



CITY OF NOVI CITY COUNCIL AUGUST 8, 2022

SUBJECT: Final approval at the request of Toll Brothers, LLC of Parc Vista (fka Covington Estates), JSP21-47, Residential Unit Development (RUD) Plan and Agreement. 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.

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. Parc Vista, which was previously named Covington Estates when it came before City Council in May, 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.

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 also attached.

City Council Action

On May 9, 2022, City Council granted tentative approval and directed the City Attorney to prepare an RUD Agreement to be brought back before the City Council for approval with specified RUD Conditions.

RECOMMENDED ACTION:

The following **two motions** are recommended.

1. To grant approval of the **Residential Unit Development Plan for the Parc Vista, JSP21-47, as initially approved by the City Council on May 9, 2022.** 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%) 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% 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;

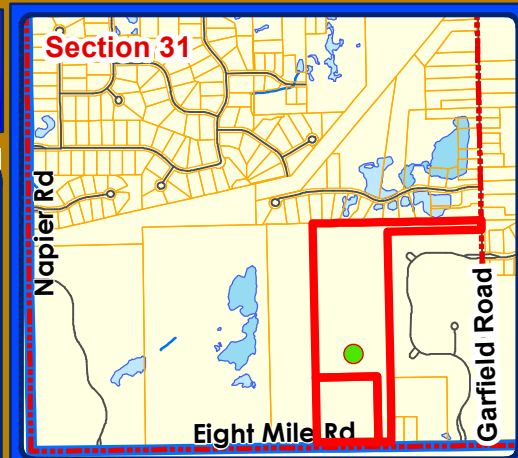
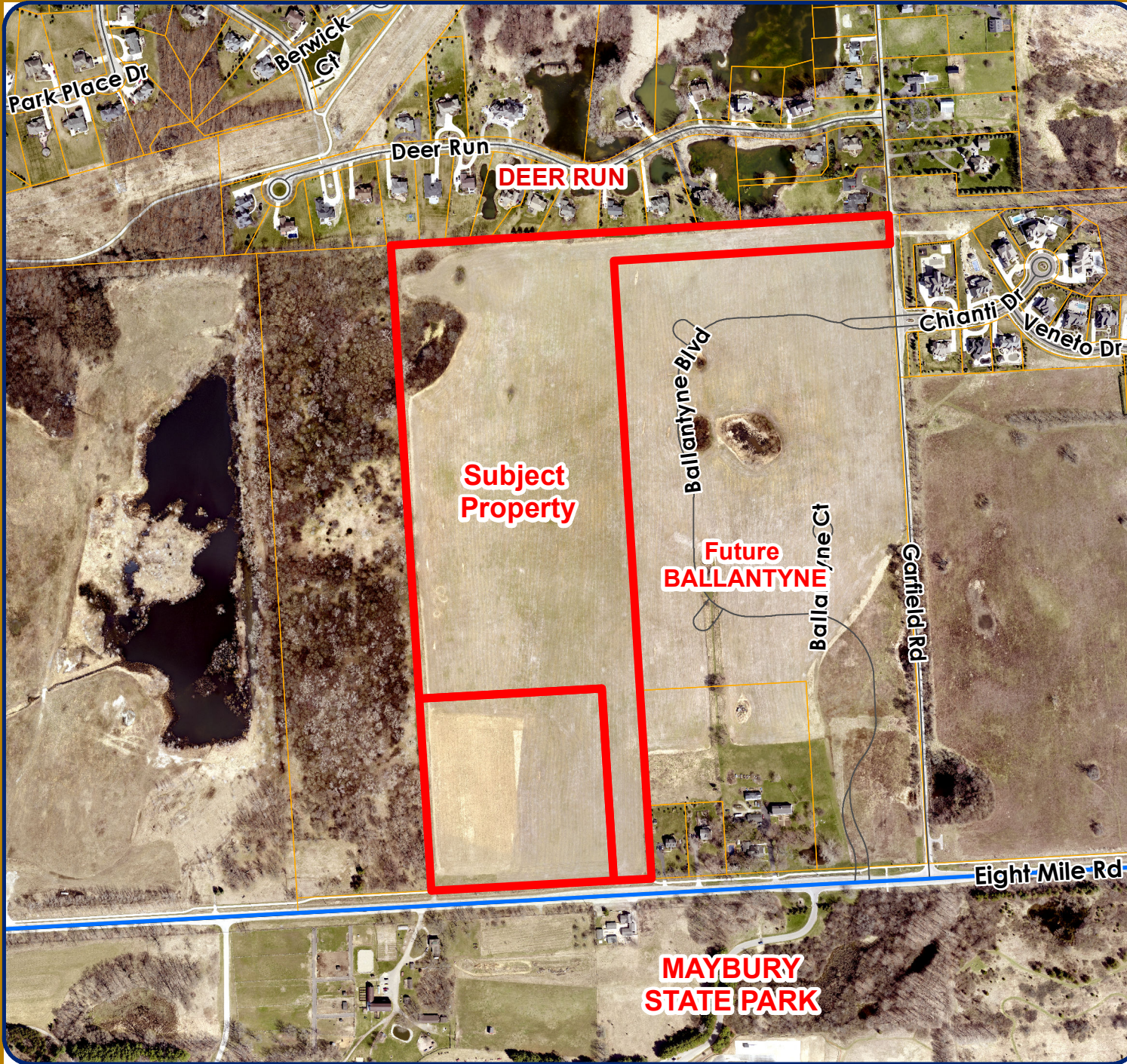
- k. City Council variance from Appendix C Section 4.04(A) (1) of Novi City Code for not providing a stub street to the subdivision boundary along subdivision perimeter is granted;
- l. City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between Eight 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.
- n. This approval is subject to the finalization and execution by the City and Applicant of the RUD Agreement.

2. To grant approval of the **Residential Unit Development Agreement for Parc Vista JSP21-47**, with any changes and/or conditions as discussed at the City Council meeting, and any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement.


Maps
Location
Zoning
Future Land Use
Natural Features


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

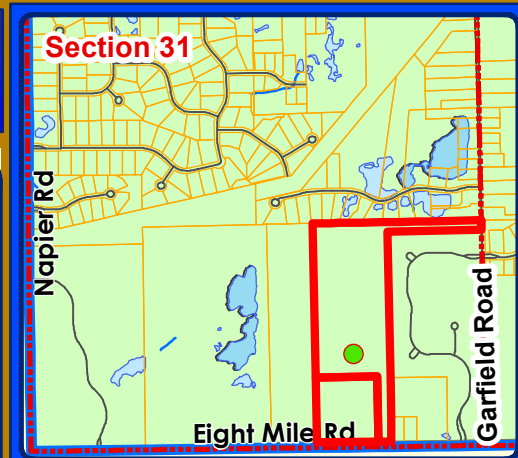
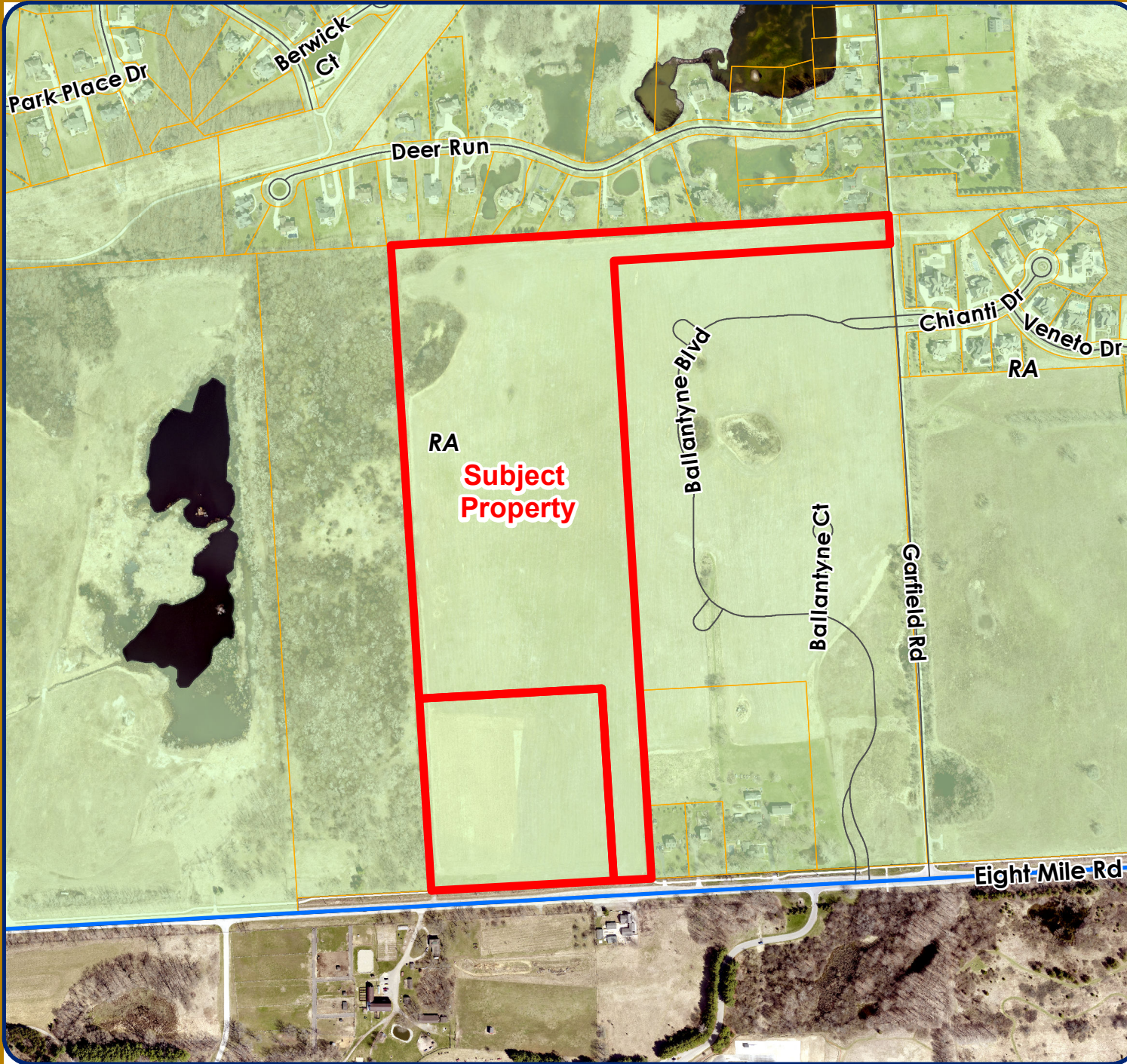


MAP INTERPRETATION NOTICE

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

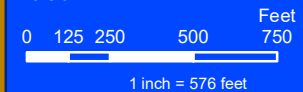
 Subject Property



City of Novi

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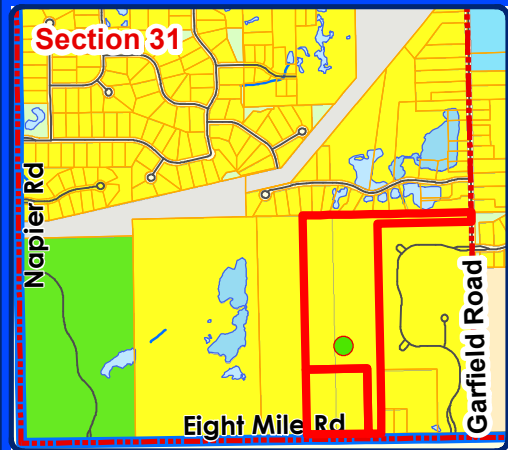
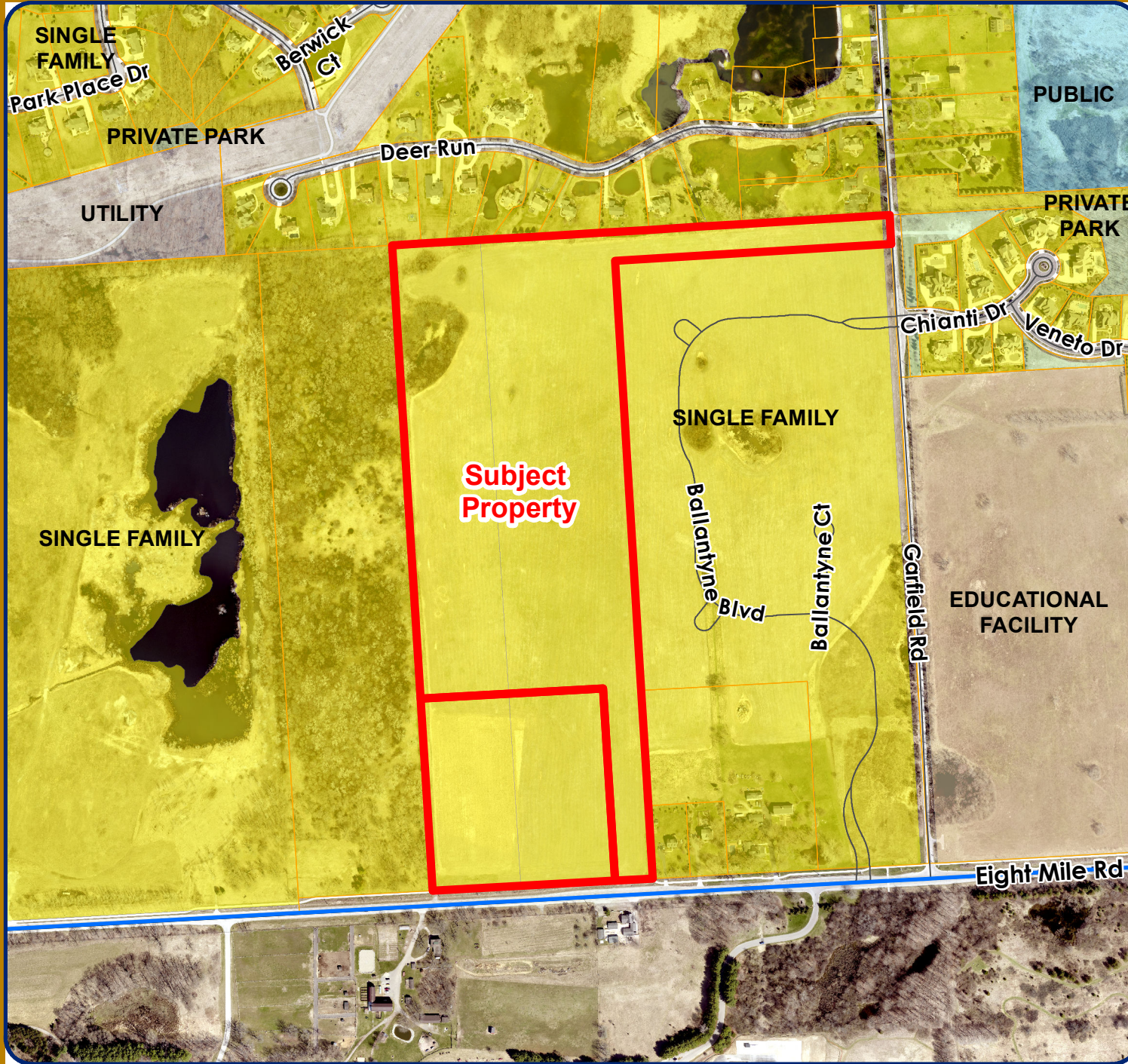


