



Park Place East JSP13-35

Park Place East, JSP13-35

Public hearing at the request of Centennial Home Group, LLC for Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 10.66 acres in Section 31, located south of Nine Mile Road, between Beck and Napier Roads in the RA, Residential Acreage District. The applicant is proposing a seven unit single-family residential development using the Open Space Preservation Option.

Required Action

Approval/denial of the Preliminary Site Plan, Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	02-21-14	Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	02-21-14	Items to be addressed on the Final Site Plan submittal
Traffic	Approval recommended	02-14-14	Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	02-13-14	Items to be addressed on the Final Site Plan submittal
Wetland	Approval recommended	02-12-14	Items to be addressed on the Final Site Plan submittal
Woodland	Approval recommended	02-12-14	Items to be addressed on the Final Site Plan submittal
Fire	Approval recommended	02-10-14	No items need to be addressed

Motion sheet

Approval – Preliminary Site Plan

In the matter of Park Place East, JSP13-35, motion to **approve** the Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium based on and subject to the following:

- a. The Planning Commission has made the determination that the parallel plan is acceptable and, based on that plan, has determined the maximum number of dwelling units that would be permitted under the OSP Option is seven units;
- b. The Planning Commission has made the determination that the Open Space Preservation Option Plan satisfies the intent of the Open Space Preservation Option;
- c. The conditions and items listed in the staff and consultant review letters 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 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval – Wetland Permit

In the matter of Park Place East, JSP13-35, 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 Park Place East, JSP13-35, 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.)

-AND-

Approval – Stormwater Management Plan

In the matter of Park Place East, JSP13-35, motion to **approve** the Stormwater Management Plan, subject to:

- 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 Final Site Plan; and
- b. *(additional conditions here if any)*

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

-OR-

Denial – Preliminary Site Plan

In the matter of Park Place East, JSP13-35, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial- Wetland Permit

In the matter of Park Place East, JSP13-35, 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 Park Place East, JSP13-35, 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 Park Place East, JSP13-35, 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

JSP14-07 Beck North Lot 56

Location



Map Legend

 Subject Property



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

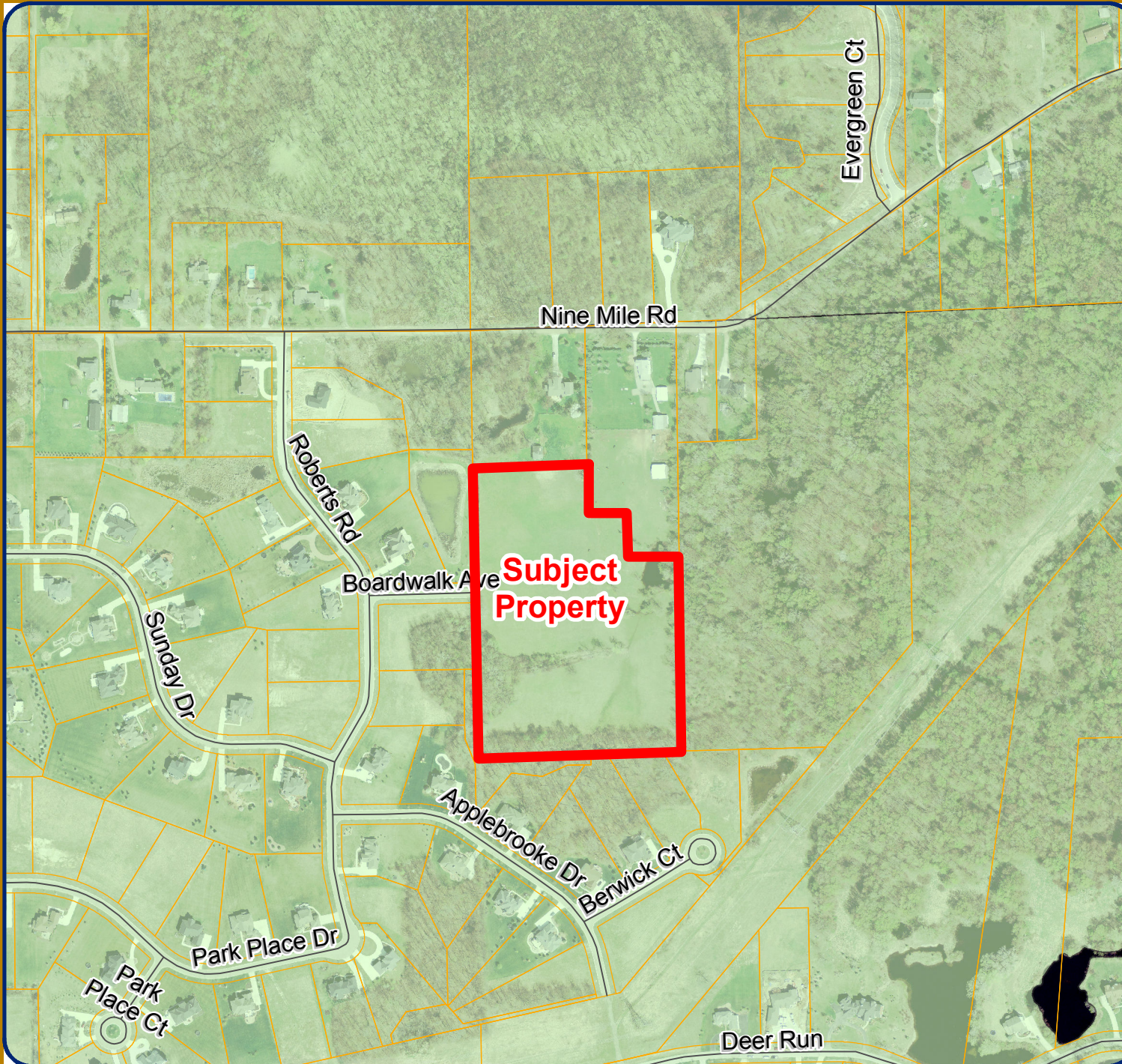
Map Author: Sara Roediger
Date: 3-5-14

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.

