



Berkshire Pointe JSP13-47

Berkshire Pointe JSP13-47

Approval of the request of Ivanhoe Companies for Revised Phasing Plan approval. The subject property is located in Section 18, on the west side of Wixom Road, south of Grand River Avenue in the RM-1, Low Density Low-Rise Multiple-Family Residential District (with a Planned Rezoning Overlay). The subject property is 29.20 acres and the applicant is proposing to revise the previously approved phasing plan of an 86 unit single-family residential development from a three-phase plan to a one-phase plan.

REQUIRED ACTION

Approve or deny the Revised Phasing Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03/06/14	Items to address on the revised Final Site Plan/Stamping Set
Engineering	Approval not recommended but no issues with proposed phasing plan	03/06/14	Revised Final Site Plan submittal required for items unrelated to the proposed phasing
Traffic	Approval not recommended but no issues with proposed phasing plan	03/06/14	Revised Final Site Plan submittal required for items unrelated to the proposed phasing
Landscaping	Approval recommended	03/11/14	Items to address on the Stamping Set submittal
Wetland	Approval not recommended but no issues with proposed phasing plan	03/07/14	Revised Final Site Plan submittal required for items unrelated to the proposed phasing
Woodland	Approval recommended	03/07/14	Items to address on the Stamping Set submittal
Fire	Approval recommended	02/20/14	Items to address on the Stamping Set submittal

Motion sheet

Approval – Revised Phasing

In the matter of Berkshire Pointe, JSP13-47, motion to **approve** the Revised Phasing Plan 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 the items listed in those letters being addressed on the revised Final Site Plan; and
- b. *(additional conditions here if any)*

This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan, Article 4, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

-OR-

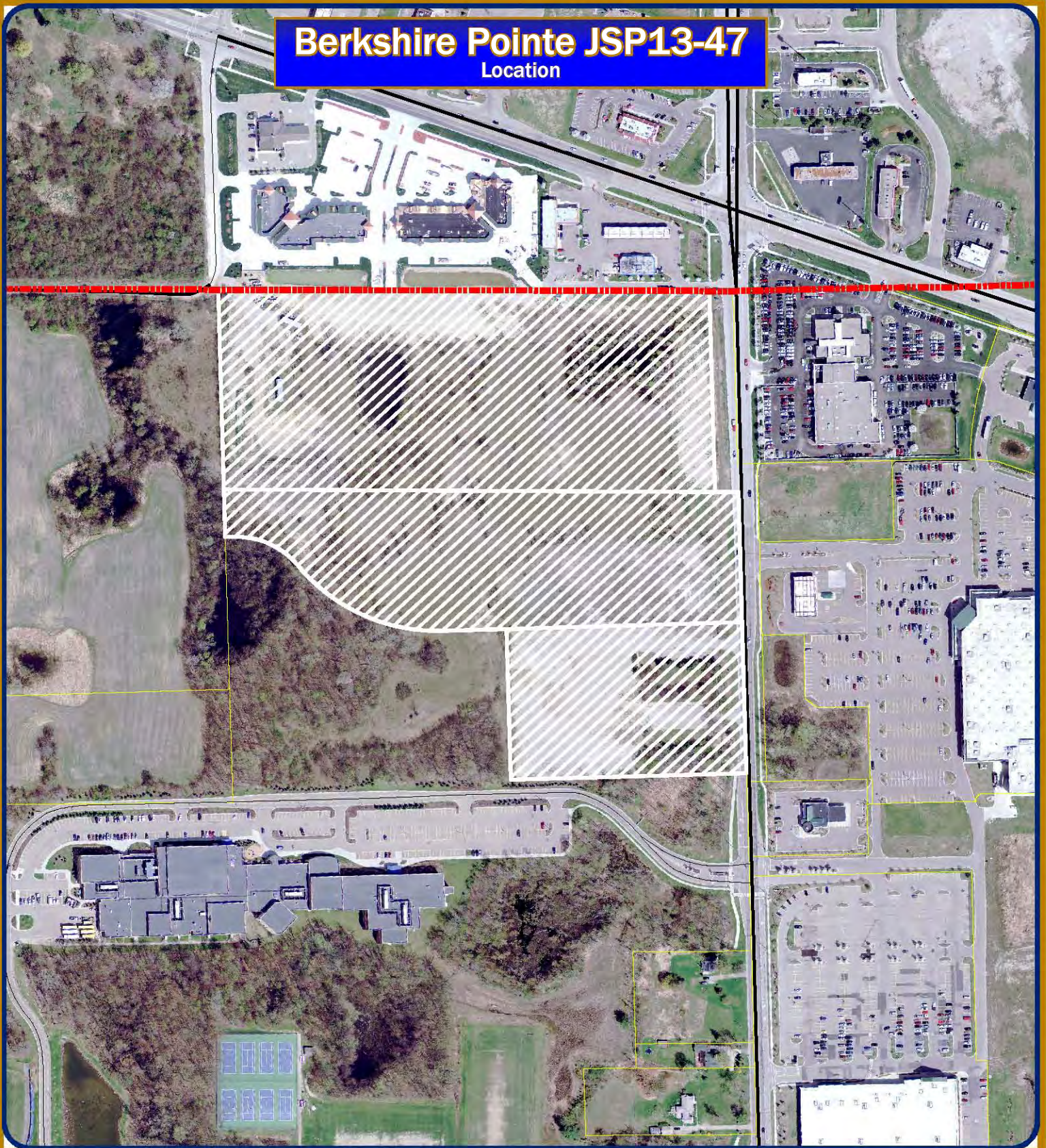
Denial

In the matter of Berkshire Pointe, JSP13-47 motion to **deny** the Revised Phasing Plan, for the following reasons...*(because the plan is not in compliance with the PRO Agreement and PRO Concept Plan and Article 4, Article 6, Article 24 and Article 25 of the Zoning Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features


Berkshire Pointe JSP13-47

Location



Map Author: Kristen Kapelanski
 Date: 08/21/13
 Project: Berkshire Pointe JSP13-47
 Version #: 1.0

Map Legend

 Subject Property



City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



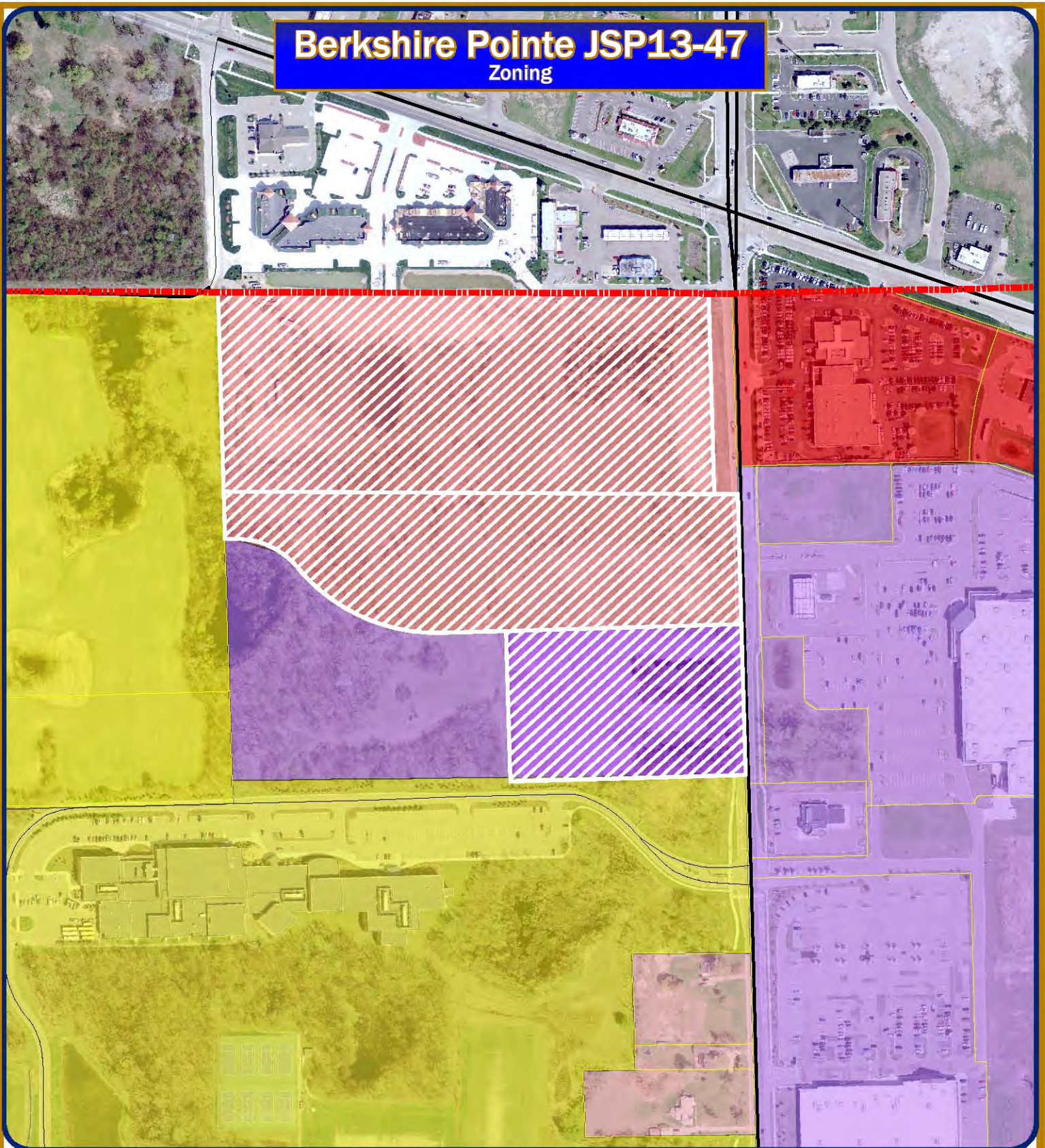
1 inch = 333 feet

MAP INTERPRETATION NOTICE

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

Berkshire Pointe JSP13-47

Zoning



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Map Legend

-  Subject Property
-  B-2: Community Business District
-  R-1: One-Family Residential District
-  B-3: General Business District
-  R-4: One-Family Residential District
-  I-1: Light Industrial District
-  B-1: Local Business District
-  I-2: General Industrial District