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JSP21-47 COVINGTON ESTATES RUD

FUTURE LAND USE



LEGEND

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

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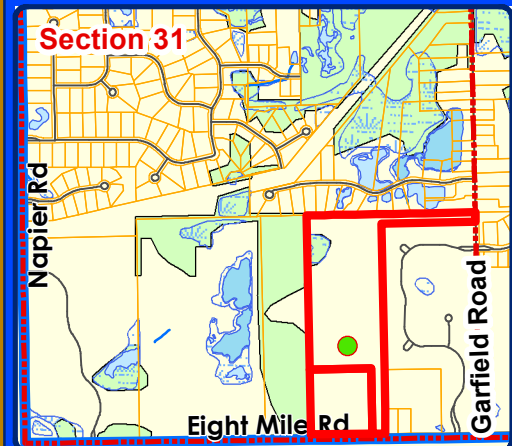
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JSP21-47 COVINGTON ESTATES RUD

NATURAL FEATURES



LEGEND

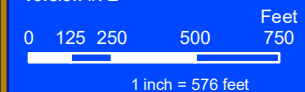
- WETLANDS
- WOODLANDS
- Subject Property



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RUD AGREEMENT AND EXHIBITS

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI**

**PARC VISTA BY TOLL BROTHERS
RESIDENTIAL UNIT DEVELOPMENT (RUD) AGREEMENT**

THIS AGREEMENT FOR RESIDENTIAL UNIT DEVELOPMENT (referred to herein as the "Agreement") made effective the ___ day of _____, 2022, by and between the CITY OF NOVI, Oakland County, Michigan, herein called the "City", 45175 Ten Mile, Novi, Michigan, 48175, and Toll Northeast V Corp., a Delaware Corporation, whose registered office address is 26200 Town Center Drive, Suite 200, Novi, MI 48375, and its successors and assigns, herein called the "Developer."

RECITATIONS

A. Developer is the developer and prospective purchaser of real property (the "Property") within the City proposed for development as a residential site condominium community to be known as "Parc Vista" (generally referred to hereafter as the "Project"). The legal description of the Property is attached as **Exhibit A**. _ First Baptist Church of Northville, is the current owner of the property and has consented to the recording of this Agreement with respect to the Property.

B. Developer is pursuing approval of the Project as a Residential Unit Development ("RUD") pursuant to Section 3.29 of the City of Novi Zoning Ordinance, Residential Unit Development (the "RUD Ordinance"). The intent of the RUD Ordinance is to permit an optional means of development flexibility in the RA district and in the R-1 through R-4 districts, which allows a mixture of various types of residential dwelling units (one-family, attached one-family cluster). It is further the intent of this Section to permit permanent preservation of valuable open land, fragile natural resources, and rural community character that would be lost under conventional development. Final approval of Developer's RUD Plan, attached as **Exhibit B**, has been tentatively approved pursuant to the RUD Ordinance, subject to certain terms and conditions, by the City Council, following recommendation by the Planning Commission.

C. Section 3.29.9 contemplates the preparation of a contract setting forth the conditions upon which the approval of the final RUD Plan has been granted, which in turn serves as the basis for site plan approval, and thereafter for the development, use, and maintenance of the Project. City Council approval of the contract is required, and the contract is to incorporate and attach an RUD plan.

D. Set forth below are the terms and conditions of the contract for the Project, which is to

be recorded with the Register of Deeds for the County of Oakland following execution by the parties.

E. Developer will organize and create a Michigan non-profit corporation to administer the affairs of the condominium project in accordance with Act 78, P.A. 1978, as amended, to be known as the "Parc Vista Homeowners Association," hereinafter called the "Association." The Association shall be subject to all of the terms of this Agreement.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

I. GENERAL PROJECT DESCRIPTION

The Project consists of 54.3 acres, north of Eight Mile Road and west of Garfield Road for the construction of 44 single-family residential units, 4 of which units are consistent with the underlying zoning (RA) requirements, with the remainder being consistent with R-1 requirements. The proposed density does not exceed the density permitted in the underlying zoning district at 0.8 units per acre, which is consistent with the RA, Residential Acreage zoning of the Property. The remainder of the site (44% or 24.3 acres of open space) is intended to be passive and active open space for the benefit of the Property condominium unit owners. The Project, including the preserved open space, will be established as a site condominium, designed to fit and complement character of the existing and surrounding neighborhoods, together with Property infrastructure improvements (potable water, sanitary sewer, storm sewer). Each of the home sites will be referred to in this Agreement as a "unit." The Project provides benefits from the preservation and creation of open space and the establishment of proposed pathway and sidewalk network, parks and recreation areas that would not occur with conventional residential development.

II. EFFECT OF RUD AGREEMENT

A. This Agreement consists of this text, along with the attached and incorporated Final RUD Plan, consisting of Site Plan dated _____, Boundary and Topographical Survey dated _____, and Landscape Plan dated _____ (full-sized original of the Final RUD Plan on file in the City Clerk's office), and all conditions and requirements made part of the approved Final RUD Plan. This Agreement is intended to serve as the contract contemplated under Section 3.29.9 of the Zoning Ordinance, and establishes the fundamental terms and provisions of subsequent final approval, construction, use, and maintenance of the Project. The preliminary site plan for the Project submitted for Planning Commission approval shall substantially conform to the Final RUD Plan, subject to and in accordance with the text of this Agreement, and as contemplated by Section 35-135.G of the Zoning Ordinance.

B. Approval of this Agreement authorizes Developer to pursue approval of a site plan in accordance with Section 3.29.20.C of the Zoning Ordinance, as amended, and any and all other applicable laws, ordinances and regulations, and with this Agreement and any conditions imposed with its approval. Developer shall develop the Land in accordance with all applicable laws and regulations, and with all applicable ordinances, including all applicable setback requirements of the Zoning Ordinance with respect to R-1 Zoning District, except as expressly authorized herein or as shown on the Final RUD Plan. The Final RUD Plan is acknowledged by both the City and Developer to be a conceptual plan for the purpose of depicting the general area contemplated

for development. Some deviations from the provisions of the City's ordinances, rules, or regulations that are depicted in the Final RUD Plan are approved by virtue of this Agreement; however, except as to such specific deviations enumerated herein, the Developer's right to develop the 44 single-family residential units under the requirements of the Final RUD Plan shall be subject to and in accordance with all applications, reviews, approvals, permits, and authorizations required under applicable laws, ordinances, and regulations, including, but not limited to, site plan approval, storm water management plan approval, landscape approval, and engineering plan approval, except as expressly provided in this Agreement. In addition to any other ordinance requirements, Developer shall comply with all applicable ordinances for storm water and soil erosion requirements and measures throughout the Property during the design and construction phases, and subsequent use, of the Project contemplated in the Final RUD Plan. Developer shall comply with all conditions listed in the staff and consultant review letters not inconsistent with the terms of this Agreement.

C. This Agreement shall be binding upon and benefit the City and Developer, as well as their respective successors, assigns, and transferees, and shall run with the land.

D. Physical development of the Project shall be in accordance with the final site plan, and shall not be commenced until after the final site plan has been approved by the City, subject to and in accordance with applicable procedures.

E. The City shall require Developer to provide performance and financial guarantees for the completion of the improvements, including, without limitation, sidewalk improvements, paving improvements, utility improvements, and landscaping improvements and tree planting activities. Such financial guarantees shall cover the Property improvements as determined by the City in accordance with applicable City Ordinances and customary practice. Such financial guarantees may include cash deposits or letters of credit as allowed by the current provisions of the City's Code of Ordinances as determined by the City. Deposit and administration of financial guarantees shall be subject to the requirements and conditions of Chapter 26.5 of the City of Novi Code and any other related rules or regulations. Any deviations or requests for relief from this provision shall be considered by City Council as a deviation from Chapter 26.5, and will not require an amendment to the Final RUD Agreement or RUD Plan if approved by the City Council.

III. USES PERMITTED

Uses permitted within the Project shall consist of single-family, detached residences, located on site condominium units or lots as shown on the Final RUD Plan, subject to the terms of this Agreement, and in accordance with the approved final site plan.

The underlying zoning of the Property is RA, Residential Acreage. In accordance with the Final RUD Plan, the single-family homes shall be situated on lots generally conforming with the R-1, Residential District, regulations of the Zoning Ordinance as provided in the Final RUD Plan and this Agreement. All development and use of the Property shall be in accordance with this Agreement, applicable laws, regulations, and ordinances not inconsistent with this Agreement.

IV. DENSITY

The Project shall consist of 44 residential units. The proposed density is 0.8 units per acre consistent with the RA, Residential Acreage zoning of the Property.

V. LOT AREA AND LOCATION

Reduction in allowable lot sizes is conditioned upon providing the lot configuration shown in the Final RUD Plan and in accordance with the approved final site plan. Minimum lot area shall be approximately 21,780 sq. ft. with a minimum width of 120 ft., which is a deviation from the 1 Acre lot area and width of 150 ft. required by the Zoning Ordinance.

VI. YARD SETBACKS/ENCROACHMENTS

Yard setbacks and lots shall conform to the R-1 regulations. The Project has been granted a 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.

VII. TRAFFIC CIRCULATION/PRIVATE ROADS

The streets within the Project shall remain private. Boulevard access from Eight Mile Road shall be provided substantially as shown on the RUD Plan, and in accordance with the approved final site plan. The entrance to Parc Vista will connect to internal roadways and cul-de-sac substantially as shown on the RUD Plan, and in accordance with the approved final site plan. The internal streets shall be designed as local residential streets with 60-foot rights-of-way. No residence shall have direct driveway access from or to Eight Mile Road.

Traffic calming features have been planned and designed into the Project by the utilization of curvilinear streets, and by avoiding "straightaway" street design. Further consideration shall be given to the use of additional traffic-control devices to be determined by the City during final site plan review, and also following construction, drawing upon experiences as they occur in the use of the Project.

A deviation from City Ordinance standards set forth in Section 11-194(a)(7) of the City of Novi Code has been granted to allow the Project to exceed the maximum length for all blocks 1,400 feet, and to allow streets to extend to the boundary to provide access intervals exceeding 1,300 feet. A variance from Appendix C Section 4.04(A) (1) of Novi City Code has also been granted for not providing a stub street to the subdivision boundary. Emergency access drives shall 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. The Emergency Access Connections shall be constructed in accordance with the City of Novi standard detail plan for "Emergency Access Drive" as approved by the City Engineer and in accordance with the approved Engineering Plans dated_____.

Developer shall grant the necessary Emergency Access Easements to allow police, fire and all other emergency service providers to access the Emergency Access Drives as needed for ingress

to and from the Project. The Emergency Access Easements shall be included within the Master Deed for the Project in a form acceptable to the City of Novi. All keys or codes to access the gated entry shall be provided to the Fire Department, and final design of the gated entranceway will be approved with the Final Site Plan.

All road improvements shall be in accordance with the design and construction standards of the City at the time of final Site Plan approval.

VIII OPEN SPACE

The preservation of open space is a primary consideration of the project design. Approximately 23.8 acres or 44 percent of the Property, shall be dedicated to open space, including wetland areas, woodland areas, storm water basins, parks and other internal green space areas. The areas of open space shall be substantially as shown on the RUD Plan, and in accordance with the approved final site plan. The majority of the preserved open space acres will be available to residents for passive and active recreation. 1.5 acres (3 percent of the Property) is preserved woodland/wetland area, 7.7 acres (13 percent of the Property) is the stormwater detention facility and buffers to adjoining properties on the east and west. The remaining 15.6 acres (35 percent of the Property) of remaining area will be reserved usable open space for the residents of the Project. All such areas shall be constructed and maintained by Developer and/ after transition of control, the Association.

The open space shall be permanently preserved as required by Section 3.29.10.C of the RUD Ordinance. Developer shall provide a schedule for the completion of portions of the open space so that it coincides with completion of residential units. The mechanism to assure the permanent preservation and maintenance of open space areas, RUD amenities and common areas shall be referenced in the Master Deed and shall be subject to review and approval by the City Attorney as provided in Article XV below. The mechanism shall permit, in the event of the failure of the Property owners to preserve and maintain areas, the City to perform maintenance and preservation functions and to assess the cost of such performance to the Property owners.

IX. PEDESTRIAN CIRCULATION

Developer will construct an 8-foot sidewalk along the Eight Mile Road and Garfield Road frontage of the Property. Five-foot sidewalks will be constructed along both sides of internal streets.

A proposed 0.9-mile walking trail, with natural features, benches and a pavilion structure with seating, shall be provided and maintained within the open space to provide active recreation for the residents. The trail will remain unpaved and be constructed of compacted fine grade stone. The Developer shall have the option to upgrade the path material to a paved surface during preliminary or final site plan. 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. Pedestrian connections to the adjacent properties shall be provided as shown on the RUD Plan. Walking trail and pedestrian connections ("Pedestrian Improvements") shall be constructed prior to the issuance of the first certificate of occupancy, which includes the model homes.

X. NATURAL RESOURCE PRESERVATION

A. Wetlands

The existing wetland areas on the Property, comprising approximately 0.43 acres, shall be preserved, as shown on the RUD Plan, as part of the overall "open space," as set forth in Section IX, above.

Any disturbance and/or restoration of the wetland area shall be undertaken in accordance with applicable laws and ordinances, the approved final RUD Plan and any wetland permit issued for the Project, as may be required.

B. Woodlands

Regulated woodlands are located in the northwest portion of the Property around and within existing wetlands. Woodland Replacement credits will be provided as required in accordance with the City's Woodlands Ordinance for any regulated trees to be removed. The Developer is required to provide preservation/conservation easements for any areas of remaining woodland and any areas containing woodland replacement trees, if applicable, in accordance with the preservation requirements set forth in the City's Woodland Ordinance, as amended.

