



Covington Estates JSP15-02

Covington Estates JSP15-02

Public hearing at the request of Biltmore Land, LLC for recommendation to City Council for approval of a Residential Unit Development (RUD) Plan – Alternate. The subject property is located in Section 31 north of Eight Mile and West of Garfield in the RA, Residential Acreage District. The applicant is proposing a Residential Unit Development (RUD) on a 48.83 acre parcel to construct 38 single-family residential units. The applicant is proposing a possible relocation of the emergency access drive along the north property line from Garfield Road as an alternate to the current proposed emergency access drive location from neighboring property to east in the event easements are not acquired.

Required Action

Recommend approval/denial of the Residential Unit Development (RUD) Plan – Alternate Plan to the City Council.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	2-29-2016	<ul style="list-style-type: none"> • Requires variance for DCS deviation. • Items to be addressed on the Preliminary Site Plan submittal.
Engineering	Approval recommended	2-29-2016	Items to be addressed on the Preliminary Site Plan submittal.
Landscaping	Approval recommended	2-26-2016	Items to be addressed on the Preliminary Site Plan submittal.
Fire	Approval recommended	2-22-2016	Pending comments to be addressed on the Preliminary Site Plan submittal.

Motion sheet

Approval –RUD

In the matter of Covington Estates, JSP15-02, motion to **recommend approval** of the Residential Unit Development (RUD) Plan - Alternate subject to and based on the following findings:

- a. The Site is appropriate for the proposed use;
- b. The development will not have detrimental effects on adjacent properties and the community;
- c. The applicant has clearly demonstrated a need for the proposed use;
- d. Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings;
- e. The applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the RUD;
- f. Relative to other feasible uses of the site:
 1. All applicable provisions of Section 3.29.8.B of the Zoning Ordinance, other applicable requirements of the Zoning Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met;
 2. Adequate areas have been set aside for all walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development and the Planning Commission is satisfied that the applicant will make provisions that assure that;
 3. Traffic circulation features within the site have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
 4. The proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service;
 5. The plan provides adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water;
 6. The RUD will provide for the preservation and creation of open space and result in minimal impacts to provided open space and natural features;
 7. The RUD will be compatible with adjacent and neighboring, existing and master planned land uses;
 8. The desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the RUD;
 9. There will not be an increase in the total number of dwelling units over that which would occur with a conventional residential development;
 10. The proposed reductions in lot sizes are the minimum necessary to preserve and create open space, to provide for park sites, and to ensure compatibility with adjacent and neighboring land uses;
 11. The RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and will add to the City tax base;
 12. The Planning Commission is satisfied that the applicant will make satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements;
 13. The Planning Commission is satisfied that the applicant will make satisfactory provisions for future ownership and maintenance of all common areas within

the proposed development; and

14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.
- g. City Council modification of proposed lot sizes to a minimum of 21,780 square feet and modification of proposed lot widths to a minimum of 120 feet as the requested modification will result in preserving and creating open space and recreational area as noted in Section 3.29.8.B.x of the Zoning Ordinance and the RUD will provide a genuine variety of lot sizes;
- h. City Council reduction of permitted building setbacks consistent with the proposed reduction in lot size and width;
- i. City Council variance from Appendix C Section 4.04(A) (1) of Novi City Code for not providing a stub street to the subdivision boundary along subdivision perimeter;
- j. City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between Eight Mile Road and the proposed emergency accesses;
- k. (additional comments here if any)

