



CITY of NOVI CITY COUNCIL

Agenda Item P
July 13, 2015

SUBJECT: Approval of the "Second Amendment to the Planned Rezoning Overlay (PRO) Agreement Novi Real Estate, LLC" for Medilodge to amend the Exhibit B Document to provide for an additional 34 parking spaces on the north side of the existing development located on the north side of Eleven Mile Road between Beck and Wixom Roads in Section 17. The project consists of the development of a 120 bed, 78,560 square foot convalescent (nursing) home building.

SUBMITTING DEPARTMENT: Community Development Department - Planning *Baus*

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The petitioner is requesting consideration of a revised Planned Rezoning Overlay (PRO) Agreement, in conjunction with rezoning request 18.695 for property located on the north side of Eleven Mile between Beck Road and Wixom Road. The applicant previously received approval for the proposed rezoning, associated concept plan and PRO Agreement showing a 120 bed, 78,560 square foot convalescent (nursing) home building. The approved PRO Agreement was first amended in 2013 to allow the relocation of the sanitary sewer.

This will be the second amendment to the PRO Agreement to allow 34 additional parking spaces to the north end of the site to accommodate the guests and visitors to the existing convalescent home. The City's professional staff and consultants have reviewed the Preliminary Site Plan and are recommending approval of the plan, pending consideration by the City Council of the changes to Exhibit B of the PRO Agreement (see attached).

The "Second Amendment to the Planned Rezoning Overlay (PRO) Agreement Novi Real Estate, LLC" for Medilodge is included in the packet for consideration by the City Council. Given that the changes to the site plan are those that typically may be approved administratively (parking lot expansions, and minor impacts to the wetland buffer), and since the attached staff and consultant review letters for the Preliminary Site Plan all recommend approval, this PRO amendment is being presented directly to the City Council for review and approval.

RECOMMENDED ACTION: Approval of the "Second Amendment to the Planned Rezoning Overlay (PRO) Agreement Novi Real Estate, LLC" for Medilodge, subject to final review and approval as to form, including any required minor and non-substantive changes, by the City Manager and City Attorney's office. The applicant seeks to revise the PRO Agreement Exhibit B drawing to include 34 additional parking spaces at the north end of the property.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Markham				

	1	2	Y	N
Council Member Mutch				
Council Member Poupard				
Council Member Wrobel				

**SECOND AMENDMENT TO
PLANNED REZONING OVERLAY (PRO) AGREEMENT
WITH AMENDED EXHIBIT B**

**SECOND AMENDMENT TO
PLANNED REZONING OVERLAY (PRO) AGREEMENT
NOVI REAL ESTATE, LLC**

THIS SECOND AMENDMENT TO PLANNED REZONING OVERLAY (PRO) AGREEMENT, NOVI REAL ESTATE, LLC (this "Amendment"), is made this ____ day of July, 2015, by and among **NOVI REAL ESTATE, LLC**, a Michigan limited liability company, whose address is 30230 Orchard Lake Road, Suite 160, Farmington Hills, MI 48334 ("Owner/Developer"), and the **CITY OF NOVI**, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, MI 48375 (the "City").

RECITALS:

A. Owner/Developer and the City are parties to a Planned Rezoning Overlay (PRO) Agreement, Novi Real Estate, LLC (the "PRO"), dated August 8, 2011, with respect to certain real property situated in the City of Novi, County of Oakland, State of Michigan, as more particularly described on Exhibit A attached hereto (the "Property"). Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the PRO.

B. On September 6, 2011, the PRO was recorded with the Oakland County Register of Deeds at Liber 43345, page 820.

C. Effective November ____, 2013, Owner/Developer and the City amended the PRO to reflect the agreement between the parties that Owner/Developer shall not be required to construct the required sanitary sewer along the north side of Eleven Mile Road as reflected in the PRO. The First Amendment was recorded with the Oakland County Register of deeds at Liber ____, Page ____.

D. Owner/Developer and the City now desire to amend the PRO to reflect the addition of a parking area with 34 additional spaces, as shown on a Revised Exhibit B.

NOW, THEREFORE, Owner/Developer and the City agree as follows:

1. Exhibit B hereby amended to add a parking area with 34 parking spaces as shown on the attached revised Exhibit B.

2. Except as expressly modified by this Agreement, the PRO remains in full force and effect.

3. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. The rights and obligations contained in this Amendment shall run with the Property.

4. This Amendment has been duly authorized by all necessary action of Owner/Developer and the City.

5. This Amendment may be executed by the parties in counterparts.

IN WITNESS WHEREOF, the undersigned have executed this Amendment effective as of the day and year first written above.

OWNER/DEVELOPER:

NOVI REAL ESTATE, LLC, a Michigan limited liability company

By: Frank M. Wronski
Its: President

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF)

On this ____ day of July, 2015, before me, personally appeared Frank M. Wronski, in his capacity as President of Novi Real Estate, LLC, a Michigan limited liability company, who states that he has signed this document of his own free will, duly authorized on behalf of Novi Real Estate, LLC.