A tree planting and fence maintenance financial guarantee, along with woodlands inspection fees, shall be paid, with the amounts to be determined at the time of the Final Woodlands Engineering Review. Approved protective fencing shall be established prior to construction of subdivision improvements, including any clearing or grubbing.

XI. ON AND OFF-SITE IMPROVEMENTS

It is understood that certain on-site and off-site (if any) infrastructure improvements may be required for the Project, to be set forth in the final site plan and engineering plans, including improvements for storm water management, sanitary sewer, and public water, and that Developer shall be solely responsible for all costs and expenses of and associated with such improvements. The City has no obligation to construct or provide in any way for such improvements, and the City has made no guarantees, assurances, or representations with regard to the viability of any such improvements. All off-site easements required for the construction of Project improvements shall be submitted in draft form at the time of final site plan submittal. All off-site easements must be, (1) in final format; (2) executed by all required property owners; and, (3) submitted to and approved by the City prior to the issuance of final stamping sets of the final approved site plans.

XII. STORM WATER MANAGEMENT

Storm water shall be retained on the Property in a manner to be approved by the City as part of final site plan review. Subject to Developer securing the appropriate easements at its sole cost

and expense, and subject to appropriate review and approval, storm water would be collected by a single storm sewer collection system and retained in two on-site retention ponds. The storm water and drainage conveyance facilities shall be designed and constructed by Developer, and approved and inspected by the City, in accordance with the approved final site plan, and all applicable City, County of Oakland, and State of Michigan ordinances, codes, regulations and laws. The drainage conveyance facilities, which shall constitute a part of the overall storm water management system for the Project, shall be operated and maintained on a permanent basis by the Developer until the transition of control to the Association and the Association thereafter, in accordance with the terms and conditions of applicable City ordinance and the approved final site plan.

XIII. WATER AND SANITARY SEWER

Developer shall construct sanitary sewer and water main by connecting to extensions from Ballantyne's proposed stubs to the east. Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems. Such improvements shall be designed and constructed in accordance with the Final RUD Plan and the approved final site plan, and all applicable City, State and County standards, codes, regulations, ordinances, and laws, including the requirements of the City engineer.

All water and sanitary sewer service facilities necessary to serve the Project, including any on-site and off-site facilities, extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of Developer, and shall be completed, approved, dedicated to, and accepted by the City in accordance with applicable laws and ordinances. Prior to connecting to the City's public water and/or sanitary sewage disposal systems, the Developer and/or the ultimate unit owner shall pay all applicable availability fees, as well as the "user connection" fees or "tap" fees required to "tap-in" to the City's public water and sanitary sewer system. This amount is set by Ordinance, as amended from time to time, and is subject to increase on an annual basis.

XIV. MECHANISM FOR PRESERVATION, REGULATION, MAINTENANCE AND FINANCE OF COMMON ELEMENTS, AREAS, AND IMPROVEMENTS

As part of final site plan review and approval, Developer shall submit to the City proposed covenants, restrictions, including, but not limited to covenants and restrictions requiring permanent preservation and maintenance of open space, woodland and wetland areas, which shall be incorporated into the master deed and by-laws to be recorded for Parc Vista. Before submitting the Master Deed to the City for approval, Developer shall create the Association referred to herein.

The Master Deed shall be subject to review and approval by the City Attorney as part of final site plan approval.

The Master Deed shall obligate the Developer, until the Association becomes responsible for the maintenance of the common elements under the Master Deed, and then all future successor owners of lots or units within the Project and the Association, to maintain, repair and preserve common areas, pathways, landscaping, signage, storm drainage, private roads, sidewalks, and

any other common elements and improvements in and for Parc Vista. Such maintenance, repair, and preservation shall be to a high standard of care.

The Master Deed shall additionally provide that, in the event Developer or successor owners of the Property and/or the Association shall at any time fail to carry out one or more responsibilities or obligations relative to maintenance, repair, and/or preservation, the City shall have the right to serve written notice upon Developer or successor owners (through the Association), setting forth the deficiencies in maintenance, repair and/or preservation. The notice may also set forth a demand that such deficiencies be cured within a stated reasonable period of time, and further state a date, time and place of hearing before the City Council or other board, body or official delegated by the City Council, for the purpose of allowing Developer or successor owners to be heard as to why the City should not proceed with the maintenance, repairs and/or preservation which had not been undertaken. At the hearing, the City may take action to extend the time for curing the deficiencies, and the date of the hearing may itself be extended and/or continued to a date certain. If, following the hearing, the City shall determine that the maintenance, repairs and/or preservation have not been completed within the time specified in the notice, as such time may have been extended by the City, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents and/or contractors to enter upon the Property, and perform such maintenance, repairs and/or preservation as found by the City to be appropriate. The cost and expense of making and financing such maintenance, repairs and/or preservation, including the cost of all notices and hearing, including reasonable attorneys' fees, plus a reasonable administrative fee, shall be paid by Developer until the Association becomes responsible for the maintenance of the common elements under the Master Deed, and then the successor owners and the Association, and such amounts shall constitute a lien on all taxable portions of the Property. The City may require the payment of such monies prior to the commencement of any work.

If such costs and expenses have not been paid within thirty (30) days of a billing to Developer until the Association becomes responsible for the maintenance of the common elements under the Master Deed, or successor owners, through the Association, all unpaid amounts may be placed on the delinquent tax roll of the City as regards the taxable portions of the Property (allocated among the several units or lots), and shall accrue interest and penalties, and shall be collected in the manner made and provided for the collection of delinquent real property taxes in the City. In the discretion of the City, such costs and expenses may also be collected by suit initiated against Developer until the Association becomes responsible for the maintenance of the common elements under the Master Deed, and then successor owners and the Association, and in such event, Developer until the Association becomes responsible for the maintenance of the common elements under the Master Deed, the successor owners and the Association, as the case may be, shall pay all Court costs and reasonable attorneys' fees incurred by the City in connection with such suit if the City obtains relief in such action.

Any failure or delay by the City to enforce any provision of the Master Deed shall in no event be deemed or construed, or otherwise relied upon, as a waiver or estoppel of the right to eventually pursue and insist upon strict enforcement.

In all instances in which the City is authorized to pursue maintenance, repairs and/or preservation, as provided above, the City and its agents and contractors, shall be permitted, and are hereby granted authority, to enter upon all portions of the Property reasonably necessary

or appropriate for the purpose of inspecting and/or completing the respective work.

XV. LANDSCAPING AND SIGNAGE

Landscaping and signage shall be provided as set forth in the Final RUD Plan, and in accordance with the approved final site plan. The City has granted a landscape waiver from Section 5.5.3.B.ii requirement of a landscaped berm along Garfield Road. The Developer reserves the right to modify the entry monument signage at its discretion during preliminary and final site plan review. Signage has not been reviewed for compliance with Novi Sign Ordinance. Review and modification to comply with the Ordinance will be required.

XVI. PHASING

The Project is planned to be developed in a single phase. Should the Developer choose to develop the Property in phases, a phasing plan shall be incorporated into and reviewed as part of the Final Site Plan.

XVII. GENERAL PROVISIONS

A. The Zoning Board of Appeals shall have no jurisdiction over the approval of the RUD or this Agreement or the application of this Agreement. Upon completion of the Project, the Board of Appeals may exercise jurisdiction over the Property in accordance with its authority under the Zoning Ordinance, in a manner not inconsistent with this Agreement.

B. Except as may be specifically modified by this Agreement, the City Code and all applicable regulations of the City shall apply to the Property. Any substantial violation of the City Code by Developer and/or any successor owners or occupants with respect to the Property shall be deemed a breach of this Agreement, as well as a violation of the City Code.

C. Developer shall be responsible to pay all application and review fees as and when required under the City Ordinances, including but not limited to planning, engineering, legal, and any consultant fees in connection with the review and approval of the Project. Such amounts shall be due upon invoice, and failure to pay amounts owed shall entitle the City to cease review, approval, and/or issuance of permits.

D. Nothing in this Agreement shall prevent the City from exercising its regulatory and other authority with respect to the Property and the Project in a manner consistent with the Final RUD Plan and this Agreement. Where there is a question with regard to applicable regulations for a particular aspect of the Project, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the Final RUD Plan and this Agreement which apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the RUD Documents and does not change or eliminate any development right authorized by the RUD documents. In the event of a conflict or inconsistency between two

or more provisions of the Final RUD Plan and/or this Agreement, or between such documents and applicable City ordinances, the Final RUD Plan and/or this Agreement, shall apply.

E. A breach of this Agreement shall constitute a nuisance per se which shall be abated. Developer and the City therefore agree that, in the event of a breach of this Agreement by Developer or the successor owners or the Association, the City, in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to relief in the form of specific performance and an order of the court requiring abatement of the nuisance per se. In the event of a breach of this Agreement, the City may notify Developer or the successor owners or the Association of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer or the successor owners or the Association shall not be in the breach hereunder if Developer or the successor owners or the Association, as the case may be, commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Developer or the successor owners or the Association as the case may be liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, attorneys' fees, expert witness fees and the like.

F. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Developer desires to propose an amendment, an application shall be made to the City's Community Development Department, which shall process the application in accordance with the procedures set forth in the Zoning Ordinance.

G. Both parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

H. The Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.

I. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

J. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this

Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties.

K. This Agreement shall run with the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Register of Deeds by the City. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement, and all references to "Developer " in this Agreement shall also include all heirs, successors, and assigns of Developer. The parties also acknowledge that the members of the City Council and/or the City Administration and/or its departments may change, but the City shall nonetheless remain bound by this Agreement.

L. Developer has negotiated with the City the terms of the Final RUD Plan and this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Developer and the City.

M. Developer and the City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for the Developer, all of which undertakings and obligations Developer and the City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the City and Developer, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended. Developer fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Agreement, and Developer shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation upon use of all or any portion of the Property, or to claim that enforcement of this Agreement causes an inverse condemnation or taking of all or any portion of such property. It is further agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the Project and use of the Property under the approved Final RUD Plan, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare.

N. Developer acknowledges that, at the time of the execution of this Agreement, Developer has not yet obtained site plan and engineering approvals for the Project. Developer acknowledges that the Planning Commission and Engineering Consultant may impose additional conditions other than those contained in this Agreement during site plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the Final RUD Plan or documents and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement, and shall be enforceable against Developer.

O. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and the City.

P. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

Q. This Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.

R. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

S. Both parties acknowledge and agree that they have had the opportunity to have the Final RUD Plan, and this Agreement, reviewed by legal counsel.

T. Notwithstanding the foregoing, Developer retains the right at any time prior to commencement of construction of the improvements contemplated by the Final RUD Plan and this Agreement to terminate the RUD subject to and in accordance with the requirements of the Zoning Ordinance applicable to such a termination.

U. . In accordance with Chapter 26.5 of the City of Novi Code of Ordinances, after completion, inspection, and approval of public utilities, including water main and sanitary sewer systems serving the site, the city engineer may issue a "ready for use" letter. The department may then issue building permits for model homes (no more than four (4), or twenty (20) percent of the number of total homes in the development, whichever is fewer).

CITY OF NOVI

By: _____
Robert J. Gatt, Mayor

By: _____
Cortney Hanson, Clerk

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by Robert J. Gatt, Mayor, and Cortney Hanson, Clerk, on behalf of the City of Novi, a Municipal Corporation.

Notary Public
Oakland County, Michigan
My Commission Expires: _____

CONSENT TO AGREEMENT

The undersigned Property owner, First Baptist Church of Northville, whose address is 217 N Wing St, Northville, MI 48167, joins in and consents to the execution and recording at the Oakland County Register of Deeds of the foregoing Agreement and agrees to be bound by, and the Property shall be subject to, the terms of the foregoing Agreement.

Dated: _____, 2022

First Baptist Church of Northville.

Jonathan Wilkes

STATE OF MICHIGAN)

) ss

COUNTY OF OAKLAND)

On this ____ day of _____, 2022, before me appeared Jonathan Wilkes, who states that he has signed this document of his own free will.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

Drafted by:
Elizabeth K. Saarela
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550

And when recorded return to:
Cortney Hanson, City Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Exhibit A

Legal Description of the Property

Exhibit A

Legal Description of the Property

DESCRIPTION OF A 54.829 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE S86°52'38"W (RECORDED AS N89°46'33"W AND N89°55'04"W) 1100.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 31, LYING IN EIGHT MILE ROAD (60 FOOT HALF WIDTH); THENCE N03°28'04"W (RECORDED AS N00°15'46"W) 60.00 FEET FOR A PLACE OF BEGINNING; THENCE S86°52'38"W (RECORDED AS N89°55'04"W) 876.65 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD; THENCE N03°35'00"W (RECORDED AS N00°22'42"W AND N00°14'04"W) 2569.89 FEET; THENCE N86°31'01"E (RECORDED AS N89°43'21"E AND N89°51'00"E) 1981.80 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 31, ALSO BEING THE SOUTHERLY LINE OF DEER RUN OF NOVI CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1303, AS RECORDED IN LIBER 21978, PAGE 266, OAKLAND COUNTY RECORDS, AND ITS EASTERLY EXTENSION THEREOF; THENCE S03°27'16"E (RECORDED AS S00°07'08"E AND S00°15'06"E) 115.00 FEET ALONG THE EAST LINE OF SAID SECTION 31, LYING IN GARFIELD ROAD (33 FOOT HALF WIDTH); THENCE S86°31'01"W (RECORDED AS S89°51'00"W AND S89°43'21"W) 1099.98 FEET; THENCE S03°28'06"E (RECORDED AS S00°15'46"E AND S00°07'08"E) 2460.39 FEET (RECORDED AS 2460.38 FEET) TO THE PLACE OF BEGINNING, CONTAINING 54.829 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EAST 33 FEET THEREOF AS OCCUPIED BY SAID GARFIELD ROAD, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

Exhibit B
Final RUD Plan

RESIDENTIAL UNIT DEVELOPMENT PLAN

PARC VISTA BY TOLL BROTHERS

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Toll Brothers

DEVELOPMENT TEAM

DEVELOPER/APPLICANT	ENGINEER
TOLL BROTHERS 26200 TOWN CENTER DR, SUITE 200 NOVI, MICHIGAN 48215 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:	100' 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):	23.8 AC (44% OF NET SITE AREA)
USABLE OPEN SPACE (50' WIDE):	16.4 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 3.02B.2.C)

SUMMARY OF PUBLIC BENEFITS

- PROVIDES EMERGENCY ACCESS TO THE BALANTINE RESIDENTIAL COMMUNITY.
- PROVIDES A PEDESTRIAN CONNECTOR TO THE BALANTINE RESIDENTIAL COMMUNITY.
- PRESERVATION OF NATURAL FEATURES.
- PEDESTRIAN SCENARIOS 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 54.8 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 BALANTINE PROJECT SITE. THE SUBJECT PARCEL 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 BALANTINE DEVELOPMENT TO THE EAST, LARGE LANDSCAPE BERMS 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 FOR 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.

