islands</li> <li>• No evergreen trees</li> </ul>	No parking lots are proposed	Yes	
<b>Name, type and number of ground cover (LDM 1.c.(5))</b>	As proposed on planting islands	NA		
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands (a, b. i)</b>	<ul style="list-style-type: none"> <li>• A minimum of 300 SF to qualify</li> <li>• 6" curbs</li> <li>• Islands minimum width 10' BOC to BOC</li> </ul>	NA		
<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.	NA		
<b>Contiguous space limit (i)</b>	Maximum of 15 contiguous spaces	NA –no parking bays are provided.		
<b>Plantings around Fire Hydrant (d)</b>	<ul style="list-style-type: none"> <li>• No plantings with mature height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other structures.</li> <li>• Trees should be planted at least 5 feet from underground lines.</li> </ul>	As shown at 1"=100' scale, there appears to be sufficient space between trees and utility structures and lines	TBD	<b>1. As noted above, if the proposed utility layout doesn't provide sufficient room for the required trees and their spacing, the utilities may need to be adjusted.</b> <b>2. On the utility plan, please add a dimensioned detail showing the</b>



Item	Required	Proposed	Meets Code	Comments
				<b>proposed location of the utility lines relative to the sidewalk and curb to show there is sufficient room for the trees.</b>
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
<b>Clear Zones (LDM 2.3.(5))</b>	<ul style="list-style-type: none"> <li>• 25 ft corner clearance required for internal intersections</li> <li>• Refer to Zoning Section 5.5.9 diagram below.</li> <li>• Use the Road Commission for Oakland County site distance rules for the 8 Mile Road entry.</li> </ul>	Clear vision zones are shown, but trees are proposed within the interior roads' clear vision zones	No	<b>Please move trees out of the clear vision zones.</b>
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
<ul style="list-style-type: none"> <li>• All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>• Berm should be located on lot line except in conflict with utilities.</li> <li>• Berms should be constructed of loam with a 6" top layer of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)</b>				
<b>Berm requirements (Zoning Sec 5.5.A)</b>	Adjacent Zoning is RA	A 6 foot tall landscaped berm is proposed along the north end of the site to partially obscure the view of it from the homes to the north.	Yes	<b>Please add more height undulations and with more gradual transitions to the ends and north and south to make it look more natural.</b>
<b>Planting requirements (LDM 1.a.)</b>	LDM Novi Street Tree List	NA		
<b>Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.A and LDM 1.b)</b>				
<b>Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)</b>				
Slope, height and width (Zoning Sec 5.5.3.A.v)	<ul style="list-style-type: none"> <li>• Label contour lines</li> <li>• Maximum 33% slope</li> <li>• Min. 4 feet crest</li> <li>• Min 4 feet tall, variable</li> <li>• Constructed of loam with 6" top layer of topsoil</li> </ul>	<ul style="list-style-type: none"> <li>• A berm varying between 4-6 feet tall is provided along 8 Mile Road</li> <li>• A detail is provided on Sheet L-3.</li> </ul>	Yes	
Type of Ground Cover		<ul style="list-style-type: none"> <li>• Most of the open areas will be</li> </ul>	Yes	<u>Please indicate the lawn seed mix to be</u>

Item	Required	Proposed	Meets Code	Comments
		seeded as lawn or the detention mix. • A limited area will be sod.		<u>used.</u>
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	An overhead line is shown along 8 Mile Road. Subcanopy trees are used as street trees underneath it.	Yes	<b>Please clearly show any overhead utilities – existing or proposed, and dimension closest trees.</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	Only a wall sign is proposed.		
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>				
<b>ROW Landscape Screening Requirements(Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width (2)(3) (5)</b>	34 ft	<u>8 Mile Road:</u> • 75-94 feet  <u>Garfield Road</u> • 1070 feet+	• Yes • Yes	
Min. berm crest width	4 ft.	<u>8 Mile Road:</u> • 2-4 feet  <u>Garfield Road</u> • None	• Yes • No	<b>1. Please widen the crest of the berm along 8 Mile Road</b> <b>2. A berm is not necessary for the Garfield Road frontage. A landscape waiver for it would be supported by staff.</b>
Minimum berm height (9)	4 ft.	4-6 feet	Yes	<b>1. Please add more undulations to the width and height of the 8 Mile Road berm to give it a more natural appearance.</b> <b>2. No berm is necessary for the Garfield Road frontage</b>
3' wall (4) (7)	NA	None		
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	• 1 tree per 40 lf  <u>8 Mile Road</u>	<u>8 Mile Road</u> 21 canopy trees + 43 large evergreens	Yes	<b>1. If desired, the total number of trees provided along 8</b>

Item	Required	Proposed	Meets Code	Comments
LDM1.d.(1)(b)	<ul style="list-style-type: none"> <li>(877-60)/40 = 20 trees</li> </ul> <u>Garfield Road</u> <ul style="list-style-type: none"> <li>110/40 = 3 trees</li> </ul>	<u>Garfield Road</u> 0 trees		<p>Mile Road can be reduced.</p> <p>2. Please add the three trees along Garfield Road. If trees cannot be planted within the gas line easement, the basis of the requirement and required number of trees can be reduced but any required trees should be planted outside of the easement.</p>
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	<ul style="list-style-type: none"> <li>1 tree per 25 lf</li> </ul> <u>8 Mile Road</u> <ul style="list-style-type: none"> <li>(877-60)/25 = 33 trees</li> </ul> <u>Garfield Road</u> <ul style="list-style-type: none"> <li>110/25 = 4 trees</li> </ul>	33 trees	Yes	Please add the required subcanopy trees along the Garfield Road. The same comment regarding the gas line easement applies here.
<b>Street Trees</b> (Sec 5.5.3.f and LDM 2a and Novi Street Tree List)	<ul style="list-style-type: none"> <li>1 canopy tree per 35 lf of frontage less width of clear vision zone measured halfway between ROW line and curb</li> </ul> <u>8 Mile Road:</u> <ul style="list-style-type: none"> <li>(877-98)/35 = 22 trees</li> </ul> <u>Garfield Road:</u> <ul style="list-style-type: none"> <li>110/35 = 3 trees</li> </ul> <ul style="list-style-type: none"> <li>Interior Streets: 1 per 35 l.f. (both sides of streets)</li> <li>7130/35 = 204 tree</li> </ul>	<u>8 Mile Road:</u> 44 ornamental trees  <u>Interior streets:</u> 203 trees on conceptual plan	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> </ul>	<ol style="list-style-type: none"> <li>The subcanopy trees along 8 Mile Road only need to be provided at a rate of 1.5 subcanopy trees per 1 canopy tree, so the number of subcanopy street trees can be reduced if desired.</li> <li>Please add one more interior street tree to the interior roads.</li> <li>Oak wilt is a big problem for red oaks because if one tree gets it, it can easily transfer through root grafts to adjacent trees. If you want to stick with them, please shorten up consecutive lines of them to no more than five to limit any large-scale problems. Oaks in the white oak family have less problems with root graft</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				<p><b>transfer of oak wilt, so you could use white oak, bur oak or swamp white oaks in the proposed configuration instead (or mix in some between groups of red oaks to break up the root chain)</b></p> <p><b>4. Please move the trees out of the interior clear vision zones.</b></p> <p><b>5. Please add the required trees along the Garfield Road frontage.</b></p>
<p><b>Transformers/Utility boxes</b> <i>(LDM 1.e from 1 through 5)</i></p>	<ul style="list-style-type: none"> <li>• A minimum of 2ft. separation between box and the plants</li> <li>• Ground cover below 4" is allowed up to pad.</li> <li>• No plant materials within 8 ft. from the doors</li> </ul>	None	TBD	<ol style="list-style-type: none"> <li>1. When location of <u>transformer/utility boxes are determined, show them and add landscaping per city requirements.</u></li> <li>2. <u>Add note to the plan stating that all utility boxes shall be screened.</u></li> <li>3. <u>Add planting detail to plans.</u></li> <li>4. <u>Add provisional number of shrubs required for screening to the plant list and cost estimate.</u></li> </ol>
<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>	<ul style="list-style-type: none"> <li>• Clusters of large native shrubs (min 3 ft tall) shall cover 70-75% of the basin rim area measured 10 feet away from the permanent water level</li> <li>• 1 canopy tree per 35lf of the rim 10 feet from the permanent water level, along the east, south and west sides of the basin.</li> </ul>	<ul style="list-style-type: none"> <li>• All required trees and shrubs are provided</li> <li>• An acceptable seed mix is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> </ul>	<ol style="list-style-type: none"> <li>1. <b>Please revise the pond shape to be a more natural appearing, flowing form.</b></li> <li>2. <b>Please highlight the high-water contour line on the detention pond detail plan.</b></li> <li>3. <b>Since it is a retention pond and not a detention pond, the shrubs should be</b></li> </ol>

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>• 10" to 14" tall grass along sides of basin</li> <li>• Refer to wetland for basin mix</li> </ul>			<p><b>shifted to be aligned along the high-water line, not at the top of the freeboard line. The trees can remain as they are.</b></p> <p>4. <u>Please add a note stating that the contractor shall provide proof in the form of an invoice showing the native detention pond seed mix or a photo of the seed mix bag label to the City Landscape Architect prior to placement.</u></p> <p>5. <u>Also add a note stating that if an unacceptable seed mix is used in that area, the city reserves the right to have it killed and reseeded at the developer's expense.</u></p>
<p><b>Phragmites and Japanese Knotweed Control (Sec 5.5.6.C)</b></p>	<ul style="list-style-type: none"> <li>• Any and all populations of <i>Phragmites australis</i> and/or Japanese Knotweed on site shall be included on tree survey.</li> <li>• Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.</li> </ul>	<p>A note indicates that no Phragmites or Japanese knotweed were found on the site.</p>	<p>Yes</p>	
<p><b>Woodland Replacements (Chapter 37 Woodlands Protection)</b></p>				
<p><b>Woodland Replacement Calculations – Required/Provided</b></p>	<ul style="list-style-type: none"> <li>• Show calculations based on existing tree chart.</li> <li>• Indicate boundary of regulated woodland on plan</li> </ul>	<ul style="list-style-type: none"> <li>• No regulated trees are being removed</li> <li>• The wetland is being preserved in open space</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> </ul>	<p>1. <b>Please indicate and trees to be removed on Demolition Plan with x'es on trees and on the tree chart.</b></p> <p>2. <b>See DRG letter for detailed review of woodlands.</b></p>

Item	Required	Proposed	Meets Code	Comments
<b>Woodland Replacement Trees Proposed</b>	<ul style="list-style-type: none"> <li>Show clearly on plan and plant list which trees are proposed as woodland replacement trees</li> <li>Reforestation credit table breakdown, if applicable</li> </ul>	None are required		<b>Please keep tree tag labels of existing trees to remain on landscape plan.</b>
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> <i>(LDM 2.l. &amp; Zoning Sec 5.5.5.B)</i>	Provide intended date	Yes	Yes	
<b>Maintenance &amp; Statement of intent</b> <i>(LDM 2.m &amp; Zoning Sec 5.5.6)</i>	<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>	Yes	Yes	
<b>Plant source</b> <i>(LDM 2.n &amp; LDM 3.a.(2))</i>	Shall be northern nursery grown, No.1 grade	Yes	Yes	
<b>Irrigation plan</b> <i>(LDM 2.s.)</i>	A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans.	No		<ol style="list-style-type: none"> <li><u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u></li> <li><u>If xeriscaping is used, please provide information about plantings included.</u></li> </ol>
<b>Other information</b> <i>(LDM 2.u)</i>	Required by Planning Commission	NA		<ol style="list-style-type: none"> <li><b>Please change Township to City in Landscape Note #4</b></li> <li><b>Please change Peat to Compost in Landscape Note #8</b></li> </ol>
<b>Establishment period</b> <i>(Zoning Sec 5.5.6.B)</i>	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> <i>(Zoning Sec 5.5.5.E)</i>	City must approve any substitutions in writing prior to installation.	Yes	Yes	
<b>Plant List (LDM 4) – Include all cost estimates</b>				
Botanical and common names	At least 50% of non-woodland replacement	16 of 24 species used (67%) are	Yes	