JSP14-07 Beck North Lot 56

Zoning



Map Legend

-  Subject Property
-  R-A: Residential Acreage



City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
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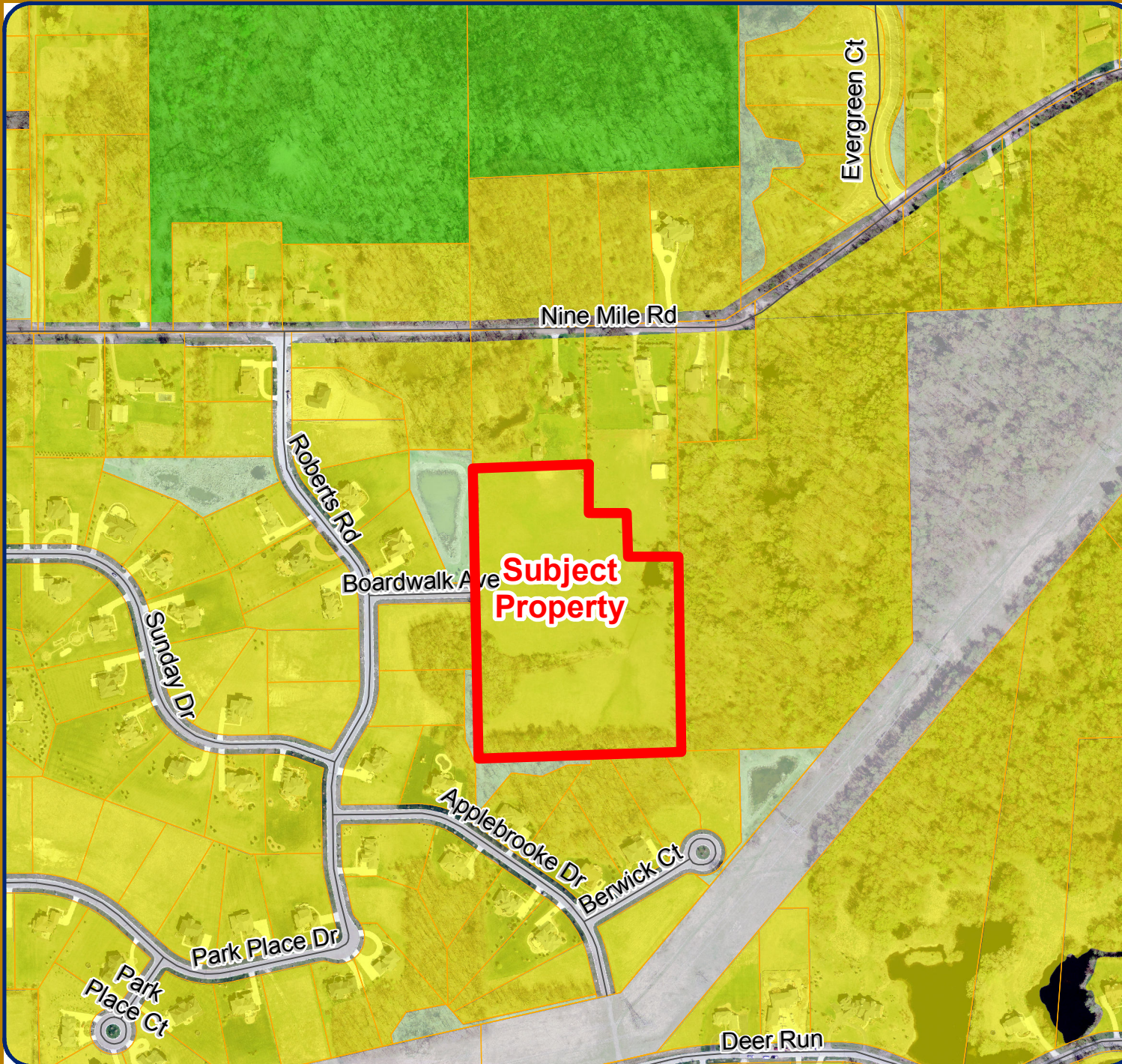
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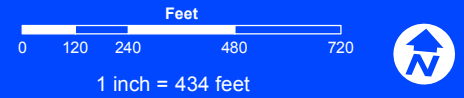
JSP14-07 Beck North Lot 56

Future Land Use



Map Legend

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



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

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JSP14-07 Beck North Lot 56

Natural Features



Map Legend

 Subject Property

 Waterways

 Lake

 Pond

 Wetlands

 Woodlands



1 inch = 434 feet



City of Novi

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

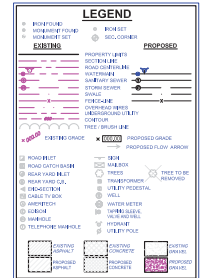
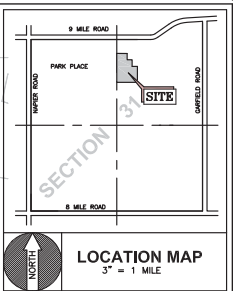
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SITE PLAN

LANDSCAPE PLAN
PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



BENCHMARKS:
BENCHMARK #1 (AS SHOWN)
TOP OF HYDRANT SOUTH SIDE OF NINE MILE ROAD
ELEV. = 963.70 (NAVD 85)



TREE LISTING

TAG NO.	SIZE	TYPE
8201	2X20"	Northern red oak
8202	2"	White oak
8203	8"	Pignut Hickory
8204	8"	Sugar maple
8205	10"	Northern red oak
8206	9"	American basswood
8207	8"	American elm
8208	8"	Quaking aspen
8209	8"	Northern red oak
8210	10"	Northern red oak
8211	8"	Quaking aspen
8212	8"	American basswood
8213	8"	Northern red oak
8214	8"	White oak
8215	2X12"	American basswood
8216	11"	Northern red oak
8217	10"	Northern red oak
8218	8"	Pignut Hickory
8219	20"	White oak
8220	8"	American basswood
8221	10"	Silver maple
8222	8"	Northern red oak
8223	11"	Pignut Hickory
8224	14"	Pignut Hickory
8225	9"	Pignut Hickory
8226	9"	Pignut Hickory
8227	10"	Red maple
8228	10"	Red maple
8229	15"	American basswood
8230	17"	American basswood
8231	15"	Northern red oak
8232	11"	Northern red oak
8233	10"	Northern red oak
8234	16"	Northern red oak
8235	11"	Pignut Hickory
8236	15"	Silver maple
8237	2X12"	Northern red oak
8238	15"	White ash
8239	15"	White ash
8240	15"	Northern red oak
8241	9"	Bur oak
8242	9"	Sugar maple
8243	10"	American elm
8244	10"	Red maple
8245	2X12"	American elm
8246	12"	Swamp white oak
8247	9"	Swamp white oak
8248	10"	Swamp white oak
8249	10"	Silver maple
8250	10"	American elm
8251	10"	Silver maple
8252	9"	Quaking aspen
8253	17"	Northern red oak
8254	15"	Black cherry
8255	10"	Northern red oak
8256	11"	Northern red oak
8257	10"	Northern red oak
8258	2X12"	American basswood
8259	10"	Northern red oak
8260	2X10"	Black cherry
8261	17"	Swamp white oak
8262	9"	Sugar maple