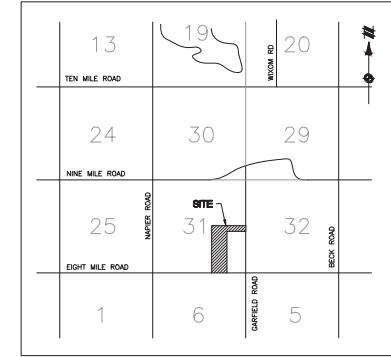
THE DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE BEGINNING IN SUMMER OF 2023.

FIRE DEPARTMENT NOTES

1. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION AS EACH PHASE IS BUILT.
2. ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 35 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
3. 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.
4. FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE #65.99.02.



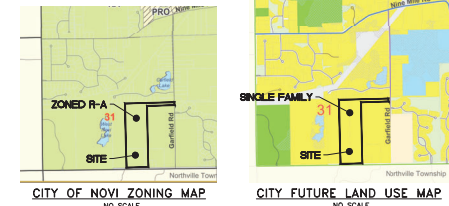
DEVELOPMENT MAP
SCALE: 1" = 200 FEET



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



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED IN THE PRO AGREEMENT.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF EIGHT MILE ROAD.
3. 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.
4. 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 INDICATED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND ALL NECESSARY UTILITIES.

NOTICE: CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE RESPONSIBLE TO OBSERVE AND REPORT ON THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY SECRET STRUCTURES OR OF ANY OTHER PERSONS.

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ATWELL
ANN ARBOR, MI 48104
734.994.4000

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

TOLL BROTHERS
PARC VISTA BY TOLL BROTHERS
RESIDENTIAL UNIT DEVELOPMENT PLAN
COVER SHEET

DATE: FEBRUARY 04 2022

2022-06-09 REV.
2022-06-30 REV.
2022-07-27 REV.


REVISIONS

SCALE: 0 100 200
1" = 200 FEET

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

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 cathartica</i>	Common Buckthorn	6.5	Good		Yes	No	No
9100	RHCA	<i>Rhamnus cathartica</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 cathartica</i>	Common Buckthorn	6.5	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	05	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	BT: 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 cathartica</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 cathartica</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		Yes	No	No
9161	ACNE	<i>Acer negundo</i>	Boxelder	13	Good	2T: 12	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	11	Good		Yes	No	No
9172	JUNI	<i>Juglans nigra</i>	Black Walnut	9	Good		Yes	No	No
9173	JUNI	<i>Juglans nigra</i>	Black Walnut	8.5	Good		Yes	No	No
9174	JUNI	<i>Juglans nigra</i>	Black Walnut	13.5	Good		Yes	No	No
9175	JUNI	<i>Juglans nigra</i>	Black Walnut	9.5	Good		Yes	No	No
9176	JUNI	<i>Juglans nigra</i>	Black Walnut	10	Good		Yes	No	No
9177	JUNI	<i>Juglans nigra</i>	Black Walnut	8	Good	2T: 4.5	Yes	No	No
9178	JUNI	<i>Juglans nigra</i>	Black Walnut	26	Good		Yes	Yes	No
9179	JUNI	<i>Juglans nigra</i>	Black Walnut	15	Good		Yes	No	No
9180	JUNI	<i>Juglans nigra</i>	Black Walnut	14.5	Good		Yes	No	No
9181	JUNI	<i>Juglans nigra</i>	Black Walnut	9	Good		Yes	No	No
9182	JUNI	<i>Juglans nigra</i>	Black Walnut	15	Good		Yes	No	No
9183	JUNI	<i>Juglans nigra</i>	Black Walnut	10.5	Good		Yes	No	No
9184	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	11	Good	2T: 10.5	Yes	No	No
9185	ACNE	<i>Acer negundo</i>	Boxelder	9	Good		Yes	No	No
9186	ALAL	<i>Alnus incana</i>	Tree of Heaven	10	Good	2T: 5.5	Yes	No	No
9187	PRSE	<i>Prunus serotina</i>	Black Cherry	12.5	Good		Yes	No	No
9188	CACD	<i>Corya cordiformis</i>	Bitternut Hickory	24	Good		Yes	Yes	No
9189	CACD	<i>Corya cordiformis</i>	Bitternut Hickory	21	Good	2T: 20	Yes	No	No
9190	JUNI	<i>Juglans nigra</i>	Black Walnut	50	Good		Yes	Yes	No
9191	QUAL	<i>Quercus alba</i>	White Oak	24	Good		Yes	Yes	No
9192	QUAL	<i>Quercus alba</i>	White Oak	45	Good	Fused Trunk	Yes	Yes	No
9193	ULAM	<i>Ulmus americana</i>	American Elm	13	Good	4 Trunk (47); 12, 11, 6	Yes	No	No
9194	ACNE	<i>Acer negundo</i>	Boxelder	10.5	Good		Yes	No	No
9195	ULAM	<i>Ulmus americana</i>	American Elm	8.5	Good		Yes	No	No
9196	ULAM	<i>Ulmus americana</i>	American Elm	21	Good		Yes	No	No
9197	UIRU	<i>Ulmus rubra</i>	Slippery Elm	9	Good		Yes	No	No
9198	JUNI	<i>Juglans nigra</i>	Black Walnut	23	Good	2T: 11	Yes	No	No
9199	JUNI	<i>Juglans nigra</i>	Black Walnut	10.5	Good		Yes	No	No
9200	JUNI	<i>Juglans nigra</i>	Black Walnut	11	Good		Yes	No	No
9201	MDAL	<i>Morus alba</i>	White Mulberry	12	Good		Yes	No	No
9202	TIAM	<i>Tilia americana</i>	Sassaparilla	11	Good		Yes	No	No
9203	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
9204	JUNI	<i>Juglans nigra</i>	Black Walnut	22	Good		Yes	No	No
9205	JUNI	<i>Juglans nigra</i>	Black Walnut	15.5	Good	2T: 8.5	Yes	No	Yes
9206	JUNI	<i>Juglans nigra</i>	Black Walnut	20	Good		Yes	No	No
9207	JUNI	<i>Juglans nigra</i>	Black Walnut	10	Good	2T: 8.5	Yes	No	No
9208	JUNI	<i>Juglans nigra</i>	Black Walnut	14	Good		Yes	No	No
9209	ULAM	<i>Ulmus americana</i>	American Elm	9.5	Good		Yes	No	No
9210	ALAL	<i>Alnus incana</i>	Tree of Heaven	9.5	Good		Yes	No	No
9211	JUNI	<i>Juglans nigra</i>	Black Walnut	11.5	Good	2T: 10	Yes	No	No
9212	CAOV	<i>Corya ovata</i>	Shagbark Hickory	17	Good		Yes	No	No
9213	CAOV	<i>Corya ovata</i>	Shagbark Hickory	17.5	Good		Yes	No	No
9214	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 ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY OCCUR DURING THE COURSE OF ANY STREET REPAIRS OR ANY OTHER WORK.

CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY OCCUR DURING THE COURSE OF ANY STREET REPAIRS OR ANY OTHER WORK.



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1000 W. LANSING AVE., SUITE 100
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SECTION 31
TOWN OF NORTH RANGE, 08 EAST
CITY OF NOV
OKLAHOMA COUNTY, MICHIGAN

TOLL BROTHERS
PARC VISTA BY TOLL BROTHERS
RESIDENTIAL UNIT DEVELOPMENT PLAN
TREE LIST

DATE: FEBRUARY 04 2022

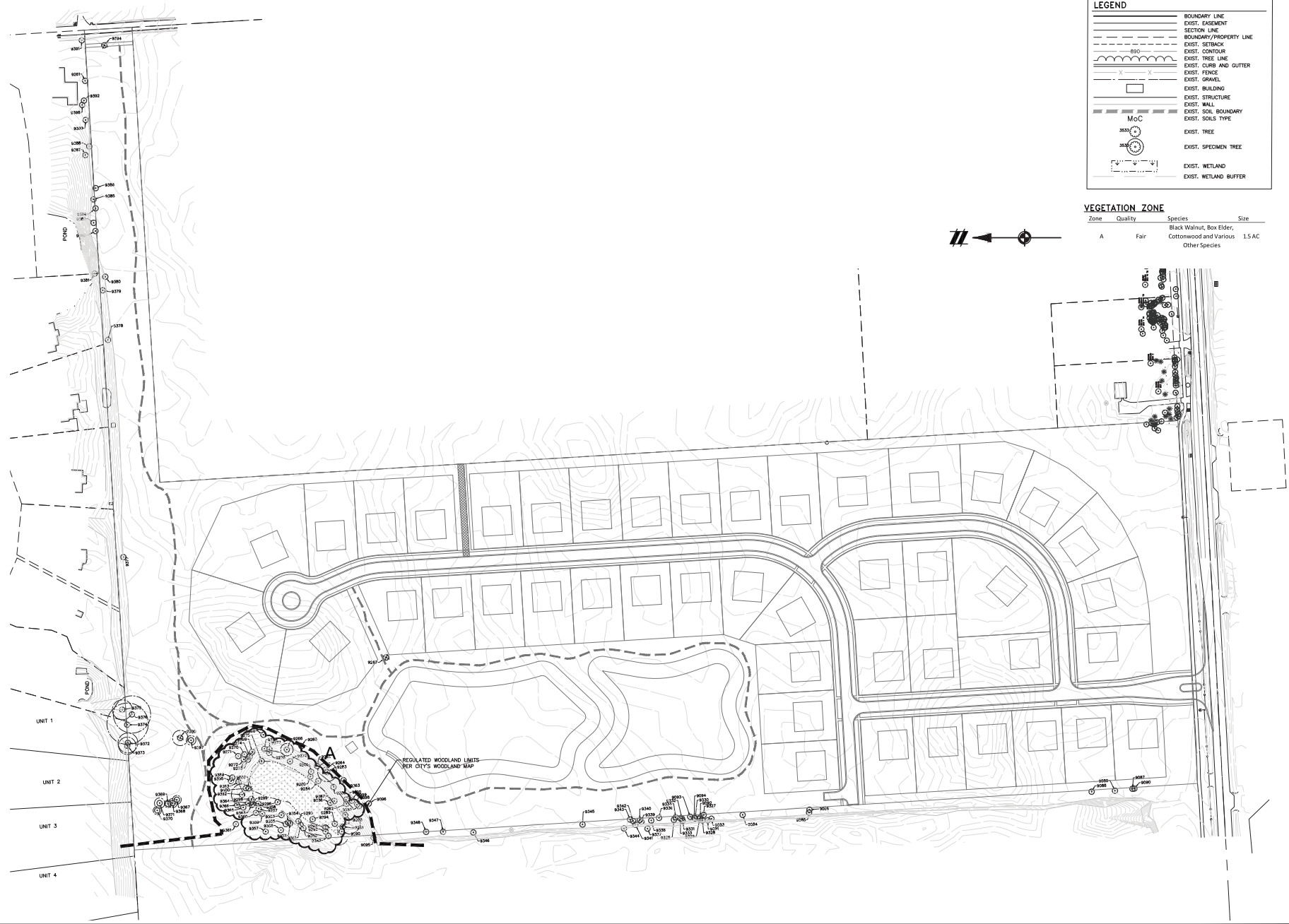
2022-06-09 REV.
2022-06-30 REV.
2022-07-27 REV.

REVISIONS

SCALE: 0' = 1" AS NOTED

DR. SK CH. CR
P.L. MC
BOOK
JOB 21003508
SHEET NO. 08

DATE PLOTTED: 02/04/2022 10:58:11 AM



LEGEND

--- (solid)	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. SOIL TYPE
○ (with number)	EXIST. TREE
○ (with number)	EXIST. SPECIMEN TREE
○ (with symbol)	EXIST. WETLAND
○ (with symbol)	EXIST. WETLAND BUFFER

VEGETATION ZONE

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

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 THE LOCATION OF EXISTING AND PROPOSED UTILITIES MAY VARY AND WILL NOT BE GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. PRESERVE ANY AND ALL EXISTING UTILITIES.
 NOTICE: CONSTRUCTION OF ANY UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND TO MAINTAIN THE WORK OF PROPOSED CHANGES TO THE WORK OF ANY EXISTING STRUCTURES OR ANY OTHER EXISTING UTILITIES.
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TOLL BROTHERS
 PARC VISTA BY TOLL BROTHERS
 RESIDENTIAL UNIT DEVELOPMENT PLAN

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

WOODLAND ANALYSIS PLAN

CLIENT: TOLL BROTHERS
 DATE: FEBRUARY 04 2022

REVISIONS

NO.	DATE	DESCRIPTION
2022-06-09	REV.	
2022-06-30	REV.	
2022-07-27	REV.	

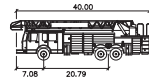
SCALE: 0 50 100
 1" = 100 FEET

DR. SK CH. CR
 P.M. MC
 BOOK ---
 JOB 21003508
 SHEET NO. **04**

PRELIMINARY - NOT FOR CONSTRUCTION

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 Novi 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 * 4.0 =	0.0563 M.G.D.	
		= 39.11 G.P.M.	
		= 0.0871 C.F.S.	
Pipe Capacity:	8 in. diameter	A= 0.349 sf	
	0.40% slope	R= 0.167 ft	
	0.013 Manning's 'n'		
	Manning's Capacity =	0.766 C.F.S.	
	Velocity Flowing Full =	2.20 F.P.S.	



T-2 FIRETRUCK DETAIL
NOT TO SCALE

WATER BASIS OF DESIGN

UTILITY NOTES

1. THE DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. THE LOCATIONS OF THE EXISTING WATER AND SEWER AS SHOWN ARE APPROXIMATE. FIRE PROTECTION IN ACCORDANCE WITH CITY OF NOVI STANDARDS WILL BE SPECIFIED ON SUBSEQUENT SUBMITTALS.
2. WATERMAIN AND SANITARY SEWER SHALL BE LOCATED APPROXIMATELY 8.5' 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.