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

CITY:
CITY OF NOVI, a Michigan municipal corporation

By: Bob Gatt
Its: Mayor

By: Maryanne Cornelius
Its: Clerk

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF)

On this _____ day of July, 2015, before me, personally appeared Bob Gatt, Mayor, and Maryanne Cornelius, Clerk, who stated that they have signed this document of their own free will on behalf of the City of Novi in their respective official capacities.

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

THIS INSTRUMENT DRAFTED BY:

Thomas R. Schultz, Esq.
Johnson Rosati Schultz & Joppich, PC
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550

AND WHEN RECORDED RETURN TO:

Maryanne Cornelius, Clerk
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Property situated in the City of Novi, Oakland County, Michigan, described as follows:

The West ½ of the Southwest ¼ of the Southeast ¼
of Section 17, Town 1 North, Range 8 East

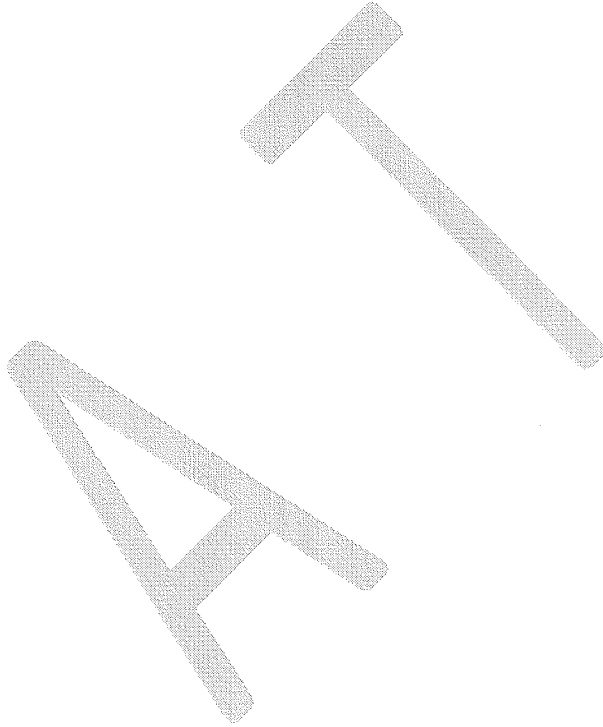
Commonly known as: 48300 Eleven Mile Road
Novi, Michigan 48374

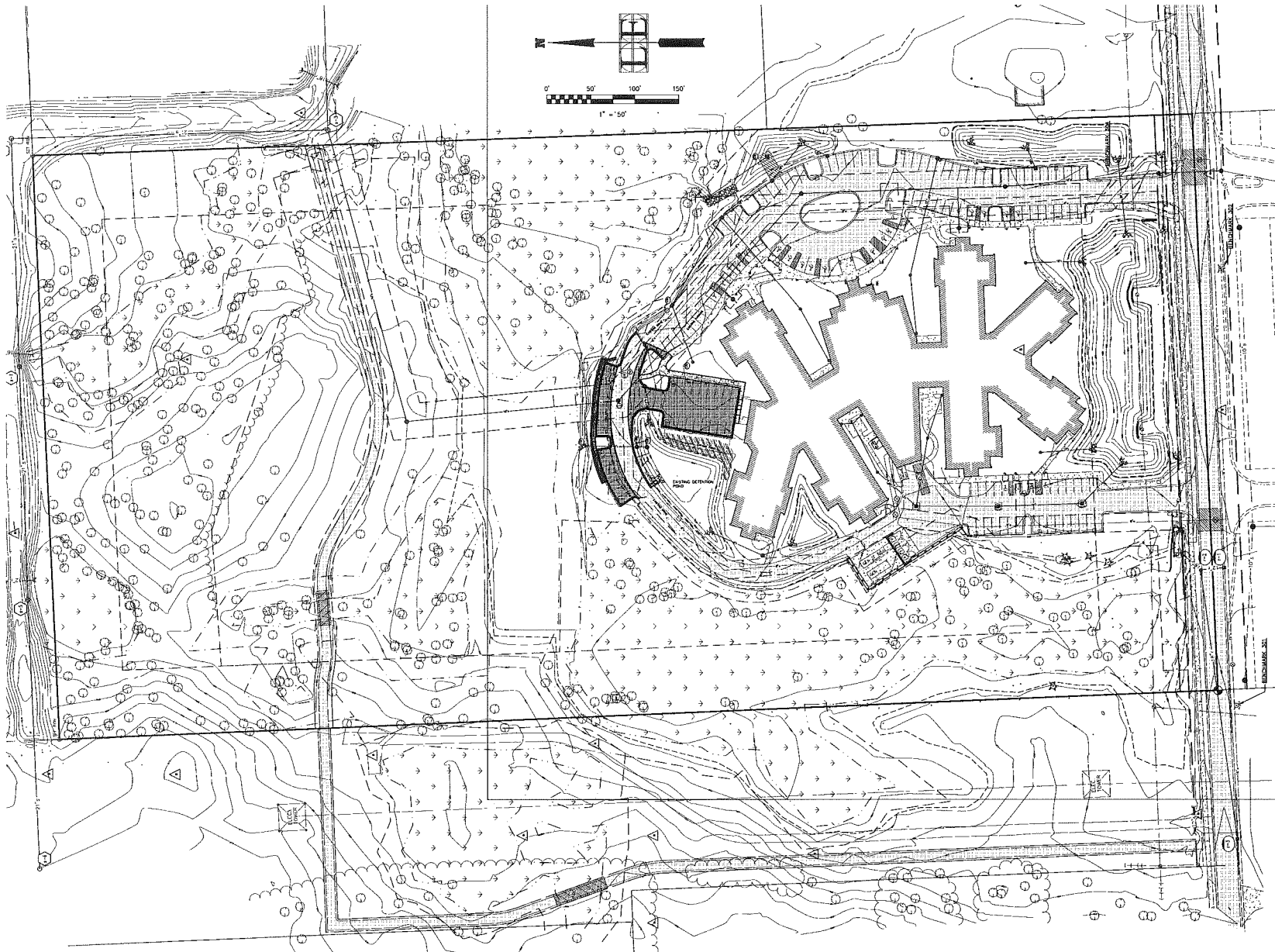
Tax Identification Number: 50-22-17-400-002