TAG NO.	SIZE	TYPE
8263	10"	Northern red oak
8264	10"	Black cherry
8265	23"	Swamp white oak
8266	10"	Pignut Hickory
8267	13"	Bur oak
8268	14"	Sugar maple
8269	10"	Shagbark Hickory
8270	8"	American basswood
8271	14"	Quaking aspen
8272	8"	Shagbark Hickory
8273	10"	Sugar maple
8274	16"	White oak
8275	20"	White oak
8276	11"	Shagbark Hickory
8277	13"	Shagbark Hickory
8278	10"	American elm
8279	10"	Northern red oak
8280	24"	Northern red oak
8281	8"	Hop-hornbeam
8282	8"	Hop-hornbeam
8283	11"	Northern red oak
8284	9"	Hop-hornbeam
8285	16"	Northern red oak
8286	10"	Bur oak
8287	2X10"	Silver maple
8288	15"	White ash
8289	10"	Shagbark Hickory
8290	2X12"	Swamp white oak
8291	10"	Northern red oak
8292	10"	Hop-hornbeam
8293	10"	Northern red oak
8294	10"	Red maple
8295	24"	Silver maple
8296	12"	Shagbark Hickory
8297	24"	Swamp white oak
8298	10"	Swamp white oak
8299	10"	Silver maple
8300	16"	Black willow
8301	10"	Common Apple
8302	8"	Silver maple
8303	8"	Silver maple
8304	14"	Silver maple
8305	10"	Silver maple
8306	10"	Green crested ash
8307	10"	Swamp white oak
8308	8"	Swamp white oak
8309	10"	Silver maple
8310	10"	Silver maple
8311	10"	Silver maple
8312	8"	Silver maple
8313	10"	Silver maple
8314	15"	Silver maple
8315	10"	Silver maple
8316	2X10"	Green crested ash

TREES TO BE REMOVED

TAG NO.	SIZE	TYPE
8347	20"3	Eastern cottonwood
8348	2X9"10"	Silver maple
8349	13"0"	Silver maple
8350	10"	Silver maple
8351	10"	Silver maple
8352	4X8"	Silver maple
8353	3"0"	Silver maple
8354	4"	Silver maple
8355	2X9"10"	Eastern cottonwood
8356	8"	Green crested ash
8357	2"	Eastern cottonwood
8358	18"	Swamp white oak
8359	4X10"10"20"	Black willow
8360	10"	Black willow
8361	10"	Black willow
8362	17"	Black willow
8363	10"	Swamp white oak
8364	2X10"	Silver maple
8365	10"	Bur oak
8366	24"	Silver maple
8367	10"	Silver maple
8368	10"	Silver maple
8369	10"	Quaking aspen
8370	9"	Silver maple
8371	10"	Quaking aspen
8372	8"	American elm
8373	15"	Quaking aspen
8374	8"	Quaking aspen
8375	2X10"	Quaking aspen

* = TREE TO BE REMOVED

PLANTING SCHEDULE:

SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	UNIT COST	TOTAL
	17	RED MAPLE	ACER RUBRUM	2 1/2" CAL.	B & B	\$325.00	\$5,525.00
	17	SUGAR MAPLE	ACER SACCHARUM	2 1/2" CAL.	B & B	\$325.00	\$5,525.00
	55	BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS	36"	C	\$50.00	\$2,750.00
	55	SUMMERSWEET	CLETHRA ALNIFLORA	30"	C	\$50.00	\$2,750.00
	55	VARIEGATED WEIGELA	WEIGELA FLORIDA 'VARIEGATA'	36"	C	\$50.00	\$2,750.00
GRAND TOTAL							\$19,300.00

REQUIRE REPLACEMENT TREES:
 8" X 11" = 1 REPLACEMENT TREE
 12" X 12" = 2 REPLACEMENT TREES
 18" X 24" = 3 REPLACEMENT TREES
 24" X 36" = 4 REPLACEMENT TREES

REPLACEMENT TREES CALCULATION:
 REMOVE 20" = 3 TREES
 REMOVE 10" = 2 TREES
 REMOVE 15" = 2 TREES
 REMOVE 8" = 1 TREE
 8 REPLACEMENT TREES REQUIRED

NOTE: LANDSCAPE COSTS PROVIDED ARE BASED OFF OF CITY OF NOVI LANDSCAPE & WOODLAND COST ESTIMATE VALUES.

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.: 2024-001
CLIENT: PARK PLACE EAST
DATE: 11-12-2024
SCALE: 1" = 50'
DRAWN BY: JAC-BMT
CHECKED BY: C.P.T.

PRELIMINARY
CONSTRUCTION
JAC-BMT

10

LANDSCAPE PLAN

FAZAL KHAN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 11000 WOODLAND AVENUE, SUITE 200
 NOVI, MICHIGAN 48240
 PHONE: (588) 738-8807 FAX: (588) 738-8804
 WWW.FAZAL-KHAN.COM

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

February 21, 2014

Planning Review

Park Place East

JSP13-35

Petitioner

Centennial Home Group, LLC

Review Type

Preliminary Site Plan with Open Space Preservation Option/Site Condominium

Property Characteristics

- Site Location: West of Boardwalk Avenue, South of Nine Mile Road, between Beck and Napier Roads(Section 31)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North, South, East and West: RA
- Current Site Use: Vacant Land
- Adjoining Uses: South and East: Park Place Single-Family Residential Development; West: Vacant Land; North: Single-Family Residential
- School District: Northville Public Schools
- Site Size: 10.66 acres
- Plan Date: 01-17-14

Project Summary

The parcel in question is located south of Nine Mile Road, between Beck and Napier Roads in Section 31 of the City of Novi. The property totals 10.66 acres, which is currently zoned RA, Residential Acreage. The applicant has proposed a seven unit single-family residential development utilizing the Open Space Preservation Option.

The Open Space Preservation Option is intended "...to encourage the long-term preservation of open space and natural features and the provision of recreation and open space areas." The site meets the general eligibility requirements outlined in the ordinance detailing the Open Space Preservation Option. The plan is preserving over 45% of the site as open space, including wetland, woodland, and open field areas.

Recommendation

Approval of the **Preliminary Site Plan is recommended**. The Planning Commission will be asked to find that the open space preservation option plan satisfies the intent of this option. Staff believes that applicant has provided the required information to justify the use of the open space preservation option.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (RA: Residential Acreage District), 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 and incorporated as part of the final site plan submittal.

1. Open Space Preservation (OSP) Option: The applicant is utilizing the OSP Option which allows an applicant to develop the allowed number of units on a property with a reduction in lot area, lot width and side yard setbacks when a single-family residential development preserves in an undeveloped state natural, environmental and agricultural features. Density for the site is determined on a parallel plan that shows the number of units that could be developed on the site under the conventional development standards of the City on 80% of the site.

The applicant has provided the required parallel plan showing that seven units could be developed on the site under conventional zoning. In order to qualify for the option, the applicant must save a minimum of 10% of the site as permanent open space. The applicant has proposed 45.1% of qualifying open space in this case. The minimum lot size and width may be reduced depending on the amount of open space proposed. In this case, the applicant has proposed a reduction in lot area to 24,001 sq. ft. and lot width to 120 ft., the maximum reduction permitted.

