



LAKEVIEW JSP18-16

LAKEVIEW JSP 18-16

Public hearing at the request of Robertson Brothers Homes for Planning Commission's approval of the Preliminary Site Plan with Site Condominium, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is zoned RM-2 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The subject property is approximately 3.15 acres and is located south of 13 Mile Road on the east and west sides of Old Novi Road (Section 10 and 11). The applicant is proposing the development of 20 single-family detached site condominiums and stormwater management facilities.

Required Action

Approve/deny the Preliminary Site Plan with Site Condominium, Wetland Permit, Woodland Permit, and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	3-27-19	<ul style="list-style-type: none"> • Sidewalk along the east side of Old Novi Road north of Wainwright should be realigned • Fences to be added to east side of lots 14, 15, & 20 • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	3-27-19	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval recommended	3-15-19	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Wetlands	Approval recommended	3-28-19	<ul style="list-style-type: none"> • Wetland permit required for impacts • Authorization to encroach the 25-Foot Natural Features Setback • Conservation Easement shall be granted over remaining wetland and wetland buffer area • MDEQ Permit may be required • Items to be addressed by the applicant prior to Final Site Plan approval
Woodlands	Approval recommended	3-28-19	<ul style="list-style-type: none"> • Woodland permit required • 8 Woodland replacement credits to be planted on-site and protected by Conservation Easement • Items to be addressed by the applicant prior to Final Site Plan approval
Traffic	Approval recommended	3-20-19	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Façade	NA		<ul style="list-style-type: none"> • Single family homes are reviewed at the time of building permit submittal
Fire	Approval recommended	3-6-19	Meets Fire Department standards

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Lakeview JSP18-16, motion to **approve** the Preliminary Site Plan with Site Condominium based on and subject to the following:

- a. The applicant shall revise the alignment of the sidewalk on the east side of Old Novi Road and not encroach into the 25-foot stormwater buffer;
- b. Fences shall be added to the east side of lots 14, 15, and 20 in conformance with the PRO Agreement;
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, as well as all of the terms and conditions of the PRO Agreement as approved, with these items being addressed on the Final Site Plan; and
- d. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval – Wetland Permit

In the matter of Lakeview JSP18-16, motion to **approve** the Wetland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND-

Approval – Woodland Permit

In the matter of Lakeview JSP18-16, motion to **approve** the Woodland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

Approval – Stormwater Management Plan

In the matter of Lakeview JSP18-16, motion to **approve** the Stormwater Management Plan, based on and subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-OR-

Denial – Preliminary Site Plan with Site Condominium

In the matter of Lakeview JSP18-16, motion to **deny** the Preliminary Site Plan with Site Condominium... (because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Denial- Wetland Permit

In the matter of Lakeview JSP18-16, motion to **deny** the Wetland Permit... (because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND-

Denial- Woodland Permit

In the matter of Lakeview JSP18-16, motion to **deny** the Woodland Permit... (because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND-

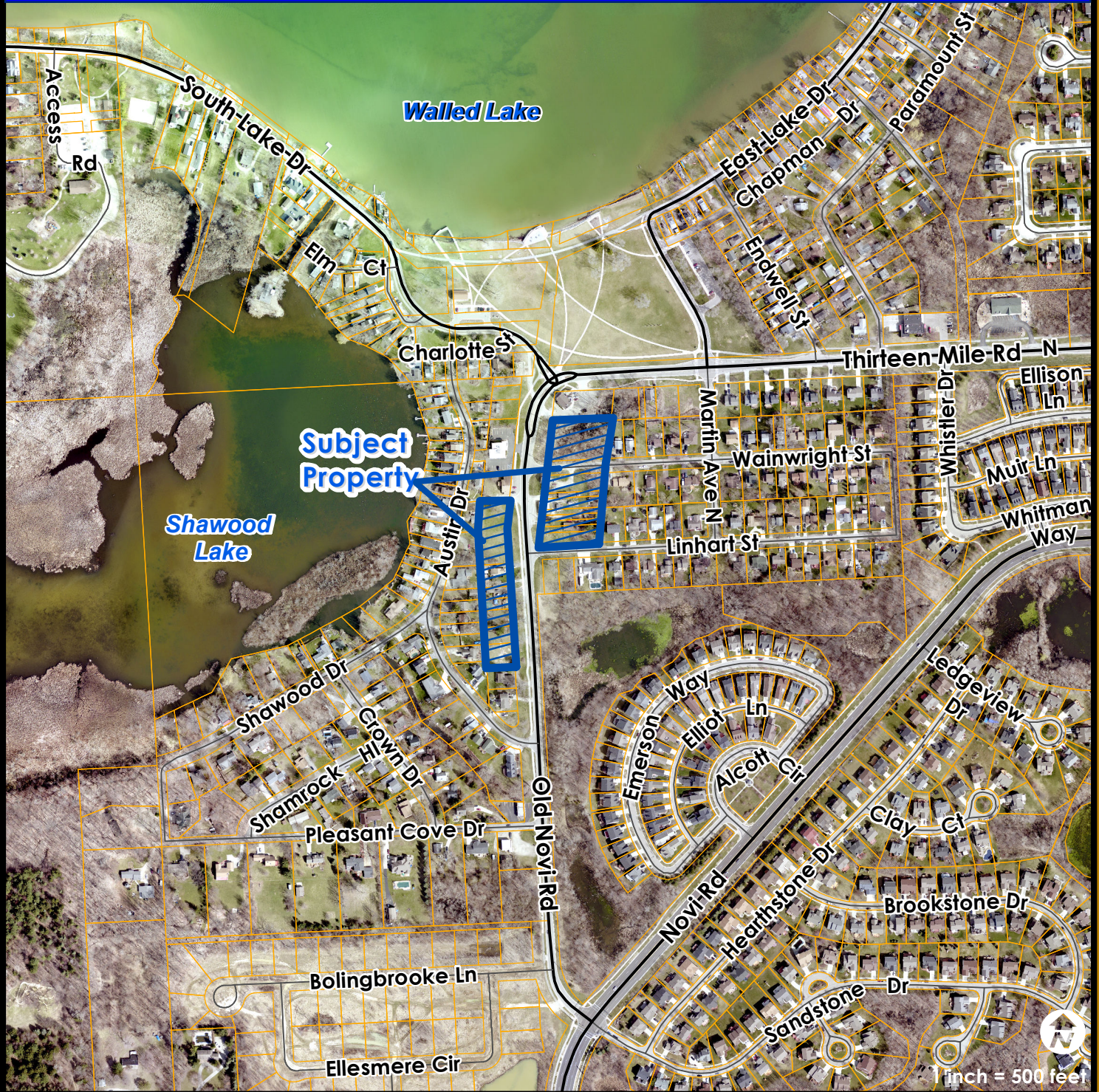
Denial – Stormwater Management Plan

In the matter of Lakeview JSP18-16, motion to **deny** the Stormwater Management Plan... (because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

MAPS
Location
Zoning
Future Land Use
Natural Features

Lakeview, JSP18-16

Location

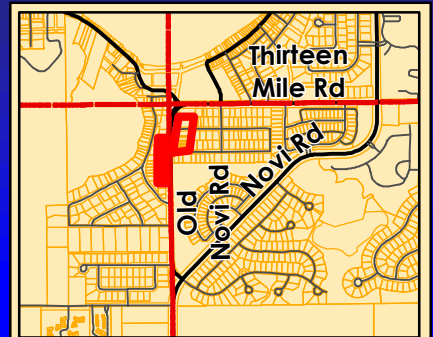


City of Novi

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

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



Map Author: Lindsay Bell
Date: 06/22/18
Project: Lakeview JSP18-33
Version #: 1

Lakeview, JSP18-16

Zoning

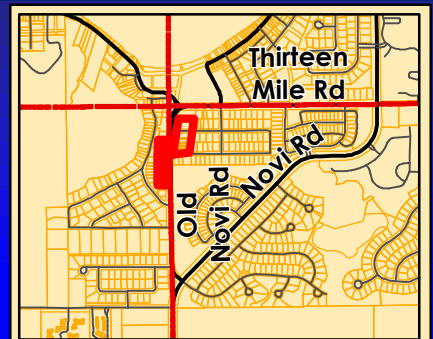


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Lakeview, JSP18-16

Future Land Use



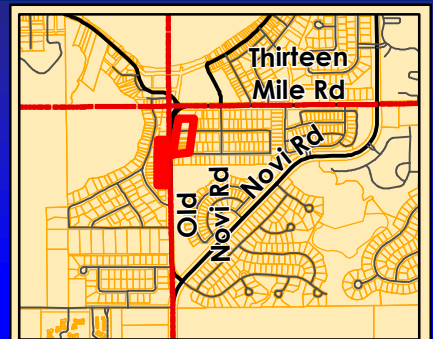
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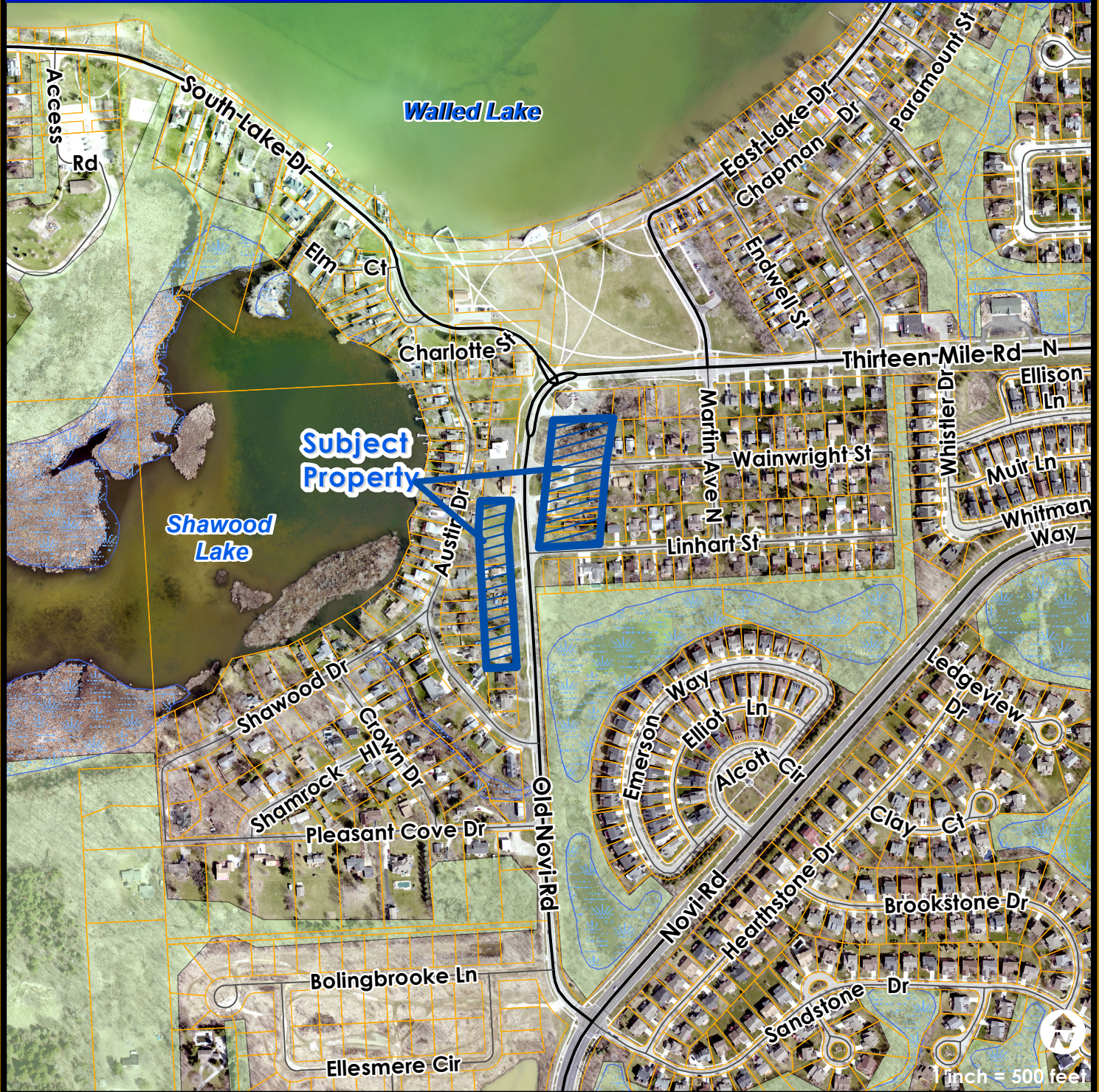
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Lakeview, JSP18-16

Natural Features

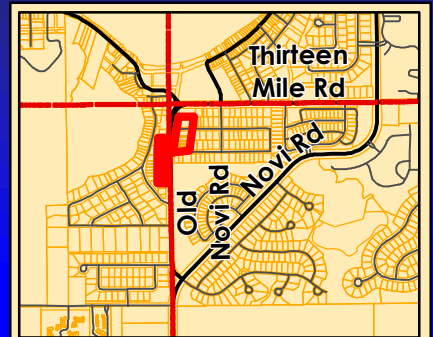


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SITE PLAN

(Full plan set available for viewing at the Community Development Department.)



Detention Pond
- Native Seed Mixes
- Deciduous Shrubs

Conservation Easement

Mail Kiosk Areas

Austin Drive

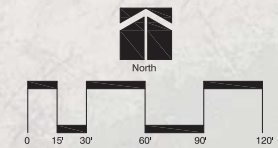
Old Novi Road

Wainwright Street

Linhart Street

Public Seating Plaza
- Bench Seating
- Cornelius Austin House Historic Marker
- Flowering Ornamental Trees

Old Novi Road Frontage Landscape
- Located in R.O.W. Use Easement
- Flowering & Evergreen Shrubs
- Flowering Perennials



Lakeview

City of Novi, Michigan
Robertson Brothers Homes

April 2019

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI
(248) 644-3460

Prepared By: Land Design Studio
18161 W. Thirteen Mile Road - Suite B-4
Southfield, MI
(248) 594-3220

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE 1A (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX BAGS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSF AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MOST BITUMINOUS VENTURE NO. 1000, 25%+ SURFACE COURSE - MOST BITUMINOUS VENTURE NO. 1002, 25%+ FINISH COURSE - MOST BITUMINOUS VENTURE NO. 1003, 25%+ BOND COAT - MOST SE-8 EMULSION AT 5 TO 10 GALLONS PER SQUARE YARD, MINIMUM 3 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURBS & GUTTERS, ETC., SHALL BE SPRAY CURED WITH WHITE WHEATBRAND CEMENTitious URETHANE IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT FLOW RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SMOULD OPERATION. FEDERAL SPECIFICATION 55-104A.

ALL WORKING AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR CONCRETE AND ASPHALT BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 4" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS SHOWN ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES ARRANGE FOR ALL INSPECTIONS.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RAILS.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRED FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOLOGICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND FINISH MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED TO UNIFORM LIFTS NOT EXCEEDING 6 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

LEGAL DESCRIPTION - PARCEL A - AS SURVEYED

LAND SITUATE IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF LOTS 31 THROUGH 38 AND ALL OF LOTS 19 THROUGH 32 AND ALL OF LOTS 21 THROUGH 48 AND 1/2 OF VACATED ENNA STREET ADJACENT TO LOT 16, ALL INCLUDING, OF SHANNON WALKED LAND HEIGHTS SUBDIVISION.

PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 4 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ACCORDING TO PLAT 18-123-001, AS RECORDED IN BOOK 48 OF PLATS, OAKLAND COUNTY, MICHIGAN.

THE RECORDS ALSO BEING MORE PARTICULARLY RECORDED AS FOLLOWS: BEINGING A CORNER TO THE SOUTHWEST CORNER OF SAID LOT 10 ON THE WESTERN RIGHT-OF-WAY LINE OF OLD NOVI ROAD (100.00 FEET THENCE S 89°57'30"W 153.13 FEET THENCE N 0°00'00"W 47.69 FEET THENCE S 89°57'30"W 23.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30, THENCE N 89°57'30"W 33.83 FEET THENCE N 0°00'00"W 10.00 FEET TO A POINT ON THE CENTERLINE OF VACATED ENNA STREET (20' WIDE), THENCE N 89°57'30"W 100.00 FEET ALONG AND CONTINUE VACATED ENNA STREET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SAID OLD NOVI ROAD, THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERN RIGHT-OF-WAY LINE, 1) 0°00'00"W 100.00 FEET AND 2) S 00°00'00"W 48.26 FEET TO THE POINT OF BEGINNING.

48.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,563.62 SQ. FT. OR 1.30 ACRES

TAX ID NUMBER: 22-10-231-001, PART OF 22-10-231-004, PART OF 22-10-231-005, 22-10-231-002, 22-10-231-003, 22-10-231-006, 22-10-231-007 AND 22-10-231-007



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8237



RESIDENTIAL DEVELOPMENT NOTE:

UNITS SHOWN ARE PRELIMINARY ONLY. FINAL DESIGN TO BE PROVIDED DURING ENGINEERING CONSTRUCTION REVIEW PHASE & DURING INDIVIDUAL LOT PLAN PREPARATION (TPP).

STRIPING NOTE:

PAVEMENT MARKING SPECIFICATIONS ARE REQUIRED PER THE MUTCD AND CITY POLICY. UNDESIGNATED PARKING SPACES MUST BE STRIPPED IN WHITE. BARRED-FREE SPACES AND ACCESS AISLES MUST BE STRIPPED IN BLUE, AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) MUST BE MARKED IN WHITE. ALSO, WHERE A BARRED-FREE SPACE AND AN UNDESIGNATED PARKING SPACE, THE TWO SPACES MUST BE SEPARATED BY A BARRIER BLUE AND WHITE STRIPES.

CURB NOTE:

ALL LOCATIONS WHERE PARKING SPACES ARE PERPENDICULAR TO CURB SHALL HAVE THE MAX ELEVATION OF THE CURB PLUS 4".