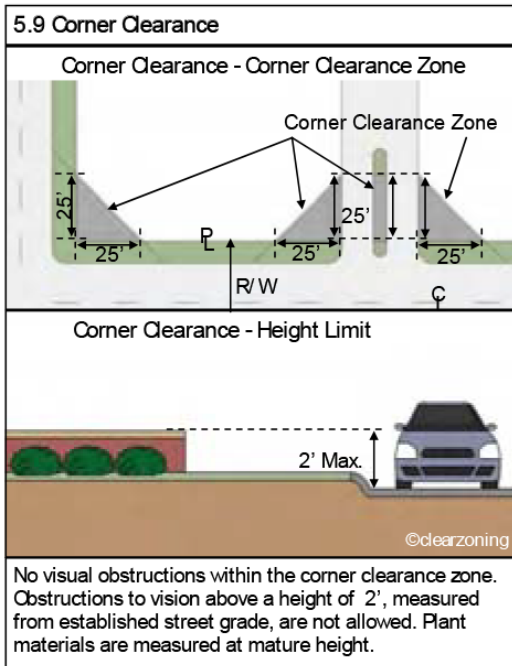
Item	Required	Proposed	Meets Code	Comments
	species used (not including seed mixes) must be native to Michigan.	native to Michigan		
Quantities and sizes		Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Breakdown of genus/species diversity (LDM 4.)	<ul style="list-style-type: none"> <li>Break down proposed plantings by genus and species</li> <li>Tree diversity of non-woodland replacements must adhere to Section 4 of the Landscape Design Manual.</li> </ul>	The tree diversity meets the requirements of LDM section 4	Yes	
Type and amount of lawn		<ul style="list-style-type: none"> <li>Most of site will be seeded</li> <li>Sod is indicated at 8 Mile Road entry</li> </ul>	Yes	1. <u>Please indicate the lawn seed mix to be used.</u> 2.
Cost estimate (LDM 2.f)	For all new plantings, mulch and sod as listed on the plan	Yes		<u>Need for Final Site Plan</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	
Multi-stem Tree		No	TBD	<b>If the pagoda dogwood or any other ornamentals will be multi-stem, please add this detail.</b>
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions (LDM 3.a)</b>	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
<b>Plant Materials &amp; Existing Plant Material (LDM 3.b)</b>	Clearly show trees to be removed and trees to be saved.	Trees to be removed not shown on plan view	No	<b>Please leave tree labels for trees to be saved on Landscape Plans.</b>

Item	Required	Proposed	Meets Code	Comments
<b>Landscape tree credit</b> (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	None		
<b>Plant Sizes for ROW, Woodland replacement and others</b> (LDM 3.c)	Refer to Chapter 37, LDM for more details	On plant list	Yes	
<b>Plant size credit</b> (LDM3.c.(2))	NA			
<b>Prohibited plants</b> (LDM 3.d)	No plants on City Invasive Species List	None used	Yes	
<b>Recommended trees for planting under overhead utilities</b> (LDM 3.e)	Label the distance from the overhead utilities	Subcanopy trees used under overhead lines along 8 Mile Road		
<b>Collected or Transplanted trees</b> (LDM 3.f)		None		
<b>Nonliving Durable Material: Mulch</b> (LDM 4)	<ul style="list-style-type: none"> <li>• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>• Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> <li>• Refer to section for additional information</li> </ul>	Yes	Yes	

**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.





## Wetland Review

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February 21, 2022

Lindsay Bell  
City of Novi Planner  
Department of Community Development  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

RE: Covington Estates; JSP21-47  
Wetland Review of Preliminary Residential Unit Development Plan  
MSG Project No. N1030090

Dear Ms. Bell:

The Mannik & Smith Group, Inc. (MSG) completed a project site evaluation relative to the *Residential Unit Development Plan* for Covington Estates prepared by Atwell LLC, dated February 4, 2022 (Plan). The project site is located north of Eight Mile Road and west of Garfield Road, Parcels 50-22-31-400-011 and 50-22-31-400-012, in Section 31 (Site). The Site is primarily composed of agricultural land. The Plan depicts construction of 44 residential properties with roadways and other improvements.

#### **Published Data**

MSG reviewed The City of Novi Wetlands Maps and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer for the Site. The Site contains City-regulated wetlands (Figure 1). The Site also contains wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps (Figure 2). NWI and MIRIS wetlands are identified through interpretation of topographic data and aerial photographs by the associated governmental bodies.

#### **MSG Wetland Boundary Verification**

The Plan depicts the locations of one wetland at the Site, designated Wetland A, consisting of 0.46 acre. The previously submitted *Wetland Delineation Report, Baptist Church - Parcel # 22-31-400-011 & 012* prepared by Niswander Environmental (Niswander), dated October 2021 (Report) characterized Wetland A as a 0.43-acre emergent/forested wetland. MSG visited the Site on December 14, 2021 with Niswander and concurred with the delineation of Wetland A as depicted in the Report and as observed in the field. The size and location of Wetland A is generally consistent between the Plan and the Report, although MSG observed the Plan appears to depict Wetland A to be approximately 0.03-acre larger than the Report and extending offsite to the west. MSG considers this inconsistency inconsequential to the project.

MSG did not re-inspect the Site in February 2022 because Niswander's delineation flagging appeared to be appropriately placed during the December 2021 Site visit. MSG may re-inspect the Site at a later stage of the project if warranted. Selected inspection photographs from December 2021 are provided at the end of this letter.

#### **Proposed Impacts**

The project as described in the Plan appears to be outside the depicted wetland limits and the natural resources setback buffer. No proposed impacts to either Wetland A or its associated buffer are identified in the Plan.

#### **Permits and Regulatory Status**

The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is MSG's opinion Wetland A provides the functional



characteristics of storm water storage capacity and wildlife habitat, and accordingly Wetland A meets the criteria for an essential wetland.

Mitigation is required per Section 12-176 of the Novi Code of Ordinances when an activity results in 0.25-acre or greater of impairment or destruction of wetland areas that are determined to be essential wetland area, two acres in size or greater, or contiguous to a lake, pond, river, or stream. Based on current information, no wetland impact is proposed so mitigation is not required.

EGLE typically regulates wetlands that are located within 500 feet of an inland lake, pond, stream, or river, and/or isolated wetlands of an area of 5 acres or more. MSG opines that Wetland A is not likely to be regulated by EGLE; however, EGLE is the final authority of the location and regulatory status of wetlands in Michigan. MSG recommends the client request a pre-application meeting with EGLE to determine the state jurisdictional status and mitigation requirements.

Based on the available information, the following wetland related items appear to be required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Not required
Wetland Mitigation	Not required
Wetland Buffer Authorization	Not required
EGLE Wetland Permit	Likely not required
Wetland Conservation Easement	Likely not required

**Comments**

1. The City of Novi *Site Plan and Development Manual* requires the boundary lines of any watercourses or wetlands on the Site be clearly flagged or staked and such flagging or staking shall remain in place throughout the conduct of permit activity. MSG recommends the wetland delineation markers be maintained for reference for the duration of the project.
2. The wetland vegetative cover currently includes non-native species (e.g. reed canary grass, common buckthorn, tree of heaven). MSG recommends the applicant incorporate replacement native plantings, including trees and shrubs, in the subject property Plans as well as removal of non-native invasive species to enhance the aesthetics and natural habitat benefits of the wetland area.

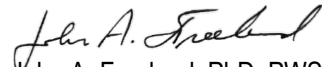
Please contact the undersigned if you have any questions regarding the matters addressed in this letter.

Sincerely,

**The Mannik & Smith Group, Inc.**

  
Douglas Repen, CDT

*Environmental Scientist & Project Manager*  
*Certified Storm Water Management Operator*

  
John A. Freeland, PhD, PWS

*Senior Scientist*

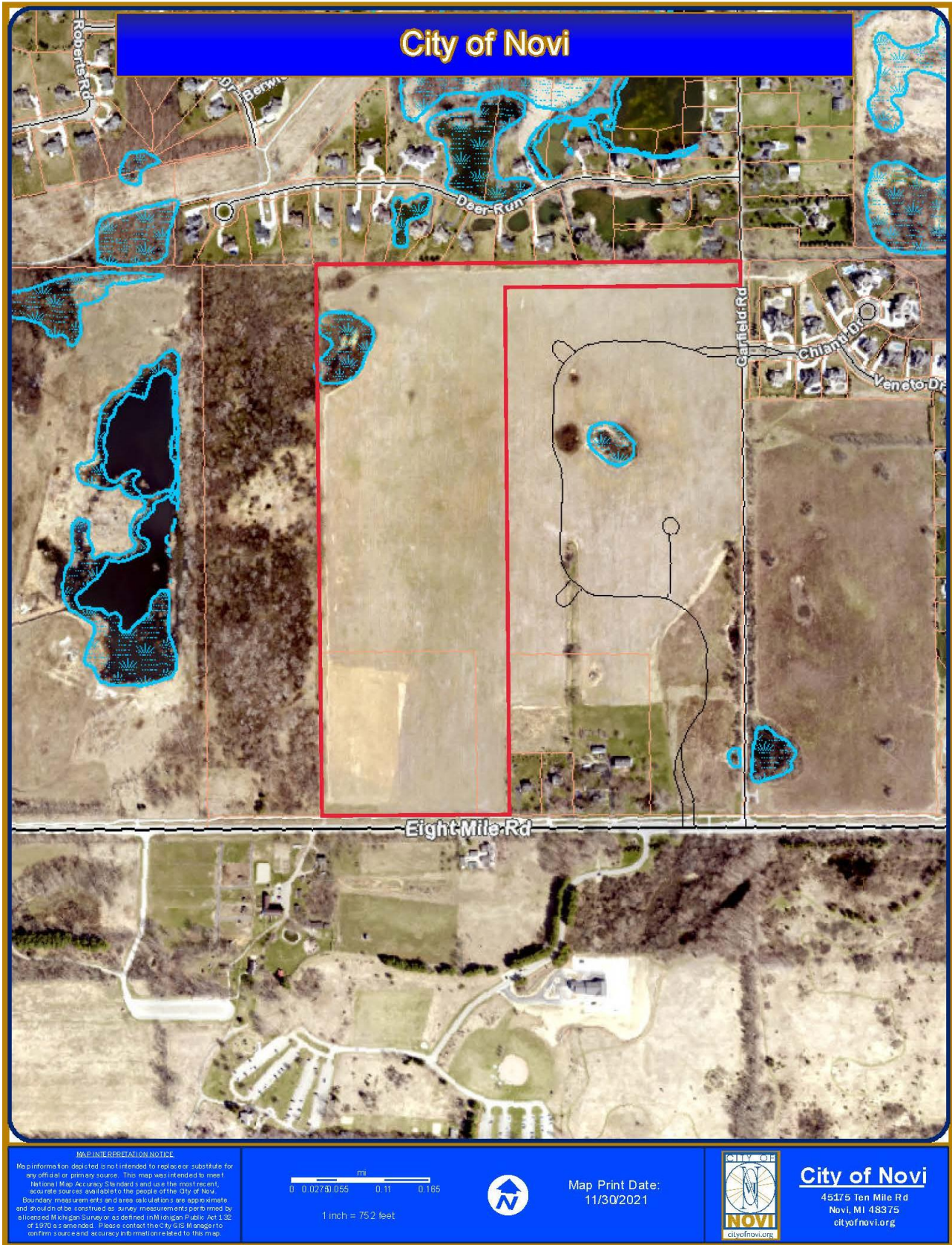
- CC: Sarah Marchioni, City of Novi Project Coordinator  
Barb McBeth, City of Novi Planner  
Christian Carroll, City of Novi Planner  
Ben Peacock, City of Novi Planning Assistant  
Rick Meader, City of Novi Landscape Architect  
Madeline Daniels, City of Novi Planner

FIGURES



Figure 1

City of Novi Regulated Wetland Map. Approximate Site boundary is shown in red. Regulated Wetland areas are shown in blue.