The Planning Commission shall make the determination that a parallel plan is acceptable and, based on the plan, determine the maximum number of dwelling units that would be permitted under the OSP Option. The Planning Commission will hold the required public hearing prior to their consideration of the matter.

Development Type	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Side Setback (ft.)	Min. Total Side Setback (ft.)	Min. Open Space
RA Parallel Plan	43,560	150	20	50	None
Proposed Open Space Preservation Plan	24,001	120	15	35	45.1%

2. Open Space: There are woodlands, wetlands, and other open space on the site that will be preserved in perpetuity. The applicant must **provide conservation easements for the undeveloped preservation areas.** Additionally, as part of the OSP option, the applicant must **submit a resource inventory** that lists the characteristics of the preserved areas.
3. Fencing: An existing chain link fence surrounds the property to contain the horses on the site. The applicant should **provide information on the proposed fencing that will separate the project from the existing horses** currently kept on the site.
4. Economic Impacts: **Information on economic impact of the development should be provided.** Consistent with the economic and fiscal goals of the City of Novi, as described in the City's Master Land Use Plan, staff has reviewed the plans to ensure the development contributes positively to the City. The proposed development appears to be similar to other residential developments in the community including Ballantyne, Casa Loma and The Preserve at Island Lake. Staff does not anticipate it will negatively impact the values of any surrounding properties.
5. Master Deed and By-laws: The **Master Deed and By-laws must be submitted** for review with the Final Site Plan submittal.
6. Signage: Residential Entryway Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438 or jniland@cityofnovi.org) for information regarding sign permits.
7. Property Split: At this time, no property combination or split has been submitted and the Community Development Department has not received a request for condominium approval that would affect the subject property. **The applicant must create this parcel prior to Stamping Set approval.** Plans will not be stamped until the parcel is created. A note on the plan indicates that the split will be accomplished prior to final site plan approval.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested to be submitted prior to the Planning Commission meeting and with the next set of plans addressing each of the comments listed above and in other review letters.

Street and Project Name

This project needs approval from the Street and Project Naming Committee. Please contact Richelle Leskun (248-347-0579 or rleskin@cityofnovi.org) for additional information.

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 or jniland@cityofnovi.org) in with any specific questions regarding addressing of sites.

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).

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 (248.347.0430 or smarchioni@cityofnovi.org) 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 248.735.5607 or sroediger@cityofnovi.org.



Sara Roediger, AICP – Planner

Planning Review Summary Chart

Park Place East

Preliminary Site Plan Review

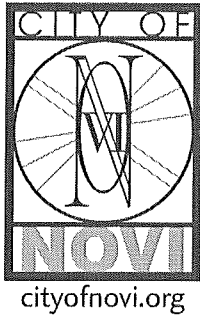
Plan Date: 01-17-14

Item	Proposed	Meets Requirements?	Comments
Master Plan Single Family Residential @ 0.8 dwelling units per acre	Single Family at 0.8 units/acre	Yes	
Zoning RA	No change	Yes	
Use (Sec. 401) Uses permitted listed in Section 401 & 402	Single-Family Site Condominium with Open Space Preservation Option	Yes	Public hearing required
Lot Depth Abutting a Secondary Thoroughfare (Sub. Ord. Sec. 4.02.A.5) Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	No rear lot lines abutting a major or secondary thoroughfare	N/A	
Non-Access Greenbelt Easements (Sec. 2509.3.e.b) 40 ft. wide non-access greenbelt easements required adjacent to major thoroughfares	Not abutting a major or secondary thoroughfare	N/A	
Max. Block Length (Sub. Ord. Sec. 4.01) Blocks cannot exceed length of 1,400 ft. except where the Planning Commission determines that conditions may justify a greater length	Largest block is less than 1,000 ft. long	Yes	
Depth to Width Ratio (Sub. Ord. Sec. 4.02.A.6) Single Family lots shall not exceed a 3:1 depth to width ratio	No lots greater than 3:1 depth	Yes	
Streets (Sub. Ord. Sec. 4.04.A.1.b) Extend streets to boundary to provide access intervals not to exceed 1,300 ft.	Street connection to boundary is proposed	Yes	
Wetland & Watercourses (City Code Sec. 12-174(a)(4)) Lots cannot extend into a wetland or watercourse	Filling of 0.27 acres of Wetland A (likely non-regulated) & Wetland B to be used for detention (likely regulated)	Wetland field evaluation during growing season	Wetland Minor Use Permit & Authorization to Encroach the Natural Features Setback required, see the environmental comments for additional information

Item	Proposed	Meets Requirements?	Comments
Woodlands (City Code Chpt. 37) Replacement of removed trees	4 trees to be removed requiring 15 replacement credits	Woodland field verification during growing season	Woodland Permit required, see the environmental comments for additional information
Nat. Features Setback (Sec. 2400 (t)) 25 ft. setback from wetlands	25 ft.	Yes	
Development in the Floodplain (Sub. Ord. Sec. 4.03) Areas in a floodplain cannot be platted	Lots do not extend into floodplain	Yes	
Open Space Preservation Option Requirements (Sec. 2403)			
Eligibility Zoning RA - R-4, served by municipal sewers	RA, , served by municipal sewers	Yes	
Resource Inventory Provide resource inventory including floodplains, wetlands, water bodies, woodlands, wildlife habitat areas, soils, and contextual features	Preservation of wetlands and woodlands	Information to be provided	Applicant must provide resource inventory
Density Total number of units permitted may be placed on 80% of the site area 80% of site = 8.5 ac. Permitted density = 0.8 units/acre=8 units Parallel plan must be provided to determine site specific max. density	7 units Parallel plan has been provided meeting requirements	Yes	
Open Space Requirements Min. 10% of the site area must be preserved as open space	4.81 acres of open space, accounting for 45.1% of the site	Yes	
Lot Design Min. lot area 24,001 sq. ft. (44.9% max. reduction) Min. lot width 120 ft. Min. side yard setback 15 ft. with aggregate of 35 ft.	Min. 24,001 sq. ft. Min. lot width 120 ft. Min. side yard setback 15 ft. with aggregate of 35 ft.	Yes Yes Yes	
Accessibility Open space must be accessible to all lots in the development	Open space accessible via the internal sidewalk system	Yes	