ADA NOTE:

ALL SIDEWALKS SHALL BE DESIGNED TO BE ADA COMPLIANT (TPP). NO MORE THAN 1/4" OBSTACLE SHALL BE ALLOWED AT EACH TRANSITION BETWEEN THE SIDEWALK RAMP AND THE PARKING.

NOTES:

ALL UNITS SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS (TPP).

ALL LOT GRADING SHALL BE A MINIMUM OF 1/4" OR 3/8" PER CITY OF NOVI REQUIREMENTS.

RELOCATE OR REMOVE EXISTING OBJECTS PRIOR TO EXCAVATION. ALL OBSTRUCTIONS ARE TO THE OUTSIDE BUILDING WALL, FACE OF CURB, OR FACE OF DRIVEWAY. ALL EXISTING OBJECTS SHALL BE REMOVED TO THE FACE OF CURB OR DRIVEWAY. ALL EXISTING OBJECTS SHALL BE REMOVED TO THE FACE OF CURB OR DRIVEWAY.

A RIGHT-OF-WAY PERMIT FOR WORK WITHIN OLD NOVI ROAD, LINHART STREET AND WARDROBE STREET, AND ANY CITY EXEMPTIONS MUST BE OBTAINED FROM THE CITY OF NOVI.

ALL FIRE HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY BUILDING CONSTRUCTION BEGINS.

A RIGHT-OF-WAY PERMIT FOR WORK WITHIN OLD NOVI ROAD, LINHART STREET, WARDROBE STREET AND ANY CITY EXEMPTIONS MUST BE OBTAINED FROM THE CITY OF NOVI.

8" SANITARY SEWER LEADS SHALL BE A MINIMUM SDR 25.5, AND ALL MAINS SHALL BE SDR 26.

SANITARY CLEANOUTS SHALL BE PROVIDED AT ALL BENS.

THE STORM WATER MANAGEMENT PLAN SHOULD COMPLY WITH THE STORM WATER ORDINANCE AND CHAPTER 5 OF THE ENGINEERING DESIGN MANUAL, REFER TO THE READY'S COEFFICIENTS, 10-41 ALLOWABLE BASIN SLOPES, ETC.)

SOIL DATA

TWO (2) SITE CONDUITS FOR SANDY LOAM, FILL, PLAIN, 2 TO 4 PERCENT SLOPE (4% FILL), (SOPHOMORE), INSTALLATION 10/15/18. BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCES CONSERVATION SERVICE.

Sanitary Sewer Basis of Design
Laterals - Lots 1-6
Receiver - Inlet, Oakland County

Development(s) 6.00 EA Single Family Residence
Population Equivalents 48.00 Persons at 3.2 people per unit
Population 153.60 Residents
Average Flow 0.0168 CFS
Peak Flow 0.0868 CFS
Piping Factor = 1.0
Peak Flow = 0.0868 CFS

Pipe Capacity Provided 2 in. Dia. @ 2.0% = 2.00 CFS
Storm Generated: 0.0168 CFS - 648.372 (Gal/Day)/CFS = 7.64 EA @ 1.00 in.
0.0868 CFS - 648.372 (Gal/Day)/CFS = 6.88 CFS - Average
0.0868 CFS - 648.372 (Gal/Day)/CFS = 6.88 CFS - Peak

Sanitary Sewer Basis of Design
Laterals - Lots 7-10
Receiver - Inlet, Oakland County

Development(s) 4.00 EA Single Family Residence
Population Equivalents 48.00 Persons at 3.2 people per unit
Population 153.60 Residents
Average Flow 0.0089 CFS
Peak Flow 0.0368 CFS
Piping Factor = 1.0
Peak Flow = 0.0368 CFS

Pipe Capacity Provided 2 in. Dia. @ 1.0% = 1.00 CFS
Storm Generated: 0.0089 CFS - 648.372 (Gal/Day)/CFS = 4.80 CFS - Average
0.0368 CFS - 648.372 (Gal/Day)/CFS = 16.00 CFS - Peak

SITE DATA-PARCEL A

Lot Area: 10,000 SQ. FT. OR 0.23 ACRES
Proposed: 8-1, R-4
Paving: ASPHALT
Paving: ASPHALT
Paving: ASPHALT

Subject to change depending on final zoning. All building footprints shall be within the building footprint. All parking spaces shall be within the parking space. All parking spaces shall be within the parking space.

REQUIREMENTS REQUIRED: 1.00 CFS
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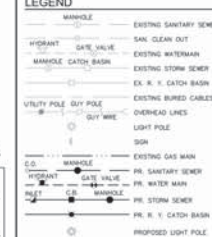
PARKING DATA - PARCEL A

PROPOSED: 2 SPACES PER UNIT + 10 = 20
SINGLE-FAMILY: 2 SPACES PER UNIT + 10 = 20
PROPOSED: 20 GARAGE SPACES

PAVING LEGEND



LEGEND



BUILDING DEPT. NOTE

ALL ACCESSIBLE ROUTES INCLUDE RAMPS, SLOPES, COUNTER SLOPES ETC. FOR THE PARKING LOT IN ADDITION THE RAMP SLOPES IN THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CODE SECTION 401.02 AND 4117.
MAX RAMP SLOPE SHALL NOT EXCEED 1:12 OR 8.33%
MAX WALKWAY SLOPE SHALL NOT EXCEED 1:20 OR 5%
MAX CROSS SLOPE WALKWAY SURFACE SHALL NOT EXCEED 1:48 OR 2.08%

CLIENT
Robertson Brothers Homes
6905 Telegraph Road,
Suite 200
Bloomfield Hills, MI 48301

Contact: Tim Loughrin
248.282.1428 - Phone
248.282.1432 - Fax

PROJECT LOCATION
Part of the NE 1/4 of Section 10 and Part of the NW 1/4 of Section 11
T. 36N., R. 4E.,
City of Novi,
Oakland County, Michigan

SHEET
PRO Concept Plan - West



REVISIONS

10-23-17	PRE-APPLICATION MEETING
08-23-18	ISSUED TO CLIENT
08-25-18	REVISED FOR SITE PLAN REVIEW
08-27-18	REVISED FOR CITY REVIEW
08-27-18	REVISED FOR CITY REVIEW
11-08-18	REVISED FOR CITY REVIEW
11-13-18	REVISED FOR CITY REVIEW
02-04-19	REVISED FOR CITY REVIEW

DRAWN BY:
R. Johnson

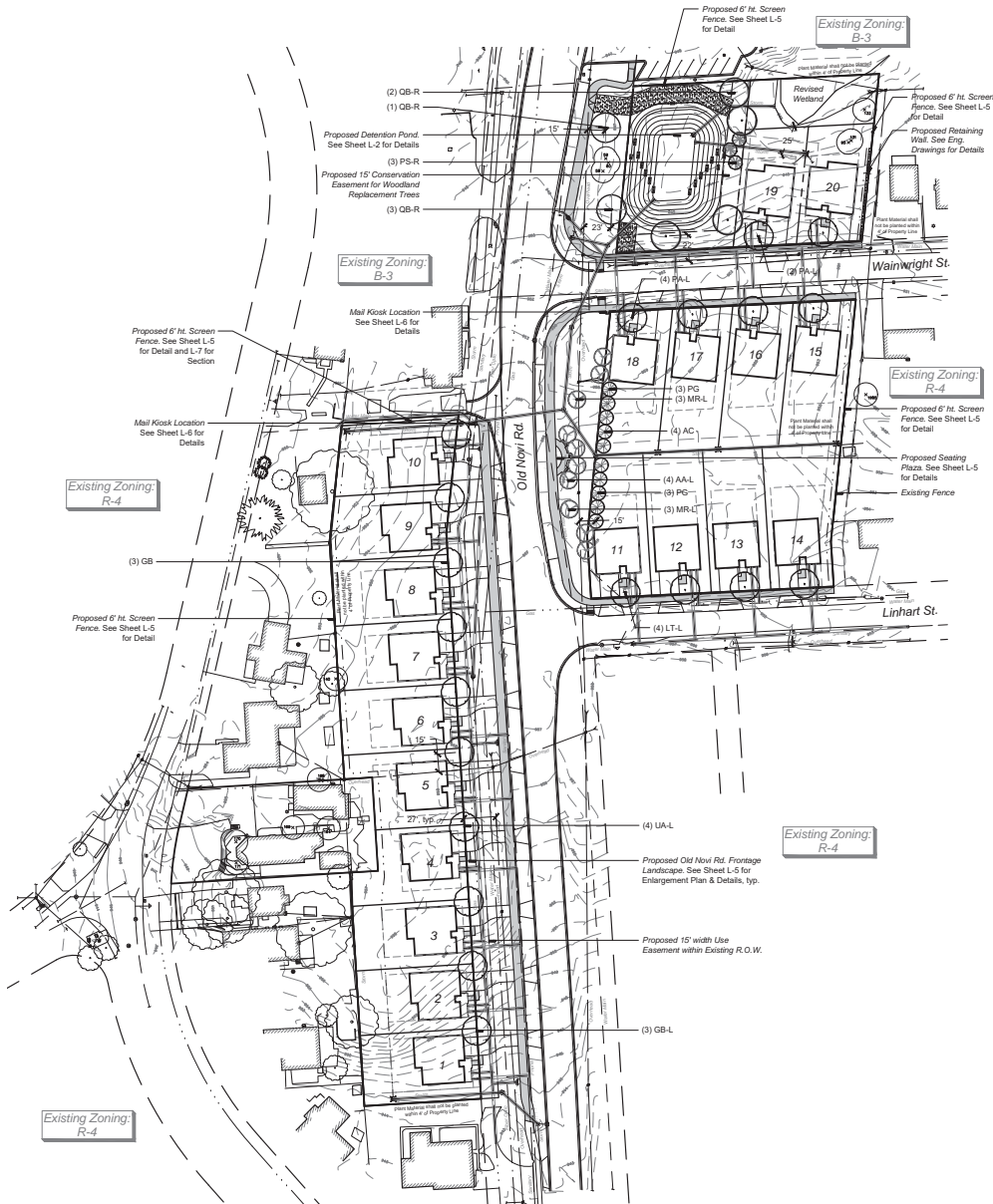
DESIGNED BY:
B. Brickel

APPROVED BY:
B. Brickel

DATE:
September 2017

SCALE: 1" = 30'

NFE JOB NO: J955 **SHEET NO:** SP1



Landscape Requirements

Northeast Parcel

- Single Family Street Trees:
 - Required: 1 Canopy Tree or Large Evergreen per Lot
 - Required: 2 Trees
 - Provided: 2 Trees

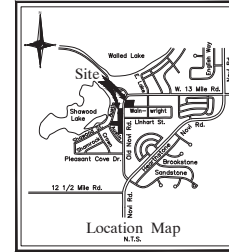
Southeast Parcel

- Single Family Street Trees (Wainwright & Linhart Streets)
 - Required: 1 Canopy Tree or Large Evergreen per Lot
 - Required: 8 Trees
 - Provided: 8 Trees
- Single Family Street Trees (Old Novi Road)
 - Length of Frontage:
 - Lot 11: 123'
 - Lot 18: 123'
 - Required: 3 Canopy Trees / Lot per Street Tree Table 3.a.(3)
 - Provided: 5 Subcanopy Trees / Lot

West Parcel

- Single Family Street Trees:
 - Required: 1 Canopy Tree or Large Evergreen per Lot
 - Required: 10 Trees
 - Provided: 10 Trees

*Note: The required Single Family Street Trees are located within the front yards of the proposed lots due to conflicts with existing utilities, overhead lines, and concern for the health of the tree. It is understood that the City of Novi will not be responsible for maintaining these trees.



Part of the NE 1/4 of Section 10
and Part of the NW 1/4 of Section 11
T.1N., R.8E., City of Novi, Oakland
County, Michigan

Tree Legend

- = Single Family Street Tree: Canopy
- = Single Family Street Tree: Subcanopy
- = Woodland Replacement Deciduous Tree
- = Woodland Replacement Evergreen Tree
- = Proposed Canopy Tree, in addition to required Trees
- = Proposed Evergreen Tree, in addition to required Trees
- = Existing Tree To Remain

Landscape Deviations Requested

- No screening berm between the B-3 district and the residential properties to the south, on both sides of Old Novi Road. A 6' height vinyl screen fence is proposed in lieu of the required berm. See Sheet L-5 for Fence Detail and Sheet L-7 for Screening Sections.
- Street trees of single family homes, on all project parcels, are located in the proposed front yards, not the R.O.W.
- Landscape proposed within the R.O.W. is located within a proposed 15' width Use Easement along the west side of Old Novi Rd.

General Notes

- A Site Visit was conducted on November 2, 2018, and it was determined that no *Phragmites australis* exists on site.

Plant Schedule (This Sheet)

Trees	sym.	qty.	botanical name	common name	size	spacing	root	notes	price	total
Single Family Street Trees										
	AA	4	<i>Amelanchier arborea</i>	Downy Serviceberry	2.5" cal.	per plants	B&B	-	\$ 250.00	\$ 1,000.00
	GB-L	6	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	3" cal.	per plants	B&B	male only	\$ 400.00	\$ 2,400.00
	LT-L	4	<i>Lindodendron tulipifera</i>	Tulip Tree	3" cal.	per plants	B&B	-	\$ 400.00	\$ 1,600.00
	MR-L	6	<i>Malus 'Royal Raindrops'</i>	Royal Raindrops Crabapple	2.5" cal.	per plants	B&B	-	\$ 250.00	\$ 1,500.00
	PA-L	6	<i>Platanus acerifolia 'Exclamation'</i>	Exclamation London Plane Tree	3" cal.	per plants	B&B	-	\$ 400.00	\$ 2,400.00
	UA-L	4	<i>Ulmus americana 'Princeton'</i>	Princeton American Elm	3" cal.	per plants	B&B	-	\$ 400.00	\$ 1,600.00
Woodland Replacement Trees										
	PS-R	3	<i>Pinus strobus</i>	Eastern White Pine	8" ht.	per plants	B&B	-	\$ 325.00	\$ 975.00
	QB-R	6	<i>Quercus bicolor</i>	Swamp White Oak	3" cal.	per plants	B&B	-	\$ 400.00	\$ 2,400.00
Trees in Addition to Requirements										
	AC	4	<i>Abies concolor</i>	White Fir	8" ht.	per plants	B&B	-	\$ 325.00	\$ 1,300.00
	PG	6	<i>Picea glauca</i>	White Spruce	8" ht.	per plants	B&B	-	\$ 325.00	\$ 1,950.00
	Sod	4718	Square Yards						\$ 4.00	\$18,872.00
	Mulch	7.5	Cubic Yards - 4" depth - Tree Rings						\$ 55.00	\$ 412.50
	Irrigation	1	Site Irrigation System - complete						\$17,000.00	\$17,000.00
									Total:	\$53,409.50

Species Diversity Table (This Sheet)

botanical name	common name	qty.	Genus %	Species %
<i>Amelanchier arborea</i>	Downy Serviceberry	4	8%	8%
<i>Abies concolor</i>	White Fir	4	8%	8%
<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	6	12%	12%
<i>Lindodendron tulipifera</i>	Tulip Tree	4	8%	8%
<i>Malus 'Royal Raindrops'</i>	Royal Raindrops Crabapple	6	12%	12%
<i>Platanus acerifolia 'Exclamation'</i>	Exclamation London Plane Tree	6	12%	12%
<i>Picea glauca</i>	White Spruce	6	12%	12%
<i>Pinus strobus</i>	Eastern White Pine	3	6%	6%
<i>Quercus bicolor</i>	Swamp White Oak	6	12%	12%
<i>Ulmus americana 'Princeton'</i>	Princeton American Elm	4	8%	8%
Totals:		49	100%	100%

Overall Landscape Plan

project title:

Lakeview

City of Novi, MI

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd., Suite 200
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17009

date:

05.25.2018

drawn by:

EMJ

checked by:

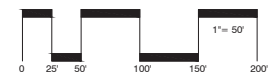
WTK

revisions:

08.07.2018 Per Municipal Review

11.13.2018 Per Municipal Review

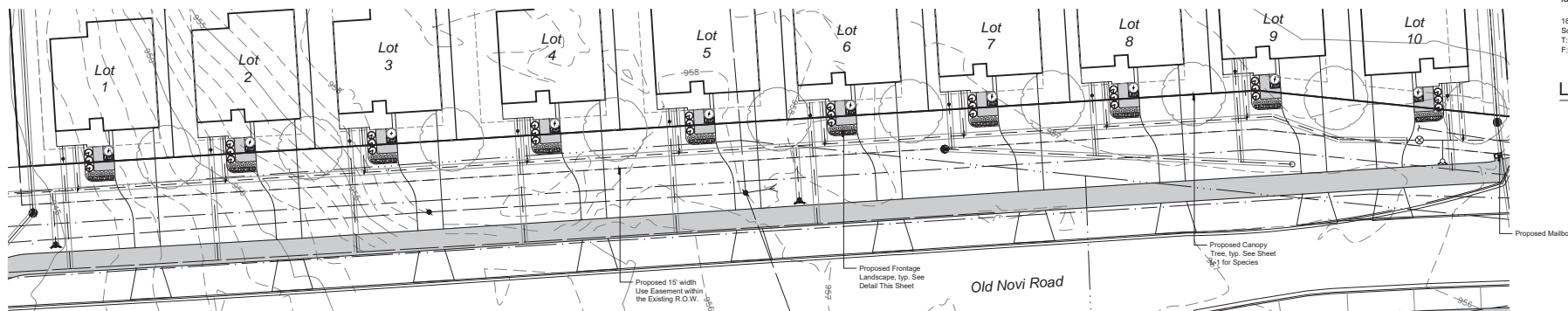
03.01.2019 Per Municipal Review



sheet no.