**Figure 2** | EGLE Wetlands Viewer Map. Approximate Site boundary is shown in red. Black outlines were added to wetland areas on Site for clarity.

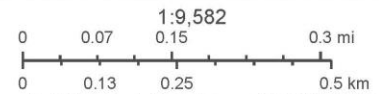
### Wetlands Map Viewer



November 30, 2021

Part 303 Final Wetlands Inventory

-  Wetlands as identified on NWI and MIRIS maps
-  Soil areas which include wetland soils
-  Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific

PHOTOGRAPHS







Photo 1: Overview of Wetland A and surrounding woodland, facing south (December 14, 2021)



Photo 2: View of Wetland A, facing southwest (December 14, 2021)



Photo 3: View of Wetland A and transition to upland, facing southeast (December 14, 2021)

## Woodland Review

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Corporate Headquarters  
295 South Water Street, Suite 300  
Kent, OH 44240  
800-828-8312

Local Office  
3381 Lapeer Rd. West  
Auburn Hills, MI 48326

**To:** Barbara McBeth, City Planner  
Community Development Department, City of Novi

**From:** Kerry Gray, Principal Consultant  
Davey Resource Group

**CC:** Lindsay Bell, City of Novi Senior Planner  
Christian Carroll, City of Novi Planner  
Rick Meader, City of Novi Landscape Architect  
Madeleine Daniels, City of Novi Planner  
Ben Peacock, City of Novi Planning Assistant  
Douglas Repen, Mannik and Smith Group  
Emily Hanson, Davey Resource Group

**Date:** February 21, 2022

**RE:** Covington Estates (aka Eight Mile Baptist Church)  
Preliminary RUD – Woodland Review #1 – JSP21-47

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Davey Resource Group, Inc. (DRG) has conducted a review of the preliminary RUD plan for the proposed **Covington Estates subdivision** located at the northwest corner of 8 Mile and Garfield Roads (Parcel No. 55-22-31-400-011 and 012). The plan set prepared by Atwell, LLC (dated: 02/04/2022), proposes construction of a residential neighborhood with 44 single family homes. DRG reviewed the preliminary RUD plan set for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37. Based on our review of the preliminary RUD plan, and the City of Novi Official Regulated Woodlands Map, **the proposed development contains City-Regulated Woodlands** (Figure 1).

**Recommendation:** DRG recommends approval of the Covington Estates preliminary RUD plan.

The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	TBD
Tree Replacement (Chapter 37, Section 37-8) & Financial Guarantee (Chapter 26.5-5)	NO
Tree Protection (Fence) (Chapter 37, Section 37-9) & Financial Guarantee (Chapter 26.5-5)	YES
Woodland Conservation Easement (Chapter 37-30 (e))	YES

## Woodland Impacts and Required Replacements

The site contains a small area of City of Novi regulated woodlands in the northwest corner of the site. The trees and woodlands on the site are a mix of floodplain and upland species, including boxelder, black cherry, black walnut, shagbark hickory, and American elm; and invasive species including common buckthorn and tree of heaven.

The development **proposes to preserve the regulated woodland** and remove the following three non-regulated trees that are outside of the woodland.

- Tree #9267 – 8” diameter - tree of heaven (*Ailanthus altissima*) - *invasive species*
- Tree #9390 – 18.5” diameter – black walnut (*Juglans nigra*) – *native species*
- Tree #9394 – 9.5” diameter – American elm (*Ulmus americana*) – *native species*

## Woodland Review Comments

1. **A Woodland Use Permit may be required** to perform construction on any site containing regulated woodlands.
2. **No woodland replacements are required** because the applicant is not proposing to remove any regulated woodland trees.
  - a. If there are impacts to the critical root zone of any regulated woodland trees or they are damaged or removed during construction, a payment into the City of Novi Tree Fund at a rate of \$400 per replacement tree credit shall be required. The number of credits required would be determined based on the size of the tree(s) removed and/or damaged.
3. **Financial Guarantees & Maintenance Bonds.**
  - a. A **woodland fence guarantee of \$6,000 (\$5000 x 120%) is required** per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.



Figure 1. Covington Estates Site  
City of Novi Regulated Woodland Map  
(Light green hatched areas are regulated woodlands)

## Traffic Review

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

**Project name:**  
 JSP21-47 – Covington Estates Preliminary RUD  
 Traffic Review

**From:**  
 AECOM

**Date:**  
 February 22, 2022

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

**CC:**  
 Lindsay Bell, Madeleine Daniels, Victor Boron,  
 Christian Carroll, Humna Anjum

# Memo

**Subject:** JSP21-47 – Covington Estates Preliminary RUD Traffic Review

The preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments provided below are adequately addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. The applicant, Toll Brothers, is proposing a 44 unit development of single family homes.
2. The development is located on the north side of Eight Mile Road, west of Garfield Road. Eight Mile Road is under the jurisdiction of Oakland County and Garfield Road under the City of Novi.
3. The site is currently zoned RA (Residential Agerage).
4. The following traffic-related deviations may be required.
  - a. A deviation will be required for the distance between the sidewalk and back-of-curb if not revised in future plans.

## TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, as follows.

ITE Code: 210 (Single-Family Detached Housing)  
 Development-specific Quantity: 44 Dwelling Units  
 Zoning Change: None

	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
<b>AM Peak-Hour Trips</b>	35	26	100	No
<b>PM Peak-Hour Trips</b>	46	29	100	No
<b>Daily (One-Directional) Trips</b>	474	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.



Trip Impact Study Recommendation	
Type of Study:	Justification
None	-

## TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City’s Code of Ordinances. Items marked with ZO are listed in the City’s Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the ‘Compliance’ column read as ‘met’ for plan provision meeting the standard it refers to, ‘not met’ stands for provision not meeting the standard and ‘inconclusive’ indicates applicant to provide data or information for review and ‘NA’ stands for not applicable for subject Project. The ‘remarks’ column covers any comments reviewer has and/or ‘requested/required variance’ and ‘potential variance’. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii   O <a href="#">Figure IX.3</a>	35’	Met	
2	Driveway Width   O <a href="#">Figure IX.3</a>	17’	<b>Not Met</b>	Minimum width for divided driveways is 22’. Provide dimensions for island as well in future plans.
3	Driveway Taper   O <a href="#">Figure IX.11</a>			Taper not required with expected volume.
3a	Taper length	N/A	-	
3b	Tangent	N/A	-	
4	Emergency Access   O <a href="#">11-194.a.19</a>	2 access points	Met	
5	Driveway sight distance   O <a href="#">Figure VIII-E</a>	500’	Met	
6	Driveway spacing			
6a	Same-side   O <a href="#">11.216.d.1.d</a>	Not indicated	<b>Inconclusive</b>	Dimension on future plans.
6b	Opposite side   O <a href="#">11.216.d.1.e</a>	Not indicated	<b>Inconclusive</b>	Dimension on future plans.
7	External coordination (Road agency)	Not indicated	<b>Inconclusive</b>	Coordinate with RCOG for any work in the right of way of 8 Mile Road.
8	External Sidewalk   <a href="#">Master Plan &amp; EDM</a>	Existing 8’	Met	
9	Sidewalk Ramps   <a href="#">EDM 7.4 &amp; R-28-J</a>	Note for ramps to be added where needed	<b>Inconclusive</b>	Detail R28-J included, indicate ramp locations on site plan.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone   <a href="#">ZO 5.4</a>	N/A	-	
12	Trash receptacle   <a href="#">ZO 5.4.4</a>	N/A	-	
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane   <a href="#">ZO 5.3.2</a>	N/A	-	
15	End islands   <a href="#">ZO 5.3.12</a>			
15a	Adjacent to a travel way	N/A	-	
15b	Internal to parking bays	N/A	-	
16	Parking spaces   <a href="#">ZO 5.2.12</a>	No onstreet parking	-	Additional No Parking signs should be placed throughout the development.
17	Adjacent parking spaces   <a href="#">ZO 5.5.3.C.ii.i</a>	N/A	-	
18	Parking space length   <a href="#">ZO 5.3.2</a>	N/A	-	
19	Parking space Width   <a href="#">ZO 5.3.2</a>	N/A	-	
20	Parking space front curb height   <a href="#">ZO 5.3.2</a>	N/A	-	
21	Accessible parking – number   <a href="#">ADA</a>	N/A	-	
22	Accessible parking – size   <a href="#">ADA</a>	N/A	-	
23	Number of Van-accessible space   <a href="#">ADA</a>	N/A	-	
24	Bicycle parking			
24a	Requirement   <a href="#">ZO 5.16.1</a>	None required	-	
24b	Location   <a href="#">ZO 5.16.1</a>	N/A	-	
24c	Clear path from Street   <a href="#">ZO 5.16.1</a>	N/A	-	
24d	Height of rack   <a href="#">ZO 5.16.5.B</a>	N/A	-	
24e	Other (Covered / Layout)   <a href="#">ZO 5.16.1</a>	N/A	-	-
25	Sidewalk – min 5' wide   <a href="#">Master Plan</a>	5'	Met	
26	Sidewalk ramps   <a href="#">EDM 7.4</a> & <a href="#">R-28-J</a>	None indicated	<b>Not Met</b>	Ramps should be provided where sidewalk meets roadway. These should be indicated on the site plan.
27	Sidewalk – distance back of curb   <a href="#">EDM 7.4</a>	Not indicated on plan, 13' and 15' shown on typical	<b>Partially Met</b>	Offset shown as 13' in boulevard cross-section and 15' in typical road cross section.
28	Cul-De-Sac   O <a href="#">Figure VIII-F</a>	20' inner radius, 50' outer radius	<b>Not Met</b>	22' inner radius and 54' outer radius indicated in Figure VIII-F.
29	EyeBrow   O <a href="#">Figure VIII-G</a>	N/A		
30	Minor/Major Drives   <a href="#">ZO 5.10</a>	Stub drive 233.53', turnaround provided of 20' wide and 56' long	<b>Partially Met</b>	Indicate remaining length of stub street following turnaround.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes   <a href="#">MMUTCD</a>	Included	Met	
33	Signing table: quantities and sizes	Included	Met	Keep right (R4-7) signs could be added in the island of the boulevard.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	
36	Sign bottom height of 7' from final grade   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	
38	FHWA Standard Alphabet series used for all sign language   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity   <a href="#">MMUTCD</a>	Not included	<b>Not Met</b>	
40	Parking space striping notes	N/A	-	
41	The international symbol for accessibility pavement markings   ADA	N/A	-	
42	Crosswalk pavement marking detail	N/A	-	-
43	Any Other Comments:	Any maintenance of traffic required for construction at Eight Mile Road will need to be approved by RCOC. Applicant could consider adding crosswalk markings throughout the site where sidewalk ramps are present for increased visibility.		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

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

Sincerely,

**AECOM**



Patricia Thompson, EIT  
Traffic Engineer



Paula K. Johnson, PE  
Senior Transportation Engineer



Saumil Shah, PMP  
Project Manager

## Fire Review

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February 14, 2022

TO: Barbara McBeth - City Planner  
Lindsay Bell - Plan Review Center  
Christian Carroll - Plan Review Center  
Madeleine Daniels – Plan Review Center  
Ben Peacock – Planning Assistant

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

Ericka Thomas

**City Manager**  
Peter E. Auger

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

**Fire Chief**  
Jeffery R. Johnson

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

**Assistant Chief of Police**  
Scott R. Baetens

**Assistant Fire Chief**  
John B. Martin

RE: Covington Estates

**PSP# 22-0015**  
PSP# 15-0002

**Project Description:**

Residential single-family development off of Eight Mile and Garfield roads.