Item	Proposed	Meets Requirements?	Comments
<p>Qualifying Permanent Open Space Maintenance Open space shall remain perpetually in an undeveloped state by means of a conservation easement or other legal means that runs with the land</p> <p>Open space ownership, maintenance agreements shall be approved by the City Attorney</p>	Not provided	Information to be provided	Applicant must provide a conservation easement for undeveloped preservation areas
<p>Economic Impact Total cost of the proposed building & site improvements</p> <p>Home size & expected sales price of new homes</p> <p>Number of jobs created (during construction, and if known, after a building is occupied)</p>	Not provided	Information to be provided	
<p>Sidewalks (Sub. Ord. Sec. 4.015) & Non-Motorized Plan 5 ft. wide concrete sidewalks are required on both sides of all internal streets</p>	5 ft. sidewalks proposed along internal streets	Yes	
<p>Fences (Sec. 2515) Residential fences shall not exceed 6 ft. or be located within the front yard setback</p>	Not provided	Information to be provided	The applicant shall provide information on the proposed fencing that will separate the project from the existing horses currently kept on the site
<p>Master Deed/ Covenants & Restrictions Applicant is required to submit this information for review with FSP</p>			Master Deed will be reviewed at FSP
<p>Exterior Lighting (Section 2511) Photometric plan required at FSP</p>			<p>If exterior lighting is proposed, applicant should provide photometric plan at FSP</p> <p>The applicant should consider providing lighting at the entrance to the development</p>

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

February 21, 2014

Engineering Review

Park Place East
JSP13-0035

Petitioner

Centennial Home Group LLC., applicant

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: S. of Nine Mile Road and E. of Napier Road
- Site Size: 10.66 acres
- Plan Date: January 17, 2014

Project Summary

- Construction of a 7 lot single phase single family subdivision on approximately 10.66 acres. Site access would be provided a public extension of Boardwalk Avenue.
- Water service would be provided by individual residential wells.
- Sanitary sewer service would be provided by an 8-inch sanitary sewer extension from the stub off of Boardwalk Avenue.
- Storm water would be collected by a single storm sewer collection system, detained on-site for the 100-year storm event, and dewatered into the existing storm sewer adjacent to Boardwalk Avenue.

Recommendation

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

Comments:

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

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Remove note #9 from the plan set cover sheet.
3. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
4. Provide a detailed description of how construction traffic will access the proposed development.
5. Revise the plan set to provide a monument wherever two or more parcel lines for the overall development intersect each other.
6. Revise the plan set to reference at least one city established benchmark.
7. Provide the horizontal coordinate system on the plan set.
8. Clarify on the plan set which invert callouts are associated with each proposed feature.

Sanitary Sewer

9. Provide a profile for all proposed sanitary sewer with a note stating that a minimum cover of four (4) feet shall be maintained at all times.
10. Revise the plan set to provide the wye location for each proposed residential lead including the lead invert elevation at the property line.
11. Revise the plan set to indicate a twenty (20) foot wide sanitary sewer easement centered on the proposed sanitary sewer.
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 a profile of the proposed storm sewer showing a minimum cover of 3 feet, all catch basin sumps, the 5-year and 100-year hydraulic grade lines, and the locations for all sump leads.
14. Revise the alignment of the proposed culvert to provide a minimum slope of 0.18%.

Storm Water Management Plan

15. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
16. Revise the composite runoff coefficient calculation to account for the surface area of the proposed detention basin ($c=1.00$).
17. Revise the plan set to provide a maximum side slope of 1V:4H for the proposed detention basin. The plan set currently shows a slope steeper than 1V:4H below the proposed low water level.
18. Revise the plan set to clarify how the proposed overland flow route will not encroach onto parcel #50-22-31-200-033.
19. Revise the outlet control structure detail to provide a thirty-six (36) riser pipe with one (1) inch holes, spaced a minimum of four (4) inches apart around the riser between the permanent water and the 100-year storm event levels. The staged outlet standpipe shall be placed inside the riser pipe to prevent the staged outlets from clogging.
20. Verify that the proposed outlet point for the detention basin has sufficient capacity to convey the increased flows.

Paving & Grading

21. Provide a detailed profile for the proposed roadway including elevations at every station and half station on tangent.
22. Provide the proposed grade elevation for the top of curb.
23. Provide the ground elevation at each lot corner (front and rear), and side lot elevations. Note that all side and rear yard drainage swales shall have a minimum grade of 2%
24. Provide spot elevations where the proposed extension of Boardwalk Avenue meets the existing pavement.
25. Provide spot elevations where the proposed stub street terminates at the eastern property line for the development.

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

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

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

28. 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.
29. 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.
30. 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.
31. 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:

32. 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).
33. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
34. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
35. 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.
36. A permit for work within the right-of-way of Boardwalk Avenue 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.
37. 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.
38. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
39. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.

40. An incomplete site work performance guarantee, equal to 1.5 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 at the Treasurer's Office.
41. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

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



cc: Brian Coburn, Engineering
Sara Roediger, Community Development Department
Michael Andrews, Water & Sewer Dept.

TRAFFIC REVIEW

February 14, 2014

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

SUBJECT: Park Place East, JSP13-0035, Traffic Review of Preliminary Site Plan, PSP14-0012

Dear Ms. McBeth:

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

Recommendation

We recommend approval of the preliminary site plan, subject to the items shown below in **bold** being satisfactorily addressed on the final site plan.

Site Description

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant proposes to extend the existing 319-ft-long Boardwalk Avenue street stub another 654 ft to the east and add seven single-family home sites as a site condominium (the main development is Park Place *Subdivision*).
2. As can be seen in the attached aerial photo, the surrounding properties are either largely undeveloped or developed in a manner similar to that now proposed. Access to Nine Mile Road to the north will be via Roberts Drive.

Trip Generation

How much new traffic would be generated?

3. According to the average trip rates provided by ITE, seven single-family homes can be expected to generate about 67 one-way vehicle trips per day, 5 in the AM peak hour (1 in and 4 out) and 7 in the PM peak hour (4 in and 3 out).

Vehicular Access Locations

Do the proposed "driveway" locations meet City spacing standards?

4. Not applicable.

Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed access point(s)?

5. Not applicable.

Access Drive Design and Control

Are the proposed design, pavement markings, and signage satisfactory?

6. The site plan should show the existing traffic signs at the intersection of Boardwalk and Roberts. **Given the significantly increased length proposed for the Boardwalk stub street, a NO OUTLET (W14-2) sign should be added by the applicant a short distance east of Roberts (if one does not already exist). Also, a YIELD (R1-2) sign should be added on the westbound Boardwalk approach to Roberts (if one does not already exist).**
7. **Consideration should be given to changing the name of the subject street stub from Boardwalk Avenue to Boardwalk Court.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

8. Yes. City-standard sidewalks have been proposed along both sides of the street extension.

Circulation and Parking


Can vehicles safely and conveniently maneuver through the site?