L-1

LEGEND

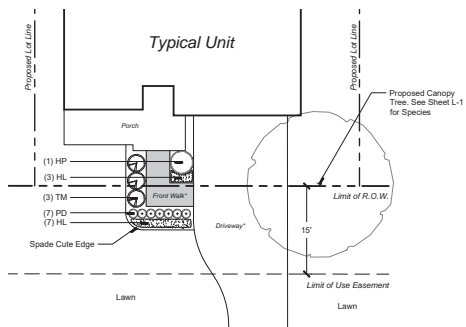


Old Novi Road Frontage Landscape Enlargement Plan



Old Novi Rd. Frontage Plant Schedule

Shrubs									
sym	qty	botanical name	common name	size	spacing	root	price	total	
HP	10	<i>Hydrangea paniculata</i> 'Little Quick Fire'	Little Quick Fire Panicle Hydrangea	#3	per plans	cont.	\$ 50.00	\$ 500.00	
TM	30	<i>Toxus x media</i> 'Densiformis'	Dense Yew	24"-30"	36" o.c.	B&B	\$ 50.00	\$ 1,500.00	
Ornamental Grasses, Perennials & Bulbs									
sym	qty	botanical name	common name	size	spacing	root	price	total	
HL	100	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	#1	18" o.c.	cont.	\$ 15.00	\$ 1,500.00	
PD	70	<i>Penstemon</i> 'Dark Towers'	Dark Towers Penstemon	#1	18" o.c.	cont.	\$ 15.00	\$ 1,050.00	
Mulch	6.5	Cubic Yard - 4" depth - Shrub Bed					\$ 55.00	\$ 357.50	
Mulch	4	Cubic Yard - 2" depth - Perennial Bed					\$ 55.00	\$ 220.00	
Total							\$5,127.50		

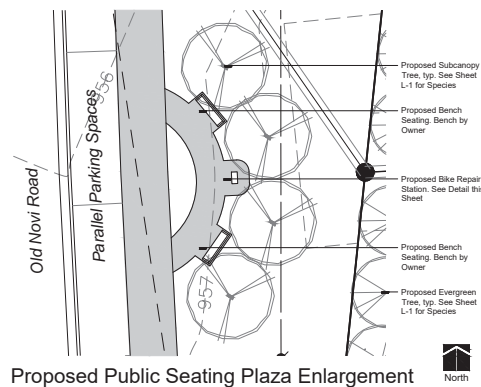


Typical Old Novi Rd. Frontage Detail



6' ht. Screen Fence Detail

Available From: Anchor Fence & Supply Co.
26345 Plymouth Rd.
Redford, MI 48239
www.anchorfenceonline.com
Chesterfield CertaGrain
Arbor Blend
*Note: This specific product is conceptual and a final screen fence product & detail shall be determined for Final Site Plan approval



Proposed Public Seating Plaza Enlargement



Bike Repair Station Detail

Manufacturer: Duo-Gard Industries, Inc.
4042 Koppernick Rd.
Carleton, MI 48187
734.207.9700
Model Number: BBR501B
Color: Various Powdercoat Options Available
Quantity: 1

sheet title:
**Old Novi Rd.
Enlargement / Details**

project title:
Lakeview

City of Novi, MI
prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301
Phone: 248.644.3460

job number: 17009
date: 05.25.2018

drawn by: EMJ
checked by: WTK

revisions:
08.07.2018 Per Municipal Review
11.13.2018 Per Municipal Review
03.01.2019 Per Municipal Review



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 27, 2019

Planning Review

Lakeview Homes

JSP18-16 with Rezoning 18.727

PETITIONER

Robertson Brothers Homes

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	10 and 11	
Site Location	East and West of Old Novi Road; South of Thirteen Mile Road;	
Site School District	Novi Community School District	
Site Zoning	RM-2 (High Density Multi-Family Residential) with Planned Rezoning Overlay	
Adjoining Zoning	North	B-3 General Business
	East	R-4 One Family Residential
	West	R-4 One Family Residential
	South	R-4 One Family Residential
Current Site Use	Single family and vacant	
Adjoining Uses	North	Restaurant, Convenience Store
	East	Single Family Residences
	West	Single Family Residences
	South	Single Family Residences
Site Size	3.15 Acres	
Plan Date	March 4, 2019	

PROJECT SUMMARY

The applicant has proposed a 20-unit single family residential development with frontage and access to Old Novi Road, Wainwright Street and Linhart Street. The Plan shows one detention pond on the east side of Old Novi Road, north of Wainwright. The plan also includes pedestrian walks along both side of Old Novi Road, and on-street parking spaces on the east side of Old Novi Road. All proposed homes front on existing public roads. The subject property is 3.15-acres, with portions of property in Sections 10 and 11.

A Zoning Map Amendment from B-3 (General Business) and R-4 (One Family Residential) to RM-2 (High-Density Multi-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option was approved by Council on February 11, 2019. The current review is based on the PRO Agreement as well as the Zoning Ordinance requirements.

RECOMMENDATION

Approval of the Preliminary Site Plan with phasing is recommended. The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations that were approved by City Council as part of PRO Concept plan approval. Planning Commission's approval of Preliminary Site

Plan, Site Condominium, Wetland Permit, Woodland Permit and Storm Water Management Plan approval is required.

PRO OPTION

The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning has been changed (in this case from B-3 and R-4 to RM-2) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant submits for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the rezoning and PRO concept plan expires and the agreement becomes void.

PROJECT REVIEW HISTORY

Action summaries from all the public meetings listed below are provided in the attachment.

- On November 9, 2017, a Pre-application meeting was held with a plan that included 70 multi-family units.
- On April 13, 2018, another Pre-application meeting was held with a revised plan for 32 townhouse units in 6 buildings and 6 single family homes.
- On May 29, 2018, the applicant formally submitted a Concept Plan and PRO Rezoning Request. The plan included 14 multi-family townhome units and 17 single-family homes.
- On June 27, 2018, the Master Plan and Zoning Committee considered the request. The committee members were glad the applicant was moving in the right direction, but recommended the plans be further revised to bring the density in line with the Master Plan and the adjoining neighborhoods.
- On August 10, 2018, the applicant submitted a revised Concept Plan with 21 Single Family homes.
- On September 26, 2018, the Planning Commission considered the proposed development and made a favorable recommendation to Council.
- On October 22, 2018, City Council considered the proposed development for tentative approval of proposed zoning amendment and postponed their decision pending suggested revisions.
- On December 3, 2018, City Council reconsidered the proposed zoning amendment and tentatively approved a revised concept plan with 20 single family units, and directed the staff and the applicant to work on the PRO agreement.
- On February 11, 2019, City Council approved the PRO Agreement and Concept Plan.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. **Please see the attached charts for information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the stamping set submittal.

1. **Sidewalk:** The applicant and city staff have agreed to a realignment of the portion of sidewalk on the east side of Old Novi Road, north of Wainwright Street in order to improve the safety of pedestrians and bicyclists. **The applicant should show the new alignment in the Final Site Plan submittal. The 6-foot sidewalk should be located outside of the 25-foot vegetated buffer of the stormwater management plan. The landscaping plan will also require adjustments to accommodate the realignment of the sidewalk.**

2. **Updates:** Please list all the deviations included in the PRO Agreement on the site plan. Remove references to "requested" deviations since those have been approved. Update the sheet titles to reflect current status of plans (Preliminary Site Plan or Final Site Plan rather than Concept). Remove sheet SP3 as the rezoning has been completed.
3. **Depth to Width Ratio:** Single Family lots shall not exceed a 3:1 depth to width ratio. All lots appear to be in conformance. Please provide a table indicating depth, width, acreage and depth to width ratio for all lots.
4. **Fences:** The PRO Agreement (G.3.i) states that "A 6-foot tall fence, as shown on the detail provided on Sheet L5 (or an approved comparable fence as determined by the City's Landscape Architect), shall be required between the new lots/units and all adjacent residential lots." The site plan does not indicate a fence along the side yards of lots 14, 15 or 20, which are adjacent to residential lots. Fencing is also required as alternative screening north of the stormwater detention basin, as shown on sheet L-1 and in detail on sheet L-5. **The applicant shall update sheets SP2, SP6, and SP7 to indicate fence installation at those locations.**
5. **Evergreen Buffers:** The PRO Agreement notes that "evergreen trees, shall be installed to a sufficient height as a buffer to any proposed two-story residence to be built on units 1 through 7, to be located on the Land adjacent to an existing dwelling as determined by the City's Landscape Architect." **Please add a note to the landscape plans for this requirement to be reviewed when building plans are submitted for each lot.**
6. **Wetland and Woodland Conservation Easements:** Drafts of conservation easements are required prior to stamping set approval. The boundaries of each easement area should be shown on the Final Site Plan submittal. The applicant has indicated that the wetland area and 25-foot wetland buffer will be included in the wetland conservation easement. The woodland conservation easement is shown as a 15-foot strip along the east side of the stormwater pond, where Woodland Replacement Trees are proposed to be planted. **The applicant should ensure all proposed Woodland Replacement Trees are covered by the proposed Conservation Easement.**
7. **Right-of-Way Use Easements:** Submit for review the Use easement or license agreements for Old Novi Road ROW as described in the PRO Agreement.
8. **Bike Repair Station:** Remove bike repair station note and detail on sheet L-5. **Update the Proposed Public Seating Plaza Enlargement to reflect the Historical marker signage for Cornelius Austin instead.**
9. **Historical Marker:** Indicate on the plans the location of the proposed historical marker, and provide a detail for that signage on the plans. The Historic Commission would like to take a walk-through of the house when the tenants have vacated it, and also assist with the wording of the marker.
10. **Mailboxes:** Please contact the United States Postal Service to share the Lakeview plans in order for the USPS to determine the appropriate mode of delivery for these homes. The placement of the central mailbox on the west side of Old Novi Road would appear to cause conflicts with the adjacent property owner's driveway. **Provide confirmation from the USPS that they have approved the mail delivery service method and locations of mail boxes.**
11. **Property Combination:** The site plan consists of several different parcels. All parcels need to be combined to avoid complications with off-site easements. Plans will not be stamped approved until the Master Deed has been reviewed and approved by staff and the City Attorney's office.

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

Some selected conditions that are part of the PRO Agreement are included below. Please refer to the PRO agreement for other details.

1. The use of the Land will be for 20 single-family dwellings the standards spelled out in the Agreement and shown in the PRO Plan, including but not limited to the minimum architectural and façade standards depicted in the PRO Plan.
2. Developer, at the time of final site plan submittal, shall execute a use easements, or license agreements, extending into the Old Novi Road Right-of-Way for the parcels along the west and east side of the road for the purpose of providing front and side yard space for the dwellings, including landscaping features and decorative fences to be maintained by the homeowners.
3. Additional buffer screening, including fence, must be provided for existing residences on the adjacent property along the western property boundary. If a two-story home is to be built, evergreen trees shall also be provided to buffer the existing residences.
4. In lieu of the required berm between commercial and residential uses, Developer shall provide alternate screening on both sides of Old Novi Road in the form of a fence or wall and/or landscaping to be approved by the City's landscape architect at the time of final site plan approval. Consideration shall be given to limiting noise and visual impacts for the residents, as well as impacts to wetlands and buffer areas. The screening shall be installed within 8 months of issuance of a grading permit for the Development.
5. Developer shall work with the City to design and erect an historical marker denoting the site of Cornelius Austin's home and significance to the local history, in a size and scale similar to those in nearby Pavilion Shore Park.
6. Developer shall provide the pedestrian elements along the east side of Old Novi Road, including a seating feature and landscaping.
7. Applicant shall submit Wetland and Woodland Conservation Easements for any areas of remaining wetland and replacement trees.

ORDINANCE DEVIATIONS

The following deviations from the standards of the zoning ordinance are hereby authorized pursuant to §7.13.D.i.c (2) of the City's Zoning Ordinance.

- a. Planning Deviations for Single-Family (R-4 standards), Section 3.1.5.D of the Zoning Ordinance, because the type of development recommended by the Master Plan would not be achieved with the required standards and many of the deviations are similar to the existing homes in the area:
 - i. Reduction of minimum lot area by 4,604 square feet (10,000 square feet required, 5,396 square feet provided);
 - ii. Reduction of minimum lot frontage by up to 29 feet (80 feet required, 51 to 65 feet provided);
 - iii. Reduction of the minimum required building front yard setback by up to 24 feet (Required 30 feet, provided 6 to 20 feet);
 - iv. Reduction of the minimum required building side yard setback by 5 feet (Required 10 feet, provided 5 feet);
 - v. Reduction of the minimum required building side yard total setback by up to 12 feet (Required 25 feet, provided 13 to 23 feet);
 - vi. Reduction of the minimum required building rear yard setback by 15 feet (Required 35 feet, provided 20 feet);
 - vii. Reduction of the minimum required exterior side yard building setback by 25 feet (Required 30 feet, provided 5 feet);

- viii. Exceeding the maximum lot coverage percentage by 20% (25% allowed, 45% provided); and
- b. City Council variance from Sec. 11-94(a)(2) of the Code of Ordinances for deviation for the width of storm sewer easements (10 feet requested, 20 feet required);
- c. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 10 feet on the west side of Old Novi Road to create more usable area in the right-of-way while ensuring pedestrian safety;
- d. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 9 feet on the east side of Old Novi Road between Linhart and Wainwright Streets only, adjacent to the on street parking spaces, to create more usable area in the right-of-way and provide sidewalk adjacent to the on-street parking spaces;
- e. Traffic deviation from Sec. 11-216 of the Code of Ordinances for driveway width of 10 feet (16 feet standard) which is within the acceptable range and may be granted administratively;
- f. Landscape deviation from Sec. 5.5.3.B.ii and iii of the Zoning Ordinance for no screening berm provided between the B-3 commercial district and the residential properties to the south on both sides of Old Novi Road (6-8 feet tall landscaped berm required, 0 feet provided) with alternative screening with fence/wall and/or landscaping to be provided (as noted in the PRO Conditions, 3.J, above);
- g. Landscape deviation from Sec. 5.5.3.E.i.c and 5.5.3.E.ii of the Zoning Ordinance for street trees located in front yards of single-family homes on Wainwright and Linhart, rather than within the right-of-way due to the presence of utilities;
- h. For the landscaping and decorative fences located within the right-of-way:
 - i. A landscape waiver for the location of greenbelt trees within the right-of-way;
 - ii. A use easement, right-of-way permit, or license agreement, or other agreement in a form and manner as determined by the City Attorney, for use of a portion of the right-of-way on the west and east side of Old Novi Road as a yard area to be maintained by the Association; provided that the Association may require the individual owners to conduct such maintenance in the first instance, with the Association being ultimately responsible to the City under the Master Deed.

PUBLIC BENEFIT UNDER PRO ORDINANCE

The following PRO Conditions shall apply to the Land and/or be undertaken by the Developer:

1. Owner/Developer shall provide the following Public Improvements in connection with the development of the Land:
 - a. Developer shall provide 10 on-street parking spaces along the east side of Old Novi Road, as shown on the PRO Plan.
 - b. The sidewalk adjacent to the on-street parking spaces on the east side of Old Novi Road shall be 8-feet wide to accommodate encroachment of opening vehicle doors.

- c. Developer shall work with the City to design and erect an historical marker denoting the site of Cornelius Austin's home and significance to the local history, in a size and scale similar to those in nearby Pavilion Shore Park. The City shall have the final determination as to the design and location of the marker, and Developer shall bear the full cost of fabricating and installing the sign in a manner approved by the City. The marker shall be installed following commencement of the Development as soon as reasonably practical without interfering with development and building within the area where the marker is to be located.
 - d. Developer shall provide the pedestrian elements along the east side of Old Novi Road, including a seating feature and landscaping, as shown on the PRO Plan (but not the bike repair station which is replaced with Developer installing the historic marker referenced above).
2. The development shall be limited to a density of 6.4 dwelling units per acre with a maximum of 20 units as indicated on the PRO concept plan.
 3. The applicant shall provide conservation easements to protect replacement trees as well as preserved wetland and wetland buffer areas.
 4. Minor modifications to the approved Planned Rezoning Overlay Concept Plan (PRO) can be approved administratively, upon determination by the City Planner, that the modifications are minor, do not deviate from the general intent of the approved PRO Concept plan and result in reduced impacts on the surrounding development and existing infrastructure. The Planning Commission shall also be permitted to authorize amendments to the PRO Plan in its review of the preliminary site plans for individual units, with regard to parking-related, landscape-related, and façade-related requirements, provided it would otherwise have that authority under the Zoning Ordinance.
 5. Developer shall comply with all conditions listed in the staff and consultant review letters.

SUMMARY OF REVIEWS

- a. Engineering Review: Additional comments to be addressed with Final Site Plan. Engineering recommends conditional approval.
- b. Landscape Review: Additional comments to be addressed with Final Site Plan. Landscape recommends conditional approval.
- c. Wetlands Review: A City of Novi Non-minor Wetland Permit and Buffer Authorization are required for the proposed impacts to wetlands and regulated wetland setbacks. Additional comments to be addressed with Final Site Plan. Wetlands recommends approval.
- d. Woodlands Review: A City of Novi Woodland permit is required for the proposed impacts to regulated woodlands. Additional comments to be addressed with Final Site Plan. Woodlands recommend approval.
- e. Traffic Review: Additional comments to be addressed with Final Site Plan. Traffic recommends approval.
- f. Facade Review: Façade review is not required at this time. Single family homes are reviewed for conformance when Building Permits are reviewed.
- g. Fire Review: Fire recommends approval.

NEXT STEP: PLANNING COMMISSION MEETING

The site plan is scheduled for a public hearing on April 17, 2019 meeting. Please provide the following **no later than April 10, 2019**. You can submit information as it becomes available.

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE. (Previously submitted).**
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**
3. A color rendering of the Site Plan, if any.