DRAFT

EXHIBIT B

REVISED EXHIBIT B





www.jwstudio.com
 412 S. WASHINGTON ST., SUITE 100
 ROTAL OAK, MICHIGAN 48067
 PHONE: (248) 336-2501
 FAX: (248) 336-2107
 EMAIL: INFO@JWSTUDIO.COM

CONSULTANTS:
CIVIL ENGINEER
LIVINGSTON ENGINEERING
 3805 S. OGDEN ST.
 BRIGHTON, MI 48114
 (810) 623-3160
LANDSCAPE ARCHITECT
KENNETH WEIKAL
LANDSCAPE ARCHITECTURE
 3003 BIRCH STONE LANE
 FARMINGTON HILLS, MI 48334
 (248) 477-3600
ELECTRICAL ENGINEER
ETS ENGINEERING, INC
 418 S. WASHINGTON AVE
 ROTAL OAK, MI 48067
 (248) 744-6300

CLIENT:
NOVI WELLNESS

PROJECT:
**NOVI WELLNESS
 ADDITIONAL PARKING**

LE #091604
SHEET CONTENTS:
EXHIBIT "B" SITE PLAN

DATE: **DESCRIPTION:** **DESIGN BY:**

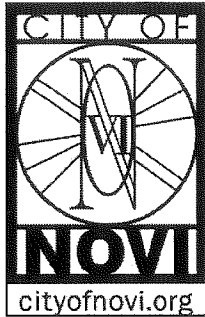
06/13/2015 EXHIBIT B MWR
DATE: **DESCRIPTION:** **DESIGN BY:**

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AND CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

NOV PROJECT NUMBER:
13005 **SHEET NUMBER:**
C01

EXHIBIT "B"
 SCALE: 1" = 50'-0"

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

May 13, 2015

Planning Review

Medilodge of Novi Additional Parking
Preliminary JSP14-61

Petitioner

Medilodge of Novi

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: North side of Eleven Mile Road between Beck Road and Wixom Road (Section 17)
- Site Zoning: RM-1, Low Density, Low-Rise Multiple-Family Residential with a PRO
- Adjoining Zoning: North and East: R-3, One-Family Residential (OSC, Office Service Commercial further north); West: RA, Residential Acreage; South: R-1, One-Family Residential with a PRO (across Eleven Mile Road)
- Site Use: Vacant
- Adjoining Uses: North: Vacant, Providence Hospital Campus (further north); East: Vacant, Single-family Residential; West: ITC Easement, Wildlife Woods Park and Single-family Residential (further west); South: Existing Single-family Residential and approved but not built residential development
- Proposed Use: 34 additional parking spaces
- Site Size: 20 acres
- Plan Date: 04/22/15

Project Summary

The parcels in question are located on the north side of Eleven Mile Road, between Wixom Road and Beck Road in Section 17 of the City of Novi. The property totals 20 acres. The current zoning of the property is RM-1, Low Density, Low-Rise Multiple-Family Residential with a PRO. The applicant has received approval for and constructed a 78,560 square foot, 120 bed convalescent home. The applicant is now seeking to add 34 additional parking spaces north of the existing building due to the large number of visitors at the facility.

Recommendation

Approval of the **Revised Preliminary Site Plan is recommended**. The applicant should submit the Final Site Plan addressing all of the comments in this letter, the Wetland Review letter and the Landscape Review letter, and the revised Exhibit B of the PRO Agreement will be forwarded to City Council for their consideration.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to the existing Planned Rezoning Overlay Agreement and Concept Plan, Article 3.1.7 (RM-1, Low Density, Low-Rise Multiple-Family Residential District), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** should be addressed by the applicant.