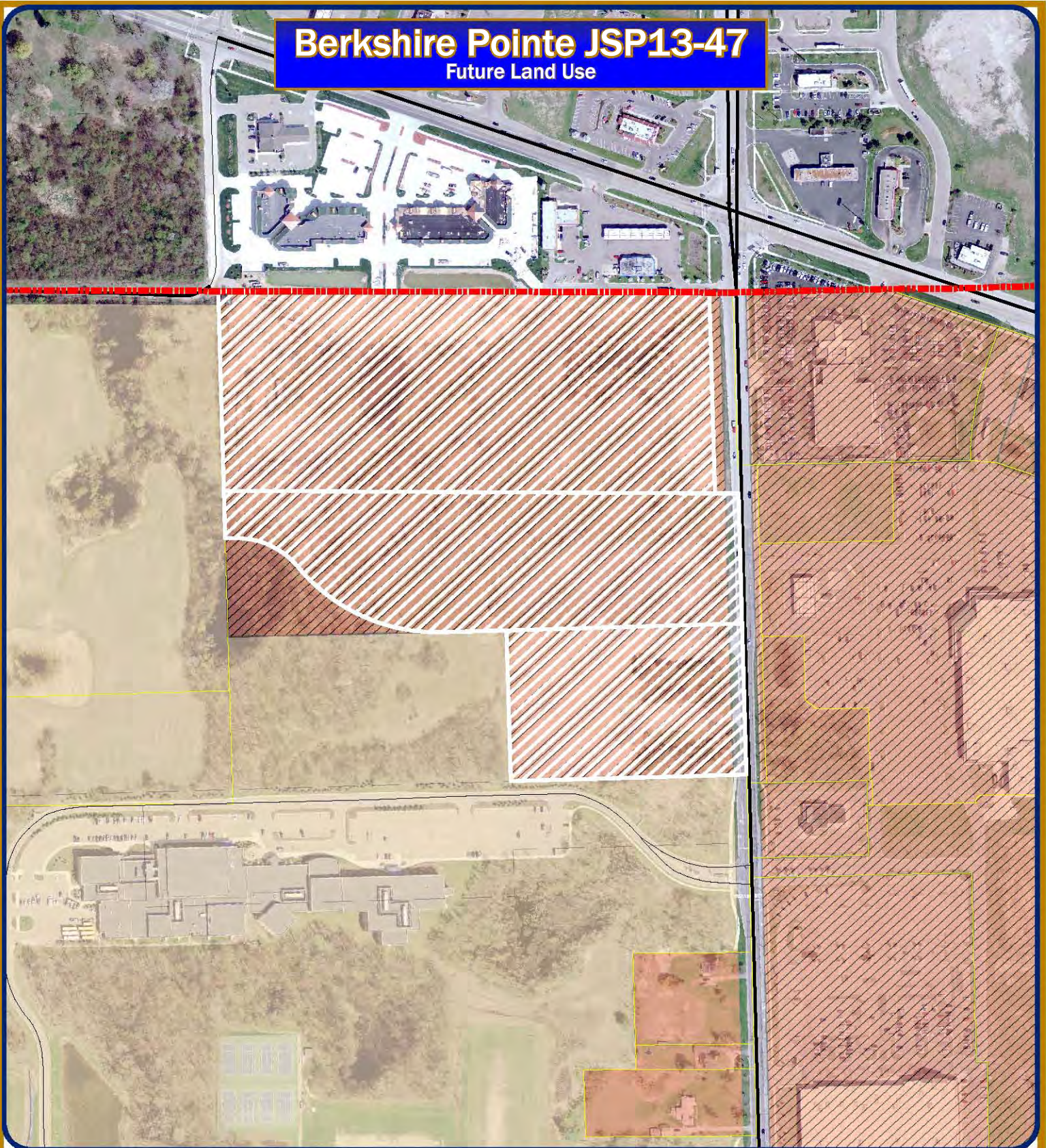
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Berkshire Pointe JSP13-47





Future Land Use



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Map Legend	
	Subject Property
	Local Commercial
	Community Commercial
	Educational Facility



City of Novi

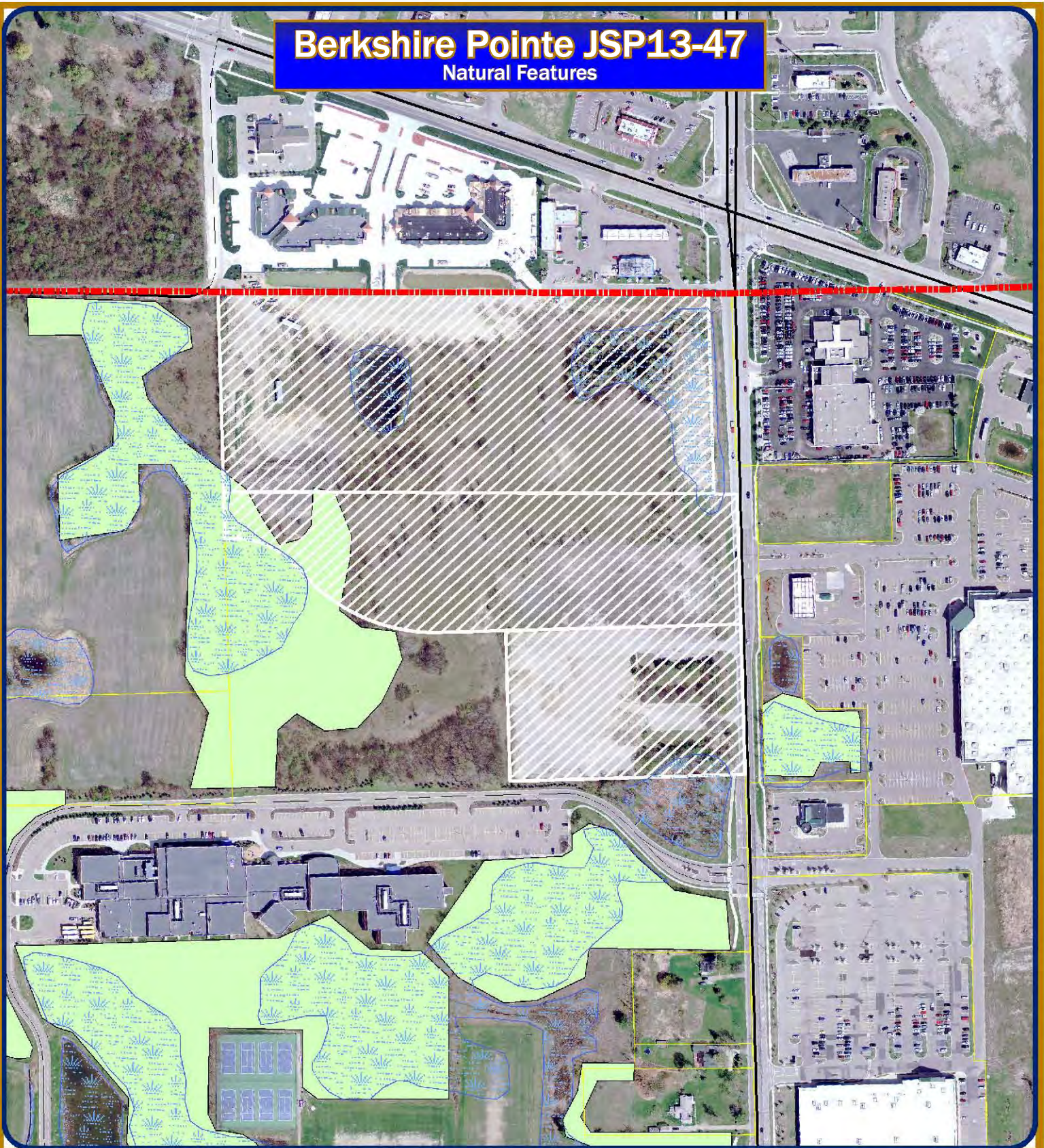
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Berkshire Pointe JSP13-47

Natural Features






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Map Legend

-  Wetlands
-  Subject Property
-  Woodlands

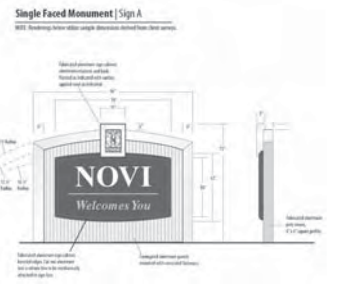
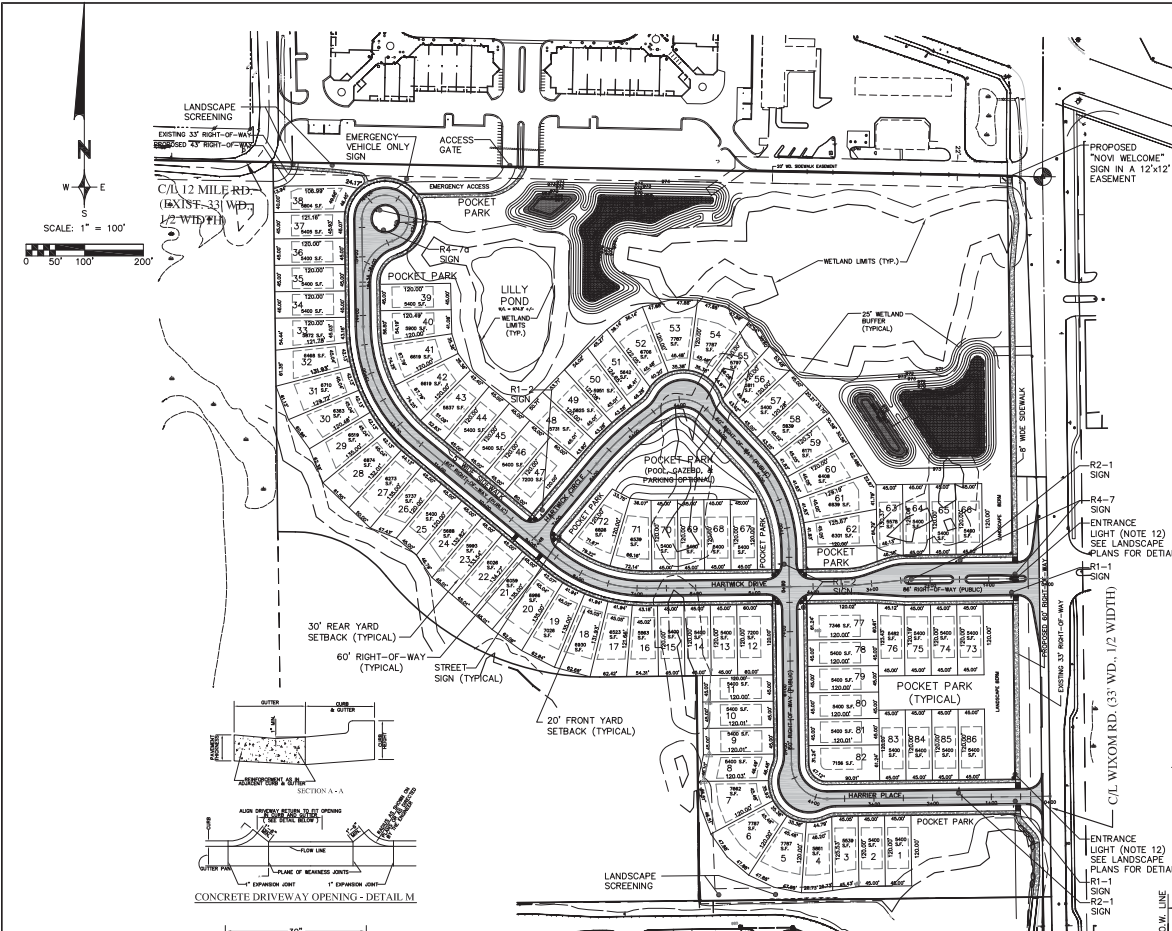