FINAL SITE PLAN SUBMITTAL

After receiving the Preliminary Site Plan approval, please submit the following for Final site plan review and approval

1. Six copies of Final Site Plan addressing all comments from Preliminary review
2. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. [Other Agency Checklist](#)
8. [Hazardous Materials Packet](#) (Non-residential developments)
9. [Non-Domestic User Survey](#) (Non-residential developments)
10. Drafts of any legal documents (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

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

SITE ADDRESSING

New addresses are required for this project. The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found by clicking on this [link](#).

Please contact the Ordinance Division 248.735.5678 in the Community Development Department with any specific questions regarding addressing of sites.

STREET AND PROJECT NAME

This project may require approval from the Street and Project Naming Committee. Please contact Hannah Smith (248-347-0579) in the Community Development Department for additional information. The application can be found by clicking on this [link](#).

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits

that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

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 – Planner

Attachments:

1. Planning Review Chart
2. Action Summaries: Previous Meetings



PLANNING REVIEW CHART: RM-2 with PRO

Review Date: March 26, 2019
Review Type: Preliminary Site Plan
Project Name: JSP18-16 Lakeview Homes
Location: East & West of Old Novi Road, South of 13 Mile Road
Plan Date: 3/4/19
Prepared by: Lindsay Bell, Planner
Contact: E-mail: lbell@cityofnovi.org Phone: 248.347.0484

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission Public hearing for Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Pavilion Shore Village	20 Unit single family residential development with PRO overlay; The proposed units will be "for sale" 6.4 maximum dwelling units per acre	Yes	Council approved the PRO plan on February 11, 2019.
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Effective January 8, 2015)</i>	RM-2 High Density Multi-Residential District with PRO Agreement	No	No	Council approved the rezoning request with PRO Agreement on 2/11/19
Uses Permitted (Sec 3.1.8.B & C)	Multiple-family Sec. 3.1.8.B. - Principal Uses Permitted. Sec. 3.1.8.C. – Special Land Uses Permitted.	One-Family Detached Dwellings	Yes	<i>Regulated according to the standards and regulations of the R-4 district</i>
Phasing		Not proposed	Yes	
Planned Rezoning Overlay Document Requirements (SDM: <u>Site development Manual</u>)				
Written Statement <i>(Site Development Manual)</i>	Potential development under the proposed zoning and current zoning	Included in the PRO agreement	Yes	
<i>The statement should describe the following</i>	Identified benefit(s) of the development	Included in the PRO agreement	Yes	
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc)	Included in the PRO agreement	Yes	
Traffic Impact Study <i>(Site development manual)</i>	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.	TIS was reviewed and approved as part of PRO approval	Yes	

Item	Required Code	Proposed	Meets Code	Comments	
Community Impact Statement (Sec. 2.2)	<ul style="list-style-type: none"> - Over 30 acres for permitted non-residential projects - Over 10 acres in size for a special land use - All residential projects with more than 150 units - A mixed-use development, staff shall determine 	CIS was reviewed as part of the PRO approval	NA		
Height, bulk, density and area limitations (Sec 3.1.8.D)					
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	Each home has frontage and access to Old Novi Road, Linhart Street or Wainwright Street	Yes		
Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.1.5)	R-4 Required Conditions				
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.1.5)	10,000 sf required	5,396 sf minimum	No	<i>Deviation approved in PRO Agreement</i>	
Minimum lot width (Sec 3.1.5.D)	80 ft	51-65 ft provided	No	<i>Deviation approved in PRO Agreement</i>	
Maximum % of Lot Area Covered (By All Buildings)	25%	45%	No	<i>Deviation approved in PRO Agreement</i>	
Building Height (Sec. 3.1.5.D)	35 ft. or 2.5 stories, whichever is less		Yes		
Minimum Floor Area per Unit (Sec. 3.1.8.D)	Efficiency	400 sq. ft.	NA		
	1 bedroom	500 sq. ft.	NA		
	2 bedroom	750 sq. ft.	NA		
	3 bedroom	900 sq. ft.	Exceed minimum		Yes
	4 bedroom	1,000 sq. ft.			NA
Maximum Dwelling Unit Density/Net Site Area (Sec. 3.1.8.D)	Efficiency	Max 10%	Not proposed	Yes	
	1 bedroom	31.1 Max 33%	Not proposed		
	2 bedroom	20.7	Not proposed		
	3+ bedroom	15.8	6.4DUA Total site area: 3.15 Acres Wetlands: 0.02 Acres Net Site Area: 3.13 Acres		

Item	Required Code	Proposed	Meets Code	Comments
Residential Building Setbacks (Sec 3.1.5.D)				
Front	30 ft.	6 - 20 ft.	No	<i>Deviations approved in PRO Agreement</i>
Rear	35 ft.	15 ft.	No	
Side	10 ft. one side 25 ft total two sides	5 ft. 13 - 23 ft.	No	
Parking Setback (Sec 3.1.5.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2				
Front		Parking is provided in the garage and in front of the garage for each unit.	NA	Parking setbacks not included for R-4 District
Rear			NA	
Side			NA	
Note To District Standards (Sec 3.6.2)				
Area Requirements (Sec. 3.6.2.A)	The distance between the side lot lines shall not be reduced below 90% of the required lot width in order to protect against the creation of flag lots	No flag lots proposed	NA	
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	Units 11 and 18 have exterior side yards: 5 ft setback proposed	No	<i>Deviations approved in PRO Agreement</i>
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard	Parking is not proposed in the front yard	NA	
Distance between buildings (Sec 3.6.2.H)	It is governed by sec. 3.8.2 or by the minimum setback requirements, whichever is greater	RM-2 code has additional requirements for distance between buildings.	NA	Does not apply to R-4 standards
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands exist adjacent to lots 19 and 20. Buildings are at least 25 feet from high water mark	Yes	See Wetland Review for further comments
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Parking lots are not proposed	NA	
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q		NA	

Item	Required Code	Proposed	Meets Code	Comments	
RM-1 and RM-2 Required Conditions (Sec 3.8)& (Sec 3.10)					
Total number of rooms (Sec. 3.8.1)	For building less than four stories: Total No. of rooms < Net site area in SF/2000 For buildings more than four stories: Total No. of rooms < Net site area in SF/700	Single family homes	NA		
Public Utilities (Sec. 3.8.1)	All public utilities should be available	All public utilities are available	Yes		
Maximum Number of Units (Sec. 3.8.1.A.ii)	Efficiency < 5 percent of the units		NA		
	1 bedroom units < 20 percent of the units		NA		
	Balance should be at least 2 bedroom units	All are 2+ bedrooms	Yes		
Room Count per Dwelling Unit Size (Sec. 3.8.1.C) <i>*An extra room such as den count towards an extra room</i>	Dwelling Unit Size	Room Count *	Yes	Single family homes are to meet R-4 district requirements	
	Efficiency	1			Not proposed
	1 bedroom	2			Not proposed
	2 bedroom	3			Not proposed
	3 or more bedrooms	4			4 (2 bedroom units with a den are also calculated as 3 or more bedroom units)
Setback along natural shore line (Sec. 3.8.2.A)	A minimum of 150 feet along natural shore line is required.	No natural shore line exists within the property	NA		
Structure frontage (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	All structures front on public streets	Yes		
Maximum length of the buildings (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.	Does not exceed	Yes		
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if	Applicant is not proposing extra length than allowed	NA		
	Common areas with a minimum capacity of 50 persons for recreation or social purposes				

Item	Required Code	Proposed	Meets Code	Comments
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.			
Building Orientation (Sec. 3.8.2.D)	Where any multiple dwelling structure and/or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.	Single family homes proposed	NA	
Yard setback restrictions (Sec. 3.8.2.E)	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area	No off-street parking or loading area is proposed	NA	
Off-Street Parking or related drives (Sec. 3.8.2.F) Off-street parking and related drives shall be..	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas or	None proposed – only driveways	Yes	
	No closer than 8 ft. for other walls or		NA	
	No closer than 20 ft. from ROW and property line		NA	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	No private drives	NA	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	The plan proposes sidewalks on both sides of the streets, public sidewalks.	Yes	
	All sidewalks shall comply with barrier free design standards	Layout notes indicate that all sidewalks shall be ADA compliant	Yes	
Minimum Distance between the buildings (Sec. 3.8.2.H)	(Total length of building A + total length of building B + 2(height of building + height of building B))/6		NA	

Item	Required Code	Proposed	Meets Code	Comments
Minimum Distance between the buildings (Sec. 3.8.2.H)	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.		NA	
Number of Parking Spaces Residential, Single-family (Sec.5.2.12.A)	Two (2) for each dwelling unit 40 required	Garage Spaces: 40 On-street: 10 TOTAL PROVIDED: 50	Yes	Additional space available within the driveways
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 0° Parking: 8 ft. x 23 ft.	10 Parallel parking spaces proposed	No	<u>Refer to Traffic comments for comments for on-street parking dimensions</u>
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Does not apply	NA	
Barrier Free Spaces <i>Barrier Free Code</i>	2 accessible space (including 1 Van accessible) for every 26 to 50 spaces		NA	Not required for single family development
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces			
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.			
Minimum number of Bicycle Parking (Sec. 5.16.1) <u>One-family residential</u>	None		Yes	
Sidewalks and Other Requirements				
Non-Motorized Plan	Proposed Off-Road Trails and Neighborhood Connector Pathways. A Major Pathway is indicated on the master plan along the east side of Old Novi Road where	The plan includes segments along both sides of Old Novi Road where the project has frontage	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	one does not currently exist			
Sidewalks (Subdivision Ordinance: Sec. 4.05)	Sidewalks are required on both sides of proposed drives	Sidewalks are proposed on all public ROW	Yes	
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	A 6 foot sidewalk is required along Novi Road	6 foot sidewalk existing along the west side of Old Novi Road; new 6-8 ft sidewalk proposed on east side	Yes	
Entryway lighting Sec. 5.7	One street light is required per entrance.	No entry to development – no lighting proposed on streets	NA	
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk through the driveways	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Information provided during PRO considerations	Yes	
Other Permits and Approvals				
Development/ Business Sign	The leading edge of the sign structure shall be a minimum of 10 ft.	No signage proposed? No dimensions are		<u>Verify whether development will have a sign</u>

Item	Required Code	Proposed	Meets Code	Comments
(City Code Sec 28.3) <i>Sign permit applications may be reviewed as part of Preliminary Site Plan or separately for Building Office review.</i>	behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft.	provided for the lettering placed upon the sign structure. The height of the sign complies with the ordinance allowance of 5 ft.		
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	The applicant should apply for approval of the project name	Yes	
Property Combination	The proposed property split must be submitted to the Assessing Department for approval.	The applicant is proposing consolidation of several lots as well as creation of site condo lots.	Yes	<u>The applicant must create the site condo lots through a Master Deed prior to Stamping Set approval. Plans will not be stamped until the lots are created.</u>
Other Legal Requirements				
PRO Agreement (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed	PRO Agreement has been executed	NA	Council approved the rezoning request with PRO Agreement on 2/11/19
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal			<u>A Master Deed draft shall be submitted prior to Stamping Set approval.</u>
Conservation easements	Conservation easements may be required for woodland impacts	A wetland and woodland easements are required as part of the PRO agreement		<u>Draft documents will be required prior to stamping set approval.</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

March 27, 2019

Engineering Review

Lakeview PRO
JSP18-0016

Applicant

Real Value, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: West of Old Novi Road, East of Austin Drive and East of Old Novi Road, South of Thirteen Mile Road
- Site Size: 1.8 acres west of Old Novi Road, 1.34 acres east of Old Novi Road
- Plan Date: 03/04/2019
- Design Engineer: Nowak and Fraus Engineers

Project Summary

- Construction of twenty single family homes and on-street parking on Old Novi Road.
- 8-inch water main would be extended from Austin Drive to provide 1-inch water service leads to each home and associated hydrants west of Old Novi Road. 8-inch water main would be extended the existing 36-inch water main in Old Novi Road to provide 1-inch water service leads to each home and associated hydrants east of Old Novi Road.
- 6-inch sanitary sewer leads would be extended from existing 8-inch sanitary sewer to provide a connection to each home east and west of Old Novi Road.
- Storm water would be collected by a single storm sewer collection system and conveyed to an on-site detention basin.

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 the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with the following items that must 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 upon Final Site Plan submittal):

General

1. Provide a minimum of two ties to established section or quarter section corners.
2. A right-of-way permit will be required from the City of Novi.
3. 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.
4. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
5. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
6. 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.
7. 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).

Water Main

8. Note that a tapping sleeve, valve and well will be provided at all connections to the existing water main.
9. Provide a profile for all proposed water main 8-inch and larger.
10. Provide three (3) signed and sealed sets of revised utility plans along with the MDEQ permit application (06/12 rev.) for water main construction. The Streamlined Water Main Permit Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

11. Provide a sanitary sewer monitoring manhole, unique to this development, 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).
12. Provide a profile for all proposed sanitary sewer.
 13. Provide three (3) signed sealed sets of revised utility plans along with the MDEQ permit application (01/18 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist shall be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Contact the Engineering Department if an expedited MDEQ review is requested.

Storm Sewer

14. A minimum cover depth of 3 feet shall be maintained over all storm sewers.
15. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan.
16. Provide storm sewer profiles and illustrate all pipes intersecting storm structures.
17. An easement is required over any storm sewers accepting and conveying off-site drainage.

Storm Water Management Plan

18. The Storm Water Management Plan (SWMP) shall comply with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual (refer to the runoff coefficients, 1V:4H allowable basin slopes, etc.).
19. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
20. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.
21. Indicate where the flow from the outlet pipe and overland flow will eventually discharge.

Paving & Grading

22. Provide MDOT Type F4 6-inch curb and gutter along the east side of on-street parking.
23. Provide MDOT detail "M" concrete flowline along the west side of on-street parking.
24. Offset the sidewalk from all on-site parking spots, while also keeping the sidewalk outside the 25-foot vegetative buffer surrounding the detention basin.
25. 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.

26. Provide a note on the Grading Plan stating the right-of-way pathway will match existing grades at both ends.
27. Provide revised cross-sections of concrete and asphalt pavement that meet City standards outlined in the Engineering Design Manual.

Soil Erosion and Sediment Control

28. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. An informal review will be completed with the Final Site Plan if SESC plans are included in the submittal.

Off-Site Easements

29. Any off-site utility easements must be executed **prior to final approval of the plans**. If you have not done so already, drafts of the easements and a recent title search shall be submitted as soon as possible to the Community Development Department for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

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

30. 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 shall not include 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).
31. Draft copies of any off-site utility easements, a recent title search, and legal escrow funds must be submitted to the Community Development Department for review and approved by the Engineering Division and the City Attorney prior to getting executed.

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

32. 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.
33. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.

34. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
35. A 20-foot wide easement where any storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
36. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

37. A pre-construction meeting shall be required prior to the commencement of any site work. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
38. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application fee).
39. 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.
40. A permit for work within the right-of-way of City roads must be obtained from the City of Novi. The application is available from the City Engineering Division and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Division at 248-347-0454 for further information.
41. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the water main plans have been approved.
42. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the sanitary sewer plans have been approved.
43. Construction Inspection Fees will be determined once the construction cost estimate is submitted and must be paid prior to the pre-construction meeting.
44. A storm water performance guarantee, equal to 1.2 times the amount required to complete storm water management and facilities (as specified in the Storm Water Management Ordinance) must be posted with Community Development.
45. An incomplete site work performance guarantee, equal to 1.2 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted with Community Development.
46. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted with Community Development.

47. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from **bottom of the footing** to top of the wall) must be obtained from the Community Development Department (248-347-0415).

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 Kate Richardson at (248) 347-0586 with any questions.



Kate Richardson, EIT
Plan Review Engineer

cc: Lindsay Bell, Community Development
George Melistas, Engineering
Darcy Rechten, PE, Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

March 15, 2019

Preliminary Site Plan - Landscaping

Lakeview

Review Type

Preliminary Site Plan Landscape Review

Job

JSP18-0016

Property Characteristics

- Site Location: Old Novi Road and Wainright
- Site Acreage: 8.2 acres
- Site Zoning: R4 and RM-1 with PRO
- Adjacent Zoning: R4 and B-3
- Plan Date: 3/4/2019

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 in Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Recommendation

This project is **recommended** for approval. There are some issues that still need to be resolved, and information added to the plans, but they can be done on Final Site Plans.

LANDSCAPE DEVIATIONS APPROVED BY CITY COUNCIL ON 12/3/2018:

1. A 6 foot vinyl fence is proposed as screening between the residentially zoned lots south of B-3 and the businesses to the north.
2. Street trees of all single family homes are located in front yards, not the ROW.
3. Landscaping is proposed within right-of-way.

Ordinance Considerations

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

Provided.

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

1. Provided.
2. **Please add all existing and proposed light poles to the landscape plan.**

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

1. Tree fencing is shown around all trees to be saved.
2. **Please clearly indicate on plan views of Sheets L-3 and L-4 which trees are being removed.**
3. **Please see the ECT review for a full discussion of woodland replacements.**
4. **There is a large (60") tree west of lots 9 and 10 that is not shown on the tree chart. Currently grading is shown within its critical root zone to form the swale along the west edge of those properties. This grading would significantly impact that tree, which, while**

admittedly not attractive, is nevertheless alive and on the neighbor's property. If the applicant can get a signed agreement from the neighbor to either remove the tree or to grade within the critical root zone of the tree and possibly kill it, and provide that to the city, then the grading can be done as proposed and no woodland replacements will be necessary. Otherwise, the tree's root system must be protected.

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

1. Property abuts B-3 zoning/commercial properties on the north end. *City Council approved the deviation to use a fence or landscaping along the B-3 districts in place of the required berm.*
2. **Tall plantings should be added to increase the screening height of the site from the business north of Unit 10.**
3. A 6 foot vinyl fence is also proposed along all property lines facing existing homes.