9. Given the site's R-A zoning, the proposed new cul-de-sac length, 973 ft from the centerline of Roberts to the end of the stub, is permitted per Sec 11-194(a)(7) of the City's Design and Construction Standards.
10. Although the street centerline radii are not dimensioned as they should be, it is possible from the right-of-way radii and right-of-way width to infer that both curves in the "S" meet the City's minimum street centerline radius of 230 ft.
11. The plan proposes an End of Road sign 5 ft from the end of the road. Per the *Michigan Manual on Uniform Traffic Control Devices* (Sec 2C.66), **the required sign is known as a Type 4 Object Marker (end of roadway) and is properly designated an OM4-1, OM4-2, or OM4-3, not an "ER-1" as the plan now proposes. This marker must be mounted at a height of at least 4 ft.**
12. **The final site plan should include a Signing Quantities Table, listing by sign description and MMUTCD code the number of required signs of each type.**

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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

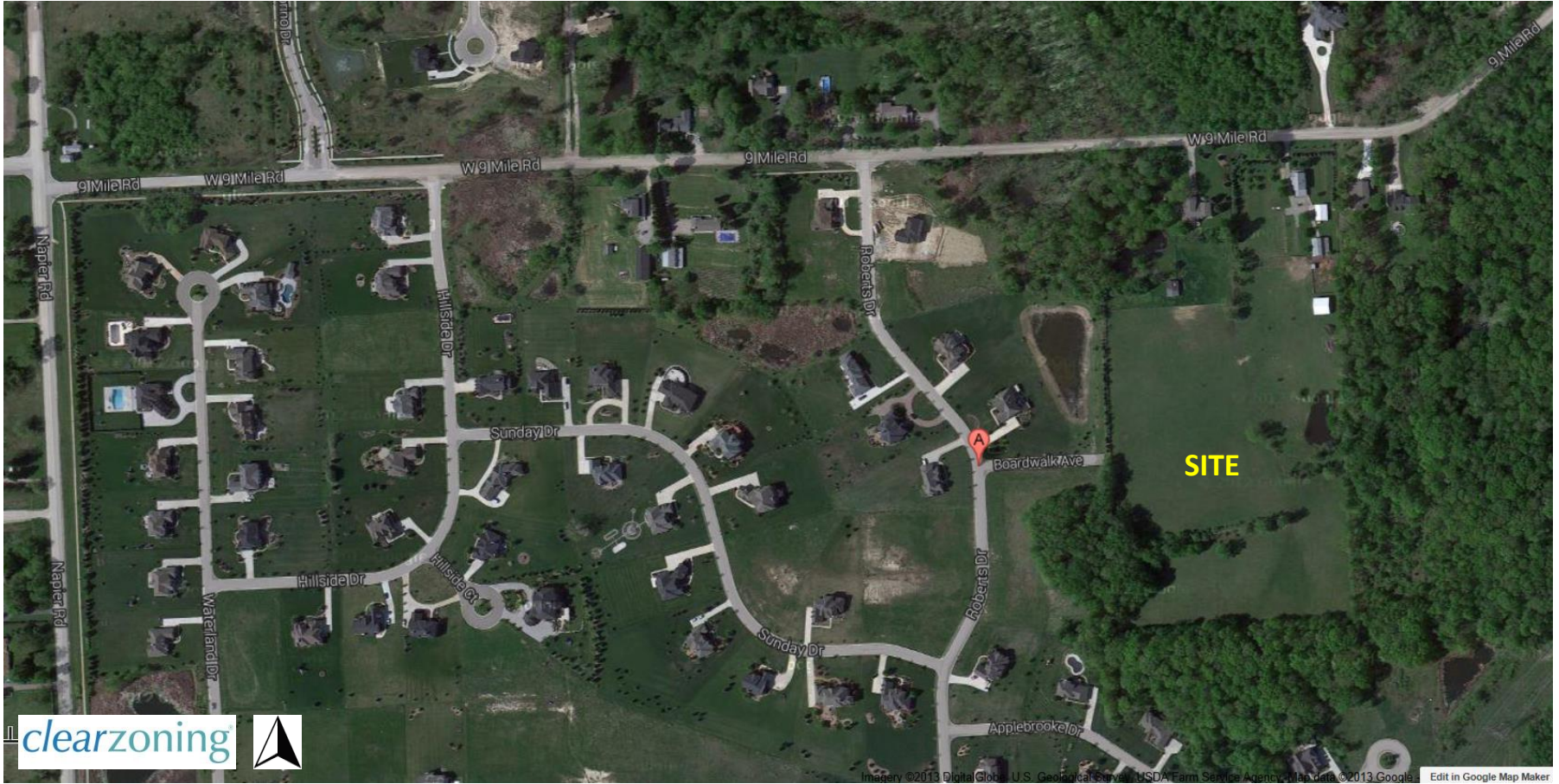


Figure 1. Site Aerial Photo for the Proposed Park Place East

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

February 13, 2014

Preliminary Site Plan

Park Place East JSP#13-35

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: Boardwalk Drive
- Site Zoning: RA – Residential Acreage
- Adjacent Zoning: RA – Residential Acreage
- Plan Date: 1/17/2014

Recommendation

Approval of the Preliminary Site Plan for Park Place East JSP#13-35 is recommended.

Ordinance Considerations

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

1. No portion of the proposed site is adjacent to existing public right of ways.

Street Tree Requirements (Sec. 2509.3.b.)

1. One canopy street tree is required for each 35 linear feet of frontage. This requirement has been met.
2. Two (2) types of Maples are specified. **The ordinance requires that no more than one third of proposed plants be of the same species to assure diversity. Therefore at least a third species must be substituted for some of the plantings.** In addition, the City has been discouraging overuse of any Maple species. The Applicant should consider alternate street tree choices.

Parking Landscape (Sec. 2509.3.c.)

1. No parking areas are proposed.

Building Foundation Landscape (Sec. 2509.3.d.)

1. No public buildings are proposed.

Storm Basin (LDM)

1. A total of 70-75% of the storm basin rim area must be landscaped with large shrubs. This requirement has been met.
2. *Please note that a more free-form, less square form is more in keeping with the intent of the ordinance. It appears that there is enough area on the site for this opportunity. The Applicant may wish to reconsider the design in favor of a less symmetrical design.*
3. The storm basin also requires a 25' no-mow buffer. Please depict this on the plan. Appropriate signage identifying the wetland conservation buffers should be

added to the plan. The template is available through the City of Novi Community Development Department.

Plant List (LDM)

1. A Plant List per the requirements of the Ordinance and Landscape Design Manual has been provided.
2. **Please revise the estimated costs for the canopy trees to the standard Novi cost of \$400.**

Planting Notations and Details (LDM)

1. Planting Details and Notations per the requirements of the Ordinance and the Landscape Design Manual have been provided.

General

1. Please see the woodland and wetland reviews for more information.

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.

Reviewed by: David R. Beschke, RLA

WETLAND REVIEW



Environmental Consulting & Technology, Inc.