1. Parking Space Dimensions: A 4" curb should be clearly indicated wherever 17' spaces are proposed.
2. Proximity of Parking to Existing Building: Section 3.8.2.F of the Zoning Ordinance notes off-street parking cannot be closer than 25' to any wall of a dwelling structure which contains openings involving living areas nor closer than 8' to any wall that does not contain openings. The northern building wall closest to the proposed parking does not contain living openings.
3. Photometric Plan: No additional lighting is proposed and a photometric plan is not required.
4. Administrative Site Plan Approval: Per Section 6.1.1.C.i, a plan may be approved administratively if the plan only proposes the expansion of an existing off-street parking area. City Council approval of the revised PRO Agreement and concept plan is still required.

Planned Rezoning Overlay

The rezoning with a Planned Rezoning Overlay was granted conceptual approval by City Council on March 8, 2010. The rezoning and Planned Rezoning Overlay Agreement were approved by the City Council on July 11, 2011. The PRO acts as a zoning map amendment, creating a "floating district" with a conceptual plan attached to the rezoning of the parcel. As a part of the PRO, the underlying zoning is changed, in this case to RM-1 as requested by the applicant, and the applicant enters into a PRO Agreement with the City, whereby the City and applicant agree to any deviations to the applicable ordinances and tentative approval of a conceptual plan for development for the site. No changes to the text of the approved PRO Agreement are required provided no additional ordinance deviations are needed based on the above listed comments and those in other review letters. However, **the exhibit B of the PRO Agreement must be updated and approved by the City Council to reflect the additional parking spaces.**

Response Letter

A letter from the applicant is requested to be submitted with the next set of plans highlighting the changes made to the plans and addressing the comments in this and all other review letters.

Pre-Construction Meeting

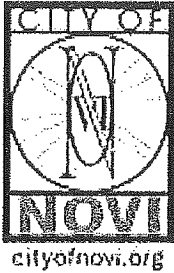
Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety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

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



Report by Planner Kristen Kapelanski, AICP

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

03/02/2015

Engineering Review

Novi Wellness Additional Parking
JSP14-0061

Applicant

MEDILODGE OF NOVI

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of 11 Mile Rd. and W. of Beck Rd.
- Site Size: 20.04 acres (Site) – 0.63 (Disturbed Area)
- Plan Date: 01/05/15

Project Summary

- Construction of an additional 34 parking spaces and expansion of the existing detention pond.
- Storm water would be collected by a single storm sewer collection system and detained in the existing on site detention pond.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a minimum of two ties to established section or quarter section corners.
2. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
3. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
4. Clearly distinguish between proposed and existing storm sewer of the site.
5. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Storm Sewer

6. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

7. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
8. Revise the standpipe design and provide release rate calculations for the bank full storm event showing the release rate is between 24 and 40 hours.
9. Provide supporting calculations for the runoff coefficient determination.

Paving & Grading

10. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
11. Asphalt pavement section must be a minimum of 4-inches thick.
12. Provide 8-inches of 21AA base for the concrete pavement section.

Flood Plain

13. A City of Novi floodplain use permit will be required for the proposed floodplain impact. This should be submitted as soon as possible. Contact the Building Department for submittal information. An MDEQ floodplain use permit may also be required prior to site plan approval.

The following must be submitted at the time of Final Site Plan submittal:

14. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must**

be itemized for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

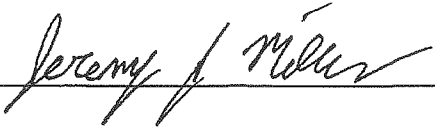
The following must be submitted at the time of Stamping Set submittal:

15. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.

The following must be addressed prior to construction:

16. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
17. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
18. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
19. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
20. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
21. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
22. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
23. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Jeremy Miller at (248) 735-5694 with any questions.



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development
Michael Andrews, Water & Sewer

TRAFFIC REVIEW



February 17, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**SUBJECT: Medilodge of Novi, Traffic Review for Preliminary Site Plan
JSP14-0061**

Dear Ms. McBeth,

URS has completed our review of the preliminary site plan submitted for the above referenced development. Our comments are as follows:

1. **General Comments** – The applicant, Novi Real Estate, LLC, is proposing to construct additional parking on the existing Novi Wellness site. The project would add 34 new parking spaces at the north end of the existing building.
2. **General Plan Comments** – The preliminary site plan is generally in conformance with City ordinances. URS has the following comments to offer:
 - a. The proposed project appears to remove the northernmost existing parking space on site; however this is not indicated in the parking calculations table. The applicant should consider revising the table to include this value.
 - b. The minimum number of parking spaces and handicap spaces required is met by the existing parking spaces; therefore, there are no concerns related to the number of spaces.
 - c. The proposed parking spaces are designed to be 17' with a 4" adjacent curb/walk, which is in compliance with the City zoning ordinance.

The preliminary site plan was reviewed to the level of detail provided and URS **recommends approval** of the plans.