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

1. As only single-family lots are proposed along existing roads, no right-of-way greenbelt is required, nor the berm or landscaping within it.
2. Some of the proposed landscaping for the fronts of all buildings and all of the sitting area on the east side of Old Novi Road is located within the Old Novi Road right-of-way. *City Council approved this deviation.*
3. **The landscaping shall not be located further into the right-of-way than was shown on the plans reviewed by City Council.**
4. **A license agreement will need to be provided to the city for the fences and plantings within the right-of-way.**

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

1. All 20 lots require 1 deciduous canopy tree to be planted as a street tree along the front of the house.
2. Due to existing utilities, and to provide a consistent look for the development, the single street trees are proposed in the front yard of the lots. *The deviation required for this landscaping was approved by City Council.*
3. 3 canopy trees, or 5 subcanopy trees (since there is an overhead utility line there) per lot must be provided for lots 11 and 18 along their Old Novi Road frontage. 5 evergreens and 2 subcanopy trees per lot are provided.
4. **The master deed shall indicate that the proposed trees are street trees that shall remain and be maintained by the resident per city standards for street trees.**

Parking Lot Landscaping and Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.)

There are no parking lots included as part of this project.

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

No loading zone screening is required as part of this project.

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

1. Provided.
2. The diversity of species complies with the Landscape Design Manual guidelines.
3. 59% of the plant list is composed of plants native to Michigan.

Planting Notations and Details (LDM)

Provided.

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

The above-ground detention basin is landscaped as required.

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

An irrigation plan is provided for greenbelt tree plantings.

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

1. Provided.
2. **Please clearly show any retaining walls proposed on the grading plans and landscape plans.**

Snow Deposit (LDM.2.q.)

1. As all homes proposed are single family dwellings, all driveway and walk snow should remain on the homes' lots.
2. **Please add a note to this effect on the plans.**

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

1. No regulated woodlands exist on the site.
2. The trees to be saved and removed are clearly noted on the chart on L-3 and L-4, but not on the plan view. **Please show these more clearly on the plan view.**

Corner Clearance (Zoning Sec 5.9)

Provided.

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

Review Date: March 15, 2019
Project Name: JSP18 – 0016: LAKEVIEW – Preliminary Site Plan
Plan Date: March 1, 2019
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 – approved by City Council on 12/3/18.

1. A 6 foot vinyl fence is proposed as screening between the residentially zoned lots south of B-3 and the businesses to the north. The same fence is proposed between Lot 10 and the business to the north, per the decision of City Council to not require an 8' wall.
2. Street trees of all single family homes are located in front yards, not the ROW.
3. Landscaping is proposed within right-of-way.

Please change "Landscape Deviations Requested" to "Landscape Deviations Approved by City Council on 12/3/18" on Sheet L-1.

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 	Scale: 1"=50' Details : 1"=20' & 1" = 10'	Yes	
Project Information <i>(LDM 2.d.)</i>	Name and Address	A location map is provided on Sheet L-1	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/LLA	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	
Miss Dig Note	Show on all landscape	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(800) 482-7171 <i>(LDM.3.a.(8))</i>	plan sheets			
Zoning <i>(LDM 2.f.)</i>	Include all adjacent zoning	Site: R4/B-3 Proposed: PRO East, West, South: R4 North: B-3	Yes	
Survey information <i>(LDM 2.c.)</i>	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	<ul style="list-style-type: none"> ▪ Descriptions on Cover sheet, SP10 ▪ Topographical/ Tree survey on Sheets SP8-10 	Yes	
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 exists. 	<ul style="list-style-type: none"> ▪ Tree survey on Sheets SP8-9, L-3, L-4 ▪ Tree chart on Sheet SP10, L-3, L-4 ▪ Replacement Calculations on Sheets L-3, L-4 ▪ Trees to remain are protected with tree fence 	Yes	<ol style="list-style-type: none"> 1. Add 60" tree west of the rear property lines of Lots 9 and 10 to the tree survey. 2. On the grading plan, please show sufficient protection for the 60" tree just west of the rear property lines of lots 9 and 10 (grading should not be within its critical root zone. Currently it is not clear if grading will impact that tree. 3. Please see ECT review for detailed coverage of woodlands and wetlands.
Soil types <i>(LDM.2.r.)</i>	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries 	<ul style="list-style-type: none"> ▪ Types noted on Sheet SP1. ▪ Soil boring charts on Sheet SP11 	Yes	
Existing and proposed improvements <i>(LDM 2.e.(4))</i>	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities <i>(LDM 2.e.(4))</i>	Overhead and underground utilities, including hydrants	Proposed utilities included on landscape plan	Yes	Please add proposed light posts to the landscape plan if there are any to help avoid conflicts with trees.
Proposed grading. 2' contour minimum	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> ▪ Proposed spot elevations on 	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 2.e.(1))		Sheets SP-4, SP-5. ▪ Detention pond grading shown on Sheet SP5		
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	NA		1. As the proposal only includes single family homes located along existing roads, no snow deposit areas need to be shown. 2. Snow plowed from the driveways must remain on the lots. Please add a note to this effect on the plans and in the Master Deed.
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 lot is proposed.		
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 	No parking lots are proposed		
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		
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 • No trees shall be planted within 5 feet of underground utility lines. 	It appears that all trees are at least 10 feet from hydrants and utility structures.	Yes	Please add an easily seen note to Sheets L-1 stating that all trees shall be planted no closer than 10 feet to hydrants or utility structures.

Item	Required	Proposed	Meets Code	Comments
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))	25 ft corner clearance required. Refer to Zoning Section 5.9	All driveways have required 10 foot clearance.		
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 top soil. 				
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	<ul style="list-style-type: none"> ▪ Adjacent Zoning is B-3 on the north sides of the north multifamily and the north single family lot. ▪ Required screening between B-3 and residential is a landscaped berm 6-8' tall with a 5' wide crest. 	<ul style="list-style-type: none"> ▪ No berms are proposed to buffer the site from the businesses to the north. ▪ 6 foot vinyl fences are proposed around outer limit of lots 1-10, along east side of lots 14, 15 and 20, and north of detention pond. 	No	<ol style="list-style-type: none"> 1. The landscape deviation for 6 foot vinyl fence north of the detention pond was approved by City Council. 2. The landscape deviation for a 6 foot vinyl fence or other screening landscaping north of Lot 10 was approved by City Council.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	None	TBD	Please add tall plantings along the proposed fences to increase the screening from existing homes and businesses, especially along the Unit 10 northern lot line.
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. 2 feet wide crest ▪ Min 3 feet tall, variable height in front of multi-family buildings. ▪ Constructed of loam with 6" top layer of topsoil 	No berms are required in single family homes' front yards and no berm details are provided.	NA	
Type of Ground Cover		Sod is indicated as the groundcover in	Yes	If other groundcovers will be used, please

Item	Required	Proposed	Meets Code	Comments
		areas without other plantings		show them on the plans.
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	<ul style="list-style-type: none"> All overhead lines are clearly indicated. Subcanopy trees are proposed beneath the eastern line. 	Yes	
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	A concrete block retaining wall is provided on Sheets SP2 and L-6 but it's not clear where retaining walls are proposed.	TBD	Please clearly show any proposed wall(s) on the grading plan and the landscape plan.
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		TBD		<ol style="list-style-type: none"> Please show TW/BW elevations for any proposed walls on the grading plans. Detailed construction plans for walls taller than 3.5' shall be submitted for building review.
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	Only single family homes are proposed along existing roads so no greenbelt is required.	NA		
Min. berm crest width	No berm is required	NA		
Minimum berm height (9)	No berm is required	NA		
3' wall (4) (7)	NA	None		
Canopy deciduous or large evergreen trees	Only single family homes are proposed along existing roads so no greenbelt is required.	NA		
Sub-canopy deciduous trees	Only single family homes are proposed along existing roads so no greenbelt is required.	NA		
Street trees	<ul style="list-style-type: none"> R4: Single Family Lots: 1 tree per 35 lf 20 lots * 1 tree = 20 canopy trees in front yard Lots 11, 18 require 3 	<u>Wainright/Linhart:</u> <ul style="list-style-type: none"> 1 tree per lot, planted on property of lots 11-20. <u>Old Novi Road:</u>	Yes	1. A landscape deviation to locate street trees in the front yards of all lots was approved by City Council.

Item	Required	Proposed	Meets Code	Comments
	<p>canopy trees along Old Novi Road</p> <ul style="list-style-type: none"> ▪ Where subcanopy trees are proposed near overhead wires, 1.5 subcanopy trees per canopy required must be provided. 	<ul style="list-style-type: none"> • Lots 1--10: 1 canopy tree per lot, planted on property • Lots 11-18: 5 evergreens and 2 subcanopy trees provided 		<p>2. The master deed shall indicate that the proposed trees are street trees that shall remain and be maintained by the resident per city standards for street trees.</p>
Other landscaping in right-of-way	None required	<ul style="list-style-type: none"> • Flower/shrub plantings with decorative fences are proposed between the sidewalk and the lots along Novi Road. • A landscaped sitting area is proposed on the east side of Novi Road. 	No	<p>1. <i>Locating the detail plantings and fences within the right-of-way is a landscape deviation that was approved by City Council.</i></p> <p>2. The landscaping shall not be located further into the right-of-way than was shown on the plans reviewed by City Council.</p> <p>3. A license agreement will need to be provided to the city for the fences and plantings within the right-of-way.</p>
Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i>	<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 shown	TBD	<p>1. When the locations of transformer/utility boxes are determined, add landscaping per city requirements.</p> <p>2. A note and the detail for utility box screening have been added to the plans.</p>
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements <i>(Sec. 5.5.3.E.iv)</i>	<ul style="list-style-type: none"> ▪ Clusters of large native shrubs (min 3 ft tall) shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	Detention pond landscaping is proposed as required.	Yes	
Phragmites Control <i>(Sec 5.5.6.C)</i>	<ul style="list-style-type: none"> ▪ Any and all populations of <i>Phragmites australis</i> on 	A note has been added indicating that no Phragmites	Yes	

Item	Required	Proposed	Meets Code	Comments
	site shall be included on tree survey. ■ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.	exists on the site.		
Woodland Replacements (Chapter 37 Woodlands Protection)				
Woodland Replacement Calculations – Required/Provided	■ Show calculations based on existing tree chart. ■ Indicate boundary of regulated woodland on plan	■ Tree survey and chart are provided. ■ 4 woodland replacement evergreens are located on lot 12 and 8 replacement trees are in the street right-of-way	■ Yes ■ No	1. Please see ECT review for woodlands and wetlands. 2. Please create a conservation easement for the areas where all replacement trees are planted.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date <i>(LDM 2.i. & Zoning Sec 5.5.5.B)</i>	Provide intended date	Summer 2019	Yes	
Maintenance & Statement of intent <i>(LDM 2.m & Zoning Sec 5.5.6)</i>	■ 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.	Both notes are provided.	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.	■ An irrigation plan is provided for the greenbelt plantings. ■ It is assumed that residents will water and maintain the street trees and other landscaping on or at the front door of their homes.	Yes	

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	
Plant List (LDM 2.h., LDM 4) – Include all cost estimates				
Botanical and common names	Refer to LDM suggested plant list	Yes	Yes	
Quantities and sizes		Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Breakdown of genus/species diversity (LDM 4)	Break down proposed plantings by genus and species	<ul style="list-style-type: none"> ▪ 10 of 17 (59%) of species used, not including seed mixes, are native to Michigan. ▪ The tree diversity meets the requirements of LDM 4. 	Yes	
Type and amount of lawn		Sod	Yes	
Cost estimate (LDM 8.u)	For all new plantings, mulch and sod as listed on the plan	<ul style="list-style-type: none"> ▪ All trees, shrubs, sod and mulch are included. ▪ Seed costs for the detention basin and around it are not included. 	No	Please add a cost estimate for seeding for the site (detention basin, around the basin, any other seeded areas) at \$3.00/sy.
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		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	

Item	Required	Proposed	Meets Code	Comments
Other Plant Material Requirements (LDM 3)				
General Conditions <i>(LDM 3.a)</i>	Plant materials shall not be planted within 4 ft. of property line	No	Yes	
Plant Materials & Existing Plant Material <i>(LDM 3.b)</i>	Clearly show trees to be removed and trees to be saved.	Tree removals are shown on chart but are not clearly shown on plan view	No	Please clearly indicate trees to be removed on Plan View of Sheets L-3 and L-4.
Landscape tree credit <i>(LDM3.b.(d))</i>	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 <i>(LDM 3.c)</i>	Refer to Chapter 37, LDM for more details	Yes	Yes	
Plant size credit <i>(LDM3.c.(2))</i>	NA			
Prohibited plants <i>(LDM 7.c)</i>	No plants on City Prohibited Species List may be used.	No prohibited species are used.	Yes	
Recommended trees for planting under overhead utilities <i>(LDM 3.e)</i>	Label the distance from the overhead utilities	<ul style="list-style-type: none"> • Subcanopy trees are proposed beneath wires. • Canopy trees proposed are sufficiently far away from the overhead lines. 	Yes	
Collected or Transplanted trees <i>(LDM 3.f)</i>		NA		
Nonliving Durable Material: Mulch <i>(LDM 4)</i>	<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:				

Item	Required	Proposed	Meets Code	Comments
<ol style="list-style-type: none">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.				

WETLANDS REVIEW



ECT Project No. 180371-0600

March 28, 2019

Ms. Barbara McBeth, AICP
City Planner
Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Lakeview (JSP18-0016)
Wetland Review of the Preliminary Site Plan (PSP19-0043)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Lakeview project prepared by Nowak & Fraus Engineers dated and stamped "Received" by the City of Novi Community Development Department on March 4, 2019 (Plan). 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 also reviewed an applicant response letter dated March 22, 2019.

ECT currently recommends approval of the Preliminary Site Plan for Wetlands. ECT recommends that the Applicant address the items noted in the *Wetland Comments* section of this letter prior to approval of the Final Site Plan.

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Not Required (Impacts currently 0.096-acre < 0.25-acre wetland mitigation threshold)
Wetland Buffer Authorization	Required
MDEQ Permit	To Be Determined. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit.
Wetland Conservation Easement	Required

The proposed development is located east of Shawood Lake in Sections 10 and 11. The proposed development would be located both east and west of Old Novi Road, east of Austin Drive and north and south of Wainwright Street. Previous plan submittals included a *Wetland Delineation and Determination of Jurisdiction* report prepared by BWA Consulting dated October 3, 2017.

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The Plan proposes the construction of ten (10) single-family residential houses west of Old Novi Road, and ten (10) single-family lots east of Old Novi Road. The project is divided between three (3) separate parcel areas (Parcels A, B, and C).

Based on our review of the Plan, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached) and our on-site evaluation, the overall development site contains City-Regulated Wetlands. The BWA *Wetland Delineation and Determination of Jurisdiction* report dated October 3, 2017 notes that one (1) wetland area is present on the parcel and it has been determined that the wetland is subject to regulation by the Michigan Department of Environmental Quality (MDEQ) and the City of Novi. Permits will likely be required by the MDEQ and will be required from the City of Novi for construction activities involving this regulated wetland area. It should be noted that this existing wetland area is located on the subject parcel (Parcel C) located east of Old Novi Road and north of Wainwright Street (just south of the existing Lakeside Bar & Grill). This is the only wetland area observed on the proposed parcels being developed.

City of Novi Wetland 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).

The on-site wetland appears to meet one or more of the essentiality criteria and is therefore likely City regulated (i.e., wildlife habitat and flood and storm water control).

On-Site Wetland Evaluation

ECT reviewed the site for the presence of regulated wetlands as defined in the City of Novi Wetland and Watercourse Protection Ordinance. The goal of this review was to verify the location of on-site wetland resources identified by BWA Consulting and assess their regulatory status. ECT's investigation was completed on June 19, 2018. Pink and blue wetland boundary flagging was in place at the time of this site inspection. ECT reviewed the flagging and agrees that the wetland boundaries were accurately flagged in the field. It should be noted that the applicant has provided a wetland flagging map that indicates the approximate locations of the wetland flagging/staking on site (see Figure 2, Wetland Sketch). Based on the existing vegetation and topography, it is ECT's assessment that the on-site wetlands have been accurately delineated at this time.

Although not indicated on the City of Novi's Regulated Wetland Map (see Figure 1), ECT identified one wetland area within the subject property at the time of the site inspection. This wetland was identified by BWA Consulting as Wetland B and wetland flag numbers are indicated as B-1 through B-14 (see Figure 2). The Plan notes that the on-site acreage of this wetland is 6,926 square feet (0.159-acre). The wetland area is an isolated forested/scrub-shrub wetland that contains an emergent depression. Vegetation observed within the wetland included silver maple (*Acer saccharinum*), cottonwood (*Populus deltoides*), box elder (*Acer negundo*), green ash (*Fraxinus pennsylvanica*), nodding beggar-ticks (*Bidens cernua*), and highbush cranberry (*Viburnum trilobum*). Surface water was present at the time of our inspection as well as water stained leaves which are an indicator of wetland hydrology. The applicant's wetland consultant noted that soils pits dug on-site revealed wetland (hydric) soils within the wetland area.

Proposed Wetland Impacts

As noted above, the Plan indicates the presence of one (1) area of existing wetland on the subject site (Parcel 'C', east of Old Novi Road and north of Wainwright Street). The current Plan indicates a proposed wetland impact of 4,189 square feet (0.096-acre) for the purpose of constructing the proposed stormwater detention basin. This proposed impact is unchanged from previous site plan submittals.

This wetland area appears to be regulated by the City of Novi and is also likely regulated by the Michigan Department of Environmental Quality (MDEQ). The DEQ must determine the following before a permit can be issued:

- The permit would be in the public interest.
- The permit would be otherwise lawful.

- The permit is necessary to realize the benefits from the activity.
- No unacceptable disruption to aquatic resources would occur.
- The proposed activity is wetland dependent **or** no feasible and prudent alternatives exist.