**Comments:**

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- Emergency access road from the development from the east shall be 20' wide SP sheet #05.
- If grass pavers are to be installed, development shall provide "PERMANENT MARKINGS" for the edge of the access road. Permanent markings shall be approved by the Fire Marshal's office. Nothing living or easily moved or removed can be used.
- If a gate with a lock is going to be installed on the Emergency Access Road, development shall provide a Knox Lock. ([www.knoxbox.com](http://www.knoxbox.com)).
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**

**Recommendation:**

APPROVED WITH CONDITIONS

Sincerely,

Kevin S. Pierce-Fire Marshal  
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration  
45125 Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

**Applicant Response Letter**

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March 29, 2022

Ms. Lindsay Bell, AICP  
Senior Planner  
45175 W. 10 Mile Road  
Novi, MI 48375

RE: *JSP21-47 COVINGTON ESTATES RUD*  
*RUD CONCEPT REVIEW #1 RESPONSE LETTER*

Ms. Bell,

Thank you for providing your review and feedback for the above referenced project. We note that all City review disciplines have recommends approval of the Concept RUD plans. Per request and for your use, below are our individual responses on how we have addressed or plan to address each of the review comments listed in your letter dated March 2, 2022.

#### **Planning (Pages 1-14):**

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##### RUD Standards (Pages 2-4)

1. Please indicate how the Open Space will be permanently preserved, as discussed on page 4 below.  
**Response:** *The open space designated on the plans will preserved and maintained in perpetuity by the Homeowners Association. The preservation and maintenance requirement will be set forth in the By Laws to the Master Deed document. This document will be provided for City review prior to Final Site Plan approvals. We are open to providing a formal Open Space Preservation Easement as requested by the City. We anticipate that this will be drafted and provided to the City for review, prior to construction approvals.*
2. The applicant is suggested to look into alternate hard surface options for the proposed pathway as well as widening it. This would enable the pathway to be used for multiple purposes such as biking and walking. Considering pervious hard paving would also help with natural aesthetics, easy maintenance and help with storm water run-off.  
**Response:** *The proposed pathway will be widened to be 6-feet and the material proposed will be a gravel pathway on future submittals. This will allow for better natural aesthetics and additional permeability in comparison to a paved surface.*
3. The applicant is suggested to look into proposing amenities at additional locations along the trail.  
**Response:** *We propose to add a couple more benches and a twenty foot by twenty-foot (20'x20') pavilion between the stormwater basin and the existing wetlands. This will be depicted on subsequent submissions of the plan.*
4. Applicant has not indicated plans for future ownership and maintenance of common areas.  
**Response:** *The open space designated on the plans will be preserved and maintained in perpetuity by the Homeowners Association. The preservation and maintenance requirement will be set forth in the By Laws to the Master Deed document. This document will be provided for City review prior to Final Site Plan approvals.*

#### Ordinance Requirements (Pages 4-5)

5. RUD Intent - The applicant has provided a written statement, however it is not clear how the open space to be preserved will be permanently protected. Will an Open Space Preservation Easement be granted? In addition, Sheet 6 of the plan set indicates 3.2 persons per unit for a total population of 141 persons, while the narrative indicates a total population of 176 people. Please clarify the inconsistency.

**Response:** *Refer to the response to planning comment #1 with regard to the open space preservation. The total population of 141 persons is the correct population (as depicted in the Sanitary Basis of Design on Sheet 6).*

6. Lot Size and Area - Previous RUD projects have provided a minimum of 10% of lots meeting the underlying RA standards. The City Council may modify lot size and width requirements where such modification will result in the preservation of open space for those purposes set forth in Section 3.29.B of the Zoning Ordinance and where the RUD will provide a genuine variety of lot sizes.

**Response:** *The rear cul-de-sac and proposed access easement will be readjusted slightly to provide for an additional 1-acre lot (Lot 25). This would bring the total number of RA compliant lots up to four (4) lots, or 9% of the total number of lots. Note that per the provided lot table, the plan currently provides a variety of lot sizes as requested.*

7. Building Setback - This setback reduction would be permitted provided the City Council agrees to the reduction in lot size and area noted above.

**Response:** *Noted.*

8. Blocks & Streets - Staff supports the deviation required for excess length of streets and blocks.

**Response:** *Noted.*

9. Woodland/Wetland Ares - Locations and sign details should be provided in the site plan submittal.

**Response:** *We agree to install permanent signage every 50' along the wetland buffer, between the development areas and the existing wetland to the west. Signage locations and associated details will be provided on in a subsequent plan submission.*

10. Lighting - The applicant should show the location of a proposed entrance light in the next submittal. Once the proposed location has been approved, the applicant should contact Humna Anjum (248.735.5648) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.

**Response:** *The light pole location will be shown on subsequent plan submissions. We will coordinate with Engineering once the light location has been approved.*

#### Project and Street Naming Committee (Pages 6)

11. The applicant has submitted the application and will hear from Ben Peacock when a decision has been made.

**Response:** *Noted.*

#### Planning Review Chart (Pages 7-14)

12. The City Council may modify lot area requirements where such modification will result in the preservation of open space for those purposes set forth in this section 3.29.B and where the RUD will provide a genuine variety of lot sizes.



**Response:** *Noted.*

13. See comment above for City Council consideration requirements.

**Response:** *Noted.*

14. City Council has to approve the reduction in lot sizes from RA to R-1.

**Response:** *Noted.*

15. Blocks – A deviation will be required based on the requirements of the Subdivision Ordinance Section 4.01

**Response:** *Noted.*

16. Extension to the north is impractical as the existing subdivision has no street to connect to; likewise, along the east side of the property the emergency access point connects to the only available access point. A deviation will be required (Subdivision Ordinance Section 4.04).

**Response:** *Noted.*

17. See Engineering Review letter for detail on SWM Plan comments.

**Response:** *Noted. Refer to Engineering review responses below.*

18. Refer to Engineering Comments for requirements on utilities.

**Response:** *Noted. Refer to Engineering review responses below.*

19. Please clarify mechanism of assuring permanent preservation and maintenance of open space areas, RUD amenities, and common areas. Open Space easement?

**Response:** *Refer to the response to planning comment #1 with regard to the open space preservation.*

20. Review Section 3.29.15 and provide schedule, mechanism of preservation and maintenance, etc.

**Response:** *Refer to the response to planning comment #1 with regard to the open space preservation.*

#### **Engineering (Pages 15-20):**

---

1. Provide a minimum of two ties to established section or quarter section corners.

**Response:** *Two or more section and ¼ corners have been supplied on Sheet 2 of the preliminary RUD plans. We believe this comment to be addressed.*

2. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark, which can be found on the City's website at this location:

<https://novi.maps.arcgis.com/apps/webappviewer/index.html?id=5ce841f86197461c9f146e1330330bcf>

**Response:** *Two benchmarks have been supplied on Sheet 2 of the preliminary RUD plans. The benchmark adjacent to Eight Mile Road (railroad spike in the north face of Power Pole) is a City-established benchmark (City Benchmark ID: 3142). The City ID number will be labeled on subsequent submittals.*

3. 8 Mile Road water main and sanitary sewer extension plan should be submitted an approved before stamping set approval of Covington Estates Plan JSP21-0047.  
**Response:** *Noted.*
4. A right-of-way permit will be required from the City of Novi and Oakland County (RCOC).  
**Response:** *Noted.*
5. Provide sight distance measurements for the 8 Mile Road entrance in accordance with Figure VIII-E of the Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances, which can be found here: [https://library.municode.com/mi/novi/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH11DECOST](https://library.municode.com/mi/novi/codes/code_of_ordinances?nodeId=PTIICOOR_CH11DECOST) (provided 500' required for 8 Mile Road in that area is 560' with boulevard road)  
**Response:** *The sight lines will be adjusted from 500-feet to 560-feet, in accordance to Figure VIII-E, on subsequent plan submittals. We do not anticipate any additional concerns with this request.*
6. Show and label the master planned 43-foot half width right-of-way for Garfield Road. The dedication of the master-planned half right-of-way of 43 feet in width is requested for the project. Label the additional right-of-way width to be dedicated along Garfield as "proposed" right-of-way.  
**Response:** *The proposed 43-foot half right-of-way line and the proposed area to be dedicated to the City will be depicted on subsequent plan submittals.*
7. Provide a traffic control sign table listing the quantities of each permanent sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.  
**Response:** *A sign schedule has been provided on Sheet 5 of the preliminary RUD plans. A note is provided in the "Layout Notes" on Sheet 5 stating that the signage shall comply with MMUTCD standards. We believe this comment is sufficiently addressed.*
8. Traffic signs in the Road Commission for Oakland County (RCOC) right-of-way will be installed by RCOC.  
**Response:** *Noted.*
9. Provide a traffic control plan for the proposed road work activity on city roads.  
**Response:** *A traffic control plan will be supplied for review with the Final Site Plan submittals.*
10. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas, and illustrate and label on the profiles.  
**Response:** *Noted. This note along with the City standard details will be added and the sand backfill will be depicted on the plans when the profiles are incorporated into the Final Site Plans.*
11. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.  
**Response:** *Utility construction materials will be labeled in the profiles and on an accompanying material table provided on the Final Site Plan.*

12. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.  
**Response:** *Utility crossing information and vertical clearances will be provided in utility profiles. A dimension and note will be added in locations that the 18-in minimum clearance cannot be achieved. This information will be incorporated into the Final Site Plan.*
13. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be provided.  
**Response:** *Noted.*
14. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.  
**Response:** *Noted.*
15. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.  
**Response:** *Noted. The utilities are shown on the landscape plan and additional details on separation will be provided on subsequent plan submittals.*
16. Show the locations of all light poles if proposed on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.  
**Response:** *A single light pole will be provided for the site entry. The location of the light pole will be shown on subsequent submittals and the location will be confirmed to verify no conflicts.*
17. Projects looking for final site plan approval in 2022 should refer to the new Oakland County stormwater standards. The new Oakland County Stormwater standards can be found here: <https://www.oakgov.com/water/stormwater/Pages/Stormwater-Engineering-Design-Standards.aspx>  
**Response:** *Noted. The basin is retention and will be providing a significant amount of infiltration in the known sand soil subsurface.*
18. All water main easements shall be 20 feet wide. Label easement in water main plans.  
**Response:** *Noted. Easements will be shown on subsequent submittals.*
19. A tapping sleeve, valve and well is required at the connection to the existing water main.  
**Response:** *Understood. Details will be shown on the Final Site Plan.*
20. Provide water main modeling calculations demonstrating that the required water supply of 2,000 GPM will be available.  
**Response:** *Water modeling calculations will be provided with the Final Site Plan submissions.*
21. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.  
**Response:** *Understood.*

22. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length. Label lead length for hydrants.  
**Response:** *Noted. The hydrant leads will be labeled and sized as required.*
23. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot-wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).  
**Response:** *We do not believe a monitoring manhole applies to this residential site. That said, we will coordinate with engineering and provide any additional manholes as required on subsequent submittals.*
24. Provide a sanitary sewer basis of design for the development on the utility plan sheet. (Calculations should use peaking factor of 4.0 and 3.2 REU).  
**Response:** *The sanitary basis of design using the requested peaking factors is shown on Sheet 6 of the preliminary RUD plans.*
25. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.  
**Response:** *A note will be added accordingly on subsequent submittals.*
26. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.  
**Response:** *A note will be added accordingly on subsequent submittals and these details will be incorporated into the profiles on the Final Site Plan.*
27. Illustrate all pipes intersecting with manholes on the sanitary profiles.  
**Response:** *These will be incorporated into the profiles on the Final Site Plan.*
28. Relocate the sanitary sewer to go around the cul-de-sac outside the paved road. Extend the sanitary sewer so no leads cross under the cul-de-sac.  
**Response:** *The sanitary alignment will be updated so the main does not fall under the proposed cul-de-sac.*
29. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.  
**Response:** *Understood. These details will be provided on the Final Site Plan for confirmation.*
30. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.  
**Response:** *Understood. These details will be provided on the Final Site Plan for confirmation.*
31. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.  
**Response:** *Understood. These details will be provided on the Final Site Plan for confirmation.*
32. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to retention basin.