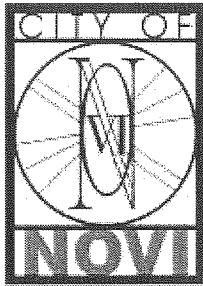
Sincerely,

URS Corporation Great Lakes

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

URS Corporation
27777 Franklin Road, Suite 2000
Southfield, Michigan 48034
Tel: 248.204.5900
Fax: 248.204.5901
www.urs.com

LANDSCAPE REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

May 7, 2015

Preliminary Site Plan - Landscaping

Medilodge of Novi – Parking Addition

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: 11 Mile between Beck and Wixom
- Site Acreage: 20.04 acres
- Site Zoning: PRO
- Adjacent Zoning: RA West, R3 N & E, R4 South
- Plan Date: 1/5/2015

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 Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Recommendation

This project is **recommended for approval**, conditional on the comments below being satisfactorily met.

Ordinance Considerations

Existing Soils (Preliminary Site Plan checklist #10, #17)

1. Existing soils were provided on the Existing Conditions & Removal Plan sheet, but the sheet has been removed from the plan set.
2. **Please include the Existing Conditions & Removal Plan sheet in the plan set.**

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

Provided.

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

1. Existing trees have been provided as requested. Some trees will be temporarily removed and replaced in their original location upon completion of the project.
2. **Please add notes 3.f(i)-(v)) from the Landscape Design Manual to the plans for transplanted trees.**
3. **It appears that 5 replacement trees have been shown but only 3 are required since the 2 existing woodland replacement trees are being transplanted. The 2 extra trees shown at the southwest end of the parking addition can be counted toward interior or perimeter parking trees, if desired.**

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

No work proposed in proximity to residential that would require additional buffer landscaping.

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

Greenbelt easement requirements along the Eleven Mile frontage were met previously. The proposed project is interior to the site so no additional berms or buffer plantings are required.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

NA

Parking Lot Landscape (Zoning Sec. 5.5.3.C.)

Calculations for additional parking have been provided, but a calculation error for the non-parking space paved area landscape area requirement resulted in fewer required interior parking trees than are actually required. 12 interior trees are actually required, not 8 as shown. Please correct and add the additional trees.

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. **Calculations for additional parking are required.**
2. **Please add the calculations and the required trees. (A rough measurement indicated the perimeter is about 600lf, for a total of about 17 trees). Existing trees near the parking lots in the development area can be counted toward the perimeter.**

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

No additional landscaping is required except to replace plants from plan dated 3/5/2013 which have died or been removed since approval.

Plant List (LDM 2.h. and t.)

1. Plant list has been provided.
2. For final site plan, proposed cost of sod, seed and mulch is also required to be shown.

Planting Notations and Details (LDM)

Planting details have been provided.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

Required landscaping for expanded detention basin has been provided.

Irrigation (LDM 1.a.(1)(e) and 2.s)

Irrigation plan for landscaped areas is required for Final Site Plan.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Proposed contours are provided.

Snow Deposit (LDM.2.a.)

Snow deposit areas have been added to the plans.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

Trees to be saved have been indicated on the 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.

LANDSCAPE REVIEW SUMMARY CHART

Review Date: May 7, 2015
Project Name: JSP14 – 0061: MEDILODGE PARKING ADDITION
Plan Date: April 22, 2015
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.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<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 	Yes	Yes	
Project Information <i>(LDM 2.d.)</i>	<ul style="list-style-type: none"> ▪ Name and Address 	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	<ul style="list-style-type: none"> ▪ Name, address and telephone number of the owner and developer or association 	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	<ul style="list-style-type: none"> ▪ Name, Address and telephone number of RLA 	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	<ul style="list-style-type: none"> ▪ Requires original signature 	Yes	Yes	
Miss Dig Note <i>(800) 482-7171 (LDM.3.a.(8))</i>	<ul style="list-style-type: none"> ▪ Show on all plan sheets 	No	No	Please add to plans.
Zoning <i>(LDM 2.f.)</i>	<ul style="list-style-type: none"> ▪ Include all adjacent zoning 	No	No	Adjacent zoning not shown. Please add.
Survey information <i>(LDM 2.c.)</i>	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Yes	Yes	Description on cover sheet.
Existing plant material Existing woodlands or wetlands <i>(LDM 2.e.(2))</i>	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none 	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	exists.			
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	No	No	
Existing and proposed improvements (LDM 2.e.(4))	<ul style="list-style-type: none"> Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W 	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants 	Yes	Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	<ul style="list-style-type: none"> Provide proposed contours at 2' interval 	Yes	Yes	
Snow deposit (LDM.2.q.)	<ul style="list-style-type: none"> Show snow deposit areas on plan 	Yes	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 	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	<ul style="list-style-type: none"> As proposed on planting islands 	Yes	Yes	Seed or shrub plantings.
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 	Yes	Yes	Please label islands with SF.
Curbs and Parking stall reduction (c)	<ul style="list-style-type: none"> Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft. 	Yes	Yes	
Contiguous space limit (j)	Maximum of 15 contiguous spaces	Yes	Yes	
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> No plantings with matured height greater than 12' within 10 ft. of fire hydrants 	Yes	Yes	
Landscaped area (g)	<ul style="list-style-type: none"> Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be 	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	landscaped			
Clear Zones (LDM 2.3.(5))	<ul style="list-style-type: none"> ▪ 25 ft corner clearance required. Refer to Zoning Section 5.5.9 	Yes	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of parking spaces not including access aisles x 10%	<ul style="list-style-type: none"> ▪ $A = x 10\% = sf$ ▪ $5615 sf \times 10\% = 562 sf$ 	Not indicated		
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	<ul style="list-style-type: none"> ▪ $B = x 5\% = sf$ ▪ Paved Vehicular access area includes loading areas ▪ $7054 sf \times 5\% = 353 sf$ 	Not indicated		Calculation shows 35 sf is required.
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	$C = x 1\% = sf$	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	$A = 7\% \times xx sf = xx sf$	NA		
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	$B = 2\% \times xx sf = xx sf$	NA		
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	$C = 0.5\% \times 0 sf = 0 SF$	NA		
All Categories				
D = A+B or A+C Total square footage of landscaped islands	$562 + 353 = 915 SF$	Not indicated	No	<ol style="list-style-type: none"> 1. Need to show area provided in calculations 2. Need to label each area counted toward requirement with SF.
E = D/75 Number of canopy trees required	$915/75 = 12 Trees$	8	No	Please correct calculations and include correct number of trees.