With regard to the 25-foot wetland setbacks, the Plan appears to propose encroachment into existing 25-foot wetland buffer area. The existing area of 25-foot wetland setback is listed as 8,528 square feet (0.196-acre) and the proposed impact area is 4,930 square feet (0.113-acre). This proposed impact is unchanged from previous site plan submittals.

Wetland Permits & Regulatory Status

Based on the criteria set forth in The City of Novi Wetlands and Watercourse Protection ordinance (Part II-Code of Ordinances, Ch. 12, Article V.), the wetlands to be impacted appear to meet the definition of a City-regulated wetland and meets one or more of the essentially criteria (i.e., wildlife habitat, storm water control, etc.). A wetland use permit would be required for any proposed activities within City regulated wetlands.

It appears as though a City of Novi **Non-Minor** Use Wetland Permit would be required for the proposed impacts. The granting or denying of a Nonresidential *Minor* Use Permit shall be the responsibility of the Community Development Department. A Nonresidential *Minor* Use Permit is for activities consisting of no more than one (1) of the following activities which have a minimal environmental effect:

- a. Minor fills of three hundred (300) cubic yards or less and not exceeding ten thousand (10,000) square feet in a wetland area, providing the fill consists of clean, nonpolluting materials which will not cause siltation and do not contain soluble chemicals or organic matter which is biodegradable, and providing that any upland on the property is utilized to the greatest degree possible. All fills shall be stabilized with sod, or seeded, fertilized and mulched, or planted with other native vegetation, or riprapped as necessary to prevent soil erosion.
- b. Installation of a single water outfall provided that the outlet is riprapped or otherwise stabilized to prevent soil erosion.
- c. Watercourse crossings by utilities, pipelines, cables and sewer lines which meet all of the following design criteria:
 - i) The method of construction proposed is the least disturbing to the environment employable at the given site;
 - ii) The diameter of pipe, cable or encasement does not exceed twenty (20) inches;
 - iii) A minimum of thirty (30) inches of cover will be maintained between the top of the cable or pipe and the bed of the stream or other watercourse on buried crossings; and
 - iv) Any necessary backfilling will be of washed gravel.
- d. Extension of a wetland/watercourse permit previously approved by the planning commission.
- e. Replacement of a culvert of an identical length and size, and at the same elevation. If the proposed culvert is of a greater length or size than the existing culvert, or is a new culvert altogether, it must meet the conditions of subpart c., above, to qualify for a nonresidential minor use permit.
- f. Temporary impacts where the encroachment into protected areas is less than five hundred (500) feet.

The proposed impacts appear to include a storm water outfall as well as the direct impact (fill) to wetland for the proposed site development described above. Therefore, the project as proposed will require Non-Minor Use Wetland Permit that will require approval by Planning Commission.

A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

It should be noted that the City's threshold for the requirement of wetland mitigation is 0.25-acre of proposed wetland impact. Wetland mitigation does not appear to be requirement for this proposed project as the currently proposed wetland impact is 0.096-acre).

It appears as though a MDEQ Wetland Permit would be required for the proposed impacts to on-site wetlands as the existing wetland to be impacted is located within 500 feet of an inland lake. It should be noted that it is the Applicant's responsibility to contact MDEQ in order to determine the need for a permit from the state. In 1979, the Michigan legislature passed the Geomare-Anderson Wetlands Protection Act, 1979 PA 203, which is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The MDEQ has adopted administrative rules which provide clarification and guidance on interpreting Part 303.

In accordance with Part 303, wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but the DEQ has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

The law requires that persons planning to conduct certain activities in regulated wetlands apply for and receive a permit from the state before beginning the activity. A permit is required from the state for the following:

- Deposit or permit the placing of fill material in a wetland.
- Dredge, remove, or permit the removal of soil or minerals from a wetland.
- Construct, operate, or maintain any use or development in a wetland.
- Drain surface water from a wetland.

Wetland Comments

The following are repeat comments from our Wetland Review of the Revised PRO Concept Plan (PSP18-0182) dated November 16, 2018. The current status of each comment follows in ***bold italics***. ECT recommends that the applicant address the items noted below prior to Final Site Plan submittal:

1. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The preservation of the 25-foot buffer areas is important to the overall health of the existing wetlands as the existing buffers serve to filter pollutants and nutrients from storm

water before entering the wetlands, as well as provide additional wildlife habitat. 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”.

The two lots north of Wainwright Street (i.e., Lots 19 and 20) have been revised to remove the existing, remaining wetland that was to be located in the lot’s backyards. Ownership of the wetland area will remain with the homeowner’s association (HOA) which will provide for maintenance in perpetuity through the site condominium documents.

It should be noted that the 25-foot wetland setback continues to be located within the boundaries of proposed Lots 19 and 20. The Plan (Sheet SP-5) indicates that the buffer will be demarcated with signs and boulders and to see the Landscape Plan for these details. The Landscape Plan does not appear to contain details specific to the signage or the size of the boulders, etc.. **This information shall be provided on the Final Site Plan.**

2. The following information is recommended to be printed on the proposed conservation easement signage:

City of Novi Wetland Conservation Easement

No mowing, cutting, construction, filling, application of chemicals, planting or dredging allowed without written permission of the City of Novi.

Contact City of Novi Community Development 248-347-0415.

The City-preferred color scheme would be a brown background with white lettering. Proposed signage spacing is every 50-feet along the easement boundary, as the site allows, ensuring no conflicts with any traffic areas, etc. Dimensions of the signs are recommended to be 10 inches (width) x 6 inches (height).

3. It appears as though a MDEQ Wetland Permit and a City of Novi *Wetland Non-Minor Use Permit* would be required for any proposed impacts to site wetlands. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.
4. 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. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.
5. The Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable. A seed mix consisting of acceptable native plant species shall be indicated on the Plan if necessary. Sod or common grass seed is not acceptable for site restoration within areas of existing wetland or 25-foot wetland buffers. The applicant shall provide information for any proposed seed mixes that will be used

to restore any areas of temporary wetland and wetland buffer impacts. ECT would like to ensure that the proposed plant/seed material contains native plants as opposed to invasive or threatened plant types.

6. If applicable, the Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland as well as for any proposed wetland mitigation areas (if necessary). A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.
7. The applicant shall delineate the entire boundary of the existing wetland (i.e., Wetland B); even the off-site portions. The applicant has stated that this information will be provided on the Final Site Plan.
8. The applicant shall indicate and label any known direct inlets/outlets to/from the existing wetland and show them on subsequent site plans.
9. The applicant shall indicate and label the entire existing water surface (i.e., edge of water within the existing wetland, even the off-site portions). The applicant has stated that this information will be provided on the Final Site Plan.
10. In order to reasonably predict the consequences of adding storm water to the existing wetland, ECT previously suggested that additional hydrologic analysis was needed. The applicant has provided hydrologic analysis to describe the change in elevation of water surface within the existing wetland resulting from design storm water runoff from the proposed development. This additional information appears to address our previous comments. Specifically, the applicant has noted that there is an overland over flow at elevation 945 and the existing water in the wetland is 944. Once water crests the overflow, it flows east in an existing swale to an existing catch basin/end section. The applicant's engineer will provide a more-detailed topographic survey to show all the drainage patterns, inlets/outlets for the entire area bound by Wainwright, Martin Ave. and W. Thirteen Mile Road on the Final Site Plan.
11. Please provide a detail of the storm water outfall to the wetland on the Final Site Plan.

Recommendation

ECT currently recommends approval of the Preliminary Site Plan for Wetlands. ECT recommends that the Applicant address the items noted in the *Wetland Comments* section of this letter prior to approval of the Final Site Plan.

Lakeview (JSP18-0016)
Wetland Review of the Preliminary Site Plan – (PSP19-0043)
March 28, 2019 (Revision 1)
Page 8 of 11

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: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Figure 2 – Wetland Sketch (BWA Consulting)
Site Photos

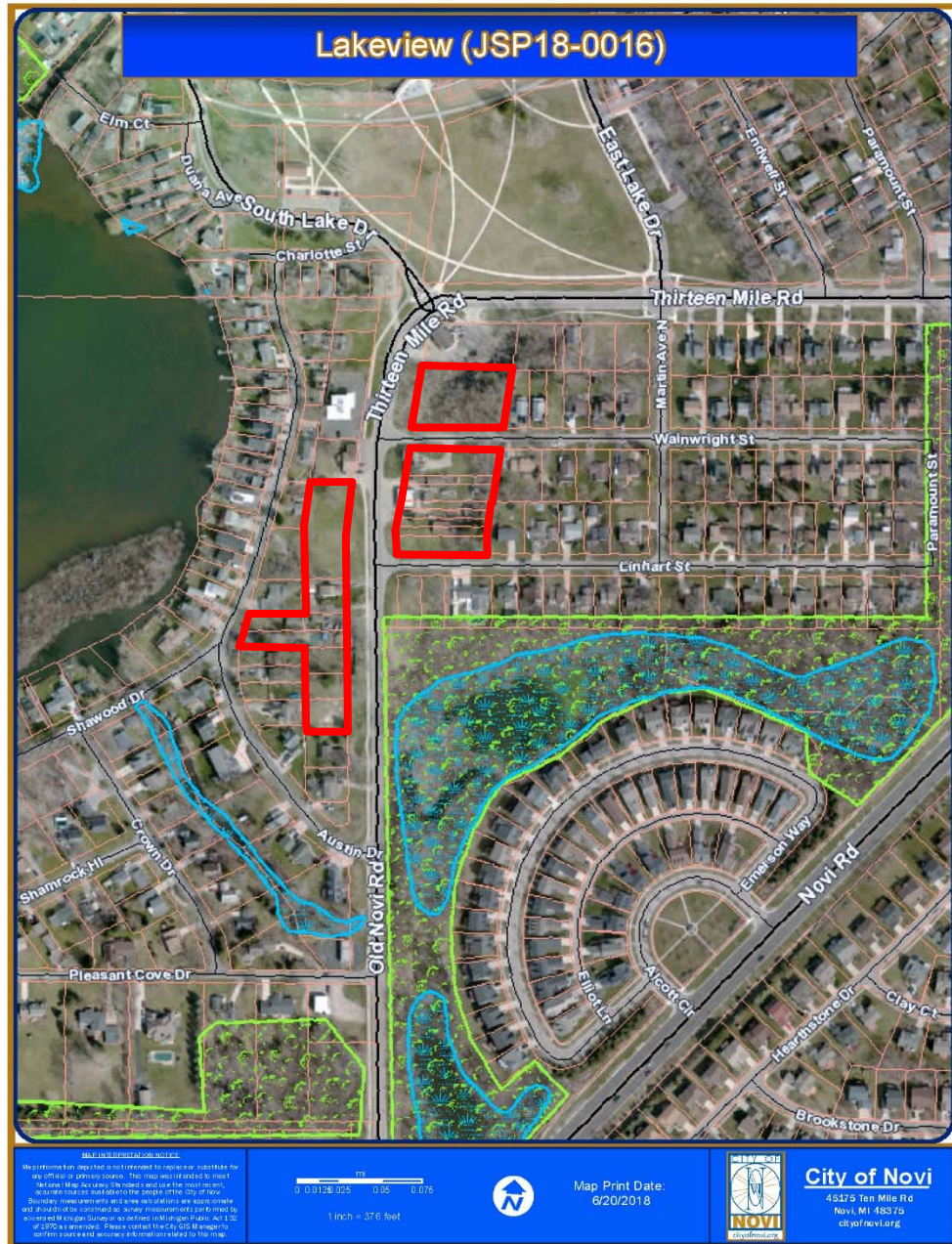


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project boundary shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.



Figure 2. Wetland Sketch (BWA Consulting, October 2017). Approximate location of wetland boundaries.

Site Photos



Photo 1. Looking northwest at existing wetland area. Wetland is located southeast for the existing Lakeview Bar & Grill (ECT, June 19, 2018).



Photo 2. Pink and blue wetland flagging tape present on-site from the September 18, 2017 wetland delineation performed by BWA (ECT, June 19, 2018).

WOODLANDS REVIEW



ECT Project No. 180371-0700

March 28, 2019

Ms. Barbara McBeth, AICP
City Planner
Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Lakeview (JSP18-0016)
Woodland Review of the Preliminary Site Plan (PSP19-0043)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Lakeview project prepared by Nowak & Fraus Engineers dated and stamped "Received" by the City of Novi Community Development Department on March 4, 2019 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

ECT currently recommends approval of the Preliminary Site Plan for Woodlands. The Applicant shall address the items noted in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Final Site Plan.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

The proposed development is located east of Shawood Lake in Sections 10 and 11. The proposed development would be located both east and west of Old Novi Road, east of Austin Drive and north and south of Wainwright Street. The Plan proposes the construction of ten (10) single-family residential houses west of Old Novi Road, and ten (10) single-family lots east of Old Novi Road. The project is divided between three (3) separate parcel areas (Parcels A, B, and C).

Based on our review of the Plan, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached) and our on-site evaluation, the overall development site contains City-Regulated Wetlands but does not appear to contain areas mapped as City-Regulated Woodlands.

The current Plan does include tree survey information (*Tree Preservation Plan – East*, Sheet L-3 and *Tree Preservation Plan – West*, Sheet L-4). These plans provide the Tree#, common and botanical names, diameter, condition, removal status and comments for the surveyed, on-site trees. It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) is to:

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

- Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;
- Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and
- Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.

Woodland Evaluation/Woodland Impact Review

ECT's in-office review of available materials included the City of Novi Regulated Woodland map and historical aerial photographs. The site does not include areas indicated as City-regulated woodland on the official City of Novi Regulated Woodland Map (see Figure 1), however three (3) trees 36-inches diameter-at-breast-height (DBH) are found on the site and are indicated on the Plan. These trees are:

- Tree No. 131 (36" silver maple) located in the rear yard of single family Unit #21 (north of Wainright Street). This tree is listed as 'Good' condition and is proposed to be Saved;
- Tree No. 1995/193 (36" box elder) located within the limits of disturbance of proposed single-family Unit #16 (south of Wainright Street). This tree is listed as 'Poor' condition with 'rot' noted in the Comments section of the *Tree Inventory List* and is proposed to be removed;
- Tree No. 161 (36" box elder) located in the rear yard of single-family Unit #5 (west of Old Novi Road). This tree is listed in 'Poor' condition and is proposed to be removed.

A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio and all coniferous replacement trees shall be six (6) feet in height (minimum) and count at a 1.5-to-1 replacement ratio. All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).

Proposed Woodland Impacts and Replacements

Two (2) of the three (3) regulated trees noted above are proposed for removal. The City of Novi requires Woodland Replacement trees according to the following ratios:

Replacement Tree Requirements	
Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
≥ 8 ≤ 11	1
>11 ≤ 20	2

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
> 20 < 29	3
≥ 30	4

Tree #131 (36” silver maple) is listed as ‘Good’ condition and is proposed to be Saved. Tree #161 (36” box elder) is listed in ‘Poor’ condition and is proposed for removal. As such the City requires four (4) Woodland Replacement Tree Credits should this tree be removed. In addition, Tree#1995/193 (36” box elder) however is listed in ‘Poor’ condition and tree rot was observed by the applicant’s consultant. As such, replacement credits for an existing tree in this condition will not be required. ECT of the City of Novi (Landscape Architect or Forestry Asset Manager) will confirm the condition of this tree (i.e., the presence of rot) prior to Final Site Plan approval and the required Woodland Replacement Credits will be modified accordingly (if necessary). The Plan, therefore, currently requires a total of four (4) Woodland Replacement Credits.

Sheet L-1 (*Overall Landscape Plan*) notes that the following Woodland Replacement Trees will be provided for near the proposed stormwater detention basin:

- 3 – eastern white pine (*Pinus strobus*) – Counts for 2 Woodland Replacement Credits;
- 6 – swamp white oak (*Quercus bicolor*) – Counts for 6 Woodland Replacement Credits.

Based on the symbols in the Tree Legend on Sheet L-1, it appears as if 4 swamp white oak and the 3 eastern white pine are being proposed as Woodland Replacement Trees. This would be a total of 6 Woodland Replacement Credits. Finally, the *Tree Preservation Plan – East* (Sheet L-3) correctly notes in the *Tree Calculations* section that a total of 4 Woodland Replacements are required. This section however notes that 4.5 Woodland Replacement Credits are being proposed through the planning of three (3) eight-foot tall evergreen trees at 1.5 credits each. This is incorrect as all coniferous replacement trees shall be six (6) feet in height (minimum) and count at a 1.5-to-1 replacement ratio (i.e., each coniferous tree is 0.67 Woodland Replacement Credits). Please review and revise these discrepancies on the Plan as necessary.

Woodland Review Comments

ECT recommends that the applicant address the items noted below in subsequent site plan submittals:

1. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, **or any tree 36-inches DBH regardless of location on the site.** Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be six (6) feet in height (minimum). All Woodland Replacement trees shall be species that are listed on the City’s Woodland Tree Replacement Chart (attached).

Currently, the Plan appears to require a total of four (4) Woodland Replacement Tree credits. The Plant Schedule on the Overall Landscape Plan appears to indicate that three (3) eastern white pine (2 Woodland Replacement Credits) and six (6) swamp white oak (6 Woodland Replacement Credits) are being proposed. The Tree Calculations Section on Sheet L-3 contains some conflicting information. Please review and revise these discrepancies on the Plan as necessary.

2. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400. The Woodland Replacement Financial Guarantee will likely be **\$1,600** (4 Woodland Replacement Credits Required x \$400/Credit).
3. Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee will then be provided by the applicant. This Woodland Maintenance financial guarantee will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation. The Woodland Maintenance Financial Guarantee will be \$1,000 (as the City's minimum is \$1,000).
4. Should the applicant not be able to provide on-site Woodland Replacement plantings, a total of \$400 per Woodland Replacement Credit required shall be paid to the City of Novi Tree Fund.
5. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of proposed woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the City. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit.
6. There is a large (60") tree west of lots 9 and 10 that is not shown on the tree chart. Currently grading is shown within its critical root zone to form the swale along the west edge of those properties. The Critical root zone (CRZ) means a circular area around a tree with a radius measured to the tree's longest dripline radius plus one (1) foot. Drip line means an imaginary vertical line that extends downward from the outermost tips of the tree branches to the ground.