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1 inch = 333 feet

Phasing Plan



PROPOSED SIGN DETAIL
LOCATED IN A 12'x12' EASEMENT

TYPE	MM/UTC	DESCRIPTION	QUANTITY
STOP SIGN	R1-1	30"x30" OCTAGON WITH WHITE LEGEND & BORDER ON RED BACKGROUND	2
KEEP RIGHT	R4-7	24"x30" BLACK LEGEND & BORDER ON WHITE BACKGROUND	2
KEEP RIGHT	R4-7a	24"x30" BLACK LEGEND & BORDER ON WHITE BACKGROUND	1
SPEED LIMIT	R2-10a	24"x30" BLACK LEGEND & BORDER ON WHITE BACKGROUND	2
YIELD	R1-2	30"x30" DOWNWARD POINTING EQUILATERAL TRIANGLE WITH WIDE RED BORDER AND RED LEGEND ON WHITE BACKGROUND	3
NO PARKING	R8-3	12"x12" BLACK LEGEND & BORDER WITH RED CIRCLE & SLASH ON WHITE BACKGROUND	4
EMERGENCY VEHICLES ONLY		12" HIGH WHITE LEGEND & BORDER ON GREEN BACKGROUND	1
STREET SIGN		12" HIGH WHITE LEGEND & BORDER ON GREEN BACKGROUND	5

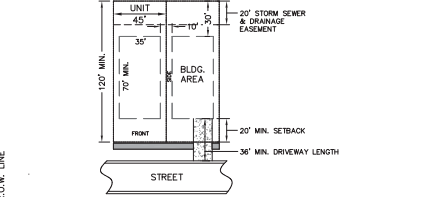
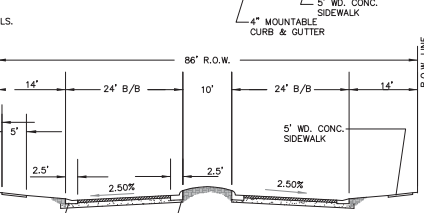
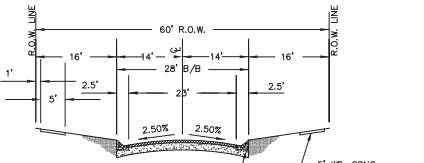
SITE DATA

GROSS AREA		29.15 ACRES
WIDOM ROAD RIGHT-OF-WAY		0.99 ACRES
NET AREA		28.16 ACRES
PREVIOUS ZONING		R-2 AND L-2
NEW ZONING		RM-1 WITH PRO
NUMBER OF UNITS PER PHASE	PHASE 1	29
	PHASE 2	32
	PHASE 3	28
TOTAL NUMBER OF PROPOSED UNITS		89
DENSITY (86 UNITS/28.21 ACRES)		3.05 UNITS/ACRE
LOT COVERAGE		
86 UNITS		260,109 S.F.
28.16 ACRES		1,226,650 S.F.
LOT COVERAGE		20.12%
MINIMUM UNIT WIDTH (MEASURED ALONG THE ARC AT THE SETBACK)		45 FEET
MINIMUM UNIT AREA		5,400 S.F.
MINIMUM FRONT YARD SETBACK		20 FEET
MINIMUM REAR YARD SETBACK		30 FEET
MINIMUM SIDE YARD SETBACK		5 FEET EACH SIDE (10 FEET AGGREGATE)
MAXIMUM BUILDING HEIGHT		35 FEET

- DEVIATIONS GRANTED**
- MINIMUM LOT SIDE SHALL BE 5,400 SQUARE FEET
 - MINIMUM LOT WIDTH SHALL BE 45'
 - MINIMUM SIDE YARD SETBACK SHALL BE 5' WITH A MINIMUM TOTAL SIDE YARD SETBACK OF 10'
 - MINIMUM FRONT YARD SETBACK SHALL BE 20'
 - MINIMUM REAR YARD SETBACK SHALL BE 30'
 - MINIMUM BUILDING SEPARATION SHALL BE 10'
 - WALKER OF LANDSCAPED BERM REQUIREMENT EXCEPT FOR TWO AREAS SHOWN ON THE PRO PLAN, SPECIFICALLY: (1) AN AREA ALONG WIDOM ROAD BETWEEN THE TWO ACCESS DRIVES INTO THE PROPERTY; AND (2) AN AREA ALONG WIDOM ROAD IMMEDIATELY NORTH OF THE BOULEVARD ACCESS DRIVE AND SOUTH OF THE STORM WATER DETENTION BASIN
 - BRICK SHALL NOT BE REQUIRED ON THE SIDE OR REAR ELEVATIONS OF ANY RESIDENTIAL BUILDING

- NOTES**
- WETLAND DISTURBANCE AND MITIGATION DESIGN ARE SUBJECT TO CHANGE.
 - GRABANA, POOL AND ASSOCIATED PARKING ARE OPTIONAL.
 - IN ACCORDANCE WITH THE CITY'S REQUEST, A "WELCOME TO NOVI" SIGN WILL BE INSTALLED IN THE LOCATION INDICATED ON THE PLAN, INSTEAD OF A NATURE PATH.
 - WALKERS WILL BE CONSTRUCTED WITHIN THE BUILDING AREA OF EACH UNIT.
 - ON-SITE SIDEWALKS SHALL BE 5' WIDE AND INSTALLED BY THE BUILDERS DURING HOUSE CONSTRUCTION.
 - SIDEWALKS ALONG THE WIDOM ROAD RIGHT-OF-WAY SHALL BE 8' WIDE AND INSTALLED BY THE DEVELOPER PRIOR TO SITE LANDSCAPING.
 - ALL SIDEWALKS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, WITHIN COMMON AREAS, AND WITHIN RIGHT-OF-WAY THAT DOES NOT FRONT RESIDENTIAL LOTS MUST BE CONSTRUCTED WITHIN THE SITE PLAN WORK.
 - EMERGENCY ACCESS GATE IS TO BE INSTALLED AND CLOSED PRIOR TO THE ISSUANCE OF THE FIRST TCO IN THE CONDOMINIUM.
 - PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION OF NON-RESIDENTIAL BUILDINGS, AN ALL-WEATHER ACCESS ROAD CAPABLE OF SUPPORTING 35 TONS SHALL BE PROVIDED.
 - WATERMANS AND HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 - EMERGENCY ACCESS GATE SHALL MEET CITY OF NOVI STANDARDS.
 - ENTRANCE LIGHTS SHALL BE 12" HIGH HAZEL PARK WADSWORTH POLE WITH WASHINGTON FIXTURE BY HALOPANE.
 - ALL POWER & COMMUNICATIONS FACILITIES SHALL BE LOCATED IN THE REAR YARD OF THE PROPOSED LOTS OR APPROVAL FROM DIRECTOR OF PUBLIC SERVICES IS REQUIRED FOR WAIVER.

PAVEMENT SECTIONS:
CONTINUOUS EDGE DRAIN REQUIRED ALONG BOTH SIDES OF ROAD. SEE DETAIL ON THIS SHEET.



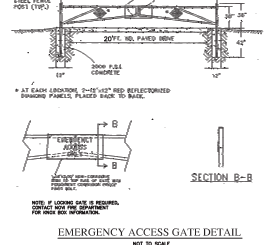
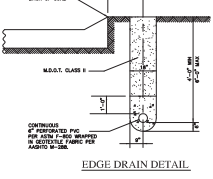
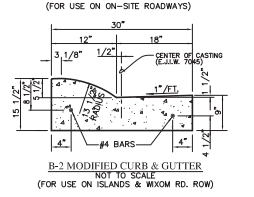
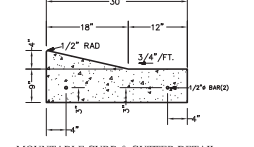
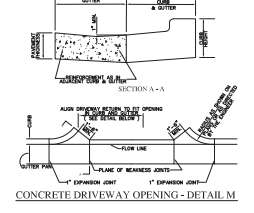
TYPICAL ENVELOPE DIMENSIONS
SCALE: 1"=50'

PAVEMENT LEGEND:

ASPHALT PAVEMENT
2" BITUMINOUS MAX HMA 4C ON 2" 21A AGGREGATE COMPACTED TO 95% MAX. UNIT DENSITY. USE SS-1H BOND COAT BETWEEN LIFTS AT 0.10 S.Y./GAL.

CONCRETE SIDEWALK
4" UNIFORM CONCRETE (4000 PSI) ON 6" 21A CRUSHED LESTONE COMPACTED TO 95% MAX. UNIT DENSITY

PAVEMENT SECTIONS SUBJECT TO RECOMMENDATION BY A QUALIFIED GEOTECHNICAL ENGINEER.



REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
PSP SUBMITTAL	11/4/23							
ENG SUBMITTAL	1/14/24							
PSP SUBMITTAL	2/16/24							

Z EIMET Wozniak
Engineers & Land Surveyors
200 GRANDVIEW AVENUE, SUITE 100
NEW HEDEN, MICHIGAN 48061
P: (248) 416-0900 F: (248) 416-0922 WWW.ZEIMET.COM

MISS DIG SYSTEM
1-800-362-7171

PROJECT SPONSOR:
IAC NOVI, LLC ATTN: GARY SHAPIRO
4111 ANDOVER ROAD, SUITE 150-W
BLOOMFIELD HILLS, MI 48302 (248) 626-6114

SITE AND PAVING PLAN
BERKSHIRE POINT
NOVI, MICHIGAN, SECTION 18

DATE: 11/4/23
SCALE: HOR: 1" = 100'
VER: 1" = N/A
DESIGNED BY: SRB
JOB NO.: 13165
CHECKED BY: DBS
SHEET: CE-3

Planning Review



PLAN REVIEW CENTER REPORT

March 6, 2014

Planning Review

Berkshire Pointe

JSP13-47

Petitioner

Ivanhoe Companies

Review Type

Final Site Plan

Property Characteristics

- Site Location: West side of Wixom Road, south of Grand River Avenue(Section 18)
- Site Zoning: RM-1 (Low Density, Low-Rise Multiple-Family Residential) with Planned Rezoning Overlay (PRO)
- Adjoining Zoning: North (City of Wixom): B-3, General Business and FS, Freeway Service; East (across Wixom Road): B-3, General Business and I-1, Light Industrial; West: R-4, One-Family Residential; South: R-1 and I-1
- Current Site Use: Vacant land and vacant industrial site
- Adjoining Uses: North (City of Wixom): existing shopping center; East (across Wixom Road): car dealership, shopping center; West: vacant school property and athletic fields; South: school
- School District: Novi Community School District
- Site Size: 29.20 acres
- Plan Date: 02/14/14

Project Summary

The parcel in question is located on the west side of Wixom Road south of Grand River Avenue in Section 18 of the City of Novi. The property totals 29.20 acres. The current zoning of the property is RM-1 (Low Density, Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay (PRO).