February 12, 2014

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

Re: Park Place East (JSP13-0035)
Wetland Review of the Preliminary Site Plan (PSP14-0012)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Park Place East project prepared by Fazal Khan & Associates, Inc. dated January 17, 2014 (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.

The proposed Park Place East project is located south of Nine Mile Road between Napier and Garfield Roads, Section 31. The project includes the construction of seven (7) residential development lots, associated roads and utilities and a proposed storm water basin.

The Plan notes that the wetland delineation was completed by ASTI Environmental in April 2013. ECT recommends that we conduct a wetland boundary determination in order to verify the existing on-site wetland boundaries. Given the current winter/snow-covered conditions ECT has not conducted an on-site wetland boundary verification. We suggest that the wetland boundaries be reviewed for accuracy during the growing season.

Based on available mapping and aerial photos the wetland boundaries appear to be accurately depicted on the Plan.

Two areas of on-site wetland have been delineated, flagged and noted on the Plan. The wetlands include:

- Wetland "A" – (Flags A1 through A17);
- Wetland "B" – (Flags B1 through B10).

Wetland A appears to be an open-water wetland and Wetland B is a scrub-shrub wetland.

What follows is a summary of our findings regarding impacts to on-site wetlands associated with the proposed project.

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
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FAX (734)
769-3164

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Wetland Impact Review

As previously noted, two (2) areas of wetland exist on this parcel. The on-site wetland acreage totals 1.10 acres. The following table summarizes the existing wetlands and the proposed wetland impacts as listed on the *Wetlands and Woodlands Plan* (Sheet 6):

Table 1. Proposed Wetland Impacts

Wetland Area	Wetland Area (acres)	City Regulated?	MDEQ Regulated?	Impact Area (acre)	Estimated Impact Volume (cubic yards)
A	0.33	Yes City Regulated /Essential	No	0.027	78
B	0.77	Yes City Regulated /Essential	Yes	N/A	N/A
TOTAL	1.10	--	--	0.027	78

The impacts to Wetland A are proposed for the purpose of constructing Boardwalk Avenue as well as Lots 4 and 5.

In addition to wetland impacts, the Plan also specifies impacts to 25-foot natural features setbacks. It should be noted that the overall area of existing on-site wetland buffers do not appear to be indicated on the Plan. The area (acres) of both the Wetland A and Wetland B 25-foot wetland setbacks should be indicated on the Plan. The following table summarizes the existing wetland setbacks and the proposed wetland setback impacts as listed on the *Wetlands and Woodlands Plan* (Sheet 6):

Table 2. Proposed Wetland Buffer Impacts

Wetland Setback/Buffer Area	Wetland Buffer Area (acres)	Impact Area (acre)	Estimated Impact Volume (cubic yards)
A	N/A	0.163	Not Provided
B	N/A	N/A	N/A
TOTAL	N/A	0.163	--

Permits & Regulatory Status

Wetland B appears to be MDEQ regulated due to its apparent connection to a larger wetland system that extends off-site to the east. The current Plan does not propose any impacts to Wetland B.

Both Wetlands A & B appear to be considered essential by the City as they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection

Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.). This information has been noted in the *Proposed Wetland Impacts* table, above.

The project as proposed will require a City of Novi *Wetland Minor Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the proposed impact to Wetland A as well as to regulated wetland setbacks.

It appears that a MDEQ Wetland Permit would be required for any proposed impacts to Wetland B. As shown, there are no impacts to Wetland B currently proposed.

Comments

1. The overall area of existing on-site wetland buffers do not appear to be indicated on the Plan. The area (acres) of both the Wetland A and Wetland B 25-foot wetland setbacks should be indicated on the Plan

Recommendation

ECT recommends approval of the Preliminary Site Plan for Wetlands.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

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

WOODLAND REVIEW



Environmental Consulting & Technology, Inc.

February 12, 2014

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

Re: Park Place East (JSP13-0035)
Woodland Review of the Preliminary Site Plan (PSP14-0012)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Park Place East project prepared by Fazal Khan & Associates, Inc. dated January 17, 2014 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The proposed Park Place East project is located south of Nine Mile Road between Napier and Garfield Roads, Section 31. The project includes the construction of seven (7) residential development lots, associated roads and utilities and a proposed storm water basin.

The Plan notes that the tree identification work was completed by Paul Rentschler (Certified Arborist). ECT recommends that we conduct a woodland evaluation in order to verify the existing on-site tree sizes and species. Given the current winter/snow-covered and leaf-off the tree conditions ECT has not conducted an on-site woodland evaluation. We suggest that this inspection be conducted during the spring and/or growing season.

Based on available mapping and aerial photos the existing tree locations appear to be accurately depicted on the Plan.

What follows is a summary of our findings regarding impacts to on-site woodlands associated with the proposed project.

Woodland Evaluation

The entire site is approximately 13 acres with regulated woodland mapped across a portion of it (see Figure 1); generally in the southwest corner. The site contains sections of old field as well as wooded areas. On-site woodland is dominated by silver maple, eastern cottonwood, quaking aspen and swamp white oak.

The surveyed trees have been tabulated on the Plan (*Topographic and Boundary Survey; Sheet 2*). Tree tag number, size, and species information has been reported.

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Proposed Woodland Impacts

Per the replacement tree calculation on Sheet 6 (*Wetlands and Woodlands Plan*) a total of **4** regulated trees with d.b.h. greater than or equal to 8 inches are proposed for removal. The Plan calculates a total of **8** replacement trees required.

Comments

Please consider the following comments when preparing subsequent plan submittals:

1. ECT encourages the Applicant to provide a column on the *Tree Listing* 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.

Please note that the City of Novi requires replacements according to the following Table:

Replacement Tree Requirements Table

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
$\geq 8 \leq 11$	1
$> 11 \leq 20$	2
$> 20 \leq 29$	3
≥ 30	4

2. 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.

ECT has calculated the total required Woodland Replacement quantity to be 15 trees. The current Plan should be reviewed and revised as necessary.

3. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch 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.
4. The type, size and location of proposed Woodland Replacement Trees should be indicated on the *Landscape Plan*. All proposed Woodland Replacement Trees shall be acceptable

Park Place East (JSP13-0035)
Woodland Review of the Preliminary Site Plan (PSP14-0012)
February 12, 2014
Page 3 of 4

according to the *Suggested Plant Material List* in the *City of Novi Landscape Design Manual* and the *City of Novi Landscape Design Manual (Suggested Plant Material List)*.

Recommendation

The Preliminary Site Plan is **Approved as Noted** for Woodlands. ECT recommends that the Applicant address the concerns noted above in the Final Site Plan. Although the Applicant appears to be prepared to meet the City of Novi Woodland Ordinance's tree replacement requirements, revisions are needed to the tree replacement calculations.