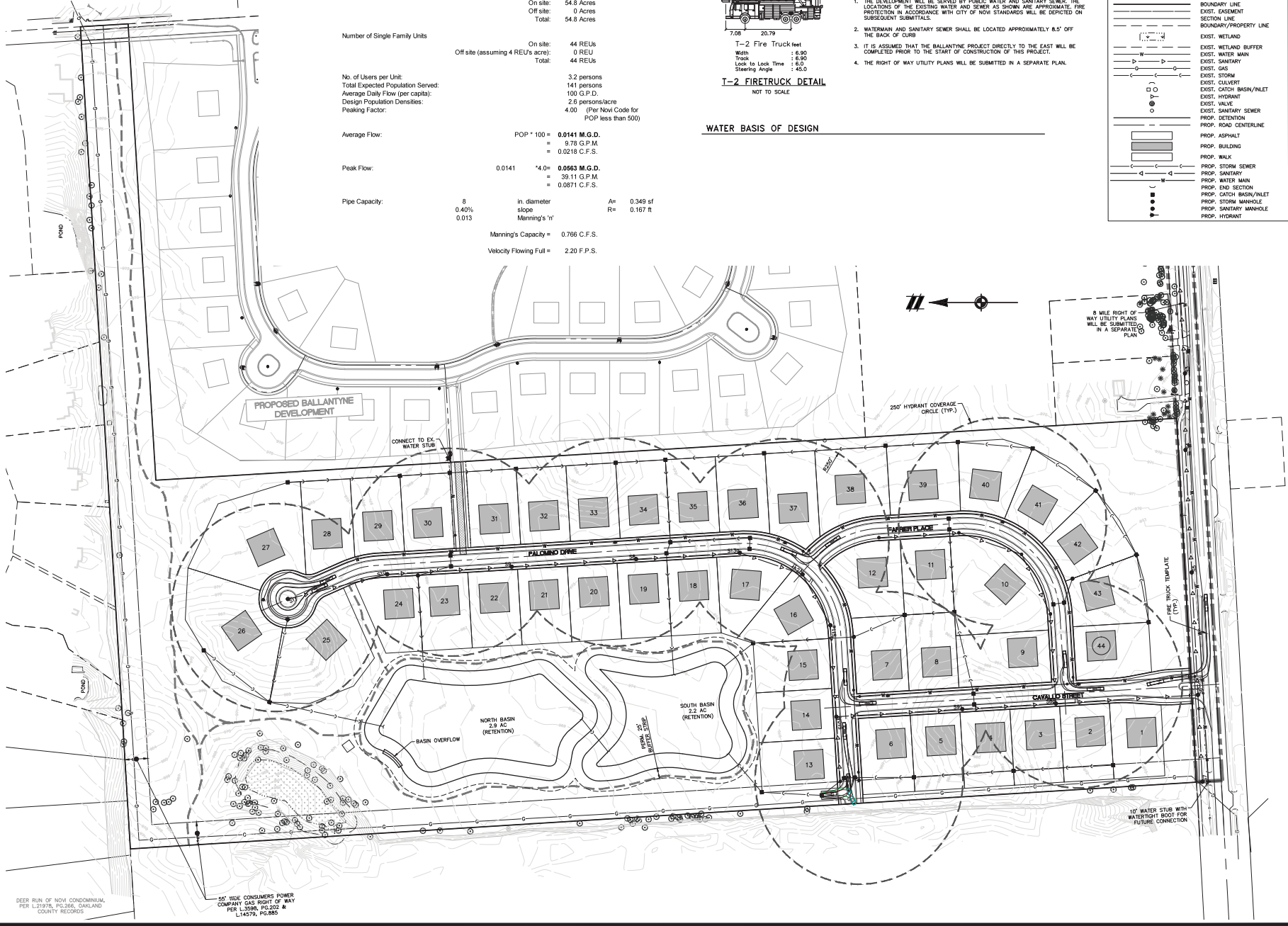
LEGEND

	BOUNDARY LINE
	EXIST. EXEMPT
	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

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NOTICE:
CONSTRUCTION OF THIS PROJECT IS THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED ON THIS PROJECT.



DEER RUN OF NOVI CONDOMINIUM, PER L21978, PG.366, OAKLAND COUNTY RECORDS

54" SIDE CONSUMERS POWER COMPANY GAS RIGHT OF WAY PER L20598, PG.202 & L14579, PG.885

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

TOLL BROTHERS
PARC VISTA BY TOLL BROTHERS
RESIDENTIAL UNIT DEVELOPMENT PLAN
UTILITY PLAN

CLIENT: TOLL BROTHERS
DATE: FEBRUARY 04 2022

REVISIONS:
2022-06-09 REV.
2022-06-30 REV.
2022-07-27 REV.

SCALE: 0 50 100
1" = 100 FEET

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

CONCEPTUAL STORM WATER CALCULATIONS

Stormwater Storage Volume Requirements

Area Contributing Runoff, A	=	48.53	acres
Developed Runoff Coefficient, C	=	0.60	
Total Retention Storage Required, Vt	=	2 * 16500 * a * c	= 960,894 c.f.
First Flush Volume (Vf) = 1815xAc	=	52,849	c.f.
Bankfull Volume (Vbf) = 5160xAc	=	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	208067	1	201,831	568,791
961	220985	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 cft
 Vt Elev. = 957.30
 Dhv Elev. (100-yr) = 961.79
 Top of Bank Elev. = 964.00
 Freeboard = 2.21 ft
 Side slopes = 5:1

GRADING & STORM SEWER NOTES

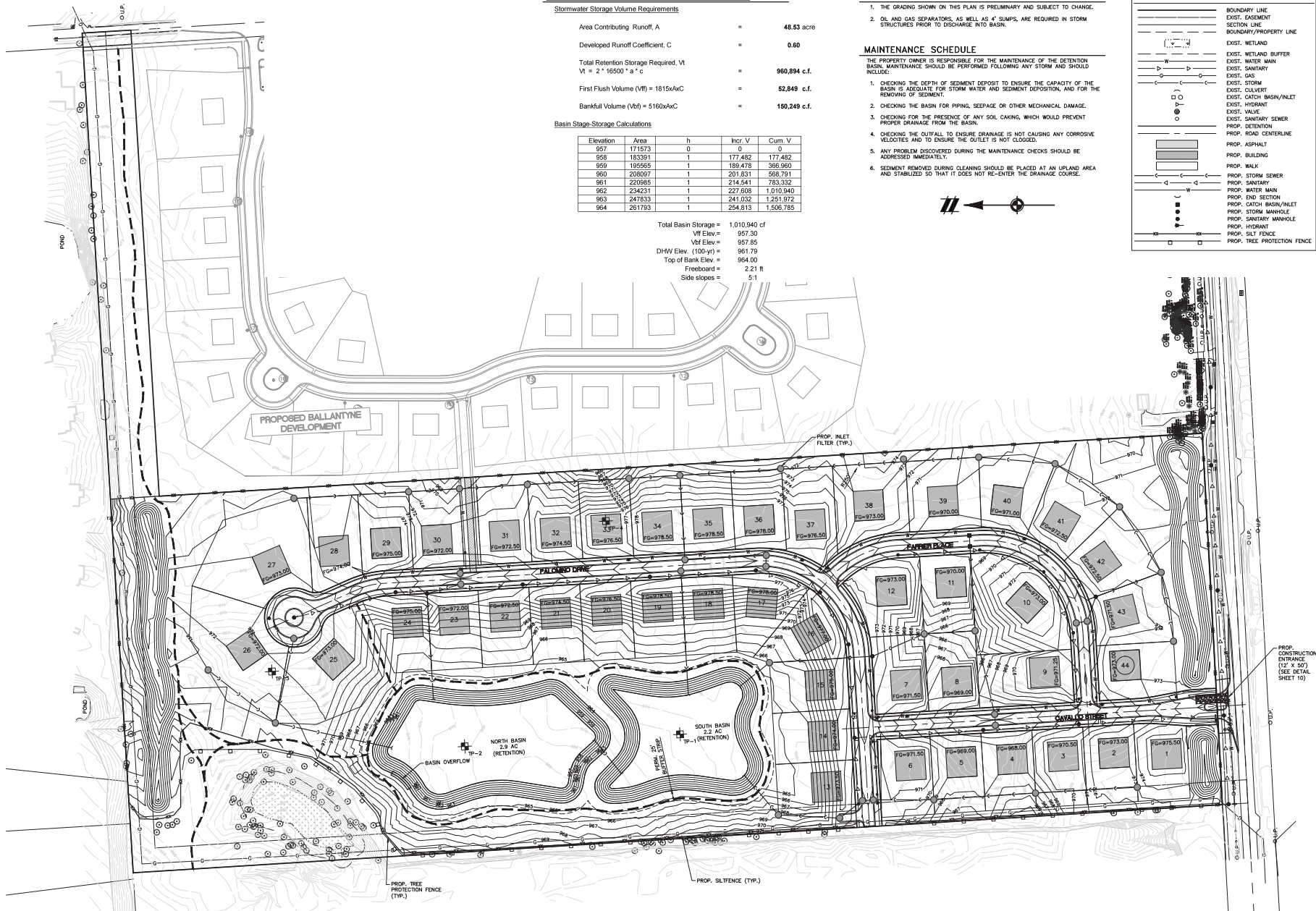
1. THE GRADING SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE.
2. OIL AND GAS SEPARATORS, AS WELL AS 4" SUMPS, ARE REQUIRED IN STORM STRUCTURES PRIOR TO DISCHARGE INTO BASIN.

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 OUTLET IS NOT CLOGGED.
 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
	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



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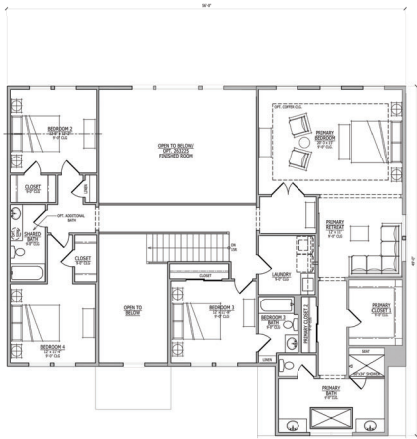
NOTICE: CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

SECTION 31
 TOWN OF NORTH RANGE 08 EAST
 CITY OF NOV
 OKLAHOMA COUNTY, MICHIGAN
 TOLL BROTHERS
 PARC VISTA BY TOLL BROTHERS
 RESIDENTIAL UNIT DEVELOPMENT PLAN
 STORM WATER MANAGEMENT PLAN

DATE: FEBRUARY 04 2022
 2022-06-09 REV.
 2022-06-30 REV.
 2022-07-27 REV.

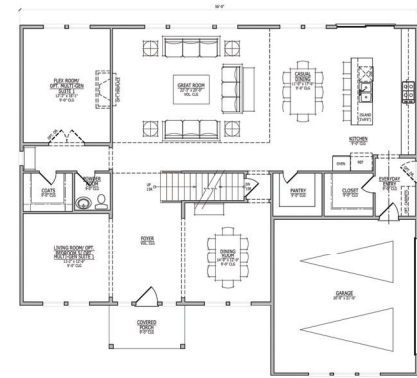
REVISIONS
 SCALE: 0 50 100
 1" = 100 FEET
 DR SK CH CR
 P.M. MC
 BOOK ---
 JOB 21003508
 SHEET NO. 07

DEER RUN OF NOV CONDOMINIUM
 PER L21978, PC366, OKLAHOMA
 COUNTY RECORDS



MI DIVISION
OPTIMIZED MODELS

PROPOSED 3,729 SF
DECKER



MI DIVISION
OPTIMIZED MODELS

PROPOSED SF = 3,729 SF
DECKER



MODERN FARMHOUSE



NEWHAVEN



CRAFTSMAN

TYPICAL ELEVATIONS & FLOOR PLANS SHOWN - FOR REPRESENTATIVE PURPOSES ONLY

MI DIVISION
OPTIMIZED MODELS

DECKER

5.28.2021

TOLLARCHITECTURE

SHEET NO. 09

REVISIONS

NO	SCALE	DATE	BY	CHK
1	NO SCALE			

DATE: FEBRUARY 04 2022

2022-06-09 REV.
2022-06-30 REV.
2022-07-27 REV.

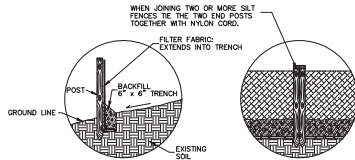
CLIENT
TOLL BROTHERS
PARC VISTA BY TOLL BROTHERS
RESIDENTIAL UNIT DEVELOPMENT PLAN
PRELIMINARY ELEVATIONS
& FLOOR PLANS

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

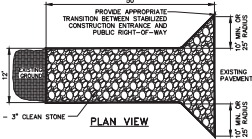
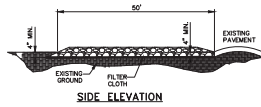


Know what's below.
Call before you dig.
NOTICE: THE LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR.

PRELIMINARY - NOT FOR CONSTRUCTION

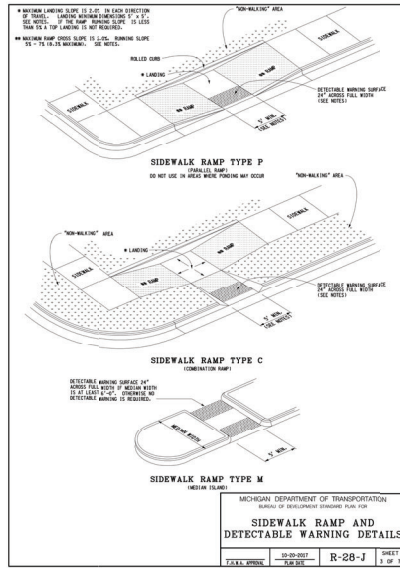


GEOTEXTILE SILT FENCE
NO SCALE



- 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.