The applicant has proposed an 86-unit single-family development. The plan shows an on-site detention pond on the north side of the site, open space and the preservation of a large wetland area along the site's northern property line and five "pocket parks" located throughout the site. Two access points (one boulevarded) are proposed off of Wixom Road.

This property was recently rezoned with a PRO from B-3, Community Business and I-2, General Industrial to RM-1 (Low Density, Low-Rise Multiple-Family Residential) with a PRO. The Planning Commission gave a positive recommendation for approval of the concept plan and rezoning to City Council on August 28, 2013. The City Council granted preliminary approval of the plan and rezoning at their September 16, 2013 meeting. The PRO Agreement and finalized concept plan were approved by the City Council on October 28, 2013.

The Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan were approved by the Planning Commission on December 11, 2013 with the following motions.

"In the matter of Berkshire Pointe, JSP13-47, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. City Council Design and Construction Standards variance to allow a water main stub in excess of 800 feet;
- b. Planning Commission opposite-side driveway spacing waiver for the off-set boulevard entrance, which is hereby granted;
- c. Planning Commission waiver to allow greater credit for upsized woodland replacement plantings, which is hereby granted;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan, Article 4, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance."

"In the matter of Berkshire Pointe, JSP13-47, motion to approve the Wetland Permit based on and subject to 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. This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan and Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance."

"In the matter of Berkshire Pointe, JSP13-47, motion to approve the Woodland Permit based on and subject to the following:

- a. Planning Commission waiver to allow greater credit for upsized woodland replacement plantings; and
- b. 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.

This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance."

"In the matter of Berkshire Pointe, JSP13-47, motion to approve the Stormwater Management Plan, subject to:

- a. The applicant verifying the development's stormwater discharge does not exceed the capacity of the proposed outlet; and
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan and Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance."

Recommendation

Approval of the **Final Site Plan is recommended**. The plan generally meets the requirements of the Zoning Ordinance. There are only minor planning related items to be addressed on the Stamping Set submittal. Planning Commission approval of the revised Phasing Plan is required per Section 2516 of the Zoning Ordinance.

Planned Rezoning Overlay

The rezoning with a Planned Rezoning Overlay was granted final approval by City Council on October 28, 2013. The PRO acts as a zoning map amendment, creating a "floating district" with a conceptual plan attached to the rezoning of the parcel. As a part of the PRO, the underlying zoning is changed, in this case to RM-1 as requested by the applicant, and the applicant enters into a PRO Agreement with the City, whereby the City and applicant agree to any deviations to

the applicable ordinances and tentative approval of a conceptual plan for development for the site. The following ordinance deviations were included in the PRO Agreement:

1. Lot Size and Width: The minimum lot size is 10,000 square feet and the minimum lot width is 80 feet. The City Council approved as deviations from the Zoning Ordinance a minimum lot size of 5,400 square feet and a minimum width of 45 feet.
2. Building Setbacks: The minimum side yard setback for a single-family dwelling in this district is 10 feet with an aggregate of 25 feet. The minimum rear yard setback is 35 feet. The minimum front yard setback is 35 feet. The City Council approved as deviations from the Zoning Ordinance a minimum 5 foot side yard setback (with an aggregate of 10 feet), a minimum 30 foot rear yard setback and a minimum 20 foot front yard setback.
3. Landscape Waivers: The City Council approved a landscape waiver for the required landscape berm along all frontages in areas where existing mature vegetation or regulated wetlands will be preserved.

When a PRO is proposed, an applicant is required to demonstrate a public benefit above and beyond what would be associated with the normal development of the site. This public benefit is included in the PRO Agreement. The public benefits associated with the subject property are as follows:

- Developer shall construct no more than 86 units with a minimum unit width of 28 feet
- Installation of "Welcome to Novi" sign
- Dedication of 60 feet of right-of-way along Wixom Road
- Installation of a pedestrian connection to 12 Mile Road
- Preservation of the remaining on-site natural features and open space, including undisturbed regulated wetlands and woodlands
- 'Upgraded' elevations **All housing styles proposed will generally need to comply with the renderings shown in Exhibit B of the PRO Agreement.**
- Garages shall not protrude more than 6 feet

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 PRO concept plan expires and the agreement becomes void.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 4 (R-1 through R-4: One-Family Residential Districts), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and incorporated as part of the final site plan submittal.

1. Future Pathway along North Property Line: The applicant has agreed to provide an easement for a future pathway originating at Wixom Road along the north property line. **This easement should be provided for review with the Stamping Set submittal and should be shown on the Stamping Set.**
2. Revised Phasing: The applicant has adjusted the proposed phasing and indicated the entire site will be completed as one phase. **This change requires the approval of the Planning Commission and the matter will be scheduled for an upcoming meeting.**
3. Master Deed and By-laws: The Master Deed and By-laws must be submitted for review. Plans will not be stamped approved until these items are submitted.
4. Lighting: The City Council recently passed a text amendment requiring an entrance light at all residential developments and the applicant has identified an entrance light for all entrances along Wixom Road. **The applicant should contact Adam Wayne (248.735.5648) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.**
5. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Site Addressing

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

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

Street and Project Name

Project and street names have been approved by the Street and Project Naming Committee.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the 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.

Response Letter

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

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



Kristen Kapelanski, AICP – Planner
kkapelanski@cityofnovi.org or 248-347-0586
Attachments: Planning Review Chart

Planning Review Summary Chart

Berkshire Pointe JSP13-47

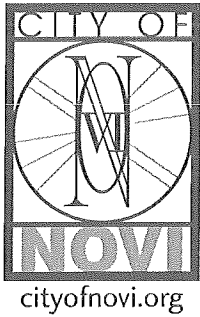
Plan Date: 02/14/14

Final Site Plan Review

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Community Commercial	Single Family	No	Property was rezoned with a Planned Rezoning Overlay by the City Council on October 28, 2013.
Zoning (Art. 6)	RM-1, Low Density Low-Rise Multiple-Family Residential	RM-1		Single-family homes are to be reviewed under the R-4 standards.
Use	Use permitted per Article 6 of the Zoning Ordinance	Single-Family Site Condominium	Yes	
Min. Lot Size and Width (Sec. 2400)	10,000 sq. ft. and 80 ft. wide	Min. 5,400 sq. ft. and 45 ft. wide	No	This deviation was included in the PRO Agreement.
Building Setbacks (Sec. 2400)				
Front	30 feet	20 feet	No	These deviations were included in the PRO Agreement.
Side	10 feet (aggregate 25 feet)	5 feet (aggregate 10 feet)	No	
Rear	35 feet	30 feet	No	
Lot Depth Abutting a Secondary Thoroughfare (Sec. 4.02.A.5 of the Sub. Ord.)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	No lots abutting a major thoroughfare	Yes	
Streets (Sec. 4.04.A.1.b of the Sub. Ord.)	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: <ul style="list-style-type: none"> • Impractical difficulties because of topographic conditions or natural features • Would create undesirable traffic patterns 	No connections to adjacent properties provided	Yes	Connections to the adjacent property, the site of Catholic Central High School would result in undesirable traffic patterns. In addition, there is a large woodland area that would be impacted. See the engineering review letter for additional information.
Wetland and Watercourses	Lots cannot extend into a wetland or	A portion of existing	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
(City Code Sec. 12-174(a)(4))	watercourse	wetlands will be impacted and no wetlands or buffer areas will extend onto a lot.		
Development in the Floodplain (Sec. 4.03 of the Sub. Ord.)	Areas in a floodplain cannot be platted	Lots do not extend into floodplain	Yes	
Master Deed/ Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal			Master Deed has not been submitted for review. This must be submitted before plans can be stamped approved.
Exterior Lighting (Section 2511)	Photometric plan required at the time of Preliminary Site Plan submittal A residential development entrance light must be provided at the entrance to the development off of Wixom Road.	Applicant has indicated the 12' Hazel Park Wadsworth Pole with Washington Fixture by Halopane to the entrances on Wixom Road.	Yes	See the planning and engineering review letter for additional information on required development entrance lighting.
Sidewalks (Sec. 2405.9) Bicycle & Pedestrian Master Plan and Non-Motorized Plan	Five (5) foot wide concrete sidewalks are required on both sides of all internal streets An 8' pathway is required along Wixom Road	Five foot sidewalks proposed along internal streets 8' path proposed along Wixom Road	Yes	

Engineering Review



PLAN REVIEW CENTER REPORT

March 11, 2014

Engineering Review

Berkshire Pointe
JSP13-0047

Petitioner

IAC Novi LLC., applicant

Review Type

Final Site Plan

Property Characteristics

- Site Location: S. of Grand River Ave. and W. of Wixom Rd.
- Site Size: 29.15 acres
- Plan Date: February 14, 2014

Project Summary

- Construction of an 86 unit single-phase single family subdivision on approximately 29.15 gross acres. Site access would be provided by two connections to Wixom Road.
- Water service would be provided by two connections to the existing 16-inch water main on Wixom Rd that would be extended through the proposed development as an 8-inch and 12-inch public water main with a 12-inch stub and hydrant where the development abuts Twelve Mile Rd.
- Sanitary sewer service would be provided by an 8-inch extension from the existing 8-inch sanitary sewer along the west side of Wixom Road at the southern entrance to Catholic Central High School. An 8-inch stub is provided where the development abuts Twelve Mile Rd.
- Storm water would be collected by two storm sewer collection systems and subsequent detention basins. Both basins are proposed to discharge into the Wixom Road ditch line.

Recommendation

Approval of the Final Site Plan is NOT recommended until the following items are addressed.