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
Sara Roediger, City of Novi Planner

Attachments: Figure 1

Figure 1. City of Novi Regulated Woodlands Map (Accessed February 11, 2013).
Regulated Woodland areas shown in light green (regulated wetland areas are shown in blue) and
approximate property boundary shown in red.



FIRE REVIEW



May 1, 2013
November 25, 2013
February 10, 2014

TO: Barbara McBeth, Deputy Director of Community Development

RE: **Park Place East**

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Terry K. Margolis

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

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

PSP#: 13-0084
PSP# 13-0180
PSP14-0012

Project Description:

Eight Home Subdivision Located on Boardwalk Ave. Section # 31
Seven Home Subdivision located on Boardwalk Ave. Section #31

Comments:

- 1) Confirm all roadways are designed and installed to local ordinances for width and capable of supporting 35 tons.
2/10/14 :Noted on Plans

Recommendation:

Recommend 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

FAZAL KHAN & ASSOCIATES, INC.

Civil Engineers & Land Surveyors

Fazlullah M. Khan, P.E., MSCE
Donald H. King, P.S.
Carol P. Thurber, P.E., CFM
Shannon L. Filarecki, P.E.
Thomas R. DeHondt, P.E.

March 4, 2014

City of Novi
Planning Department
45175 W. Ten Mile Road
Novi, MI 48375
Attn: Sara Roediger

Re: Proposed Park Place East Site Condominium
Proposed 7 Unit Single Family Site Condominium, Utilizing Open Space Preservation
Option
Preliminary Site Plan Application

Dear Ms. Roediger:

We are pleased to submit our drawings for our appearance at the March 12, 2014 Planning Commission meeting for consideration of the Site Plan using the Open Space Preservation option. The plan as submitted indicates seven units, with open space preservation of 45.1% of the acreage. We received your correspondence dated February 21, 2014, and have the following comments:

Plan Review Chart:

1. Draft conservation easements are enclosed for legal review.
2. A resource inventory is enclosed.
3. It is planned to have a traditional farm fence (split rail) to separate the project from the existing horses currently kept on the site. The limits of the development were designed to maintain the existing pond within the horse grazing land.
4. Information on the economic impact of the development is enclosed.
5. A Master Deed and By-laws will be submitted for review prior to the Final Site Plan submittal. They are not complete at this time, however the developer intends to use the existing Park Place subdivision restrictions as a pattern.
6. It is intended to create the subject parcel by means of a parcel split following Preliminary Site Plan approval.

Engineering Review

1. The engineering review recommends approval of the Preliminary Site Plan and the Preliminary Storm Water Management plan. There are a number of items to be addressed for Final Site plan submittal, requiring additional engineering detail, and all items will be addressed.

Clear Zoning Review

1. The Clearzoning review recommends approval of the preliminary site plan. Additional signage as outlined in their letter dated February 14, 2014 will be indicated on the Final Site Plan submittal.

ECT Review:

1. The acreage of the on-site wetland buffers will be added to the plan for both Wetlands A and B.
2. The Woodland Replacement for each proposed tree removal will be added to the plan.
3. After further review, the Woodland Replacement quantity will be revised to 15 trees.
4. A woodland permit application was submitted to the City on January 27, 2014.
5. We understand that a woodland field verification will be completed.
6. The proposed Woodland Replacement Trees will be indicated on the Landscape Plan by type, size and location.

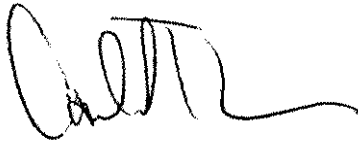
Landscape Review

1. The landscape plan will be revised so that no more than one third of the proposed plants will be of the same species. In addition, alternate street trees will be considered that are not of the Maple species.
2. Throughout the detailed engineering design process, the applicant will consider a more free-form, less square detention area.
3. The 25-foot no-mow buffer will be depicted on the plan. Appropriate signage for the wetland conservation buffers will be added to the plan, consistent with the City template.
4. The estimated cost of the canopy trees will be revised to \$400 each per the standard Novi cost.

We believe that we have addressed all of the comments from the correspondence dated February 21, 2014.

Sincerely,

Fazal Khan & Associates, Inc.



Carol P. Thurber, PE, CFM

Enclosure(s): Site Plan Drawings (PDF)
Draft Conservation Easements
Resource Inventory
Economic Impact information

G:\2013\13-008\documents\lt-04 PSP PCSubmittal.docx

FAZAL KHAN & ASSOCIATES, INC.

Civil Engineers & Land Surveyors

Fazlullah M. Khan, P.E., MSCE
Donald H. King, P.S.
Carol P. Thurber, P.E., CFM
Shannon L. Filarecki, P.E.
Thomas R. DeHondt, P.E.

Resource Inventory Park Place East Open Space Preservation Option

1. Floodplains, wetlands and water bodies: There are two wetlands located on the site. Wetland "A" (0.33 acres) is indicated as non-regulated, and is located behind proposed units 6 and 7 in the conservation area. Wetland "B" (0.77 acres total, 0.46 acres onsite) is located in the conservation area north of proposed Boardwalk Ave.. There are no floodplains or water bodies on the site. A small pond is located offsite, within the overall area of Wetland "B".
2. Woodlands: According to the City of Novi Woodland inventory map, the south and southwest corner of the site are identified as regulated woodland. A tree inventory was completed by ASTI Environmental, Inc. in April, 2013, of 201 regulated trees. The trees consisted of Oaks, Maples, Hickory, Aspen, Basswood and Elm species.
3. Wildlife Habitat Areas: The area of the site does not correspond to the Wildlife Habitat areas designated in the Wildlife Habitat Map in the City's Wildlife Habitat Master Plan. The site also does not fall into any of the Core Reserve areas outlined in the same plan.
4. Onsite Soils and Topography: The onsite soils consist of sandy loam. The topography of the site falls from west to east. The existing topography does not present constraints to development.
5. Contextual Features of the Site: There are no existing historic structures, original farm fields, or stone walls on the site. The preservation of the site is intended to preserve and enhance the existing woodland and wetland areas of the site.

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Economic Impact Park Place East

Total Cost of Proposed Site Improvements: \$264,000

Home Size: 3,300 – 4,200 square feet

Expected Sales Price of New Homes: \$550,000 - \$650,000

Number of Jobs created during construction: The wide variety of jobs created during construction of 7 homes for this project can include: realtor who sold the property, the surveyor and engineer, the developer, the builder and his staff and salesperson, the attorney, the title examiner, the contractors installing the improvements (tree clearing, earthwork, underground, paving) those involved in the actual house construction (carpenters, plumbers, electricians, carpet installers, etc.), as well as other tradesmen. A wise estimate is that 30 to 40 construction jobs will be created.

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