This grading could significantly impact this tree which is alive and located on the neighbor's property. If the applicant can get a signed agreement from the neighbor to either remove the tree or to grade within the critical root zone of the tree and possibly kill it, and provide that to the city, then the grading can be done as proposed and no woodland replacements will be necessary. Otherwise, the tree's root system must be protected.

Recommendation

ECT currently recommends approval of the Preliminary Site Plan for Woodlands. The Applicant shall address the items noted in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Final Site Plan.

Lakeview (JSP18-0016)
Woodland Review of the Preliminary Site Plan (PSP19-0043)
March 28, 2019 (Revision 1)
Page 5 of 8

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: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Woodland Replacement Tree Chart
Site Photos

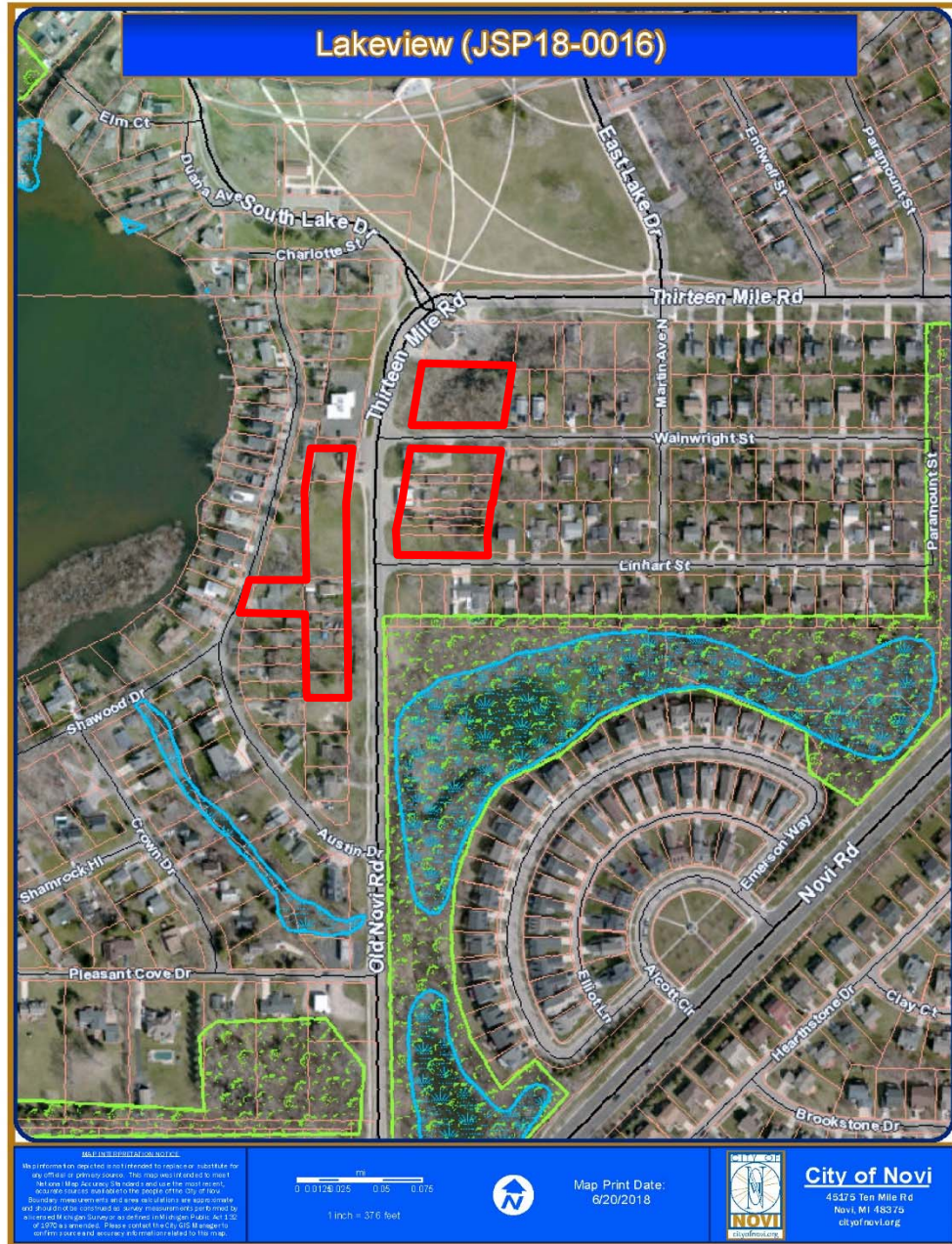


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project boundary shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)

(All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	Acer nigrum
Striped Maple	Acer pennsylvanicum
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Mountain Maple	Acer spicatum
Ohio Buckeye	Aesculus glabra
Downy Serviceberry	Amelanchier arborea
Yellow Birch	Betula alleghaniensis
Paper Birch	Betula papyrifera
American Hornbeam	Carpinus caroliniana
Bitternut Hickory	Carya cordiformis
Pignut Hickory	Carya glabra
Shagbark Hickory	Carya ovata
Northern Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Yellowwood	Cladrastis lutea
Beech	Fagus sp.
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffeetree	Gymnocladus dioica
Walnut	Juglans sp.
Eastern Larch	Larix laricina
Sweetgum	Liquidambar styraciflua
Tuliptree	Liriodendron tulipifera
Tupelo	Nyssa sylvatica
American Hophornbeam	Ostrya virginiana
White Spruce_(1.5:1 ratio) (6' ht.)	Picea glauca
Black Spruce_(1.5:1 ratio) (6' ht.)	Picea mariana
Red Pine	Pinus resinosa
White Pine_(1.5:1 ratio) (6' ht.)	Pinus strobus
American Sycamore	Platanus occidentalis
Black Cherry	Prunus serotina
White Oak	Quercus alba
Swamp White Oak	Quercus bicolor
Scarlet Oak	Quercus coccinea
Shingle Oak	Quercus imbricaria
Burr Oak	Quercus macrocarpa
Chinkapin Oak	Quercus muehlenbergii
Red Oak	Quercus rubra
Black Oak	Quercus velutina
American Bladdernut	Staphylea trifolia
Bald Cypress	Taxodium distichum
American Basswood	Tilia americana
Hemlock (1.5:1 ratio) (6' ht.)	Tsuga canadensis

Site Photos



Photo 1. Looking north towards northeast corner of development (north of Wainright Street). Regulated Tree #131 (36" silver maple) is located near existing shed on the right of the photo (ECT, June 19, 2018).

TRAFFIC REVIEW



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

Project name:
 JSP18-0016 Lakeview Preliminary Site Plan
 Traffic Review

From:
 AECOM

Date:
 March 20, 2019

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

CC:
 Sri Komaragiri, Lindsay Bell, George Melistas, Darcy
 Rechten, Hannah Smith, Kate Richardson

Memo

Subject: JSP18-0016 Lakeview Preliminary Site Plan Traffic Review

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

GENERAL COMMENTS

1. Robertson Brothers Homes is proposing a PRO rezoning for vacant parcels on Old Novi Road south of 13 Mile Road.
2. The development is planned to include:
 - a. 10 single-family detached homes on the west side of Old Novi Road
 - b. 10 single-family detached homes on the east side of Old Novi Road
3. Old Novi Road, Wainwright and Linhart Roads are under the jurisdiction of the City of Novi.
4. Summary of traffic-related waivers/variances:
 - a. There are not any traffic-related waivers or variances required by the applicant at this time.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 10th Edition, as follows:

ITE Code: 210 (Single-family Detached Housing)
 Development-specific Quantity: 20
 Zoning Change: B3 and R-4 to PRO

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	19	14	100	No

PM Peak-Hour Trips	22	14	100	No
Daily (One-Directional) Trips	237	N/A	750	No

2. The number of trips does not exceed the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City's requirements. The applicant has submitted a trip generation study with the PRO Concept plan and a Rezoning Traffic Impact Study.

Trip Impact Study Recommendation	
Type of Study:	Justification
Rezoning Traffic Impact Study (RTIS)	Completed and Reviewed

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The applicant is proposing 20 single-family home driveways along Old Novi Road, Wainwright Street and Linhart Street.
 - a. The applicant has indicated the driveways along Old Novi Road have a proposed width of 10', which does not meet the City's standard dimension of 16'; however, it is within the allowable range shown in Figure IX.5 of the City's Ordinance.
 - i. The applicant could consider increasing the width to the standard 16'.
 - ii. The applicant has indicated a taper depth of 12' and total opening width of 16', which are within the allowable range but do not meet the standards of 10' and 22'. The applicant could considering revising the depth/width to the standard values.
 - b. The applicant should provide dimensions to confirm that the driveways are located at least three feet from the side lot line, as required by Section 11-216(e)(4).
2. The applicant is proposing 10 parallel parking spaces along Old Novi Road. The applicant has provided dimensions for the 8.2' and 8.5' wide parallel parking spaces. The applicant should dimension the spaces to have a consistent length, with a minimum of 23'. Two of the six spaces in the southern set of spaces are only 22.5' in length.
3. Based on ADT and projected left and right-turning volumes, the applicant is not required to provide left- or right-turn lanes or tapers for this development, nor would additional left and right turn lanes be warranted onto Wainwright Street and Linhart Street as a result of the development.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. Parking Facilities
 - a. The applicant has provided two parking spaces for each of the single-family detached homes via garages, which is in compliance with the Zoning Ordinance.
2. Sidewalk Requirements
 - a. The applicant is proposing eight foot wide sidewalk along the east and west sides of Old Novi Road, which is in compliance with the Non-motorized Master Plan.

- b. The applicant is proposing a five foot wide sidewalk along the north and south side of Wainwright Street and along the north side of Linhart Street.
 - c. The applicant should indicate additional details with respect to sidewalk/pathway facility locations and design to ensure compliance with the City's Engineering Design Manual, Section 7.4.
 - d. All sidewalk facilities shall be designed in accordance with the Americans with Disabilities Act.
 - e. The applicant should include the latest Michigan Department of Transportation (MDOT) sidewalk ramp detail.
3. There is one mail kiosk location in the site plan. More detail needs to be provided in regards to the kiosk and how it will operate, particularly if accessed by vehicles stopping in the adjacent roadways to gather mail. Additionally, the applicant should identify how mail delivery services will be handled from a mail delivery vehicle parking perspective.

SIGNING AND STRIPING

1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.
 - a. The applicant has not provided signing details, and should do so as early as possible on future submittals, at a minimum by the final site plan submittal.
 - b. The applicant should review existing signs along Old Novi Road, Wainwright Street and Linhart Street to ensure that signing that is in conflict with proposed driveways or site amenities are relocated.
 - c. The applicant has indicated that parking spaces shall be striped in white and should also note they should be 4" in width.

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

Sincerely,

AECOM



Josh A. Bocks, AICP, MBA
Senior Transportation Planner/Project Manager



Patricia Thompson, EIT
Traffic Engineer

FIRE REVIEW



March 6, 2019

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith-Planning Assistant

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Andrew Mutch

Laura Marie Casey

Kelly Breen

Ramesh Verma

Doreen Poupard

City Manager
Peter E. Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

RE: Lakeview
PSP# 19-0043
PSP# 18-0124
PSP# 18-0078

Project Description:

Build 20 single family homes off of Old Novi Rd south of Thirteen Mile Rd (Linhart and Wainwright streets).

Comments:

- **CORRECTED 8/14/18**-Turning radius from the east to the north and south to the structures off of Linhart and Wainwright Streets do not meet city standards. **(50' outside turning radius and 30' inside turning radius)**
- **All** fire hydrants **MUST** in installed and operational prior to any building construction begins.
- **CORRECTED 8/14/18**-Fire hydrants and water-main sizes need to be added to the site plans for review. Fire hydrant spacing is 300' from fire hydrant to fire hydrant **NOT** as the crow flies. Novi City Ordinance 11-68(F)(1)c.

Recommendation:

Approved

Sincerely,

A handwritten signature in black ink, appearing to read "KSP", written over a horizontal line.

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

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

cc: file

APPLICANT RESPONSE LETTER



April 8, 2019

Ms. Lindsay Bell
City of Novi
Planning Department
45175 Ten Mile Road
Novi, MI 48375

Re: Preliminary Site Plan Submittal Response Letter
Lakeview
Old Novi Road Properties
Novi, MI

Robertson Brothers Homes received comments to the Lakeview preliminary site plan on April 3, 2019. While the review letter is recommending approval with conditions, several comments were generated and the developer response is shown below. In general, most of the comments have been addressed or will be addressed during the construction plan review.

1. **Sidewalk:** The applicant and city staff have agreed to a realignment of the portion of sidewalk on the east side of Old Novi Road, north of Wainwright Street in order to improve the safety of pedestrians and bicyclists. **The applicant should show the new alignment in the Final Site plan submittal. The 6-foot sidewalk should be located outside of the 25-foot vegetated buffer of the stormwater management plan. The landscaping plan will also require adjustments to accommodate the realignment of the sidewalk.**

RB Response: The alignment of the sidewalk will be revised to be located outside of the 25-foot vegetative buffer.

2. **Updates:** Please list all the deviations included in the PRO Agreement on the site plan. Remove references to “requested” deviations since those have been approved. Update the sheet titles to reflect current status of plans (Preliminary Site Plan or Final Site Plan rather than Concept). Remove sheet SP3 as the rezoning has been completed.

RB Response: The deviations will be placed on the site plan sheet and Sheet L-1, the Overall Landscape Plan. The references to “requested” deviations will be removed since they are approved. In addition, the sheet titles will be updated to reflect the current status. Sheet SP3 will be removed since the re-zoning is complete.



3. **Depth to Width Ratio:** Single Family lots shall not exceed a 3:1 depth to width ratio. All lots appear to be in conformance. **Please provide a table indicating depth, width, acreage and depth to width ratio for all lots.**

RB Response: A table will be added to the drawings indicating depth, width, acreage and depth to wide ratio for all lots.

4. **Fences:** The PRO Agreement (G.3.i) states that “A 6-foot tall fence, as shown on the detail provided on Sheet L5 (or an approved comparable fence as determined by the City’s Landscape Architect), shall be required between the new lots/units and all adjacent residential lots.” The site plan does not indicate a fence along the side yards of lots 14, 15 or 20, which are adjacent to residential lots. Fencing is also required as alternative screening north of the stormwater detention basin, as shown on sheet L-1 and in detail on sheet L-5. **The applicant shall update sheets SP2, SP6, and SP7 to indicate fence installation at those locations.**

RB Response: The applicable plan sheets will be updated to indicate the location of the fence installation as outlined above.

5. **Evergreen Buffers:** The PRO Agreement notes that “evergreen trees, shall be installed to a sufficient height as a buffer to any proposed two-story residence to be built on units 1 through 7, to be located on the Land adjacent to an existing dwelling as determined by the City’s Landscape Architect.” **Please add a note to the landscape plans for this requirement to be reviewed when building plans are submitted for each lot.**

RB Response: The requested note will be added, verbatim, to the landscape plans.

6. **Wetland and Woodland Conservation Easements:** Drafts of conservation easements are required prior to stamping set approval. The boundaries of each easement area should be shown on the Final Site Plan submittal. The applicant has indicated that the wetland area and 25-foot wetland buffer will be included in the wetland conservation easement. The woodland conservation easement is shown as a 15-foot strip along the east side of the stormwater pond, where Woodland Replacement Trees are proposed to be planted. **The applicant should ensure all proposed Woodland Replacement Trees are covered by the proposed Conservation Easement.**

RB Response: The currently proposed Woodland Conservation Easement is a 15-foot strip on the east side of the stormwater pond, as noted, but also includes a contiguous 15-foot strip on the south side of the pond, between the pond and the Wainwright R.O.W. Ultimately, all woodland replacement trees will be located within a Conservation Easement.

7. **Right-of-Way Use Easements:** **Submit for review the Use easement or license agreements for Old Novi Road ROW as described in the PRO Agreement.**

RB Response: Staff has informed Robertson that the City’s attorney will be drafting the Use easement.



8. Bike Repair Station: Remove bike repair station note and detail on sheet L-5. **Update the Proposed Public Seating Plaza Enlargement to reflect the Historical marker signage for Cornelius Austin instead.**

RB Response: All notes and details related to the bike repair station shall be removed from the landscape plans. All plans will be updated to include the historic marker as requested.

9. Historical Marker: **Indicate on the plans the location of the proposed historical marker, and provide a detail for that signage on the plans.** The Historic Commission would like to take a walkthrough of the house when the tenants have vacated it, and also assist with the wording of the marker.

RB Response: The location of the historical maker has been added to the site plan. The landscape plans will be updated with a location and details related to the historic marker. Any walk-through of the house by the Historic Commission and marker wording can be coordinated through Robertson Brothers Homes once requested by the Commission.

10. Mailboxes: Please contact the United States Postal Service to share the Lakeview plans in order for the USPS to determine the appropriate mode of delivery for these homes. The placement of the central mailbox on the west side of Old Novi Road would appear to cause conflicts with the adjacent property owner's driveway. **Provide confirmation from the USPS that they have approved the mail delivery service method and locations of mail boxes.**

RB Response: Efforts have been made to contact the local post office in regard to the proposed locations for the mailboxes. The post office requires ganged-style boxes rather than individual delivery due to budgetary reasons. These locations will be finalized with the post office after they have responded to our correspondence. Typically, the post office requires addresses prior to engaging in specific development mailbox locations.

11. Property Combination: **The site plan consists of several different parcels. All parcels need to be combined to avoid complications with off-site easements. Plans will not be stamped approved until the Master Deed has been reviewed and approved by staff and the City Attorney's office.**

RB Response: All the parcels will be combined and the Master Deed will be submitted for review.