Comments:

The Final Site Plan does not meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following must be addressed prior to resubmittal:

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Note that all power and communication facilities shall be located in the rear yard of the proposed lots or approval by the Director of Public Services is needed for a variance from Appendix C – Subdivision Ordinance Article IV Section 4.06 – E.1 for the placement of franchise utilities outside of rear lot lines.
3. Revise the plan set to provide break-away joints for all monuments signs in the public or proposed public right-of-way.
4. Provide the half-width ROW lines and dimensions on utility plan sheets. Please note that all bore pits that extend outside of the ROW will require a temporary grading permit from the impacted parcel holders.
5. Provide the City's standard detail sheets for water main (2 sheets-6/15/98), sanitary sewer (Sheet 1-6/15/98 and Sheet 2-4/24/06), storm sewer (1 Sheet-6/15/98) and paving (1 Sheet-12/15/00) at the time of the Stamping Set submittal.
6. Provide stationing for all utility profiles.
7. Revise the plan set to provide the extents of the 20-foot wide easement for the future public pathway along the north property line.
8. Revise the plan set to indicate the extents of the proposed sign easement.

Water Main

9. The plan currently shows a water main stub in excess of 800 feet which would require a **Design and Construction Standards Variance** from Section 11-68(a) of the Novi City Code.
10. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

11. Revise the plan set to provide the plan and profile for all off-site sanitary sewer work on the same plan sheet(s).
12. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer should be submitted to the

Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. The submitted application must meet all requirements listed in Wayne County's Sanitary Sewer Approval Checklist (8/28/2013) and is subject to any applicable review fees by the Wayne County Department of Public Services. For information regarding an expedited review by the MDEQ, please contact their office directly.

Storm Sewer

13. Provide catch basins to accommodate roadway drainage in lieu of curb and gutter through the intersections of Hartwick Blvd. and Wixom Road and Harrier Place and Wixom Road.
14. Revise the plan set to provide the 0.8 diameter depth match at R14 where the pipe size increases from 21" to 24".
15. Revise the plan set to provide a drop of 0.10 feet in the downstream sewer invert for direction changes in excess of thirty (30) degrees. There are several locations, such as R14 and R85, where a 0.10 foot drop was not provided.
16. Revise the storm sewer construction materials from Class III RCP to Class IV RCP for all proposed RCP storm sewers.
17. Provide the hydraulic grade line for 5-year and 100-year storms at each structure.

Storm Water Management Plan

18. Revise the plan set to provide a maintenance access route to the basin outlet structures. This access route shall be extended to all control structures including structures that regulate flow between the forebays and detention basins.

Paving & Grading

19. Revise the plan set to extend the five (5) foot pedestrian safety path adjacent to Twelve Mile Road to five (5) feet from the edge of gravel on Twelve Mile Road.
20. Revise the plan set to eliminate the "MDOT Detail 'M' Valley Gutter" from the intersections of Hartwick Blvd. and Wixom Road and Harrier Place and Wixom Road. Public roadway intersections shall be designed to maintain the primary crown, MDOT Detail M is only permitted for commercial driveways.
21. Provide a cross-section for the proposed road improvements on Wixom Road. This cross-section shall show the typical detail for the proposed pavement butt joint where the proposed pavement meets the existing pavement. Please note that grade breaks at butt joints are not permitted.
22. Revise the ramp detail plan sheet to provide a maximum running slope of 5% for all detectable warning strips.
23. Revise section c-c on sheet CE-6 to provide a minimum clear distance of 3 feet between the bicycle pathway and the proposed fence.

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

24. A letter from either the applicant or the applicant's engineer must be submitted with the Revised Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
25. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be submitted with the Stamping Set:

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

26. 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.
27. A draft copy of the 20-foot wide easement for the future pathway along the north property line must be submitted to the Community Development Department.
28. A draft copy sign easement for the 'Welcome to Novi' sign to be constructed on the site must be submitted to the Community Development Department.
29. 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.
30. 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.
31. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
32. An executed copy of the 20-foot wide easement for the sanitary sewer to be constructed off-site must be submitted to the Community Development Department.
33. A draft copy of the public sidewalk easement for the on-site facilities to be constructed outside of the right-of-way must be submitted to the Community Development Department.

34. An executed copy of the ingress/egress easement for emergency access drive must be submitted to the Community Development Department.
35. An executed copy of the 20-foot wide sanitary sewer easement for each parcel impacted by the sanitary sewer to be constructed off-site site must be submitted to the Community Development Department.
36. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.
37. A temporary grading permit for each parcel associated with the proposed off-site sanitary sewer extension to be constructed must be submitted to the Community Development Department.
38. Please note that incomplete legal submittals or legal submittals that are not accompanied by the City's legal review transmittal form will not be accepted by Community Development. All easement documents shall be unsigned and in draft form until directed otherwise by the City Attorney.

The following must be addressed prior to construction:

39. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
40. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). A grading permit fee in the amount of \$891.50 must be paid to the City Treasurer's Office.
41. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
42. Construction inspection fees in the amount of \$176,982.49 must be paid to the City Treasurer's Office. **Note, this amount may change based upon revisions to the submitted plan set.**
43. The amount of the incomplete site work performance guarantee for this development at this time is \$3,270,990.75 (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed. **Note, this amount may change based upon revisions to the submitted plan set.**
44. A storm water performance guarantee in the amount of \$75,000.00 (equal to 150% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Treasurer's Office.

45. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Department at 248-735-5642 to determine the amount of these fees.
46. A street sign financial guarantee in the amount of \$6,000.00 (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
47. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
48. A permit for work within the right-of-way of Wixom Rd and 12 Mile Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
49. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
50. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
51. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ may require an approved SESC plan to be submitted with the Notice of Coverage.
52. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resource Commissioner.
53. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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

54. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
55. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.

56. Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
57. A letter of credit or cash in an amount of \$5,000.00 (10% of the cost of storm water facilities for projects of less than \$100,000, or 5% for the cost of projects over \$100,000) must be posted for the storm water facilities. This deposit will be held for one year after the date of completion of construction and final inspection of the storm water facilities.
58. Submit to the Engineering Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
59. Submit a Maintenance Bond to the Engineering Department in the amount of \$196,908.75 (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date of formal acceptance by City Council. This document is available on our website. **Note, this amount may change based upon revisions to the submitted plan set.**
60. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.
61. Provide a warranty deed for the additional right-of-way along Wixom Road and Twelve Mile Road for acceptance by the City.
62. A Bill of Sale for the paving and grading on Wixom Road and Twelve Mile road conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
63. Submit a Maintenance Bond to the Engineering Division in the amount of \$19,004.25 (equal to 25 percent of the cost of the construction of the improvements on Wixom Road). This bond must be for a period of two years from the date of formal acceptance by City Council. This document is available on our website. **Note, this amount may change based upon revisions to the submitted plan set.**

The following must be addressed prior to Street Acceptance for the development:

64. A Bill of Sale for each street conveying the improvements to the City of Novi must be submitted to the Planning Department. This document is available on our website.
65. Submit to the Engineering Division Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
66. Submit a Maintenance Bond to the Engineering Division in the amount of \$139,697.90 (equal to 25 percent of the cost of the construction of the streets to be accepted). This bond must be for a period of two years from the date of formal acceptance by City Council. This document is available on our website. **Note, this amount may change based upon revisions to the submitted plan set.**

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

Please contact Adam Wayne at (248) 735-5648 with any questions.



cc: Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Michael Andrews, Water & Sewer Dept.
Sheila Weber, Treasurer's
T. Meadows, B. Allen; Spalding DeDecker

Traffic Review

March 6, 2014

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

SUBJECT: Berkshire Pointe, JSP13-0047; Traffic Review of Final Site Plan, PSP14-0016

Dear Ms. McBeth:

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

Recommendation

We are unable to recommend approval of the proposed final site plan. A revised final site plan should be prepared to address the items shown below in **bold**.

Issues to Resolve

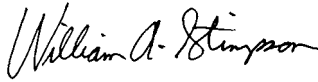
What Needs to Be Addressed to Provide a Satisfactory Plan?

1. It remains unclear whether or not the cul-de-sac turnaround and two eyebrows have been designed to meet City standards (see comment 15 in our preliminary site plan review letter of November 27, 2013). **Larger-scale, fully dimensioned renditions of the turnaround and eyebrows must be included in the plans.**
2. **The centerline radii of all internal roadways must be dimensioned, or if the engineer prefers, the curves could be labeled and a table of radii provided** (see comment 16 in our letter of last November).
3. Only the curb return radii along Wixom Road are dimensioned (on sheet CE-12). **All other back-of-curb radii must be provided, with either individual dimensions or a label indicating the "typical" (intersection curb return) radius (25 ft).**
4. **The Keep Right -> (R4-7a) sign on the cul-de-sac turnaround island needs to be shifted a little bit in the clockwise direction, so as to lie on "the physical centerline of the approaching street"** (to quote comment 17e in our last letter).
5. **The two pairs of back-to-back No Parking (R8-3) signs on the island should be 12" x 12" in size, per our previous letter, not 24" x 24" as now indicated in the Sign Table.**
6. **Street-name signs must be proposed at all intersections, both external and internal. As indicated in the attached City specifications, these signs will vary in size by location.**

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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



TRAFFIC CONTROL SIGN STANDARDS

All Traffic Control Signs shall have High Intensity Prismatic (HIP) sheeting to meet retroreflectivity requirements, shall meet all requirements of the Michigan Manual of Uniform Traffic Control Devices (MMUTCD) and shall meet the following standards:

Posts—All signs shall be mounted on galvanized 3 lb. (min.) U-channel posts unless the number or weight of the signs dictates a heavier post. *Decorative sign posts are not allowed unless approved by the City through the right-of-way permit process with an executed agreement.*

Street Name signs shall be constructed from an HIP reflective white blank with green overlay. All street name signs shall have a green field, white letters, and a white border. The text shall consist of capitalized first letter with the remaining letters lowercase and shall be Clearview font. The bottom of the sign shall be mounted at least 7 feet above ground elevation. Street name signs located adjacent to a road with a speed limit of 30 mph or more shall have a minimum sign height of 12 inches and minimum lettering height of 8 inches for the initial upper-case letters and 6 inches for lower-case letters. Street name signs at residential street intersections shall have a minimum sign height of 8 inches and minimum lettering height of 4.5 inches. Supplementary lettering to indicate the type of street (drive, avenue, etc) may be in smaller lettering may have a minimum lettering height of 3.5 inches.

Stop signs shall be installed at the locations shown on the approved site plan ONLY. The signs shall be constructed using HIP sheeting and a minimum size of 30" x 30". They shall be 7 feet in height and 2 feet from the edge of the sign to the curb face. If in an uncurbed area, signs shall be a minimum of 7 feet in height and 6 feet from the road edge.