**Response:** A note is included in the "Grading & Storm Sewer Notes" on Sheet 7 of the preliminary RUD plan. The sumps and details on the oil/gas separation will also be shown on the storm sewer profiles when they incorporated are added to the Final Site Plans.

33. Provide profiles for all storm sewer 12-inch and larger.

**Response:** Understood. Profiles will be provided with the Final Site Plan, as typical.

34. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.

**Response:** Profiles with the HGL shown will be provided with the Final Site Plan, as typical.

35. Illustrate all pipes intersecting storm structures on the storm profiles.

**Response:** Utilities that cross the storm sewer will be indicated on the profiles incorporated in the Final Site Plans.

36. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

**Response:** This detailed information will be provided with the Final Site Plan.

37. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.

**Response:** Noted.

38. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.

**Response:** Basin access is depicted on the plan. The maintenance route, cross slope and proximity to the proposed landscaping will be verified on the final site plan to meet the required criteria.

39. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water retention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.

**Response:** An access easement will be depicted on subsequent plan submittals.

40. Provide manufacturer's details and sizing calculations for the pretreatment structures on the plans.

**Response:** Will be proposed on the Final Site Plans, as applicable.

41. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).

**Response:** The volumes have been calculated and provided. The stormwater basin will be retention, so release rates will be zero and the calculations not applicable.

42. 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. Note the bottom of the retention facility must be a minimum of three (3) feet above the groundwater elevation.  
**Response:** *Soil boring and infiltration testing locations have been provided on Sheet 2 of the preliminary RUD plans and the associated reports prepared by a licensed geotechnical consultant were provided with the initial RUD submittal package.*
43. Provide supporting calculations for the runoff coefficient determination.  
**Response:** *Supporting runoff coefficient calculations will be provided on subsequent submittals.*
44. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns) and 0.95 shall be used for all impervious surfaces.  
**Response:** *Noted. Supporting runoff coefficient calculations will be provided on subsequent submittals.*
45. A 25-foot vegetated buffer shall be provided around the perimeter of the storm water basin. This buffer cannot encroach onto adjacent lots or property. Plans show buffer between south and north basin.  
**Response:** *A minimum 25-foot buffer strip is provided around the perimeter of the proposed basins. This will be labeled on subsequent plan submittals.*
46. Clarify need for separation between north and south retention basin.  
**Response:** *Separation between the basins was provided to help with the overall coordination and permitting process with EGLE. The location of this separation may end up being relocated or removed altogether following further coordination with EGLE.*
47. Provide more detail for basin overflow structure and indicate where water will flow.  
**Response:** *A basin overflow detail will be provided on future plan submissions. The overflow location will be slightly adjusted on future plan submissions to convey any overflow above two back-to-back 100-year storms to the existing wetland on-site, located directly west of the retention basin. Any overflow will naturally dissipate and infiltrate within the existing soils as the runoff from the site does in its current existing conditions.*
48. Remove perforated riser detail from sheet 10.  
**Response:** *This detail will be removed on subsequent plan submittals.*
49. Design construction standards state that ponds (basins) shall be designed as an integral part of the overall site plan and shall be considered a natural landscape feature having an irregular shape. It is recommended that the basin have a more natural shape.  
**Response:** *The basins will be updated to have a more naturalized shape on subsequent submittal.*
50. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.  
**Response:** *Paving materials and quantities, along with the standard City details, will be provided on the Final Site Plan.*
51. Sidewalks on private roadways should be located such that the outside edge of the sidewalk is a minimum of 15 feet from back of curb.

**Response:** *Other than the boulevard entrance, the sidewalk is drawn at a minimum of 15 feet from the back of curb to the outside edge on Sheet 5 and a typical road cross section depicting this dimension is provided on Sheet 10 of the preliminary RUD plans. The boulevard entrance will be reevaluated to accommodate the sidewalks at 15' behind the back of curb.*

52. For Multi-family residential developments, show individual driveway tapers (standard driveway 16' wide with 3' tapers on each side) on plans to ensure no conflict with sidewalks, hydrants, street signs and etc.

**Response:** *The Typical Lot Detail, as shown on Sheet 5 of the preliminary RUD plans, will be updated to incorporate these requested dimensions on subsequent plan submittals.*

53. Provide an emergency access gate at both ends of the proposed emergency access drive. The City's break-away gate detail (Figure VIII-K) can be found in Section 11-194 of the Code of Ordinances.

**Response:** *A gate will be added along the right-of-way of the emergency access path at Lexington Drive and the specified detail will be added to the plans on subsequent submittals. The gate at the other end of the emergency access will be accommodated by the Ballantyne development to the east, as depicted on Sheet 6 of the preliminary RUD plans.*

54. Provide a note on the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first building permit in the subdivision.

**Response:** *This note will be added to the plans on subsequent submittals.*

55. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.

**Response:** *A note and standard MDOT details will be added to the Final Site Plans.*

56. Label specific ramp locations on the plans where the detectable warning surface is to be installed.

**Response:** *Labels to identify ramp locations will be added to the Final Site Plans.*

57. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.

**Response:** *Noted. Detectable warning surface details will be provided on the Final Site Plans.*

58. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.

**Response:** *Noted. These will be provided on the Final Site Plan.*

59. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.

**Response:** *A note will be added to the plans on subsequent submittals. Grading details confirming this will be shown on the Final Site Plans.*

60. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.  
**Response:** *Noted. The hydrants are currently at least 3-feet from the back of curb. Dimensions of hydrants to the back of curb will be added to the plans for subsequent submittals.*
61. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.  
**Response:** *The grading plan meets these requirements. Details confirming this will be provided on the final site plans.*
62. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.  
**Response:** *Noted. Details confirming this will be provided on the final site plans.*
63. Provide cross sections for proposed private roads.  
**Response:** *Typical cross-sections are shown on Sheet 10. Pavement material cross-sections will be provided on the Final Site Plans.*
64. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.  
**Response:** *Noted. This level of grading detail will be provided on the Final Site Plans.*
65. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "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/plat]".  
**Response:** *Understood. This note will be added to the plans on subsequent submittals.*
66. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan 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.  
**Response:** *Noted.*

#### **Landscaping (Pages 21-22):**

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1. A tree survey and tree chart are provided.  
**Response:** *Noted.*
2. No regulated trees will be removed.  
**Response:** *Agreed.*
3. Please indicate with Xs on the Existing Conditions plan which trees will be removed.  
**Response:** *Trees scheduled for removal are indicated with an "X" on Sheet 2 of the preliminary RUD plans. The "X" will be made more prominent on subsequent submittals.*



4. The project is only adjacent to residentially zoned property so no new screening vegetation or berms are required for this project but a large, landscaped plan is provided north of the northernmost residences.  
**Response:** *Noted.*
5. Please adjust with the grading to make the berm more natural in appearance and add a broader crest.  
**Response:** *Berms will be widened and updated to appear more natural in appearance on subsequent plan submissions.*
6. The required berm and landscaping are provided along 8 Mile Road. In fact, more canopy and deciduous canopy greenbelt trees and subcanopy street trees are provided than are required and the berm is taller than is required.  
**Response:** *Noted.*
7. Please widen the berm's crest and add more undulations to the berm along 8 Mile Road.  
**Response:** *The berms along 8 Mile will be widened and updated to appear more natural in appearance on subsequent plan submissions.*
8. The number of evergreens and/or canopy trees in the 8 Mile Road greenbelt and the number of subcanopy street trees can be reduced if desired.  
**Response:** *Noted. This may be considered in subsequent plan submissions.*
9. No berm, greenbelt landscaping or street trees are provided along Garfield Road.  
**Response:** *Noted.*
10. Based on the 110 LF frontage, 3 deciduous canopy or large evergreen trees, 4 subcanopy trees and 3 street trees are required.  
**Response:** *Noted.*
11. A waiver is required for the lack of these items.  
**Response:** *Noted. Trees will be provided in the area. A waiver will be requested for not provided the berm.*
12. Based on the extremely deep greenbelt, staff would support not providing the berm.  
**Response:** *Noted.*
13. If the gas line easement restricts the planting of any trees in the easement, the calculation of trees required can be amended to eliminate the frontage in that easement and only the remaining required trees need to be planted.  
**Response:** *Required greenbelt plantings will be provided out site of the gas easement. We will be requesting a berm waiver as the berm serves no screening purpose and will look out of place.*
14. Based on the street lengths, a total of 204 canopy trees are required along the interior streets. 203 trees are provided. Please provide the missing tree.  
**Response:** *An additional tree will be provided on the plan for subsequent submittals.*
15. Please move all trees out of the clear vision zones.

**Response:** *Trees within clear vision zones will be removed on the plans for subsequent submittals.*

16. Due to the hazard of oak wilt transferring between grafted red oak roots, please reduce the extent of adjacent red oaks to no more than five (5).

**Response:** *Adjacent red oaks will be reduced on subsequent plan submissions.*

17. The underground utilities may be laid out in such a way that the required spacing for the trees (4 feet behind curb and 5 feet from underground lines) can be met. If this is the case, please adjust the positioning of the proposed utilities.

**Response:** *Noted.*

#### **Landscaping Summary Chart (Pages 23-34):**

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1. Live signature will be required on stamping sets.

**Response:** *Noted.*

2. See Mannik & Smith and Davey Resource Group letters for detailed reviews of wetlands and woodlands

**Response:** *Noted.*

3. Please indicate on the plan view which trees will be removed.

**Response:** *Trees scheduled for removal are indicated with an "X" on Sheet 2 of the preliminary RUD plans. The "X" will be made more prominent on subsequent submittals.*

4. Please add soil types to plan set.

**Response:** *Soil types are indicated on Sheet 2 of the preliminary RUD plans.*

5. The utility layout may need to be revised to provide sufficient room for the required trees, especially street trees, which should be 4 feet behind the curb and sidewalk, 5 feet from underground utility lines and 10 feet from utility structures (as the note on Sheet L-1 indicates).

**Response:** *Understood. These clearances noted above will be confirmed and noted on the plans on subsequent submittals.*

6. Perhaps the sanitary and water lines could be located under the sidewalks if they aren't now.

**Response:** *Once the aforementioned clearances are confirmed, we will explore options for the alignment of the sanitary and water mains if there is a need for them to be adjusted.*

7. As noted above, if the proposed utility layout doesn't provide sufficient room for the required trees and their spacing, the utilities may need to be adjusted.

**Response:** *See responses above.*

8. On the utility plan, please add a dimensioned detail showing the proposed location of the utility lines relative to the sidewalk and curb to show there is sufficient room for the trees.

**Response:** *A general utility detail displaying the horizontal clearances relative to the curb, sidewalk and trees will be added to the plan on subsequent submittals.*

9. Please move trees out of the clear vision zones.

**Response:** *Trees within the clear vision zones will be relocated.*

10. Please add more height undulations and with more gradual transitions to the ends and north and south to make it look more natural.