Engineering Review

RB Response: All comments outlined in the review will be incorporated into the Final Site Plan documents as outlined in the Engineering Review.



Landscape Review

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

2. *Please add all existing and proposed light poles to the landscape plan.*

RB Response: As stated in previous two response letters, dated 11/29/2018 and 9/14/2019, all existing light poles have been included in the landscape plan submission. Further, no additional light poles are proposed as part of this project.

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

2. *Please clearly indicate on plan views of Sheets L-3 and L-4 which trees are being removed.*

RB Response: Efforts were taken on the latest submission to more clearly indicate which trees are being removed on Sheet L-3 and L-4. Further efforts will be made on future submissions to more clearly indicate which existing trees are being removed on the Tree Preservation Plans.

3. *Please see the ECT review for a full discussion of woodland replacements.*

RB Response: A response to items found within the ECT Woodland Review can be found later in this letter.

4. *There is a large (60") tree west of lots 9 and 10 that is not shown on the tree chart. Currently grading is shown within its critical root zone to form the swale along the west edge of those properties. This grading would significantly impact that tree, which, while admittedly not attractive, is nevertheless alive and on the neighbor's property. If the applicant can get a signed agreement from the neighbor to either remove the tree or to grade within the critical root zone of the tree and possibly kill it, and provide that to the city, then the grading can be done as proposed and not woodland replacements will be necessary. Otherwise, the tree's root system must be protected.*

RB Response: Every effort will be made by Robertson Brothers Homes to contact the adjacent property owner in question and discuss a solution pursuant to the requested agreement as detailed above.

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

2. *Tall plantings should be added to increase the screening height of the site from the business north of Unit 10.*

RB Response: The Novi City Council approved a deviation that would allow a fence or landscaping to be used along the B-3 districts in place of the required berm. Contingent upon that approved deviation, a 6-foot height vinyl fence, on its own, will continue to be proposed in lieu of tall plantings or landscape screening. The area between Unit 10 and the proposed vinyl



fence is too tight to accommodate evergreen trees, especially considering the new storm sewer being proposed for this location and its associated easement.

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

3. *The landscaping shall not be located further into the right-of-way than was shown on the plans reviewed by City Council.*

RB Response: The landscaping proposed within the right-of-way shall not encroach further than what was shown on the plans reviewed by City Council.

4. *A license agreement will need to be provided to the city for the fences and plantings within the right-of-way.*

RB Response: There are no longer fences proposed within the right-of-way. A draft Use agreement is to be provided by the city attorney for the plantings located within the right-of-way.

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

4. *The master deed shall indicate that the proposed trees are street trees that shall remain and be maintained by the resident per city standards for street trees.*

RB Response: The above information shall be included in the master deed

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

2. *Please clearly show any retaining walls proposed on the grading plans and landscape plans.*

RB Response: The proposed retaining wall is included and noted on Sheet L-1. Further efforts will be made to more clearly show the retaining wall on future submissions.

Snow Deposit (LDM.2.q)

1. *As all homes proposed are single family dwellings, all driveway and walk snow should remain on the homes' lots.*

2. *Please add a note to this effect on the plans.*

RB Response: A note to this effect has been included on Sheet L-6 as Landscape Note #23 in each landscape submission dating back to November of 2018. The note shall be revised to read as stated above.

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



2. *The trees to be saved and removed are clearly noted on the chart on L-3 and L-4, but not on the plan view. Please show these more clearly on the plan view.*

RB Response: Efforts were taken on the latest submission to more clearly indicate which trees are being removed on Sheet L-3 and L-4. Further efforts will be made on future submissions to more clearly indicate which existing trees are being removed on the Tree Preservation Plans.

Items in Landscape Review Summary Chart not addressed above:

General (Zoning Sec 5.5.3.C.ii)

- *Plantings around Fire Hydrant (d):*

RB Response: An easily seen note shall be added to Sheet L-1 stating that all trees shall be no closer than 10 feet to hydrants or utility structures.

Walls (LDM 2.k & Zoning Sec 5.5.3.vi)

- *Wall greater than 3.5' should be designed and sealed by an Engineer:*

RB Response: The proposed retaining wall design, including the TW/BW elevations, are included on the Engineering drawings. The detail included on the Landscape Plans is a typical depiction of the wall system, but all of the detailed information is included on the Engineering drawings. In addition, detailed construction plans for walls taller than 3.5 feet will be submitted for building review.

Plant List (LDM 2.h., LDM 4) – Include all cost estimates

- *Cost Estimate:*

RB Response: The cost for detention pond seeding shall be added to the appropriate cost estimate at the requested \$3.00 / sy.

ECT Review (Wetlands and Woodlands)

RB Response: All comments outlined in the review will be incorporated into the Final Site Plan documents as outlined in the Wetland and Woodlands Reviews.

AECOM Review (External Site Access and Operations)

RB Response:



1. A. The proposed depth/width will be discussed with the developer and city to determine if the standard values will be designed.
B. A dimension will be added to the plans showing the driveways are located at least three feet from the side lot line.
2. The parallel parking spaces will be modified to meet the City requirement for parallel parking space dimensions.

The following are Ordinance Deviations that are requested as part of the site plan approval in accordance with the approved PRO Zoning Overlay for the Lakeview project.

ORDINANCE DEVIATIONS

The following deviations from the standards of the zoning ordinance are hereby authorized pursuant to §7.13.D.i.c (2) of the City's Zoning Ordinance.

- a. Planning Deviations for Single-Family (R-4 standards), Section 3.1.5.D of the Zoning Ordinance, because the type of development recommended by the Master Plan would not be achieved with the required standards and many of the deviations are similar to the existing homes in the area:
 - i. Reduction of minimum lot area by 4,604 square feet (10,000 square feet required, 5,396 square feet provided);
 - ii. Reduction of minimum lot frontage by up to 29 feet (80 feet required, 51 to 65 feet provided);
 - iii. Reduction of the minimum required building front yard setback by up to 24 feet (Required 30 feet, provided 6 to 20 feet);
 - iv. Reduction of the minimum required building side yard setback by 5 feet (Required 10 feet, provided 5 feet);
 - v. Reduction of the minimum required building side yard total setback by up to 12 feet (Required 25 feet, provided 13 to 23 feet);
 - vi. Reduction of the minimum required building rear yard setback by 15 feet (Required 35 feet, provided 20 feet);
 - vii. Reduction of the minimum required exterior side yard building setback by 25 feet (Required 30 feet, provided 5 feet);
 - viii. Exceeding the maximum lot coverage percentage by 20% (25% allowed, 45% provided); and
- b. City Council variance from Sec. 11-94(a)(2) of the Code of Ordinances for deviation for the width of storm sewer easements (10 feet requested, 20 feet required);
- c. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 10 feet on the west side of Old Novi Road to create more usable area in the right-of-way while ensuring pedestrian safety;



d. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 9 feet on the east side of Old Novi Road between Linhart and Wainwright Streets only, adjacent to the on street parking spaces, to create more usable area in the right-of-way and provide sidewalk adjacent to the on-street parking spaces;

e. Traffic deviation from Sec. 11-216 of the Code of Ordinances for driveway width of 10 feet (16 feet standard) which is within the acceptable range and may be granted administratively;

f. Landscape deviation from Sec. 5.5.3.B.ii and iii of the Zoning Ordinance for no screening berm provided between the B-3 commercial district and the residential properties to the south on both sides of Old Novi Road (6-8 feet tall landscaped berm required, 0 feet provided) with alternative screening with fence/wall and/or landscaping to be provided (as noted in the PRO Conditions, 3.J, above);

g. Landscape deviation from Sec. 5.5.3.E.i.c and 5.5.3.E.ii of the Zoning Ordinance for street trees located in front yards of single-family homes on Wainwright and Linhart, rather than within the right-of-way due to the presence of utilities;

h. For the landscaping and decorative fences located within the right-of-way:
i. A landscape waiver for the location of greenbelt trees within the right-of-way;
ii. A use easement, right-of-way permit, or license agreement, or other agreement in a form and manner as determined by the City Attorney, for use of a portion of the right-of-way on the west and east side of Old Novi Road as a yard area to be maintained by the Association; provided that the Association may require the individual owners to conduct such maintenance in the first instance, with the Association being ultimately responsible to the City under the Master Deed.

Please let me know if any additional information is required at this time. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin', is written over a light blue horizontal line.

Tim Loughrin | Manager of Land Acquisition and Development

Robertson Brothers Homes

6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301

Direct Dial: 248.282.1428 | Mobile: 248.752.7402

tloughrin@robertsonhomes.com



CIVIL ENGINEERS

LAND SURVEYORS

LAND PLANNERS

March 22, 2019

Emailed: March 22, 2019

City of Novi
Community Development Dept.
45175 West Ten Mile Road
Novi, MI 48375

Attn: Barbara McBeth
Deputy Comm. Develop. Dir.

Re: **Lakeview**
JSP 18-16
Novi, Michigan

Dear Ms. McBeth:

Please find attached the following documentation for PRO Concept Submittal for the above referenced project.

- An NFE written response to the City of Novi Engineering review letter received from your office on March 20, 2019.
- Hydrology Evaluation performed by NF Engineers.

Sincerely,

NOWAK & FRAUS ENGINEERS

A handwritten signature in blue ink that reads 'Brad Brickel'.

Brad W. Brickel, P.E.
Senior Associate

Enclosures

cc: Robertson Brothers, Mr. Tim Loughrin, (6905 Telegraph Rd., Ste. 200, Bloomfield Hills, MI 48301)
Nowak & Fraus Engineers, Mr. Timothy L. Germain, P.E., Managing Partner
Project Files: J955

NOWAK & FRAUS ENGINEERS

ENVIRONMENTAL REVIEW OF PRO CONCEPT

Wetlands Comments

ECT recommends that the applicant address the items noted below in subsequent site plan submittals:

1. ECT encourages the Applicant to minimize impacts to the greatest extent practicable. The Applicant should consider modification of the proposed site design to preserve wetland and wetland buffer areas. Specifically, resign of the proposed stormwater detention basin on Parcel C as well as Lots 20 and 21 should be considered.

The layouts provided have taken in consideration the existing wetland impact. A different product is being proposed with front entry garages in order to minimize the disruption. The detention pond is in the most applicable location due to the site elevations and discharge point.

The preservation of the 25-foot buffer areas is important to the overall health of the existing wetlands as the existing buffers serve to filter pollutants and nutrients from storm water before entering the wetlands, as well as provide additional wildlife habitat. 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”.

It should be noted that the 25-foot wetland setback continues to be located within the boundary of proposed Lots 19 and 20. ECT recommends that should the orientation of Lots 19 and 20 remain unchanged, the application provide assurance that the 25-foot wetland setback on these lots will be maintained with through a conservation easement or deed restriction etc. Any proposed conservation easement areas should be demarcated on-site through the use of proposed easement signage and potentially other means such as boulder or decorative fencing along the setback boundaries.

The demarcation of the wetland buffer will be with signs and boulders. This has been called out on our plans and has been added to the Landscape Plans.

A wetland conservation easement has been added to the plans over the entire area within the 25’ wetland buffer. This easement would also be shown over the new lot that was created for the wetland.

2. The Applicant shall show the following information on subsequent site plans:
 - a) The area of all existing wetland areas (square feet or acres) and their boundaries;
Addressed previously.
 - b) The area of all existing 25-foot wetland buffer (square feet or acres) and their boundaries;
Addressed previously
 - c) Area (square feet) and volume (cubic yards) of all wetland/watercourse impacts (both permanent and temporary);

The Cubic yards of impact was previously shown on the revised drawings.

NOWAK & FRAUS ENGINEERS

d) Area (square feet) of all wetland buffer impacts (both permanent and temporary).

This has been shown on the revised drawings.

Based on a response letter from the applicant's engineer dated September 18, 2018, the information above has been calculated and will be provided on the next site plan submittal. Specifically, the existing wetland area is listed as 6,926 square feet and the existing wetland buffer area is listed as 8,528 square feet. The 'proposed' wetland is listed as 2,737 square feet and the 'proposed' wetland buffer is listed as 3,598 square feet. As such, please indicate on the Plan what the proposed wetland and wetland buffer impacts are (i.e., current wetland impact is 4,189 square feet or 0.10-acre and the current wetland buffer impact is 4,930 square feet or 0.11-acre).

The above requested information has been added to the plans.

3. The Plan proposes to construct a storm water outfall to the wetland from the proposed stormwater detention basin. The applicant shall quantify any permanent and/or temporary impacts to wetlands or wetland buffers in this area (i.e., square feet/acreage and cubic yards). The applicant is encouraged to locate any proposed outside of the wetland and 25-foot wetland buffer boundaries in order to provide an additional element of sediment and nutrient removal as the water outlets through a vegetated buffer as opposed to directly into the existing wetland.

The impact quantities noted above include the installation of the storm water outfall. The outfall impact will be temporary, and the rip rap utilized shall be natural stone. This will become part of the natural habitat.

The plans have been revised to show additional grading information for additional clarification of why the outlet is proposed to be installed at the proposed wetland line. In order to provide the required detention for the development we had to install a detention pond adjacent to the wetland. Due to the existing elevations in this area, the top of the detention pond is proposed as high as possible. The outlet of the detention pond is set at 942.25. The proposed elevation of the edge of wetland is 942.00. In order to have a gravity drained detention pond, the outlet has to be installed to the edge of the wetland. The proposed contouring from the edge of the pond to the detention buffer is designed at a 1:4 slope. This is the maximum permitted slope. Riprap is designed to be installed at the storm water outfall.

4. It appears as though a MDEQ Wetland Permit and a City of Novi *Wetland Non-Minor Use Permit* would be required for any proposed impacts to site wetlands. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

Any required permits will be applied for during the Final Site Plan review process.

5. 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. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

Any required permits will be confirmed during the Final Site Plan review process. If deemed necessary, all permits will be applied for at that time.

6. The Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable a seed mix consisting of acceptable native plant species shall be indicated on the Plan if necessary. Sod or common grass seed is not acceptable for site restoration within areas of temporary wetland and wetland buffer impacts. ECT would like to ensure that the proposed plant/seed material contains native plants as opposed to invasive or threatened plant types.

The revised Landscape Plans will provide the necessary information as outlined above.

7. If applicable, the Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland as well as for any proposed wetland mitigation areas (if necessary). A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

A separate lot has been created to incorporate the entire wetland. A conservation easement is shown on the plans for the entire wetland and 25' wetland buffer area.

8. The existing wetland boundary (on-site) only appears to be indicated on Sheet SP10 (*Alta/NSPS/Land Title/Topographic/Tree/Wetland Survey* sheet). Both the existing wetland boundary and the 25-Foot Wetland Setback boundary shall be shown on other sheets including the *PRO Concept Plan – East* (Sheet SP2), the *Preliminary Grading & Utility Plan – East* (Sheet SP6), and on SP10.

The existing wetland boundary and buffer has been added to all the applicable plan sheets as requested above.

9. The applicant shall delineate the entire boundary of the existing wetland (i.e., Wetland B); even the off-site portions.

Our office shall flag the additional off-site wetlands and update the survey to show them.

10. The applicant shall indicate and label any known direct inlets/outlets to/from the existing wetland and show them on subsequent site plans.

Our office previously added additional topographic survey to show how the rear yard areas drained. It was shown on the previous submittal that there is an overland over flow at elevation 945. Once it crests the overflow, it swales to the east to an existing catch basin and end section that was installed to drain this area. See sheets SP10 and SP11. Our office will provide a more detailed topographic survey to show all the drainage patterns, inlets/outlets for the entire area bound by Wain-wright, Martin Ave., and W. 13 Mile Road.

11. The applicant shall indicate and label the entire water surface (i.e., edge of water within the existing wetland, even the off-site portions).

Based on several aerials of this location and utilizing the Oakland County GIS maps we were able to graphically show the water surface at elevation 944. This matches in very well when comparing the contours on the County website with those on our survey. However, we will establish the entire water surface on and off-site when we obtain the additional survey.

12. In order to reasonably predict the consequences of adding storm water to the existing wetland, additional hydrologic analysis is needed. The applicant shall provide storm water calculations to account for the additional water volume to be added to the wetland from the proposed detention basin. The calculations should describe the release rate for stormwater to the wetland and the rate for the wetland to return to its average/ordinary level following a rain event. The calculations, and

associated design elements need to provide accurate assurance that the proposed development will not significantly impact adjacent properties by the proposed storm water management plan.

Additional calculations and information have been added to sheet SP7. This plan along with a separate summary will outline all the required information outlined above. It should be noted that there is an overland overflow established at elevation 945. Therefore, the wetland would only raise 1 foot before it would overflow and drain to the east to the existing outlet. In addition, the release rate has been greatly reduced as compared to existing conditions. The design also incorporated the existing end section that drains the City of Novi roadway and currently discharges to the existing wetland un-restricted. This will be diverted into the proposed wet basin and at a reduced release rate.

13. Stormwater discharge to the existing on-site wetland is currently proposed. Prolonged standing water around the bases of existing trees located at lower elevations of the wetland could lead to the death of the trees. ECT suggests that the applicant's engineer provide stormwater calculations including proposed change in water surface level and duration of storage information for the 100-year storm event as well as for a more frequent storm event (such as the 10-year storm event).

Additional calculations and information have been added to sheet SP7. This plan along with a separate summary will outline all the required information outlined above. It should be noted that there is an overland overflow established at elevation 945. Therefore, the wetland would only raise 1 foot before it would overflow and drain to the east to the existing outlet. The 10-year and 100-year stormwater calculations are provided. In addition, the Ksat values for the existing soil type have been utilized to show the approximate infiltration rates for this area. The provided report/summary will go more into detail.

14. Please provide a detail of the storm water outfall to the wetland on the Final Site Plan.

A detail for the rip-rap at the storm water outfall have been added to sheet SP8. Our office would be more than happy to collaborate on alternative measures to be installed at this location during the Final Site Plan.