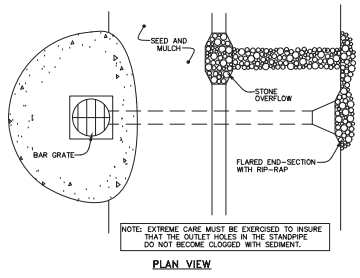
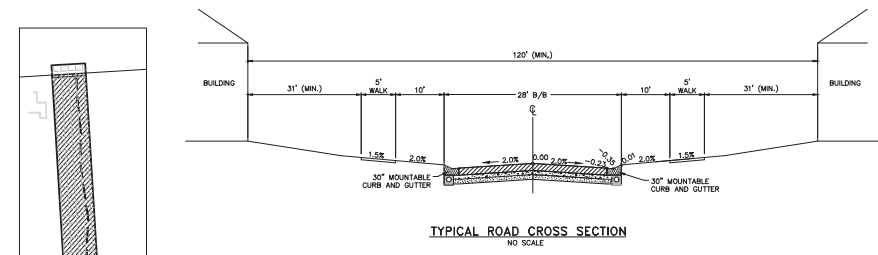
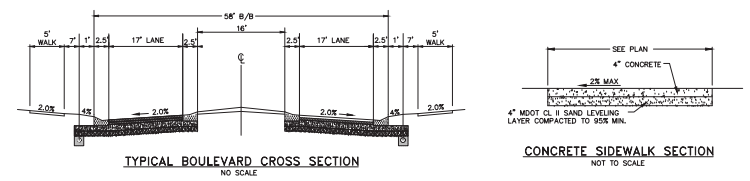
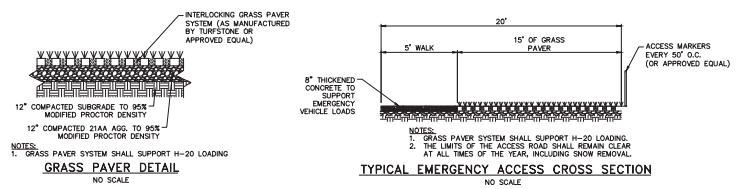
STABILIZED CONSTRUCTION ENTRANCE AND STONE LAYDOWN
NOT TO SCALE



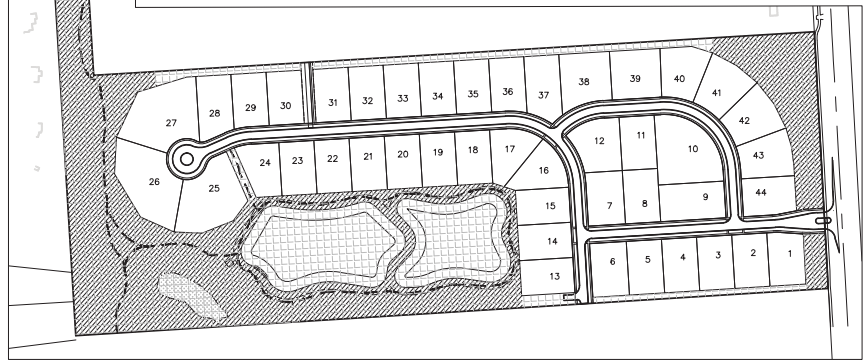
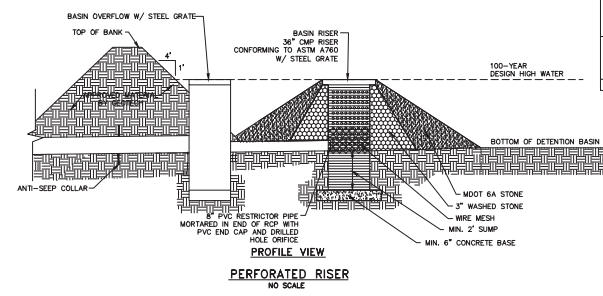
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT ENGINEER PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

DATE: 10-20-2021	BY: R-28-J	SHEET: 1 OF 1
------------------	------------	---------------



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



OPEN SPACE EXHIBIT
SCALE: 1" = 200 FEET

TOTAL OPEN SPACE = 23.8 ACRES
 TOTAL USABLE OPEN SPACE = 16.4 ACRES

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 AND BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR. PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

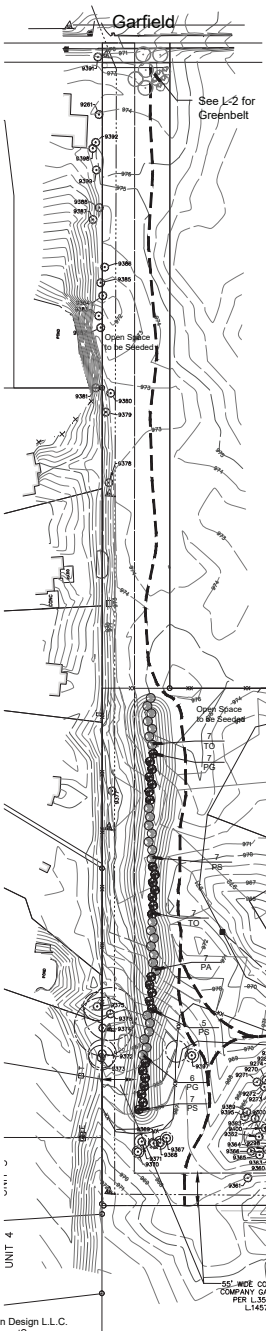
ATWELL
CORPORATION
10000 WOODBERRY ROAD, SUITE 100
ANN ARBOR, MI 48106
734.964.4000

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

CLIENT: TOLL BROTHERS
PARC VISTA BY TOLL BROTHERS
RESIDENTIAL UNIT DEVELOPMENT PLAN

DATE: FEBRUARY 04 2022
2022-06-09 REV.
2022-06-30 REV.
2022-07-27 REV.

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



Landscape Summary

Street Trees
 Street Frontage 7,170 LF
 Trees Required 204.8 Trees (7,170 / 35)
 Trees Provided 205 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 6' 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.

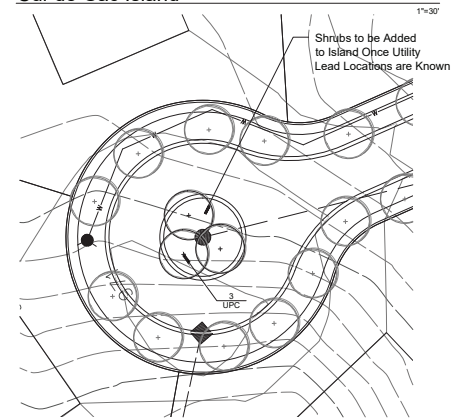
Plant List - This Sheet

Item	Qty	Botanical name	Common name	Caliper	spacing	root height	price	Total	Species	Material	Native	Total
AR 18	As per shown	Outdoor Gray Red Maple	Outdoor Gray Red Maple	3.0"	as shown	888	\$ 400.00	\$ 4,000.00	4%	12%	1	1
AR 24	As per shown	Green Mountain Sugar Maple	Green Mountain Sugar Maple	3.0"	as shown	888	\$ 400.00	\$ 4,000.00	8%	12%	1	1
CO 24	As per shown	Calla x Callanetia	Northern Hackberry	3.0"	as shown	888	\$ 400.00	\$ 13,000.00	8%	8%	1	1
GT 21	As per shown	Thunbergia hybrid	Northern Hackberry	3.0"	as shown	888	\$ 400.00	\$ 8,000.00	8%	8%	1	1
LT 19	As per shown	Linderostrum latifolium	Tulip Tree	3.0"	as shown	888	\$ 400.00	\$ 7,000.00	8%	8%	1	1
PR 30	As per shown	Platanus x aquatica Excelsior	Excelsior London Planetree	3.0"	as shown	888	\$ 400.00	\$ 13,200.00	10%	10%	1	1
UP 28	As per shown	Ulmus americana	Basswood	3.0"	as shown	888	\$ 400.00	\$ 12,000.00	8%	8%	1	1
UP 28	As per shown	Ulmus americana	Flower Elm	3.0"	as shown	888	\$ 400.00	\$ 11,200.00	8%	8%	1	1
Cul-de-Sac Trees												
UPC 3	As per shown	Ulmus americana	Flower Elm	3.0"	as shown	888	\$ 400.00	\$ 1,200.00	8%	8%	1	1
General Plantings												
PA 7	As per shown	Neroyx spicata	Norway Spruce	as shown	888	if	\$ 325.00	\$ 2,275.00	3%	12%	1	1
PS 12	As per shown	Black Pine Spire	Black Pine Spire	as shown	888	if	\$ 1,200.00	\$ 1,200.00	10%	10%	1	1
PS 19	As per shown	White Pine	White Pine	as shown	888	if	\$ 1,175.00	\$ 6,175.00	10%	10%	1	1
CD 14	As per shown	Green Giant Arborvitae	Green Giant Arborvitae	as shown	888	if	\$ 1,250.00	\$ 4,500.00	4%	4%	1	1

Location Map



Cul-de-Sac Island

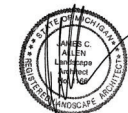


Bench



Jameson 6' Recycled Plastic Bench
 Color - Brown

Seal:



Title:

Landscape Plan

Project:

Parc Vista
 Novi, Michigan

Prepared for:

Toll Brothers
 26200 Town Center Drive, Suite 200
 Novi, Michigan 48375

Revision: Issued:

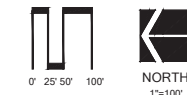
Submission February 8, 2022
 Submission July 1, 2022

Job Number:

20-010

Drawn By: Checked By:

jca jca



Sheet No.

L-1



RUD Narrative



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.

Sincerely,

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

Planning Review



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

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

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

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

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

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

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.



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
Zoning and Use Requirements				
Master Plan <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 & City Council approval RUD Plan; City Council approval RUD agreement. Site Plan approval process follows.</i>
Zoning <i>(Effective January 8, 2015)</i>	RA: Residential Acreage district	Residential Unit Development (RUD)	Yes	
Uses Permitted <i>(Sec.3.1.1)</i>	Single Family Dwellings	Single Family Dwellings with RUD	Yes	
RUD Residential Unit Development (Sec. 3.29) Height, bulk, density and area limitations (Sec. 3.1.1)				
Parcel Size <i>(Sec. 3.29.1)</i>	At least 20 contiguous acres of land under single ownership	54.8 Acres	Yes	
Perimeter Buffering <i>(Sec. 3.29.2)</i>	<ul style="list-style-type: none"> - 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. - All clustered housing dwelling units shall be at least 75 feet from any peripheral property line. 	Detached one-family, non-clustered dwelling units are proposed.	NA	
Density <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				
Additional density credit (Sec 3.29.3B)	<ul style="list-style-type: none"> - Watercourses and bodies of water - Quality wetlands less than 2 acres - Wetland and watercourse setback areas - Regulated woodlands - Local important plant/animal habitats - Historical buildings - Recreational areas 	Applicant did not apply for additional density credit	NA					
Lot Area (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. RA zoning requires 43,560 sq. ft. lots.</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 section 3.29.B and where the RUD will provide a genuine variety of lot sizes.</p>	<p>41 Units @ 0.5 Acres minimum (50% reduction) Consistent with R-1 requirements</p> <p>3 Units @ 1 Acre minimum Consistent with RA requirements</p>	No	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.				
Lot Size (Sec 3.1.1)	<p>One-family detached dwellings are subject to the minimum lot width requirements of the underlying district. RA zoning requires 150 ft. lot widths.</p>	<p>37 Units @ 120 ft minimum (20% reduction) Consistent with R-1 requirements</p> <p>7 Units @ 150 ft minimum Consistent with RA requirements</p>	No	See comment above for City Council consideration requirements.				
Building Setbacks (Sec 3.1.1) & (Sec 3.29.5)		<table border="1"> <tr> <td>For 0.5-0.99 Acre lots</td> <td>For 1+ Acre lots</td> </tr> <tr> <td>R-1 Code</td> <td>RA Code</td> </tr> </table>	For 0.5-0.99 Acre lots	For 1+ Acre lots	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. City Council
For 0.5-0.99 Acre lots	For 1+ Acre lots							
R-1 Code	RA Code							
Front	RA: 45ft. R-1: 30 ft.	30 ft. 45 ft.						
Side	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
Rear	RA: 50 ft. R-1: 35 ft.	35 ft.	50 ft.	No	has to approve the reduction in lot sizes from RA to R-1
Deviations from standards (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			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.
Maximum % of Lot Area Covered (By All Buildings) (Sec 3.1.1)	25%	22% proposed		Yes	
Minimum Floor Area (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>
Building Height (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>
Frontage on a Public Street. (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>
Note to District Standards (Sec 3.6)					
Area Requirements (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	
Additional Setbacks (Sec 3.6B)	NA	Single family development and no off-street parking		NA	

Item	Required Code	Proposed	Meets Code	Comments
Exterior Side yard abutting Streets (Sec 3.6C)	NA	Side yards abutting residential districts	NA	
Wetland/Water-course Setback (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	
Subdivision Ordinance				
Blocks (Subdivision Ordinance: Sec. 4.01)	<ul style="list-style-type: none"> - Maximum length for all blocks shall not exceed 1,400 ft. - Widths of blocks shall be determined by the conditions of the layout. 	Lots are laid out such that the emergency access drives and internal streets avoid creating blocks longer than 1400 ft.	No	<u>Deviation required</u>
Lots: Sizes and Shapes (Subdivision Ordinance: Sec. 4.02A)				
Lot Depth Abutting a Secondary Thoroughfare (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	
Depth to Width Ratio (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	
Arrangement (Subdivision Ordinance: Sec. 4.02.B)	<ul style="list-style-type: none"> - Every lot shall front or abut on a street. - Side lot lines shall be at right angles or radial to the street lines, or as nearly as possible thereto. 	<ul style="list-style-type: none"> - All lots front on proposed streets - All lots conform to shape requirement 	Yes	
Streets (Subdivision Ordinance: Sec. 4.04)	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: <ul style="list-style-type: none"> - practical difficulties because of topographic conditions or natural features - Would create undesirable traffic patterns 	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	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 <u>Deviation required</u>
Topographic Conditions (Subdivision Ordinance Sec 4.03)				