**Response:** *The berms will be updated to show more natural contours on future submissions.*

11. Please indicate the lawn seed mix to be used.

**Response:** *The seed mix to be used in open areas will be specified in future plan submissions.*

12. Please clearly show any overhead utilities – existing or proposed, and dimension closest trees.

**Response:** *Overhead utilities are shown on Sheet L-1 & L-2. Dimensions to proposed trees will be added on future plan submittals.*

13. Please widen the crest of the berm along 8 Mile Road

**Response:** *Noted.*

14. A berm is not necessary for the Garfield Road frontage. A landscape waiver for it would be supported by staff.

**Response:** *Noted.*

15. Please add more undulations to the width and height of the 8 Mile Road berm to give it a more natural appearance.

**Response:** *Berms will be widened and updated to appear more natural in appearance on subsequent plan submissions.*

16. No berm is necessary for the Garfield Road frontage.

**Response:** *Noted.*

17. If desired, the total number of trees provided along 8 Mile Road can be reduced.

**Response:** *Noted. This may be considered in future plan submissions.*

18. Please add the three trees along Garfield Road. If trees cannot be planted within the gas line easement, the basis of the requirement and required number of trees can be reduced but any required trees should be planted outside of the easement.

**Response:** *Required greenbelt plantings will be provided outside of the gas easement. We will be requesting a berm waiver as the berm serves no screening purpose and will look out of place.*

19. Please add the required subcanopy trees along the Garfield Road. The same comment regarding the gas line easement applies here.

**Response:** *Required greenbelt plantings will be provided outside of the gas easement. We will be requesting a berm waiver as the berm serves no screening purpose and will look out of place.*

20. The subcanopy trees along 8 Mile Road only need to be provided at a rate of 1.5 subcanopy trees per 1 canopy tree, so the number of subcanopy street trees can be reduced if desired.

**Response:** *Understood.*

21. Please add one more interior street tree to the interior roads.

**Response:** *The remaining interior street tree will be provided in future plan submissions.*

22. Oak wilt is a big problem for red oaks because if one tree gets it, it can easily transfer through root grafts to adjacent trees. If you want to stick with them, please shorten up consecutive lines of them to no more than five to limit any large-scale problems. Oaks in the white oak family have less problems with root graft transfer of oak wilt, so you could use white oak, bur oak or swamp white oaks in the proposed configuration instead (or mix in some between groups of red oaks to break up the root chain)  
**Response:** *Adjacent red oaks will be reduced in future plan submissions.*
23. Please move the trees out of the interior clear vision zones.  
**Response:** *Trees within the clear vision zones will be relocated.*
24. Please add the required trees along the Garfield Road frontage.  
**Response:** *Please see the response to #18 of this section.*
25. When location of transformer/utility boxes are determined, show them and add landscaping per city requirements.  
**Response:** *Noted.*
26. Add note to the plan stating that all utility boxes shall be screened.  
**Response:** *This is noted on Sheet L-1 with a detail shown on Sheet L-3.*
27. Add utility box planting detail to plans.  
**Response:** *This detail is provided on Sheet L-3.*
28. Add provisional number of shrubs required for screening to the plant list and cost estimate.  
**Response:** *The provisional shrubs will be added to the cost estimate with future submittals when the approximate number of cabinets are known. We currently estimate that there will be 11 transformers.*
29. Please revise the pond shape to be a more natural appearing, flowing form.  
**Response:** *The basins will be updated to have a more naturalized shape.*
30. Please highlight the high-water contour line on the detention pond detail plan.  
**Response:** *The high-water contour line will be bolded for visibility on the detention pond detail plan.*
31. Since it is a retention pond and not a detention pond, the shrubs should be shifted to be aligned along the high-water line, not at the top of the freeboard line. The trees can remain as they are.  
**Response:** *The shrubs will be shifted to align with the high-water line along the retention pond.*
32. Please add a note stating that the contractor shall provide proof in the form of an invoice showing the native detention pond seed mix or a photo of the seed mix bag label to the City Landscape Architect prior to placement.  
**Response:** *A note stating that the contractor shall provide an invoice and/or photo showing the native pond seed mix prior to placement will added to the landscaping plan.*

33. Also add a note stating that if an unacceptable seed mix is used in that area, the city reserves the right to have it killed and reseeded at the developer's expense.  
**Response:** *A note will be added that if an unacceptable seed mix is used, the City reserves the right to have it killed and reseeded at the Developer's expense.*
34. Please indicate and trees to be removed on Demolition Plan with x'es on trees and on the tree chart.  
**Response:** *The trees scheduled for removal are indicated with an "X" on Sheet 2 of the preliminary RUD plans. A tree chart is supplied on Sheet 3 on the preliminary RUD plans and the 3 trees scheduled for removal are indicated with "Yes" in the "To Be Removed" column and have a bold box around them.*
35. See DRG letter for detailed review of woodlands.  
**Response:** *Noted.*
36. Please keep tree tag labels of existing trees to remain on landscape plan.  
**Response:** *Tree tag labels of existing trees to remain will be shown on future plan submissions.*
37. Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.  
**Response:** *An irrigation plan will be added in preparation of the Final Site Plan submittal.*
38. If xeriscaping is used, please provide information about plantings included.  
**Response:** *In the event xeriscaping is used, planting information will be added.*
39. Please change Township to City in Landscape Note #4  
**Response:** *Note 4 will be updated as requested on future plan submittals.*
40. Please change Peat to Compost in Landscape Note #8  
**Response:** *Note 8 will be updated as requested on future plan submittals.*
41. Please indicate the lawn seed mix to be used.  
**Response:** *The lawn seed mix will be provided in the following plan submittal.*
42. Need cost estimate for Final Site Plan  
**Response:** *A cost estimate will be prepared for the Final Site Plan submission.*
43. If the pagoda dogwood or any other ornamentals will be multi-stem, please add this detail.  
**Response:** *A multi-stem detail will be added on future submittals.*
44. Please leave tree labels for trees to be saved on Landscape Plans.  
**Response:** *All trees scheduled to remain will be shown with the associated tree tag label on future submissions.*

#### **Wetlands (Pages 35-42)**

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1. The City of Novi Site Plan and Development Manual requires the boundary lines of any watercourses or wetlands on the Site be clearly flagged or staked and such flagging or staking shall remain in place throughout the conduct of permit activity. MSG recommends the wetland delineation markers be maintained for reference for the duration of the project.

**Response:** *Noted.*

2. The wetland vegetative cover currently includes non-native species (e.g. reed canary grass, common buckthorn, tree of heaven). MSG recommends the applicant incorporate replacement native plantings, including trees and shrubs, in the subject property Plans as well as removal of non-native invasive species to enhance the aesthetics and natural habitat benefits of the wetland area.

**Response:** *We do not wish to perform any work within regulated wetlands to avoid any undue impact.*

### **Woodland (Pages 43-45)**

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1. A Woodland Use Permit may be required to perform construction on any site containing regulated woodlands.

**Response:** *Noted.*

2. No woodland replacements are required because the applicant is not proposing to remove any regulated woodland trees.

- a. If there are impacts to the critical root zone of any regulated woodland trees or they are damaged or removed during construction, a payment into the City of Novi Tree Fund at a rate of \$400 per replacement tree credit shall be required. The number of credits required would be determined based on the size of the tree(s) removed and/or damaged.

**Response:** *Noted.*

3. Financial Guarantees & Maintenance Bonds.

- a. A woodland fence guarantee of \$6,000 (\$5000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.

**Response:** *Noted.*

### **Traffic (Pages 46-49)**

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1. Minimum width for divided driveways is 22'. Provide dimensions for island as well in future plans.

**Response:** *Dimensions of the divided driveway and island will be provided on future submissions. We intend to comply with the requested dimensions.*

2. Taper not required with expected volume.

**Response:** *Noted.*

3. Dimension driveway spacing (same-side and opposite side) on future plans.

**Response:** *Driveway spacing will be dimensioned on future plan submissions.*

- *Same side: The nearest same side drive spacing is approximately 650' (center-to-center) to the west, which complies with 11.216.d.1.d.*

- *The nearest opposite side spacing is 172' downstream of outbound left turn (> 150' minimum) and 277' inbound of left turn (both driveways generate less than 200 peak hour trips and separation is greater than 200 feet), which complies with 11.216.d.1.e.*
- 4. Coordinate with RCOC for any work in the right of way of 8 Mile Road.  
**Response:** *Noted.*
- 5. Detail R28-J included, indicate ramp locations on site plan.  
**Response:** *Ramps will be shown on the layout plan view on future plan submissions.*
- 6. Additional No Parking signs should be placed throughout the development.  
**Response:** *Additional "No Parking" signs will be added throughout the development on future plan submissions.*
- 7. Ramps should be provided where sidewalk meets roadway. These should be indicated on the site plan.  
**Response:** *Ramps will be shown on the layout plan view on future plan submissions.*
- 8. Offset shown as 13' in boulevard cross-section and 15' in typical road cross section.  
**Response:** *The sidewalk distance will be adjusted along the boulevard to 15' from the back of curb on future submittals.*
- 9. 22' inner radius and 54' outer radius indicated in Figure VIII-F.  
**Response:** *The radii of the cul-de-sac will be updated to 20' and 50' as requested on future submittals.*
- 10. Indicate remaining length of stub street following turnaround.  
**Response:** *The road length beyond the turnaround will be labeled on future plan submittals. The total length past the turnaround is 25'.*
- 11. Keep right (R4-7) signs could be added in the island of the boulevard.  
**Response:** *Noted. These will be added to the plans on future submittals.*
- 12. Any maintenance of traffic required for construction at Eight Mile Road will need to be approved by RCOC. Applicant could consider adding crosswalk markings throughout the site where sidewalk ramps are present for increased visibility.  
**Response:** *Noted. This will be considered for future submittals.*

#### **Fire (Page 50)**

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1. All fire hydrants MUST be installed and operational prior to any combustible material is brought on site. IFC 2015 3312.1  
**Response:** *Understood. A note will be added to the plans accordingly on future submittals.*
2. Emergency access road from the development from the east shall be 20' wide SP sheet #05.  
**Response:** *Noted. The dimension and detail will be updated accordingly on future submittals.*

3. If grass pavers are to be installed, development shall provide “PERMANENT MARKINGS” for the edge of the access road. Permanent markings shall be approved by the Fire Marshal’s office. Nothing living or easily moved or removed can be used.

**Response:** *Noted. Additional details will be provided on the Final Site Plans.*

4. If a gate with a lock is going to be installed on the Emergency Access Road, development shall provide a Knox Lock. ([www.knoxbox.com](http://www.knoxbox.com)).

**Response:** *Understood. A note will be added to the plans accordingly on future submittals.*

5. Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. (D.C.S. Sec. 11-68 (f)(1)c)

**Response:** *Noted.*

We greatly appreciated your continued reviews and assistance with regard to this exciting project. Should you have any remaining questions or need anything else from us to help facilitate the upcoming planning commission meeting, please do not hesitate to contact me direct at (810) 923-6878.

Sincerely,

**ATWELL, LLC**

A handwritten signature in blue ink, appearing to read 'M. Bush', with a long horizontal flourish extending to the right.

Matthew W. Bush, P.E.

Team Leader – Land Development



March 29, 2022



Ms. Lindsay Bell, AICP  
45175 W. 10 Mile Road  
Novi, MI 48375

RE: *JSP21-47 COVINGTON ESTATES RUD*  
*RUD CONCEPT WAIVERS/VARIENCE REQUESTS*

Ms. Bell,

Thank you for providing your review and feedback for the above referenced project. Per request and for your use, we offer the following list of requested waivers/variances as we understand them that will be required for the project.