Item	Required	Proposed	Meets Code	Comments
Perimeter Green space	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf ; xx/35=x trees ▪ Perimeter green space canopy Plantings required at 1 per 35 LF. Sub-canopy trees can be used under overhead utility lines. 	None	Yes/No	1. No perimeter calculations were shown, or trees provided. 2. Please add calculations and required trees.
Parking land banked	<ul style="list-style-type: none"> ▪ NA 	No		
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 with 6" of top soil. 	NA			Not required for this project.
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	<ul style="list-style-type: none"> ▪ Refer to Residential Adjacent to Non-residential berm requirements chart 	NA		Not required for this project.
Planting requirements (LDM 1.a.)	<ul style="list-style-type: none"> ▪ LDM Novi Street Tree List 	NA		Not required for this project.
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	<ul style="list-style-type: none"> ▪ Refer to ROW landscape screening requirements chart for corresponding requirements. 	NA		Not required for this project.
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% ▪ Min. 5 feet flat horizontal area 	NA		Not required for this project.
Type of Ground Cover		NA		Not required for this project.
Setbacks from Utilities	<ul style="list-style-type: none"> ▪ Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole 	NA		Not required for this project.
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	<ul style="list-style-type: none"> ▪ Freestanding walls should have brick or stone exterior with masonry or concrete interior 	No		

Item	Required	Proposed	Meets Code	Comments
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	<ul style="list-style-type: none"> ▪ Parking: 20 ft. 	NA		Not required for this project.
Min. berm crest width	<ul style="list-style-type: none"> ▪ Parking: 2 ft. 	NA		Not required for this project.
Minimum berm height (9)	<ul style="list-style-type: none"> ▪ Parking: 3 ft. 	NA		Not required for this project.
3' wall	<ul style="list-style-type: none"> ▪ (4)(7) 	NA		Not required for this project.
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ Parking: 1 tree per 35 l.f.; $xx/35 = x$ trees ▪ No Parking: 1 tree per 40 l.f.; $xx/40 = x$ trees 	NA		Not required for this project.
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ Parking: 1 tree per 20 l.f.; $xx/20 = xx$ trees ▪ No Parking: 1 tree per 25 l.f.; $xx/25 = xx$ trees 	NA		Not required for this project.
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	<ul style="list-style-type: none"> ▪ Parking: 1 tree per 35 l.f. ▪ No Parking: 1 tree per 45 l.f. 	NA		Not required for this project.
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision (LDM 1.d.(2))	<ul style="list-style-type: none"> ▪ 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW ▪ No evergreen trees closer than 20 ft. ▪ 3 sub canopy trees per 40 l.f. of total linear frontage ▪ Plant massing for 25% of ROW 	NA		
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		NA		
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<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 	NA		

Item	Required	Proposed	Meets Code	Comments
	doors			
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> ▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. ▪ xx If x 8ft = xx SF 	NA		<ol style="list-style-type: none"> 1. No additional landscaping to foundation is required. 2. Please replace any plant material from original plan that may be missing now (if any).
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	<ul style="list-style-type: none"> ▪ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space 	NA		See above.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> ▪ Clusters shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	Yes	Yes	Existing/transplanted and additional shrubs meet 70% requirement.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.1. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> ▪ Provide intended date 	Mar 1 – Nov 30	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<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/No	Yes/No	Please add specific statement that plant material is to be guaranteed for 2 years from date of acceptance by City of Novi
Plant source (LDM 2.n & LDM 3.a.(2))	<ul style="list-style-type: none"> ▪ Shall be northern nursery grown, No.1 grade. 	Yes	Yes	
Irrigation plan (LDM 2.s.)	<ul style="list-style-type: none"> ▪ A fully automatic irrigation system and a method of draining is required with Final Site Plan 	No	No	<u>Need for final site plan</u>