Yield Signs shall be installed at the locations shown on the approved site plan ONLY. The signs shall be constructed using HIP sheeting and a minimum size of 30" x 30". They shall be 7 feet in height and 2 feet from the edge of the sign to the curb face.

Speed Limit signs shall have minimum size of 24" x 30" shall be made using HIP sheeting and shall be located at the entrance of the subdivision off the major road only.

All other signs shall be installed per the approved plan and shall meet the requirements of the MMUTCD.

If the developer/association intends to use decorative sign posts, all above requirements remain in effect, only the post specifications would change. Please refer to the Subdivision Street Sign FAQ and Decorative Sign Post Agreement Template for additional information.

Landscape Review



PLAN REVIEW CENTER REPORT

March 11, 2014

Final Site Plan

Berkshire Pointe – JSP13-47

Applicant

Ivanhoe Companies

Review Type

Final Site Plan - Landscape Review

Property Characteristics

Site Location: West side of Wixom Road, south of Grand River Avenue(Section 18)
Site Zoning: RM-1 (Low Density, Low-Rise Multiple-Family Residential) with Planned Rezoning Overlay (PRO)
Adjoining Zoning: North (City of Wixom): B-3, General Business and FS, Freeway Service; East (across Wixom Road): B-3, General Business and I-1, Light Industrial; West: R-4, One-Family Residential; South: R-1 and I-1
Current Site Use: Vacant land and vacant industrial site
Adjoining Uses: North (City of Wixom): existing shopping center; East (across Wixom Road): car dealership, shopping center; West: vacant school property and athletic fields; South: school
School District: Novi Community School District
Site Size: 29.20 acres

Recommendation

Approval of the Final Site Plan for Berkshire Pointe JSP13-47 is recommended.

Ordinance Considerations

General

1. The Applicant has agreed to provide an easement directly along the northern property boundary. This is for the purpose of installing a future walkway. The easement should be described as 20' wide and must be depicted on the site plan. The width will allow some flexibility in locating the walkway to weave among existing natural features.
2. The Applicant has also agreed to the granting of an easement for the placement of Novi welcome signage at the northeast corner of the site. This easement should be clearly defined and depicted on the plan and located such as to not interfere with the future walkway in this area. It is intended that the walkway would be placed to the rear of the sign. A prepared planting bed should be installed encircling the sign by 6' on each side. Once installed, the City of Novi will install plantings per the standards used on this type of sign throughout the City.
3. Significant open space/ park area is proposed. The Applicant is encouraged to provide walking trails where appropriate and possible amenities such as benches.

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

1. The site is adjacent to residentially zoned property to the south and west. These adjacent properties are utilized for a school and athletic fields. A 4'-6" to 6' high landscape berm is required along these frontages. The Applicant received a waiver for the berm in locations where existing healthy vegetation or wetlands currently exist.

2. Existing commercial use is located to the north of the site. This commercial property is within the City of Wixom limits. The Applicant has provided buffer plantings for the unit adjacent to this use.

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

1. A 40' wide greenbelt is required along the Wixom Road frontage. This requirement has been met.
2. One canopy tree is required for every 35' of frontage. This requirement has been met.
3. One sub-canopy tree is required for every 20' of frontage. This requirement has been met.
4. In addition to meeting the landscape requirements, the Applicant has provided frontage amenities such as decorative fencing with stone piers and a City of Novi welcome sign.

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required for each 35' of frontage. Please depict all street trees or identify those areas where existing trees will meet the requirement.

Parking Landscape (Sec. 2509.3.c.)

1. No parking areas are proposed.

Building Foundation Landscape (Sec. 2509.3.d.)

1. No buildings are proposed other than single family residences.

Plant List (LDM)

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

Planting Notations and Details (LDM)

1. The Planting Details and Notations meet the requirements of the Ordinance and the Landscape Design Manual.

Storm Basin Plantings (LDM)

1. A total of 70-75% of the storm basin rim area is required to be planted with large shrubs. This requirement has been met.

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

1. An Irrigation Plan must be provided upon Stamping Set submittal. A note states such on the site plan.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.

Wetlands Review



Environmental Consulting & Technology, Inc.

March 7, 2014

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

Re: Berkshire Pointe (JSP13-0047)
Wetland Review of the Final Site Plan (PSP14-0016)

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Final Site Plan submittal for the proposed Berkshire Pointe project. This includes review of the Final Site Plan prepared by Zeimet-Wozniak & Associates dated February 14, 2014. The submittal was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

The proposed development is located near the southwest corner of Wixom Road and Grand River Avenue in Section 18. The proposed project involves the construction of a (detached) condominium development (totaling 86 units), associated roads and utilities and several storm water detention basins.

ECT previously visited the site on Tuesday, June 25, 2013 with the Applicant's wetland consultant (King & MacGregor Environmental) for the purpose of a Wetland Boundary Verification.

During the Wetland Boundary Verification, ECT (Matt Carmer) and King & MacGregor Environmental (Woody Held) agreed to make several revisions to the wetland delineation flags in the field, and represent the changes on the proposed Plan. The following are the changes discussed, as summarized by King & MacGregor Environmental. These changes appear to have been incorporated into the current Plan:

- 1) Extended BB line further west with flags 14-16;
- 2) Moved flags BB8-10 south;
- 3) Added flag R7 close to flag R6. Connected R7 to W14;
- 4) Moved flags W12-13 south. Added flag W13.1;
- 5) Added flag W7.5 east of W8;
- 6) Moved flag T35 west. Connected T35 to T36 and T9 to T35;
- 7) Moved flag T34 west and T10 south. Connected T 33 to T34 and T10 to T34 to create small upland break in T line;
- 8) Moved flags T15-18 east;
- 9) Added flag E41.5 west of E42;
- 10) Added flags E14.1, E14.2 and moved E15 north.

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

(734)
769-3004

FAX (734)
769-3164

An Equal Opportunity/Affirmative Action Employer
www.ectinc.com

Existing Wetlands & Regulatory Status

A number of wetland areas are located on the project site. The majority of the existing wetlands appear to be regulated by the City of Novi, but not by the MDEQ, with the exception of Wetland B/BB located on the southwest portion of the site. This wetland appears to be MDEQ regulated as well as regulated by the City of Novi. Based on the essentiality criteria outlined in the City of Novi’s Wetland and Watercourse Protection Ordinance, ECT believes that all of the on-site wetlands appear to be City-essential wetlands.

Proposed Wetland Impacts

The following table (Table 1) summarizes the existing wetlands and the proposed wetland impacts:

Table 1. Proposed Wetland Impacts

Wetland Area	Wetland Area (acres)	City Regulated?	Likely MDEQ Regulated?	Impact Area (acre)	Impact Volume (cubic yards)
B	0.0004	City/Essential	Yes	None	None
BB	0.27	City/Essential	Yes	None	None
CD	0.70	City/Essential	No	None	None
E	2.28	City/Essential	No	0.004	4
F	0.04	City/Essential	No	0.04	193
T-North	0.20	City/Essential	No	0.20	322
T-South	0.07	City/Essential	No	0.07	169
U	0.05	City/Essential	No	0.05	121
Y	0.01	City/Essential	No	0.01	56
W	0.33	City/Essential	No	None	None
R	0.003	City/Essential	No	None	None
TOTAL	3.95	--	--	0.374	865 (Fill)

As shown in Table 1, the current Plan indicates a total proposed wetland impact of 0.374-acre (and 865 cubic yards of fill).

The following wetland impacts appear to be proposed on the Plan:

- The filling of a small portion of Wetland E for the purpose of constructing Lot 55;
- The filling of a Wetlands U, F and Y for the purpose of constructing individual lots (Lots 63 through 66) and a proposed storm water detention basin;

- The filling of Wetlands T-North and a significant portion of Wetland T-South for the purpose of constructing individual lots (Lot 55, Lots 60 & 70, and Lots 14 & 15) and proposed roads (Hartwick Drive and Hartwick Circle).

It appears as if 0.374-acre of impacts to City Regulated wetland is proposed. The City's threshold for compensatory wetland mitigation is 0.25-acre. As such, the applicant is required to provide proposed wetland mitigation at a ratio of 1.5 acres of proposed wetland mitigation for every 1 acre of proposed wetland impact (1.5 to 1 mitigation ratio).

The Plan currently shows several areas of proposed wetland mitigation (3 areas are proposed directly adjacent to Wetland E and 2 areas are proposed directly adjacent to Wetland CD). The proposed impacts require 0.561-acre (0.374 x 1.5) of wetland mitigation and this Plan appears to provide 0.58-acre. Subsequent site plan submittals should include detailed wetland mitigation information such as proposed grading and planting details.

In addition to wetland impacts, the Plan also includes impacts to the 25-foot natural features setbacks. The following table (Table 2) summarizes the existing wetland buffers and the proposed wetland buffer impacts:

Table 2. Proposed Wetland Buffer Impacts

Wetland Buffer Area	Wetland Buffer Area (acres)	City Regulated?	Impact Area (acre)
B	0.05	Yes	None
BB	0.26	Yes	None
CD	0.52	Yes	0.009
E	1.14	Yes	0.19
F	0.35	Yes	0.35
T-North	0.51	Yes	0.51
T-South	0.16	Yes	0.26
U	*	Yes	*
Y	*	Yes	*
W	0.21	Yes	0.03
R	0.22	Yes	0.04
TOTAL	3.42	--	1.39

Wetland Permits

A City of Novi Wetland Non-Minor Use Permit as well as an Authorization to Encroach the 25-Foot Natural Features Setback appear to be required for development. An MDEQ wetland permit does not appear to be required, as the Applicant does not appear to be proposing impacts to Wetland B/BB.

Wetland Comments

The following are repeat comments from our Wetland & Woodland Review of the Preliminary Site Plan dated November 26, 2013. The current status of each comment follows in **bold italics**:

1. Subsequent site plan submittals should include detailed wetland mitigation information such as proposed grading and planting details.

The Applicant has stated that grading and planting details associated with the proposed wetland mitigation area will be provided in subsequent site plan submittals.