1. *Planning Deviation. Blocks (Subdivision Ordinance Section 4.01)*  
*Requested Deviation:* Allow for consecutive lots resulting in blocks that exceed 1,400 feet as depicted on the Concept RUD Plan.  
*Reasoning for Deviation:* The project is designed such that emergency access drives align with the only available access drive to the east. The existing development to the north does not have an access point available. The street stub connection to the west is positioned in a reasonable manner to allow future development to connect to the stub. **(STAFF SUPPORTED)**
  
2. *Planning Deviation. Streets (Subdivision Ordinance Section 4.04)*  
*Requested Deviation:* Allow for street connection intervals at the boundary of adjacent site to exceed 1,300 feet as depicted on the Concept RUD Plan.  
*Reasoning for Deviation:* The project is designed such that emergency access drives align with the only available access drive to the east. The existing development to the north does not have an access point available. The street stub connection to the west is positioned in a reasonable manner to allow future development to connect to the stub. **(STAFF SUPPORTED)**
  
3. *Landscaping Waiver. ROW Landscape Screening Requirements(Sec 5.5.3.B. ii)*  
*Requested Deviation:* Allow for not installing a screening berm along the Garfield Road frontage.  
*Reasoning for Deviation:* The Garfield Road ROW frontage is a small strip of frontage comprised mostly of a gas easement. A berm in this location would serve limited function and be out of place. The required frontage trees will still be planted in this area. **(STAFF SUPPORTED)**

There are no requested waivers/variances needed for compliance with the Traffic review as stated in the response letter. Should you have any remaining questions or need anything else from us to help facilitate the upcoming Planning Commission meeting, please do not hesitate to contact us.

Sincerely,  
**ATWELL, LLC**

A handwritten signature in blue ink, appearing to read "M. W. Bush".

Matthew W. Bush, P.E.  
Team Leader – Land Development

**PLANNING COMMISSION ACTION SUMMARY**  
**April 13, 2022**

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# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**April 13, 2022 7:00 PM**

Council Chambers | Novi Civic Center  
45175 W. Ten Mile (248) 347-0475

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

Present: Member Becker, Member Dismondy, Chair Pehrson, Member Roney

Absent – Excused: Member Avdoulos, Member Lynch, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; Ben Peacock, Planning Assistant; Emily Hansen, Environmental Consultant

## APPROVAL OF AGENDA

**Motion to approve the April 13, 2022 Planning Commission Agenda. Motion carried 4-0.**

## PUBLIC HEARINGS

### 1. COVINGTON ESTATES RUD JSP21-47

Public hearing at the request of Toll Brothers LLC for recommendation to City Council for approval of a Residential Unit Development (RUD) Plan. The subject property is located in Section 31 north of Eight Mile and west of Garfield in the RA, Residential Acreage District. The applicant is proposing a Residential Unit Development (RUD) on a 54.3-acre parcel to construct 44 single-family residential units.

**In the matter of Covington Estates, JSP21-47, motion to recommend approval of the Residential Unit Development (RUD) Plan subject to and based on the following findings and conditions:**

- a. **The Site is appropriate for the proposed use, as the density proposed does not exceed that allowed under the RA Zoning District and is consistent with the Master Plan for Land Use;**
- b. **The development will not have detrimental effects on adjacent properties and the community, as the use proposed is consistent with the surrounding land uses;**
- c. **The applicant has clearly demonstrated a need for the proposed use;**
- d. **Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings, as the existing regulated wetland and woodland areas on the site will not be disturbed;**
- e. **The applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the RUD;**

- f. **Relative to other feasible uses of the site:**
1. All applicable provisions of Section 3.29.8.B of the Zoning Ordinance, other applicable requirements of the Zoning Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met;
  2. Adequate areas have been set aside for all walkways and recreation areas, parking areas and other open spaces and areas to be used by residents of the development and the Planning Commission is satisfied that the applicant states they will permanently protect these areas as open space in the Master Deed and an Open Space Preservation Easement;
  3. Traffic circulation features within the site have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
  4. The proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service;
  5. The plan provides adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water;
  6. The RUD will provide for the preservation and creation of open space and result in minimal impacts to provided open space and natural features;
  7. The RUD will be compatible with adjacent and neighboring, existing and master planned land uses;
  8. The desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the RUD;
  9. There will not be an increase in the total number of dwelling units over that which would occur with a conventional residential development;
  10. The proposed reductions in lot sizes are the minimum necessary to preserve and create open space, to provide for park sites, and to ensure compatibility with adjacent and neighboring land uses;
  11. The RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and will add to the City tax base;
  12. The Planning Commission is satisfied that the applicant will make satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements;
  13. The Planning Commission is satisfied that the applicant will make satisfactory provisions for future ownership and maintenance of all common areas within the proposed development; and
  14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.
- g. City Council modification of proposed lot sizes to a minimum of 21,780 square feet and modification of proposed lot widths to a minimum of 120 feet as the requested modification will result in preserving and creating open space and recreational area as noted in Section 3.29.8.B.x of the Zoning Ordinance, and the RUD will provide a genuine variety of lot sizes;
- h. City Council reduction of permitted building setbacks to R-1 development standards consistent with the proposed reduction in lot size and width;
- i. City Council variance from Section 3.29.2 to permit one unit on the west side of the

property to be located up to 65 feet from the peripheral property line rather than the 75 feet required.

- j. Landscape waiver from Section 5.5.3.B.ii requirement of a landscaped berm along Garfield Road, as there are no proposed buildings near this area requiring screening;
- k. City Council variance from Appendix C Section 4.04(A) (1) of City of Novi Code for not providing a stub street to the subdivision boundary along subdivision perimeter at 1300-foot intervals, as two access points are provided in suitable locations;
- l. City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between Eight Mile Road and the proposed emergency access route, as two access points are provided in suitable locations;
- m. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed in the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

## **2. ANCHOR PRINTING WAREHOUSE JSP22-02**

Public hearing at the request of Anchor Printing for Special Land Use and Preliminary Site Plan approval. The subject property contains 9.32 acres and is located at 43043 Nine Mile Road (Section 35). The applicant is proposing to fully occupy lease space within an industrial building, remove a gazebo, and install two overhead doors for loading and storage purposes. The site abuts Knapp Cemetery, which is zoned R-1 (One-Family Residential) and requires a Special Land Use permit pursuant to Section 4.45 of the Zoning Ordinance for the proposed change in use.

**In the matter of Anchor Printing Warehouse, JSP22-02, motion to approve the Special Land Use permit based on the following findings:**

**a. Relative to other feasible uses of the site:**

- i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service because the proposed use is not traffic-intensive;
- ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area because the proposed use does not result in a major increase in utility usage;
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats because the proposed use does not impact any regulated features;
- iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood because the proposed use is similar to the surrounding industrial uses;
- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use because the proposed use is a compatible light industrial development that provides economic value to the community;

**PLANNING COMMISSION MINUTES**  
**April 13, 2022**

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# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**April 13, 2022 7:00 PM**

Council Chambers | Novi Civic Center  
45175 W. Ten Mile (248) 347-0475

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

Present: Member Becker, Member Dismondy, Chair Pehrson, Member Roney

Absent Excused: Member Avdoulos, Member Lynch, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Rick Meader, Landscape Architect; Humna Anjum, Plan Review Engineer; Ben Peacock, Planning Assistant; Emily Hansen, Environmental Consultant

## PLEDGE OF ALLEGIANCE

Member Becker led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Motion made by Member Roney and seconded by Member Dismondy.

## VOICE VOTE TO APPROVE THE APRIL 13, 2022 PLANNING COMMISSION AGENDA MOVED BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY.

**Motion to approve the April 13, 2022 Planning Commission Agenda. Motion carried 4-0.**

## AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing that nobody wished to participate, Chair Pehrson closed the first public participation.

## CORRESPONDENCE

### 1. INTENT TO START MASTER PLAN FOR LAND USE REVIEW

City Planner McBeth said we've included a notice in your packets tonight that is going to be sent out to neighboring communities and utility companies regarding the start of our Master Plan for Land Use review. We have identified around 35 agencies to send this notice to.

## COMMITTEE REPORTS

## **1. MASTER PLAN STEERING COMMITTEE MINUTES FROM MARCH 30, 2022**

City Planner McBeth said the Master Plan Steering Committee had its kick-off meeting on March 30. It was well-attended by the committee members. That meeting mostly served the purpose of going over the process for the review and update, including some of the expectations that our consultant has. The community engagement aspect was discussed quite extensively; housing, natural features, and redevelopment areas were all briefly discussed, and we are looking forward to discussing them more at our future meetings. We will be having a meeting about once a month for the next six or seven months. Member Dismondy is on the Committee, as well as Member Avdoulos and Member Verma.

Member Dismondy mentioned that there is a website for residents to visit if they are interested, and they are welcome to attend the meetings.

### **CITY PLANNER REPORT**

City Planner McBeth had nothing to report.

### **CONSENT AGENDA - REMOVALS AND APPROVALS**

There were not any consent agenda items.

### **PUBLIC HEARINGS**

#### **1. COVINGTON ESTATES RUD JSP21-47**

Public hearing at the request of Toll Brothers LLC for recommendation to City Council for approval of a Residential Unit Development (RUD) Plan. The subject property is located in Section 31 north of Eight Mile and west of Garfield in the RA, Residential Acreage District. The applicant is proposing a Residential Unit Development (RUD) on a 54.3-acre parcel to construct 44 single-family residential units.

Senior Planner Bell said the subject property is located on the north side of 8 Mile Road, west of Garfield Road in Section 31 of the City of Novi. The property totals 54.3 acres. The current zoning of the property is RA, Residential Acreage, with the same to the north, east and west. The properties to the south across 8 Mile Road are in Northville Township and are zoned R-2 Single Family Residential. There is a small day care facility directly opposite on 8 Mile, but most of the area to the south is Maybury State Park. The future land use designation and surrounding properties on north, east and west is single family. The site has a small portion of regulated wetlands along the northwestern area and some regulated woodlands surrounding it. The remainder of the site is open farmland.

Senior Planner Bell elaborated that it has been a little while since the Planning Commission has reviewed an RUD Concept Plan, so she briefly described the intent and process for this optional form of development. The Residential Unit Development is intended to allow development flexibility of various types of residential dwelling units, such as one-family and attached one-family cluster. It is also the intent of the RUD option to permit permanent preservation of valuable open land, fragile natural resources and rural community character that would be lost under conventional development. This is accomplished by permitting flexible lot sizes in accordance with open land preservation credits when the residential developments are in a substantial open land setting, and through the consideration of relaxation of area, bulk, yard, dimensional and other zoning ordinance standards. Tonight, the Planning Commission is considering a recommendation to City Council on the applicant's RUD Concept Plan. The next step would be for City Council would review the request and Planning Commission's recommendation. If they decide to approve it, an RUD Agreement would be drawn up that would accompany the RUD Concept Plan to describe the terms of development, including any deviations and conditions – similar to a Planned Rezoning Overlay (PRO) Agreement. Following approval of the RUD



Agreement by City Council, the applicant would then begin the Site Plan approval process. If the project continues forward, you would be seeing this again for the Preliminary Site Plan stage. The findings to consider with the RUD are listed in the suggested motion in your packet.

Senior Planner Bell continued to say the applicant is proposing a 44-unit single-family Residential Unit Development with access off 8 Mile Road. The overall density is 0.8 dwelling units per acre, which is the maximum permitted in the Residential Acreage district. The lot sizes vary from ½ acre to a little over 1 acre. The smaller lot widths, area and setbacks are consistent with R-1 district standards, which City Council can approve in RUDs in order to achieve greater open space preservation. The plan indicates 44% of the site will be maintained as open space, including the existing wetland and woodland areas – no impacts to those natural features are proposed in this plan. The applicant states the open space will be owned and maintained by the Homeowners Association and indicated for preservation in the Master Deed documents. An Open Space Preservation easement to the City is also requested. A 0.9-mile trail is proposed around the stormwater retention basins and through the open space area in the north to the Garfield Road frontage. A landscape buffer is shown in the northern area to provide a buffer to the existing Deer Run neighborhood to the north. A secondary emergency access road is proposed along the eastern side of the property that will connect to the emergency access stub in the Ballantyne RUD development, which is under construction. Another road stub will be provided to the western lot line to offer a connection if that parcel develops in the future.