Item	Required	Proposed	Meets Code	Comments
Other information (LDM 2.u)	▪ Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	▪ City must approve any substitutions in writing prior to installation.	Yes	Yes	Please add specific required statement to the plans.
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	▪ Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)	▪ For all new plantings, mulch and sod as listed on the plan	Yes	Yes	Please add seed, sod and mulch to cost estimate.
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	▪ Refer to LDM for detail drawings	Yes	Yes	
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.	Yes	Yes	
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	No		Not required.
Plant Sizes for ROW, Woodland	Canopy Deciduous shall be 3" and sub-	Yes	Yes	Woodland replacement trees can be just 2.5"

Item	Required	Proposed	Meets Code	Comments
replacement and others (LDM 3.c)	canopy deciduous shall be 2.5" caliper. Refer to section for more details			caliper.
Plant size credit (LDM3.c.(2))	NA	No		Not required
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	<ul style="list-style-type: none"> ▪ Label the distance from the overhead utilities 	NA		
Collected or Transplanted trees (LDM 3.f)		Yes	Yes	Please add Landscape Design Manual notes 3.f.(j)-(v) to the plans.
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information 	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 PLAN REVIEW



May 27, 2015
ECT No. 150123-0200

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Medilodge of Novi/Novi Wellness (JSP14-0061)
Wetland Review of the Revised Preliminary Site Plan (PSP15-0068)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Site Plan for the proposed Medilodge of Novi/Novi Wellness proposed additional parking project prepared by JWDesign and Livingston Engineering dated April 22, 2015.

The proposed project is located north of W. Eleven Mile road and east of Wixom Road in Section 17. The proposed site plan includes the construction of 34 additional parking spaces located adjacent to the north side of the existing Novi Wellness facility.

Based on our review of the current Plan, review of the City of Novi Regulated Wetland Map, and previous site visits to the Medilodge development site, the overall project site contains Regulated Wetlands (see Figure 1, attached). It should be noted that the Novi Medilodge/Novi Wellness Facility has already been constructed and that the proposed project involves the construction of additional parking at the facility. The proposed project site is adjacent to existing regulated wetlands.

The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

ECT currently recommends approval of the Revised Preliminary Site Plan for wetlands.

On-Site Wetlands

The overall project site contains wetlands that are regulated by both the City of Novi and the Michigan Department of Environmental Quality (MDEQ). The wetlands on the site appear to be regulated by the City of Novi because they meet at least one of the City's essentiality criteria (see *City of Novi Ordinance Requirements* section, below) and by the MDEQ by virtue of being within 500-feet of a tributary to Island Lake and Davis Creek. The wetland limits were flagged by King & MacGregor Environmental, Inc. (KME) in early June 2009. ECT reviewed the wetland boundaries on-site with KME in October 2009. The wetland boundaries appear to be accurately portrayed on this Plan.

The west side of the southern half of the property contains forested and scrub-shrub wetland. Additional forested and scrub shrub wetland occurs in the east-central portion of the property and in smaller areas in the northern half of the property. The northern third of the parcel adjacent to Providence Hospital contains some high-quality forested wetland and upland beech-maple-hickory woodland.

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Wetland Impact Review

Based on our review of the Plan, previous site inspections, Novi aerial photos, Novi GIS, and the City of Novi Official Wetlands Map, it appears as if the proposed parking addition will be located directly adjacent to City/MDEQ-regulated wetlands, however the Plan does not currently indicate any direct impacts to wetlands.

The Plan includes the installation of a 3-foot high retaining wall directly adjacent to a linear section of existing wetland located just north of the existing development. The Plan states that the site (adjacent to the ring road) currently contains 21,405 square feet of existing 25-foot wetland setback. The Plan also states that after the parking lot addition 18,802 square feet of wetland buffer shall remain. Therefore, the Plan appears to propose 2,603 square feet (0.06-acre) of permanent impact to the 25-foot wetland setback. This information should be specifically noted on the Plan.

ECT continues to request that the applicant indicate, label and quantify any proposed temporary impacts to the existing wetlands and/or 25-foot wetland setbacks/buffers that will result from the proposed work, if applicable. In addition, the Plan should specify how any temporary impacts to existing wetlands or wetland setbacks will be restored (i.e., restoration methods and native seed mixes to be used, etc.). No temporary impacts are currently shown on the Plan.

Any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi. As the current Plan proposes impacts to the 25-foot wetland buffer, the project would require a City of Novi Authorization to Encroach the 25-foot Wetland Buffer. As noted above, all proposed impacts to the 25-foot wetland buffer (both permanent and temporary) should be indicated, quantified and labeled on all subsequent site plans.

City of Novi Ordinance Requirements

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, and Article V.) describes the regulatory criteria for wetlands and review standards for wetland permit applications.

As stated in the Ordinance, it is the policy of the city to prevent a further net loss of those wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size, but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b).

The wetland essentiality criteria as described in the Wetland and Watercourse Protection Ordinance are included below. Wetlands deemed essential by the City of Novi require the approval of a use permit for any proposed impacts to the wetland.