Prior to final approval, the Applicant shall provide a mitigation plan that includes the following information, and meets the requirements outlined in the Novi Code of Ordinances, Section 12-176 (Chapter 12 – Drainage and Flood Damage Prevention):

1. ***Depiction and delineation of existing wetlands and watercourses in the vicinity of the proposed mitigation area.***
2. ***Depiction of existing contour data within the mitigation area as well as within any adjacent wetlands or watercourses, extending for a distance of at least seventy-five (75) feet into the wetland interior.***
3. ***Proposed contour data within mitigation areas using one-foot contours. Spot elevations shall be provided at critical locations (e.g. inverts of water control structures).***
4. ***A graphic scale, north arrow and date. The scale shall be one (1) inch equals fifty (50) feet or larger.***
5. ***Cross sections of critical areas.***
6. ***Identification of disposal areas for dredged material and depiction of the method of containment.***
7. ***A cost estimate for the purpose of establishing a bond amount, including, but not limited to, the cost of clearing, grading, soil placement, stabilization, planting and monitoring.***
8. ***Data indicating the expected hydrologic cycle, identifying the source of expected water levels, as well as the invert elevation of all water control structures.***
9. ***The limits of disturbance and methods of stabilization and erosion control.***
10. ***A list of proposed plant materials, which shall include the botanical and common names, quantities, size and spacing of plants and type of plants (e.g., bare root, balled and burlapped, containerized, etc.).***

In addition to the wetland mitigation plan, the Applicant shall also provide a written summary of the goals and objectives of the mitigation plan. This summary shall include:

- ***A description of the size and type of wetland to be constructed;***
- ***The hydrology expected;***
- ***A timetable for construction and plantings, as well as a guarantee of plant materials for two (2) years.***

The Applicant shall also provide as a part of the mitigation plan, a program to monitor the status of the replacement wetland for up to five (5) years after the wetland mitigation has been planted in the mitigation area. The monitoring program shall include annual progress reports submitted no later than December 1 of each year to the body approving the permit, which provide the following information:

1. ***A measure of the percentage of coverage of wetland species versus upland species;***
 2. ***A measure of vegetation diversity;***
 3. ***A description of vegetation and animal community structure;***
 4. ***A record and description of hydrological development;***
 5. ***A written summary of wetland development describing the progression of wetland development;***
 6. ***A photographic record of the wetland for each year.***
2. The Applicant should provide the acreages of existing wetland buffer for all on-site wetlands on subsequent site plan submittals.

This comment has been addressed. The acreages of existing wetland buffers have been provided on the Plan (Wetland Impacts & Mitigation Plan, Sheet CE-10).

3. ECT encourages the applicant to avoid impacts of on-site wetland and wetland buffers to the greatest extent practicable.

The Applicant has stated: "we have designed this project to minimize impact of the wetland and buffers commensurate with the quality site planning and neighborhood design. This design as well as the wetland and buffer locations is consistent with the approved PRO plan. Please note that in addition to the wetland impact areas referenced in your review, the wetland buffer is located on a number of sites. As we discussed, sites 1,3,4,5,6,7,8,9,10,11,14 and 15 abut wetlands located on the adjacent Catholic Central property and a portion of the wetland buffer is located within the rear yard setback. Sites 53,54,55,56 and 57 are located adjacent to Wetland E. A portion of the wetland buffer is located within the rear yard setback.

ECT recommends that a conservation easement be proposed in order to protect all wetlands and wetland buffers to remain on the site. In addition, ECT recommends that the Applicant consider revising the size/shape/orientation of the proposed lots in order to preserve the overall 25-foot buffers associated with Wetlands E, S, T-South and W.

Berkshire Pointe (JSP13-0047)
Wetland Review of the Final Site Plan (PSP14-0016)
March 7, 2014
Page 6 of 6

Proposed Lots 3 and 4 appear to be directly adjacent to Wetland B. As such, Lots 3 and 4 encroach into the 25-foot wetland buffer associated with Wetland B.

Recommendation

Due to deficiencies in Plan elements and other considerations noted above, ECT **does not recommend** approval of the Final Site Plan for Wetlands.

ECT suggests that the Applicant address the concerns noted above under the **Comments** section in a subsequent site plan submittal.

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: David Beschke, City of Novi, Licensed Landscape Architect
Kristen Kapelanski, AICP, City of Novi Planner
Angela Pawlowski, City of Novi, Senior Customer Service
Sarah Roediger, City of Novi Planner

Woodlands Review



Environmental Consulting & Technology, Inc.

March 7, 2014

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

Re: Berkshire Pointe (JSP13-0047)
Woodland Review of the Final Site Plan (PSP14-0016)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Final Site Plan submittal for the proposed Berkshire Pointe project. This includes review of the Final Site Plan prepared by Zeimet-Wozniak & Associates dated February 14, 2014. The submittal was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The proposed development is located near the southwest corner of Wixom Road and Grand River Avenue in Section 18. The proposed project involves the construction of a (detached) condominium development (totaling 86 units), associated roads and utilities and several storm water detention basins.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on June 25, 2013 at the time of the Wetland Boundary Verification. ECT found that the information provided on the tree list (provided on the *Tree Survey-Tree Removal Plan*, Sheet CE-11) appears to accurately depict the location, species composition and the size of the existing trees. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided in the tree list was consistent with the field measurements. On-site woodland is dominated by cottonwood, silver maple, peachleaf willow, red pine and several other species.

The entire site is approximately 29.15 acres with regulated woodland mapped across a portion of the property (generally in the southwest corner of the site). See Figure 1 (aerial photo).

Woodland Impact Review

As shown, there appear to be substantial woodland impacts associated with the site construction. It appears as if the proposed work (proposed buildings, roads, utilities and storm water detention basins) will cover the majority of the site and will involve a considerable number of tree removals. Of the trees listed on the Plan, 166 trees will be preserved. The majority of the trees to be preserved are located in and around the existing on-site wetlands.

A *Woodland Tree Replacement Summary Table* has been included on the *Landscape Planting Detail Plan* (Sheet LS-3 of 7). The Applicant has noted the following:

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

(734)
769-3004

FAX (734)
769-3164

- No. of existing Trees to be removed: 153
- No. of exempt trees (dead/poor) removed: 58
- No. of regulated trees to be removed: 95

- Stems to be Removed 8" to 11": 38 Trees (Requiring 38 Replacements)
- Stems to be Removed 11" to 20": 55 Trees (Requiring 110 Replacements)
- Stems to be Removed 20" to 30": 2 Trees (Requiring 6 Replacements)
- Stems to be Removed 30"+: 0 Trees (Requiring 0 Replacements)

- Total Replacement Trees Required: 154

- Total Replacement Tree Credits Provided: 61
(The Applicant proposes to pay 561 credits to the City of Novi Tree Fund)

The Applicant has proposed 171 woodland replacement credits by providing the following replacement trees:

- 77 – 2 ½" deciduous trees @ 1.0 credit = 77 credits
- 68 – 7' high (min.) evergreen trees @ 0.67 credit = 45.56 credits
- 49 – 9' high (min.) evergreen trees @ 1.0 credit = 49 credits

It should be noted that the Applicant has proposed up-sized woodland replacement trees (evergreens) in order to receive additional credits as woodland replacements. The minimum sizing for Woodland Replacement canopy trees is 2.5" caliper and for evergreens a minimum height of 7' is required. Furthermore, a 7' high evergreen woodland replacement tree is calculated at 0.5 replacement credits per tree.

The Plan is seeking 0.67 credits for 7' evergreens and 1.0 replacement credits for each 9' evergreen. ECT suggests that the Applicant recalculate the quantity of Woodland Replacement Trees being provided based on the 2:1 requirement for evergreen trees (7' height minimum) and modify the number of woodland replacement trees being provided accordingly.

It should be noted that the increased credits for planting larger-sized vegetation applies only to Landscape plantings and not to Woodland Replacement plantings. ***The Planning Commission will need to determine if a waiver shall be permitted under the ordinance for greater credit for upsized woodland replacement plantings.***

Woodland Permit

Proposed woodland impacts will require a Woodland Permit from the City of Novi that allows for the removal of trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.

In general, it appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance.

Woodland Comments

The following are repeat comments from our review of the Preliminary Site Plan dated November 26, 2013. The current status of each comment follows in **bold italics**:

1. It should be noted that the Applicant has proposed up-sized woodland replacement trees in order to receive additional credits as woodland replacements. The Planning Commission will need to determine if a waiver shall be permitted under the ordinance for greater credit for upsized woodland replacement plantings.

The Applicant has acknowledged the need for a waiver from the Planning Commission in order to permit under the Ordinance for upsized Woodland Replacement plantings. This comment still applies.

2. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual* (<http://www.cityofnovi.org/services/commdev/InfoSheetsManualsAndPubs/LandscapeDesignManual.pdf>).

This comment has been addressed.

3. A financial guarantee for the planting of replacement trees will be required. This Woodland Replacement Financial Guarantee shall be returned to the Applicant only after a successful inspection of the replacement trees 2 years following the planting. The Financial Guarantee would then be returned to the Applicant. The Woodland Replacement Financial Guarantee shall be determined based on a per tree amount representing the market value for the tree replacements as approved by the Planning Commission.

The Applicant has noted that a financial guarantee for the planting of replacement trees will be provided to the City. This comment still applies.

4. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site, or at a Planning Commission-approved location.

The Applicant has noted that they will pay the City of Novi Tree Fund for any Woodland Replacement Tree credits that cannot be placed on-site, or at a Planning Commission approved location. This comment still applies.

In addition, please consider the following comments for all subsequent site plan submittals:

5. ECT encourages the Applicant to include a column on the tree list that provides the Woodland Replacements Required for each proposed tree removal. ECT suggests that the Applicant review and revise the Woodland Replacement requirements as necessary. All information in the tree list should be consistent with that shown in the Plan Sheets and in the *Woodland Tree Replacement Summary Table*.
6. In addition, for multi-stemmed trees, Woodland Replacements required are calculated by summing the d.b.h. of each stem greater than or equal to 8 inches and dividing the total by 8. All fractional Woodland Replacements required are rounded up to the nearest whole tree replacement. Please confirm that the quantity of Woodland Replacements required has been calculated correctly.

Recommendation

The Final Site Plan is **Approved as Noted** for Woodlands. ECT recommends that the Applicant address the concerns noted in the *Wetland Comments* and *Woodland Comments* sections above in the Final Stamping Set submittal.