Item	Required Code	Proposed	Meets Code	Comments
A. Flood plain	Compliance with applicable state laws and City Code Areas in a floodplain cannot be platted	Not Applicable	NA	
B. Trees and Landscaping	Compliance with Chapter 37 and Article 5 of City Zoning Code	Tree survey and Landscape Plans are provided	Yes	
C. Natural Features	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	
D. Man-made Features	To be built according to City standards	Retention ponds proposed	Yes	See Engineering Review letter for detail on SWM Plan comments
E. Open Space Areas	Any Open Space Area shall meet the following: <ul style="list-style-type: none"> - Require performance guarantee - Shall be brought to a suitable grade - Compliance with zoning ordinance - 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. 	The open space that is provided will need to meet these standards.	Yes	
F. Non-Access Greenbelt Easements	Along rear or side property lines for reverse frontage lots	75-94 ft greenbelt between 8 Mile and rear yards of homes	Yes	
G. Zoning Boundary Screening	A non-residential development abutting a residential development would need screening	Not Applicable		
Sidewalks Requirements				
Non-Motorized Plan	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
Sidewalks within RUD (Sec 3.29.12E) (Subdivision Ordinance: Sec. 4.05)	<ul style="list-style-type: none"> - Shall meet the City of Novi Design and Construction Standards. - Such safety paths shall be at least five (5) feet in width along both sides of all public and private streets within the RUD. - Shall be placed 1ft. off property lines - Shall be required where necessary along retention ponds, open spaces to ensure continuity 	<ul style="list-style-type: none"> - 5 ft. sidewalks are proposed along both sides of internal streets. - A 5' woodchip trail is proposed around the retention ponds and along the north side of the property to Garfield Rd. 	Yes	
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	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	
Application Requirements (Sec 3.29.7) Scale not smaller than 1"=200'				
Boundary Survey (Sec 3.29.7A)	Prepared by registered land surveyor or Engineer	Provided	Yes	
Topographic Map (Sec 3.29.7B)	<ul style="list-style-type: none"> - No more than 2-foot contour interval - All major trees of 8" or greater in diameter - Bodies of water and unbuildable areas 	Provided	Yes	
Aerial Photograph (Sec 3.29.7C)	A recent one not smaller than 1"=200'	An aerial photograph is provided	Yes	
RUD Plan (Sec 3.29.7D)	<ul style="list-style-type: none"> Shall be provided on the RUD Plan - Functional use areas - Dwelling unit types - Proposed population densities - Traffic circulation plan - Other site uses such as recreation, parking etc - Open spaces for public or RUD residents 	<ul style="list-style-type: none"> - Single family homes and open space only - 3.2 persons / unit - Roads shown - Yes - Yes - Open space for RUD residents only 	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Utilities (Sec 3.29.7E)	Contemplated storm and sewer plan	A preliminary utility plan is provided	Yes	Refer to Engineering Comments for requirements
Statement of Intent (Sec 3.29.7F)	<ul style="list-style-type: none"> - Required on RUD plan - Type of dwelling units - Resultant population - Soil surveys - Land use requests - Intended scheduling of the development 	<ul style="list-style-type: none"> - Single Family Dwelling Units - 140.8 persons - Soil info on sheet 2; 2-6 percent slopes - Construction to begin 2023 in single phase 	Yes	Brief written narrative provided
Statement of permanent preservation (Sec 3.29.7G)	To assure permanent preservation and maintenance of open space areas, RUD amenities and common areas.	Not provided	No	Please clarify mechanism of assuring permanent preservation and maintenance of open space areas, RUD amenities, and common areas. Open Space easement?
Phasing (Sec 3.29.11)	According to site design manual	No phasing is proposed	NA	
RUD Agreement (Sec 3.29.10C)	The preliminary RUD plan approval shall be subject to and conditioned upon Council approval of an RUD agreement 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
Open Space Preservation (Sec 3.29.15)	<ul style="list-style-type: none"> - A schedule of completion of open space - Mechanism to preserve and maintain - In the event of failure, allowance for City to maintain and assess the cost to property owners 	Not provided	No	Review Section 3.29.15 and provide schedule, mechanism of preservation and maintenance, etc.
Other Requirements				
Development and Street Names	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
Development/ Business Sign	Signage if proposed requires a permit.			<u>For sign permit information 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



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 (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.



Humna Anjum, Project Engineer
Project Engineer

Landscape Review



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.



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

Item	Required	Proposed	Meets Code	Comments
(800) 482-7171 (LDM.3.a.(8))				
Zoning (LDM 2.f.)	Include all adjacent zoning	On location map <ul style="list-style-type: none"> • Site: RA • Site Proposed: RA with RUD • North, East, West: RA • South: Northville Twp Maybury State Park 	Yes	
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> • Legal description or boundary line survey • Existing topography 	Topo & Description on Sheet 2	Yes	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> • Show location type and size. Label to be saved or removed. • Plan shall state if none exists. 	<ul style="list-style-type: none"> • Tree survey is provided • Only three trees are shown on the chart as being removed • A patch of wetland is shown as being preserved • Tree protection fence line shown on Grading Plan • Fence detail on Sheet L-3 	<ul style="list-style-type: none"> • Yes • Yes • Yes • Yes • Yes 	<ol style="list-style-type: none"> 1. See Mannik & Smith and Davey Resource Group letters for detailed reviews of wetlands and woodlands 2. Please indicate on the plan view which trees will be removed.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> • As determined by Soils survey of Oakland county • Show types, boundaries 	No	No	Please add to plan set.
Existing and proposed improvements (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	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> • Overhead and underground utilities, including hydrants • All light posts 	Utilities are provided on Sheets 6, 7 and the landscape plan	Yes	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

Item	Required	Proposed	Meets Code	Comments
				the note on Sheet L-1 indicates). 2. Perhaps the sanitary and water lines could be located under the sidewalks if they aren't now.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Sheet 7 On landscape plan	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Note indicates snow will be deposited along drive between curb and sidewalk	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> • Clear sight distance within parking islands • No evergreen trees 	No parking lots are proposed	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA		
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> • A minimum of 300 SF to qualify • 6" curbs • Islands minimum width 10' BOC to BOC 	NA		
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	NA		
Contiguous space limit (i)	Maximum of 15 contiguous spaces	NA –no parking bays are provided.		
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> • No plantings with mature height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other structures. • Trees should be planted at least 5 feet from underground lines. 	As shown at 1"=100' scale, there appears to be sufficient space between trees and utility structures and lines	TBD	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. 2. On the utility plan, please add a dimensioned detail showing the

Item	Required	Proposed	Meets Code	Comments
				proposed location of the utility lines relative to the sidewalk and curb to show there is sufficient room for the trees.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
Clear Zones (LDM 2.3.(5))	<ul style="list-style-type: none"> • 25 ft corner clearance required for internal intersections • Refer to Zoning Section 5.5.9 diagram below. • Use the Road Commission for Oakland County site distance rules for the 8 Mile Road entry. 	Clear vision zones are shown, but trees are proposed within the interior roads' clear vision zones	No	Please move trees out of the clear vision zones.
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> • All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours • Berm should be located on lot line except in conflict with utilities. • Berms should be constructed of loam with a 6" top layer of topsoil. 				
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	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	Please add more height undulations and with more gradual transitions to the ends and north and south to make it look more natural.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.A and LDM 1.b)				
Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)				
Slope, height and width (Zoning Sec 5.5.3.A.v)	<ul style="list-style-type: none"> • Label contour lines • Maximum 33% slope • Min. 4 feet crest • Min 4 feet tall, variable • Constructed of loam with 6" top layer of topsoil 	<ul style="list-style-type: none"> • A berm varying between 4-6 feet tall is provided along 8 Mile Road • A detail is provided on Sheet L-3. 	Yes	
Type of Ground Cover		<ul style="list-style-type: none"> • Most of the open areas will be 	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	Please clearly show any overhead utilities – existing or proposed, and dimension closest trees.
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	Only a wall sign is proposed.		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	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	1. Please widen the crest of the berm along 8 Mile Road 2. A berm is not necessary for the Garfield Road frontage. A landscape waiver for it would be supported by staff.
Minimum berm height (9)	4 ft.	4-6 feet	Yes	1. Please add more undulations to the width and height of the 8 Mile Road berm to give it a more natural appearance. 2. No berm is necessary for the Garfield Road frontage
3' wall (4) (7)	NA	None		
Canopy deciduous or large evergreen trees 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	1. If desired, the total number of trees provided along 8

Item	Required	Proposed	Meets Code	Comments
LDM1.d.(1)(b)	<ul style="list-style-type: none"> (877-60)/40 = 20 trees <u>Garfield Road</u> <ul style="list-style-type: none"> 110/40 = 3 trees 	<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>
<p>Sub-canopy deciduous trees Notes (2)(10)</p>	<ul style="list-style-type: none"> 1 tree per 25 lf <u>8 Mile Road</u> <ul style="list-style-type: none"> (877-60)/25 = 33 trees <u>Garfield Road</u> <ul style="list-style-type: none"> 110/25 = 4 trees 	33 trees	Yes	<p>Please add the required subcanopy trees along the Garfield Road. The same comment regarding the gas line easement applies here.</p>
<p>Street Trees (Sec 5.5.3.f and LDM 2a and Novi Street Tree List)</p>	<ul style="list-style-type: none"> 1 canopy tree per 35 lf of frontage less width of clear vision zone measured halfway between ROW line and curb <p>8 Mile Road:</p> <ul style="list-style-type: none"> (877-98)/35 = 22 trees <p>Garfield Road:</p> <ul style="list-style-type: none"> 110/35 = 3 trees <ul style="list-style-type: none"> Interior Streets: 1 per 35 l.f. (both sides of streets) 7130/35 = 204 tree 	<p><u>8 Mile Road:</u> 44 ornamental trees</p> <p><u>Interior streets:</u> 203 trees on conceptual plan</p>	<ul style="list-style-type: none"> Yes Yes 	<p>1. 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.</p> <p>2. Please add one more interior street tree to the interior roads.</p> <p>3. 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</p>

Item	Required	Proposed	Meets Code	Comments
				<p>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)</p> <p>4. Please move the trees out of the interior clear vision zones.</p> <p>5. Please add the required trees along the Garfield Road frontage.</p>
<p>Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i></p>	<ul style="list-style-type: none"> • A minimum of 2ft. separation between box and the plants • Ground cover below 4" is allowed up to pad. • No plant materials within 8 ft. from the doors 	None	TBD	<ol style="list-style-type: none"> 1. When location of <u>transformer/utility boxes are determined, show them and add landscaping per city requirements.</u> 2. <u>Add note to the plan stating that all utility boxes shall be screened.</u> 3. <u>Add planting detail to plans.</u> 4. <u>Add provisional number of shrubs required for screening to the plant list and cost estimate.</u>
<p>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</p>				
<p>Planting requirements <i>(Sec. 5.5.3.E.iv)</i></p>	<ul style="list-style-type: none"> • 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 • 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. 	<ul style="list-style-type: none"> • All required trees and shrubs are provided • An acceptable seed mix is proposed. 	<ul style="list-style-type: none"> • Yes • Yes 	<ol style="list-style-type: none"> 1. Please revise the pond shape to be a more natural appearing, flowing form. 2. Please highlight the high-water contour line on the detention pond detail plan. 3. Since it is a retention pond and not a detention pond, the shrubs should be

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix 			<p>shifted to be aligned along the high-water line, not at the top of the freeboard line. The trees can remain as they are.</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>Phragmites and Japanese Knotweed Control (Sec 5.5.6.C)</p>	<ul style="list-style-type: none"> • Any and all populations of <i>Phragmites australis</i> and/or Japanese Knotweed on site shall be included on tree survey. • Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	<p>A note indicates that no Phragmites or Japanese knotweed were found on the site.</p>	<p>Yes</p>	
<p>Woodland Replacements (Chapter 37 Woodlands Protection)</p>				
<p>Woodland Replacement Calculations – Required/Provided</p>	<ul style="list-style-type: none"> • Show calculations based on existing tree chart. • Indicate boundary of regulated woodland on plan 	<ul style="list-style-type: none"> • No regulated trees are being removed • The wetland is being preserved in open space 	<ul style="list-style-type: none"> • Yes • Yes 	<p>1. Please indicate and trees to be removed on Demolition Plan with x'es on trees and on the tree chart.</p> <p>2. See DRG letter for detailed review of woodlands.</p>

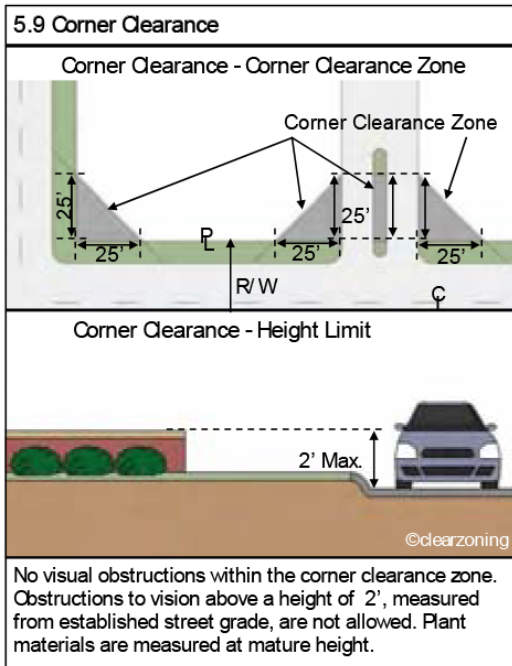
Item	Required	Proposed	Meets Code	Comments
Woodland Replacement Trees Proposed	<ul style="list-style-type: none"> Show clearly on plan and plant list which trees are proposed as woodland replacement trees Reforestation credit table breakdown, if applicable 	None are required		Please keep tree tag labels of existing trees to remain on landscape plan.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date <i>(LDM 2.l. & Zoning Sec 5.5.5.B)</i>	Provide intended date	Yes	Yes	
Maintenance & Statement of intent <i>(LDM 2.m & Zoning Sec 5.5.6)</i>	<ul style="list-style-type: none"> Include statement of intent to install and guarantee all materials for 2 years. Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source <i>(LDM 2.n & LDM 3.a.(2))</i>	Shall be northern nursery grown, No.1 grade	Yes	Yes	
Irrigation plan <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"> <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u> <u>If xeriscaping is used, please provide information about plantings included.</u>
Other information <i>(LDM 2.u)</i>	Required by Planning Commission	NA		<ol style="list-style-type: none"> Please change Township to City in Landscape Note #4 Please change Peat to Compost in Landscape Note #8
Establishment period <i>(Zoning Sec 5.5.6.B)</i>	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. <i>(Zoning Sec 5.5.5.E)</i>	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 4) – Include all cost estimates				
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"> Break down proposed plantings by genus and species Tree diversity of non-woodland replacements must adhere to Section 4 of the Landscape Design Manual. 	The tree diversity meets the requirements of LDM section 4	Yes	
Type and amount of lawn		<ul style="list-style-type: none"> Most of site will be seeded Sod is indicated at 8 Mile Road entry 	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>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Multi-stem Tree		No	TBD	If the pagoda dogwood or any other ornamentals will be multi-stem, please add this detail.
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	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Trees to be removed not shown on plan view	No	Please leave tree labels for trees to be saved on Landscape Plans.

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



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.

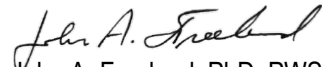
Please contact the undersigned if you have any questions regarding the matters addressed in this letter.