Senior Planner Bell concluded by saying staff has identified deviations for not providing a stub street at 1300 foot intervals along property line and blocks greater than 1,400 square feet, which are supported because the locations of the emergency access and stub roads are logically placed given available access points to surrounding developments. One unit is placed within 65 feet of the exterior lot line rather than the required 75 feet, which is unit 13. This deviation was not included in your original packet, but it is listed in the revised printed motion sheet in front of you. There is also a landscape deviation requested for the absence of the required berm along Garfield Road, which is supported because the proposed homes are very far from that frontage. All reviews are recommending approval, with additional comments to be addressed in the Site Plan process. The Planning Commission is asked today to hold the public hearing and consider making a recommendation to City Council. The applicant Scott Hansen with Toll Brothers is here with his team, including Engineers Mark Crider and Matt Bush, to discuss the project and answer any questions. Staff and our consultants are also available for questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Scott Hansen, Senior Land Development Manager with Toll Brothers, said Toll Brothers started in 1967. We entered the Novi and Michigan market in 1999. We have been building in the City ever since. One of the most impressive things we've accomplished in Novi is that we've built over 1,000 new homes in the community. Just to put these 1,000 units in perspective, we've built around 3,500 new homes in Michigan overall, meaning that about one third of these homes are in Novi. We are excited to continue building in the community. In terms of the site plan, we're complying with the underlying density. The RUD option allows flexibility with this site plan to provide the buffers around the property and maintain the open space. Along the east property line, we are providing a 25-foot buffer from rear lot line to east property line. I think the most impressive one is the 193-foot buffer we are allowed to maintain along the north property line. For our neighbors near the southeast portion of the site, we are providing a 70-foot buffer. We really feel that this development is consistent with all the development along 8 Mile Road. We think the largest public benefit of this project is the water and sewer extension along 8 Mile Road. Currently, it ends just west of Garfield along the frontage of Ballantyne; we plan to extend that water and sewer all the way to our west property line. That will give access to the three single family homes on 8 Mile in that area to public water and sewer. With that extension, we plan to provide stub-outs so those residents can make easier connections if they choose to. We

have added a pavilion to the walking trail as well as benches. We have seen across the country that a walking trail is an amenity that residents now look for in new communities. We are anticipating first and second time move-up buyers in these homes in addition to multi-generational households. We are excited about the multi-generational aspect because it allows residents with aging parents to be closer to home while still having their own space.

Chair Pehrson invited members of the audience who wished to participate in the public hearing to approach the podium.

Adam Beattie, 49730 Eight Mile Road, said I live on the property to the southeast corner of this site. My family is looking forward to the development – hopefully it will bring more kids to the area for our children. We have only lived here for about six months, but during the Ballantyne construction there were a few incidents with DTE. We'd just like to ask that the DTE guidelines are followed – we have had a couple power surges that caused emergency shut offs. As far as utilities are concerned, we are currently on well, so I will be interested in those stub-outs when they become available. I had a question about the grading of the site because is essentially a large, flat field, and my house is built up off that; we just want to make sure that none of these new houses will be going up around 20 feet in grade. From what I could tell on the map, it does not appear they will.

Seeing that nobody else wished to speak, Chair Pehrson acknowledged the correspondence received from the public on this item: Kimberly Samulak, 49721 Deer Run, objects; Mr. Beattie, who just spoke, and his wife Stephanie; Paul and Eve Ryznar, 49601 Deer Run, could not make the meeting, but they object as well.

Chair Pehrson closed the public hearing and turned it over to the Planning Commission for consideration.

Member Becker said one of the letters from the community discussed a retaining pond to be constructed near 8 Mile, but I did not see anything on the map.

Senior Planner Bell said I believe this was the wife of the gentleman who just spoke, but they had originally looked at a plan that was proposed in 2016 from a different developer and different plan. The stormwater pond for this development is located away from 8 Mile.

Member Becker said the interesting part I see is the requested deviation for not providing a stub street to the subdivision boundary along the north perimeter. It does not seem like a stub street would be useful there because we did not require Deer Run to put in a stub street on their south perimeter, so there isn't a road to connect to. Therefore, it is a variance that we essentially must approve. I also noticed that there is some sort of a pathway between lots 30 and 31. The notes say it is a 15-foot path with grass pavers, but elsewhere it says it is a 40-foot emergency access easement. It seems like this path would align with a stub street that the Ballantyne development is planning to put in adjacent to it. My question is: are grass pavers going to be suitable for emergency equipment?

Senior Planner Bell said yes, we have seen these installed in other developments, and it allows a more pervious pavement. The fire department does review that to make sure it can hold the 35-ton weight. This was done at Terra as well, and it might also be what Ballantyne is using for their connection.

Member Becker asked since that is an emergency access, do they also need another access because of the 1,300-foot requirement, and thus a waiver? Or does the access to the east satisfy multiple accesses.

Senior Planner Bell said the fire department really only requires the secondary access. However, the Design and Construction Standards state they must be installed in 1,300-foot intervals. Therefore, this is typically granted a variance because it is often not logical or possible to achieve access points at that interval.

Member Becker said looking at the safety issue, who knows how long it will take before that property to the west is developed. Since there is no stub street possible to the north, then we have a property that only has one access until Ballantyne is completed. That's why I wanted to be sure that the one satisfies the requirement.

Member Dismondy asked if staff knew how this development compared to Ballantyne in terms of density.

Senior Planner Bell said I think it is the same – they were also at 0.8 units per acre.

Member Dismondy also expressed his appreciation for the extension of the water and sewer lines beyond what is required.

Member Roney said I have no concerns; Member Becker covered the question I had about the pond.

Motion made by Member Roney and seconded by Member Dismondy.

**In the matter of Covington Estates, JSP21-47, motion to recommend approval of the Residential Unit Development (RUD) Plan subject to and based on the following findings and conditions:**

- a. **The Site is appropriate for the proposed use, as the density proposed does not exceed that allowed under the RA Zoning District and is consistent with the Master Plan for Land Use;**
- b. **The development will not have detrimental effects on adjacent properties and the community, as the use proposed is consistent with the surrounding land uses;**
- c. **The applicant has clearly demonstrated a need for the proposed use;**
- d. **Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings, as the existing regulated wetland and woodland areas on the site will not be disturbed;**
- e. **The applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the RUD;**
- f. **Relative to other feasible uses of the site:**
  1. **All applicable provisions of Section 3.29.8.B of the Zoning Ordinance, other applicable requirements of the Zoning Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met;**
  2. **Adequate areas have been set aside for all walkways and recreation areas, parking areas and other open spaces and areas to be used by residents of the development and the Planning Commission is satisfied that the applicant states they will permanently protect these areas as open space in the Master Deed and an Open Space Preservation Easement;**
  3. **Traffic circulation features within the site have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;**
  4. **The proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service;**

5. The plan provides adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water;
  6. The RUD will provide for the preservation and creation of open space and result in minimal impacts to provided open space and natural features;
  7. The RUD will be compatible with adjacent and neighboring, existing and master planned land uses;
  8. The desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the RUD;
  9. There will not be an increase in the total number of dwelling units over that which would occur with a conventional residential development;
  10. The proposed reductions in lot sizes are the minimum necessary to preserve and create open space, to provide for park sites, and to ensure compatibility with adjacent and neighboring land uses;
  11. The RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and will add to the City tax base;
  12. The Planning Commission is satisfied that the applicant will make satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements;
  13. The Planning Commission is satisfied that the applicant will make satisfactory provisions for future ownership and maintenance of all common areas within the proposed development; and
  14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.
- g. City Council modification of proposed lot sizes to a minimum of 21,780 square feet and modification of proposed lot widths to a minimum of 120 feet as the requested modification will result in preserving and creating open space and recreational area as noted in Section 3.29.8.B.x of the Zoning Ordinance, and the RUD will provide a genuine variety of lot sizes;
  - h. City Council reduction of permitted building setbacks to R-1 development standards consistent with the proposed reduction in lot size and width;
  - i. City Council variance from Section 3.29.2 to permit one unit on the west side of the property to be located up to 65 feet from the peripheral property line rather than the 75 feet required.
  - j. Landscape waiver from Section 5.5.3.B.ii requirement of a landscaped berm along Garfield Road, as there are no proposed buildings near this area requiring screening;
  - k. City Council variance from Appendix C Section 4.04(A) (1) of City of Novi Code for not providing a stub street to the subdivision boundary along subdivision perimeter at 1300-foot intervals, as two access points are provided in suitable locations;
  - l. City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between Eight Mile Road and the proposed emergency access route, as two access points are provided in suitable locations;
  - m. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed in the Final Site Plan.

**ROLL CALL VOTE TO RECOMMEND APPROVAL OF THE RUD PLAN FOR JSP21-47 COVINGTON ESTATES TO CITY COUNCIL MOVED BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY.**

**Motion to recommend approval of the RUD plan for JSP21-47 Covington Estates to City Council. Motion carried 4-0.**

**2. ANCHOR PRINTING WAREHOUSE JSP22-02**

Public hearing at the request of Anchor Printing for Special Land Use and Preliminary Site Plan approval. The subject property contains 9.32 acres and is located at 43043 Nine Mile Road (Section 35). The applicant is proposing to fully occupy lease space within an industrial building, remove a gazebo, and install two overhead doors for loading and storage purposes. The site abuts Knapp Cemetery, which is zoned R-1 (One-Family Residential) and requires a Special Land Use permit pursuant to Section 4.45 of the Zoning Ordinance for the proposed change in use.

Planner Carroll said this 9.32-acre site is located at 43043 Nine Mile Road, east of Novi Road and on the south side of Nine Mile Road, which is in Section 35. The lease space on the site is proposed to be fully occupied by Anchor Printing. The site is near Woodbridge Park, Shiro, Knapp Cemetery, and several industrial buildings. It is zoned I-1 Light Industrial Zoning District, and the surrounding area is mostly zoned I-1, with the exceptions being Knapp Cemetery, R-1, and Woodbridge Park on the corner, which is zoned RM-1. Per Section 4.45 of the Zoning Ordinance, a Special Land Use permit is required for the use because the site abuts a residential district – Knapp Cemetery. The Future Land Use map indicates Industrial Research Development Technology for most of the surrounding area, again, except for Knapp Cemetery and Woodbridge Park. The subject property does not contain any regulated wetlands or woodlands.

Planner Carroll continued to say looking at the site plan, this applicant is proposing to fully occupy lease space at this industrial building. Some minor changes to the site are proposed, including the removal of a gazebo on the northeast portion of the site, the addition of two overhead doors, the repairing of the façade to match the existing façade, and the addition of two end islands for parking safety. This is a special land use, so some of the conditions of the special land use requirements that the site meets are noted. use is not anticipated to generate large volumes of traffic and it will continue to be served by public water and sewer with adequate service available. It will not impact any regulated woodlands or wetlands. It does not significantly change the character of the building and is similar to several surrounding uses. It complies with the goals of the Master Plan including supporting growth of existing businesses, and it promotes the use of land in a socially and economically desirable manner because it promotes the expansion of a business within the City. The proposed use is in harmony with the purposes of a special land use and mostly conforms to the applicable site design regulations of the I-1 Zoning District.

Planner Carroll went on to say the preliminary site plan requires two Zoning Board of Appeals variances the applicant needs to seek. They are requesting those before the ZBA if the plans are approved tonight. The first of these is the loading area is currently less than 100 feet from a residential zoning district. Currently, the proposed loading area is about 70 feet from the property line between Knapp Cemetery and this industrial site. However, staff feels that the loading area is properly screened from the cemetery and allows for safe and efficient loading and unloading for the site. The second variance needed would be for the allowance of two overhead doors on a wall of a building that faces an abutting residential zoning district. Staff feels that the overhead doors and loading dock are properly screened, the landscaping along that side of the property is not changing, and it is well covered. Any other items of this project are to be addressed on the next submittal if it were to be approved.

Planner Carroll concluded by saying the Planning Commission is asked tonight to hold the public