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: David Beschke, City of Novi, Licensed Landscape Architect (dbeschke@cityofnovi.org)
Kristen Kapelanski, AICP, City of Novi Planner (kkapelanski@cityofnovi.org)
Sara Roediger, City of Novi Planner (sroediger@cityofnovi.org)
Valentina Nukulaj, City of Novi, Customer Service Representative (vnukulaj@cityofnovi.org)

Attachment: Site Aerial Photo

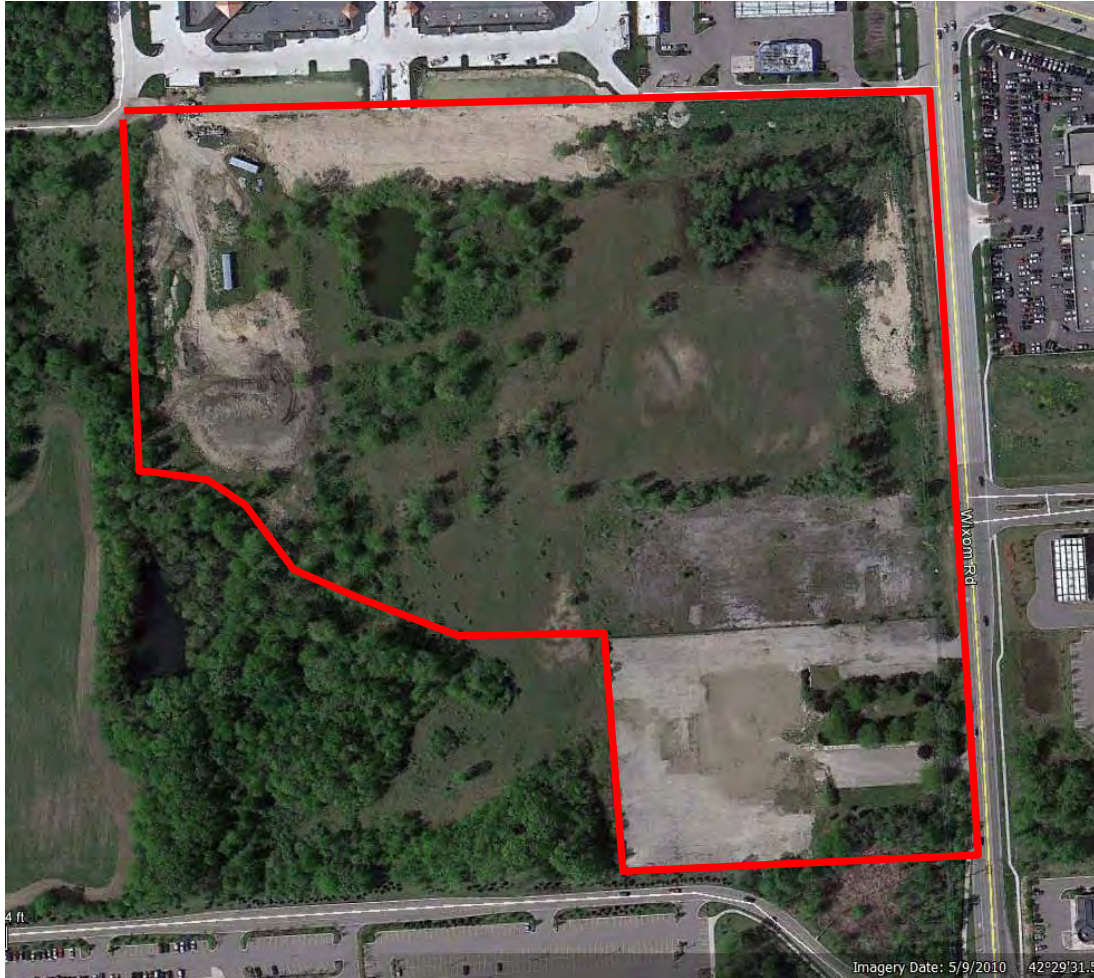


Figure 1. Site Aerial Photo (Google Earth, imagery date May 9, 2010, assessed March 7, 2014). Approximate property boundary shown in red.

Fire Review



November 19, 2013

February 20 2014

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

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

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City Manager
Clay J. Pearson

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrold S. Hart

RE: Berkshire Pointe

PSP#13-0176

PSP#14-0016

Project Description: 86 unit detached single family development on Wixom Rd. south of Grand River

Comments:

- 1) Prior to construction above the foundation of non-residential buildings, an all-weather access road capable of supporting 35 tons shall be provided. Note this on all plans
- 2) Water mains and fire hydrants shall be installed prior to construction above the foundation. Note this on all plans.
- 3) A hydrant shall be provided in the turn-around area of a cul-de-sac roadway. **Corrected 02/20/2014**
- 4) Emergency access gate must meet City of Novi requirements.

Recommendation: For Approval

Sincerely,

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

cc: file

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

cityofnovi.org

Applicant Response Letter

Kapelanski, Kristen

Subject: RE: Berkshire Pointe JSP13-47 Final Site Plan - Review Letters

Kristen:

Pursuant to your email, this shall acknowledge that we have received the Final Site Plan review letters and we will be resubmitting shortly.

Shawn Blaszczyk of Zeimet-Wozniak has sent you a PDF of the new phasing plan.

This shall also serve as confirmation that we have elected to proceed with one phase and that there are no issues with the proposed re-phasing.

Gary Shapiro
Ivanhoe-Aberdeen Companies
6689 Orchard Lake Road #314
West Bloomfield, MI 48322
Office: 248-626-6114
Cell: 248-520-6980
Email: gshapiro@ivanhoe-aberdeen.com

Planning Commission Minutes - Excerpt
December 11, 2013



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

December 11, 2013 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present: Member Anthony, Member Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson

Absent: Member Zuchlewski (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Sara Roediger, Planner; Gary Dovre, City Attorney; Adam Wayne, Staff Engineer.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Anthony:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER ANTHONY:

Motion to approve the December 11, 2013 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. Berkshire Pointe JSP13-47

Public hearing at the request of Ivanhoe Companies for Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is located in Section 18, on the west side of Wixom Road, south of Grand River Avenue in the RM-1, Low Density Low-Rise Multiple-Family Residential District (with a Planned Rezoning Overlay). The subject property is 29.20 acres and the applicant is proposing an 86 unit single-family residential development.

Planner Kapelanski said the applicant is proposing to develop 86 single-family homes on a 29.2 acre site on the west side of Wixom Road south of Grand River. The parcels are currently made up of vacant land and vacant industrial property. To the north in the City of Wixom is an existing shopping center. To the east across Wixom Road are a car dealership and a shopping center. And to the west and south is property owned by Catholic Central High School that includes the school building, athletic fields and vacant land. The subject property was recently rezoned to RM-1, Low Density, Low-Rise Multiple-Family Residential with a Planned Rezoning Overlay. The site is bordered by B-3 and FS zoning to the north in the City of Wixom, B-3 and I-1 zoning to the east, R-4 zoning to the west and R-1 and I-1 zoning to the south.

The future land use map indicates community commercial uses for the subject property and the properties to the east. The properties to the north are planned for Village Center Area on the City of Wixom's Future Land Use Map. The properties to the west and south are planned for Educational Facilities. The recent rezoning was contrary to the current recommendations of the Future Land Use map. The applicant's concept plan shows an 86 unit detached single-family development. The plan shows on-site detention on the north side of the site, open space areas and the preservation of a large wetland area along the site's northern property line. The Preliminary Site Plan is consistent with the approved PRO concept plan. The planning review recommends approval noting there are minor items to address on the Final Site Plan submittal. The engineering review also recommends approval. The applicant must verify the development's stormwater discharge does not exceed the capacity of the proposed outlet.

Additionally, a City Council variance from the Design and Construction Standards is required to permit a water main stub in excess of 800 feet.

Planner Kapelanski concluded noting the traffic review recommends approval stating a Planning Commission waiver for opposite-side driveway spacing related to the boulevard design is required and supported. The wetland review recommends approval and states a non-minor use wetland permit is required along with an Authorization to Encroach into the 25 foot Natural Features Setback. A woodland permit is also required and the woodland review recommends approval of the plan. The Planning Commission has been asked to grant a waiver to allow greater credit for upsized woodland replacement plantings. The façade, fire and landscape reviews all recommend approval with items to be addressed on future submittals.

Gary Shapiro of the Ivanhoe Company said it's been a long road. We've enjoyed working with your staff and tonight we respectfully request your approval. This is also a good transition from high quality residential to the existing uses instead of the commercial and industrial uses that were originally planned. We spent a lot of time working on making this a unique development with pocket parks and accenting and protecting the natural features. We're quite proud of it. We look forward to making it happen.

Chair Pehrson opened the public hearing.

No one from the audience wished to speak and Member Lynch read the correspondence into the record.

Steven Weiner, Vice President of Cadillac Asphalt, supports the plan.

Jefferson Thompson, of 27225 Wixom Road, also supports this plan. We are in general support of the proposed site plan which we feel is a more desirable transition from the educational use of the adjacent school property.

There was no additional correspondence and Chair Pehrson closed the public hearing.

Member Greco said he is happy that residential is going in at this corner since we've got commercial all around there and I think more commercial could congest the area. My one concern is the two outlets to Wixom Road and none to the north. There will be a lot of traffic because of all the new units.

Member Lynch said this is the best use of the property based on the other alternatives as far as not only the beauty of that area, but the traffic congestion. The other alternatives that we had were for more traffic. This is probably the most desirable alternative and I'm looking forward to this project. I think you guys did a good job. I appreciate you working with staff and getting all this stuff wrapped up before coming to the Planning Commission.

Member Baratta said the at a previous meeting there was discussion about the access being in line with Sam's Club and he had a chance to go out there and just look at that project and the applicant made the right choice with those two access points. It would be a much more difficult left turn coming out of the mile road just north of the property than having those two access points where they're currently at. It is a good project and will be a good transition from to the school and the rest of the properties.

Member Anthony said I think you're going to find that all of us are in support of this. Could you expand on the pedestrian connection to the north?

Mr. Shapiro said if you go down to the end towards the cul-de-sac, there's going to be pedestrian connection. There's a gate for emergency access for fire protection. It will be a low-key, landscaped

area. There will be a pedestrian sidewalk within our community going over to the shopping center.

Moved by Member Anthony and seconded by Member Lynch:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER LYNCH:

In the matter of Berkshire Pointe, JSP13-47, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. City Council Design and Construction Standards variance to allow a water main stub in excess of 800 feet;
- b. Planning Commission opposite-side driveway spacing waiver for the off-set boulevard entrance, which is hereby granted;
- c. Planning Commission waiver to allow greater credit for upsized woodland replacement plantings, which is hereby granted;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan, Article 4, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

Moved by Member Anthony and seconded by Member Greco:

ROLL CALL VOTE ON THE WETLAND PERMIT APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER GRECO:

In the matter of Berkshire Pointe, JSP13-47, motion to approve the Wetland Permit based on and subject to 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. This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan and Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

Moved by Member Anthony and seconded by Member Greco:

ROLL CALL VOTE ON THE WOODLAND PERMIT APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER GRECO:

In the matter of Berkshire Pointe, JSP13-47, motion to approve the Woodland Permit based on and subject to the following:

- a. Planning Commission waiver to allow greater credit for upsized woodland replacement plantings which is hereby granted; and
- b. 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.

This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

Moved by Member Anthony and seconded by Member Greco:

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER GRECO:

In the matter of Berkshire Pointe, JSP13-47, motion to approve the Stormwater Management Plan, subject to:

- a. The applicant verifying the development's stormwater discharge does not exceed the capacity of the proposed outlet; and
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan and Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*