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.

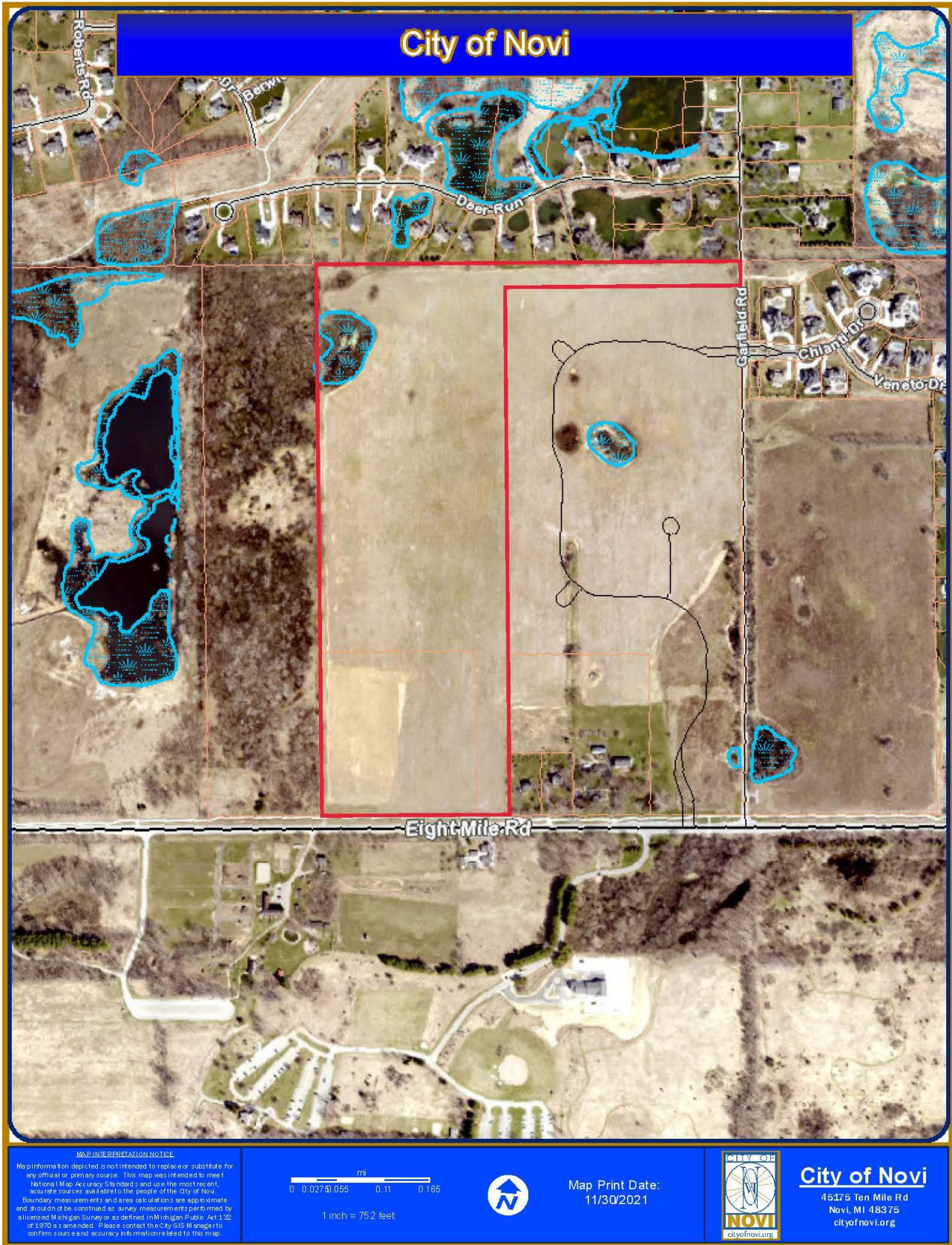


Figure 2 | EGLE Wetlands Viewer Map. Approximate Site boundary is shown in red. Black outlines were added to wetland areas on Site for clarity.

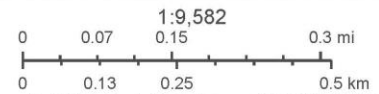
Wetlands Map Viewer



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



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

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



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

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

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

From:
 AECOM

Date:
 February 22, 2022

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, 11th 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?
AM Peak-Hour Trips	35	26	100	No
PM Peak-Hour Trips	46	29	100	No
Daily (One-Directional) Trips	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 Figure IX.3	35'	Met	
2	Driveway Width O Figure IX.3	17'	Not Met	Minimum width for divided driveways is 22'. Provide dimensions for island as well in future plans.
3	Driveway Taper O Figure IX.11			Taper not required with expected volume.
3a	Taper length	N/A	-	
3b	Tangent	N/A	-	
4	Emergency Access O 11-194.a.19	2 access points	Met	
5	Driveway sight distance O Figure VIII-E	500'	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	Not indicated	Inconclusive	Dimension on future plans.
6b	Opposite side O 11.216.d.1.e	Not indicated	Inconclusive	Dimension on future plans.
7	External coordination (Road agency)	Not indicated	Inconclusive	Coordinate with RCOG for any work in the right of way of 8 Mile Road.
8	External Sidewalk Master Plan & EDM	Existing 8'	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-J	Note for ramps to be added where needed	Inconclusive	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 ZO 5.4	N/A	-	
12	Trash receptacle ZO 5.4.4	N/A	-	
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	N/A	-	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	N/A	-	
15b	Internal to parking bays	N/A	-	
16	Parking spaces ZO 5.2.12	No onstreet parking	-	Additional No Parking signs should be placed throughout the development.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	N/A	-	
18	Parking space length ZO 5.3.2	N/A	-	
19	Parking space Width ZO 5.3.2	N/A	-	
20	Parking space front curb height ZO 5.3.2	N/A	-	
21	Accessible parking – number ADA	N/A	-	
22	Accessible parking – size ADA	N/A	-	
23	Number of Van-accessible space ADA	N/A	-	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	None required	-	
24b	Location ZO 5.16.1	N/A	-	
24c	Clear path from Street ZO 5.16.1	N/A	-	
24d	Height of rack ZO 5.16.5.B	N/A	-	
24e	Other (Covered / Layout) ZO 5.16.1	N/A	-	-
25	Sidewalk – min 5' wide Master Plan	5'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	None indicated	Not Met	Ramps should be provided where sidewalk meets roadway. These should be indicated on the site plan.
27	Sidewalk – distance back of curb EDM 7.4	Not indicated on plan, 13' and 15' shown on typical	Partially Met	Offset shown as 13' in boulevard cross-section and 15' in typical road cross section.
28	Cul-De-Sac O Figure VIII-F	20' inner radius, 50' outer radius	Not Met	22' inner radius and 54' outer radius indicated in Figure VIII-F.
29	EyeBrow O Figure VIII-G	N/A		
30	Minor/Major Drives ZO 5.10	Stub drive 233.53', turnaround provided of 20' wide and 56' long	Partially Met	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 MMUTCD	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 MMUTCD	Not included	Not Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Not included	Not Met	
36	Sign bottom height of 7' from final grade MMUTCD	Not included	Not Met	
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 MMUTCD	Not included	Not Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Not included	Not Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Not included	Not Met	
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



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
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**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).
- 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



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):

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 (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):

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):

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)

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)

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)

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)

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).

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 blue ink signature of Matthew W. Bush, consisting of a stylized 'M' followed by a horizontal line and a 'B'.

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

**CITY COUNCIL MINUTES - EXCERPT
MAY 9, 2022**

- H. Approval of recommendation from the Consultant Review Committee to award an extended contract to Baker Legal Group for a four (4) year contract for Prosecutorial Legal services with adoption of the associated fees and charges, effective January 1, 2023, subject to final review of the form of agreement by the City Manager's office and City Attorney.
- I. Approval to award a Generator Preventative Maintenance and Repair Service contract to American Generators Sales & Service, LLC, for an estimated annual amount of \$38,037, for one year, with two renewal options in one-year increments.
- J. Approval of claims and warrants – Warrant 1107

Roll call vote on CM 22-05-056 **Yeas: Casey, Crawford, Fischer, Smith, Thomas, Gatt, Staudt**
Nays: None

MATTERS FOR COUNCIL ACTION:

- 1. **Approval of Resolution for 2022 Millage Rates.**

CM 22-05-057 **Moved by Casey, seconded by Fischer; CARRIED UNANIMOUSLY**

Approval of Resolution for 2022 Millage Rates

Roll call vote on CM 22-05-057 **Yeas: Crawford, Fischer, Smith, Thomas, Gatt, Staudt, Casey**
Nays: None

- 2. **Approval of Resolution for Fiscal Year 2022-2023 Budget and Acknowledging the Multi-Year Budget, Including Projections of Future Fiscal Years 2023-2024 and 2024-2025.**

CM 22-05-058 **Moved by Smith, seconded by Casey; CARRIED UNANIMOUSLY**

Approval of Resolution for Fiscal-Year 2022-2023 Budget and Acknowledging the Multi-Year Budget, Including Projections of Future Fiscal-Years 2023-2024 and 2024-2025.

Roll call vote on CM 22-05-058 **Yeas: Fischer, Smith, Thomas, Gatt, Staudt, Casey, Crawford**
Nays: None

- 3. **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.

CM 22-05-059 **Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY**

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.**

Member Fischer said he had a couple questions and asked if Planners McBeth or Bell would speak to him regarding the number of units proposed. Looking at the summary package on page three, it talks about the development impacts, and it says the planning staff notes that if the property were developed with a conventional plan under RA, approximately the same number of units could be developed. There's a proposal for 44, but less open space will be preserved. It goes on to say that the Planning Division estimates that about 35 homes could be developed with conventional zoning. He asked how it would be the same number of units when it's 44 versus 35. Planner Bell said it would be because of how the roads would have to come through the lot. The panhandle that crosses over to get Garfield Road as well as the widths and just dimensionally, approximately nine fewer units could be developed. Member Fischer clarified, nine fewer units under RA, conventional zoning. Ms. Bell confirmed yes, if all lots were to meet the RA standard of one acre lots and the necessary lot widths, and factoring in the roads that would be needed to get to those lots. That is how that was calculated. Member Fischer said his understanding from reading the summary is that a lot of the variance requests going from that acre to the half acre or the 150-foot width to the 120. That is assisting with the preservation of those 24 acres or so of open space, is that true? Ms. Bell confirmed

yes, that's what makes it possible. Member Fischer continued by asking about the requested variances, are they consistent with those that were approved within Ballantine. Ms. Bell said yes, they also had a minimum width of 120 feet, which is consistent with the R1 standards here. About four of those lots met the one-acre standard of the RA. Ballantine has 36% open space whereas this one has 44%. Member Fischer asked about the setbacks. About how far apart will these houses be from each other? There are several subdivisions that have been developed in recent years where he has noticed, and people have told him, that the closeness of the houses on the lot line and closeness to other neighbors is out of character for Novi. How far apart will these houses be from a side yard perspective? Both planners confirmed that the side yard minimums were 25' and 15 feet, so it will meet the standards for R1, which is what each plot plan will be reviewed against. It requires 15' minimum on one side with a total of 40 feet between the two. He said he would vote to approve this, but wanted to note that he would be cognizant in the future of the houses and their spacing because that is an element of character he wanted to protect in the City of Novi going forward.

Mayor Pro Tem Staudt asked about the houses backing up to each other. He wondered if there was going to be some major berms or foliage between the properties. Planner McBeth pointed out that there is a slight narrow green space between the lots on the property. There was an additional little bit of green space, shown on the Ballentine property that was approved previously. They will have a buffer between the backs of the lots. Planner Bell added that the homes on the Eastern side of the plan can't be more than 75 feet from the rear of the perimeter property line. That would also be the same with Ballentine, so they would be required to have a rear setback of 75 feet, so most of these homes would be 150 feet away from each other.

Member Smith noted that he liked the concept of compressing the size of lots and leaving more open space and the addition of 204 canopy trees to the area which is now empty former farm fields. He thought that in 20-30 years when those trees are fully grown, it will be a pretty area. He would like to see the trail in the NW corner extended and possibly connecting it with the ITC trail that would give the people on the north end that much easier access to ITC Sports park and ITC trail. Scott Hansen from Toll Brothers said that they will absolutely work with staff on that. He thought it was a great idea because it is a great amenity for Novi, and they would love to have better access to it. Member Smith asked if there were options for people to add things like solar panels or heat pumps when they build. Mr. Hansen said that solar panels are becoming a very hot topic, they are just starting in the early stages of having them as an option, but it has been considered. Member Smith asked if there was going to be wiring in the garage for the 240-volt chargers. Mr. Hansen said that Toll Brothers made that standard for all their homes moving forward, that will be prepped for all future homeowners.

Member Casey said there were 75-foot yard setbacks on both sides of the property and asked if there were requirements for any kind of greenery or screening to be placed on either side. Planner McBeth responded yes, in this case on the rear yard she believes it's proposed to be a 50-foot rear yard. There is additionally a little bit of space there for some tree planting. The Ballantyne development that was previously approved does plan to

put a substantial number of trees in that area between the backfill lots. Member Casey said it looks like there's some heavy screening to the North where it backs up against Deer Run, which she appreciated, and there's a significant greenbelt along Eight Mile as well. Mr. Hansen added that they were planning to match what Ballentine has done on their West boundary to the Covington East boundary and making them consistent with plantings in the berm area. There is a good 25 feet of greenspace plus the bigger setbacks.

Roll call vote on CM 22-05-059

**Yeas: Smith, Thomas, Gatt, Staudt, Casey,
Fischer**

Nays: Crawford

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION: None

AUDIENCE COMMENT: None

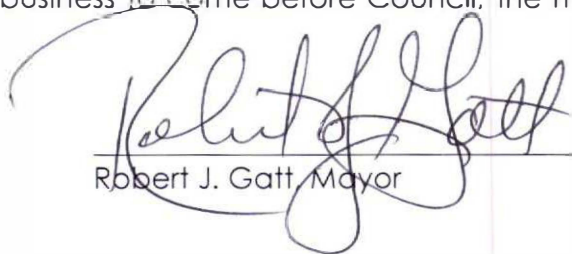
COMMITTEE REPORTS: None

MAYOR AND COUNCIL ISSUES: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:29 P.M.



Cortney Hanson, City Clerk



Robert J. Gatt, Mayor



Transcribed by Melissa E. Morris

Date approved: May 23, 2022