All noncontiguous wetland areas of less than two (2) acres which appear on the wetlands inventory map, or which are otherwise identified during a field inspection by the city, shall be analyzed for the purpose of determining whether such areas are essential to the preservation of the natural resources of the city....In making the determination, the city shall find that one (1) or more of the following exist at the particular site:

- (1) *The site supports state or federal endangered or threatened plants, fish or wildlife appearing on a list specified in Section 36505 of the Natural Resources Environmental Protection Act (Act 451 of 1994) [previously section 6 of the endangered species act of 1974, Act No. 203 of the Public Acts of 1974, being section 229.226 of the Michigan Compiled Laws].*
- (2) *The site represents what is identified as a locally rare or unique ecosystem.*
- (3) *The site supports plants or animals of an identified local importance.*
- (4) *The site provides groundwater recharge documented by a public agency.*
- (5) *The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*
- (6) *The site provides wildlife habitat by providing breeding, nesting or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.*
- (7) *The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*
- (8) *The site provides pollution treatment by serving as a biological and chemical oxidation basin.*
- (9) *The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*
- (10) *The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.*

After determining that a wetland less than two (2) acres in size is essential to the preservation of the natural resources of the city, the wetland use permit application shall be reviewed according to the standards in subsection 12-174(a).

In addition to wetlands the City of Novi regulates the 25-foot wetland setback. The Zoning Ordinance states that:

There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The setback required to be maintained by this regulation shall be twenty-five (25) feet from the boundary of a wetland.

Permits & Regulatory Status

It is ECT's opinion that the proposed project would not require a City of Novi or an MDEQ wetland use permit. As proposed, the project would, however, require an *Authorization to Encroach into the 25-Foot Natural Features Setback* from the City of Novi.

Wetland Comments

The following are repeat comments from our Wetland Review of the Preliminary Site Plan letter dated February 27, 2015. The current status of each comment is listed below in ***bold italics***.

1. Although the proposed Plan appears to have minimized direct impact to wetlands, the Plan does propose impacts to the regulated 25-foot wetland setback. ECT encourages the Applicant to minimize impacts to on-site wetland setback to the greatest extent practicable. The Applicant should consider mod-

ification of the proposed site design to preserve wetland buffer areas, if at all possible. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

"There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses".

This comment has been addressed. The applicant notes that any parking proposed in alternate locations would have been too remote from the existing building and would have had a greater impact on the surrounding woodlands and wetlands than the proposed parking plan.

2. A plan to replace or mitigate for any permanent impacts to existing wetland buffers should be provided by the Applicant. In addition, the Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable.

This comment has been addressed. The applicant has proposed wetland buffer enhancement in the form of supplemental vegetation within existing wetland buffer (i.e., 25 grey dogwood will be planted within existing wetland buffer). The applicant states that included in the submittal is a plan to restore a similarly sized area of existing 25-foot wetland setback. This information is shown on Sheet L01.01 (Woodlands Protection Plan).

3. While the Plan indicates proposed impacts to on-site 25-foot wetland setbacks, the overall on-site acreage of wetland setback is not quantified on the Plan. The Plan should be reviewed and revised as necessary.

This comment has been addressed.

4. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and wetland setbacks have been reviewed and considered.

This comment has been addressed. The applicant states that an area outside of the wetlands and wetland setbacks is proposed for the majority of the additional parking. Other available areas on the subject property to add parking are encumbered by wetlands, storm water detention, or other setbacks. A retaining wall is proposed to minimize wetland setback encroachment.

5. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland or 25-foot wetland buffer, if not already in place.

This comment has been addressed. The applicant notes that an extensive conservation easement was previously provided during the construction of the existing facility. No additional conservation easements will be provided.

Ms. Barb McBeth
City of Novi
May 27, 2015
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6. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. As currently, proposed, neither a City of Novi nor MDEQ wetland use permit appear to be necessary for this project.

This comment has been addressed. As currently proposed, a wetland permit from MDEQ is not required.

Recommendation

ECT currently recommends approval of the Revised Preliminary Site Plan for wetlands.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

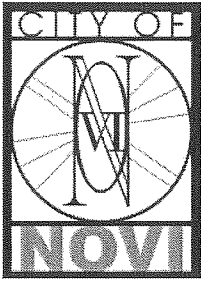
cc: Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Stephanie Ramsay, City of Novi Customer Service Representative

Attachments: Figure 1



Figure 1. City of Novi Regulated Wetland & Woodland GIS Coverage Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue). Overall Medilodge site boundary is indicated in red.

FIRE REVIEW



September 25, 2014

February 23, 2015

TO: Barbara McBeth- Deputy Director of Community Development
Kristen Kapelanski- Plan Review Center

RE: Medilodge (Novi Wellness), 48300 W. Eleven Mile

PSP# 14-0167

PSP#15-0020

CITY COUNCIL

Mayor

Bob Gatt

Mayor Pro Tem

Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Doreen Poupard

City Manager

Pete Auger

Director of Public Safety

Chief of Police

David E. Molloy

Director of EMS/Fire Operations

Jeffery R. Johnson

Assistant Chief of Police

Victor C.M. Lauria

Assistant Chief of Police

Jerrold S. Hart

Project Description: Modification of roadway and Parking lot expansion.

Comments: Meets fire department standard

Recommendation: Recommended for Approval

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org