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

-OR-

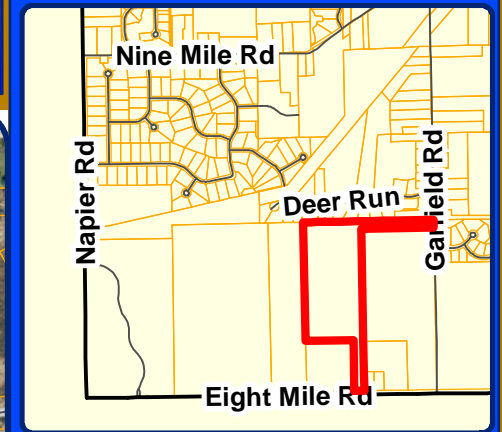
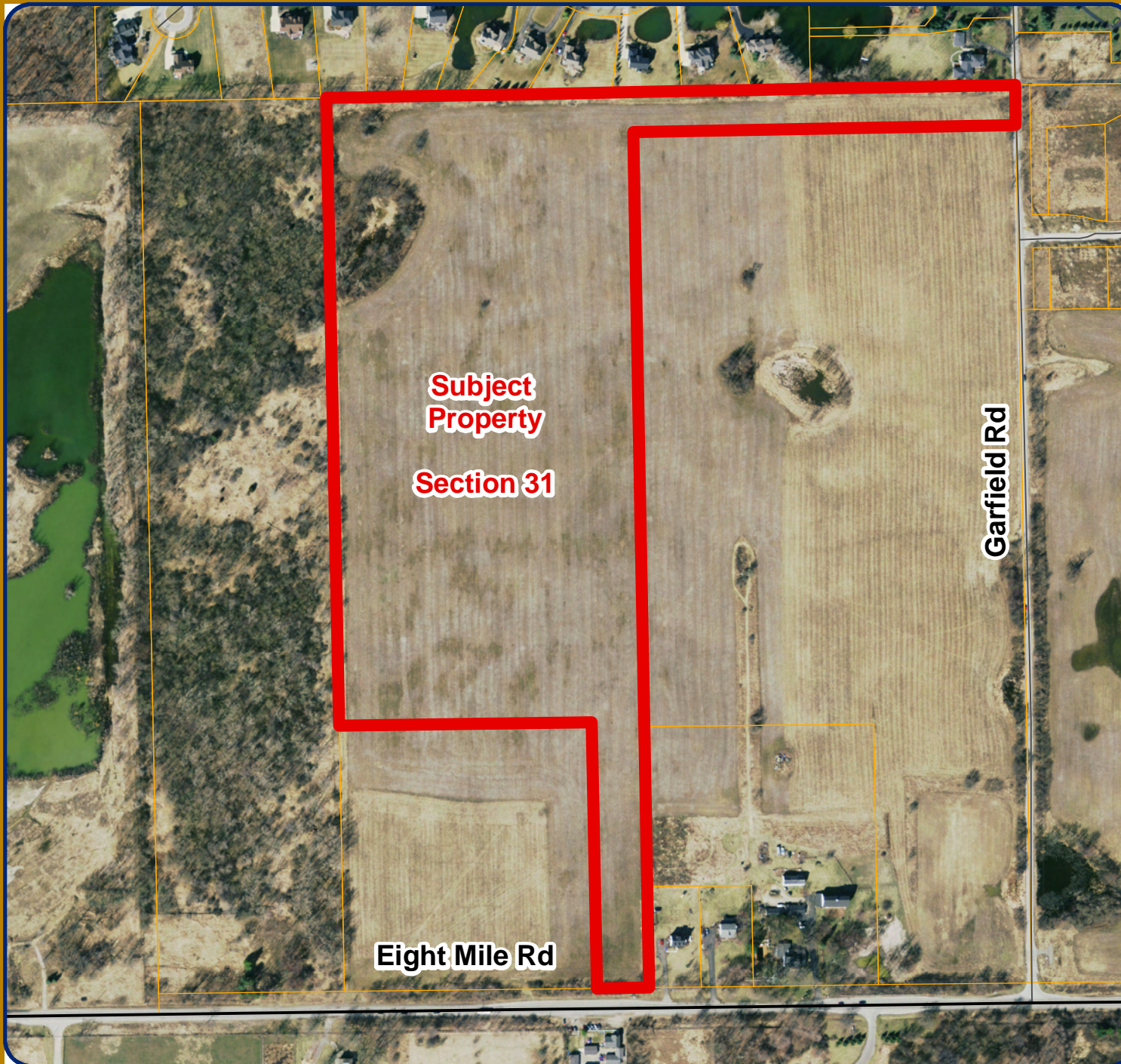
Denial – RUD

In the matter of Covington Estates, JSP15-02, motion to **recommend denial** of the Residential Unit Development Plan...*(because the proposed RUD would not satisfy the findings and conditions noted in Sections 3.29 of the Zoning Ordinance.)*

Maps
Location
Zoning
Future Land Use
Natural Features

JSP 15-02 Covington Estates

Location



City of Novi

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

Map Author: Sri Komaragiri
Date: 08/06/15
Project: JSP15-02 Covington Estates
Version #: 1



1 inch = 417 feet

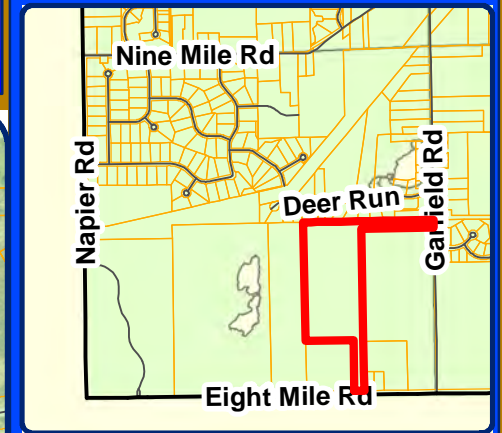
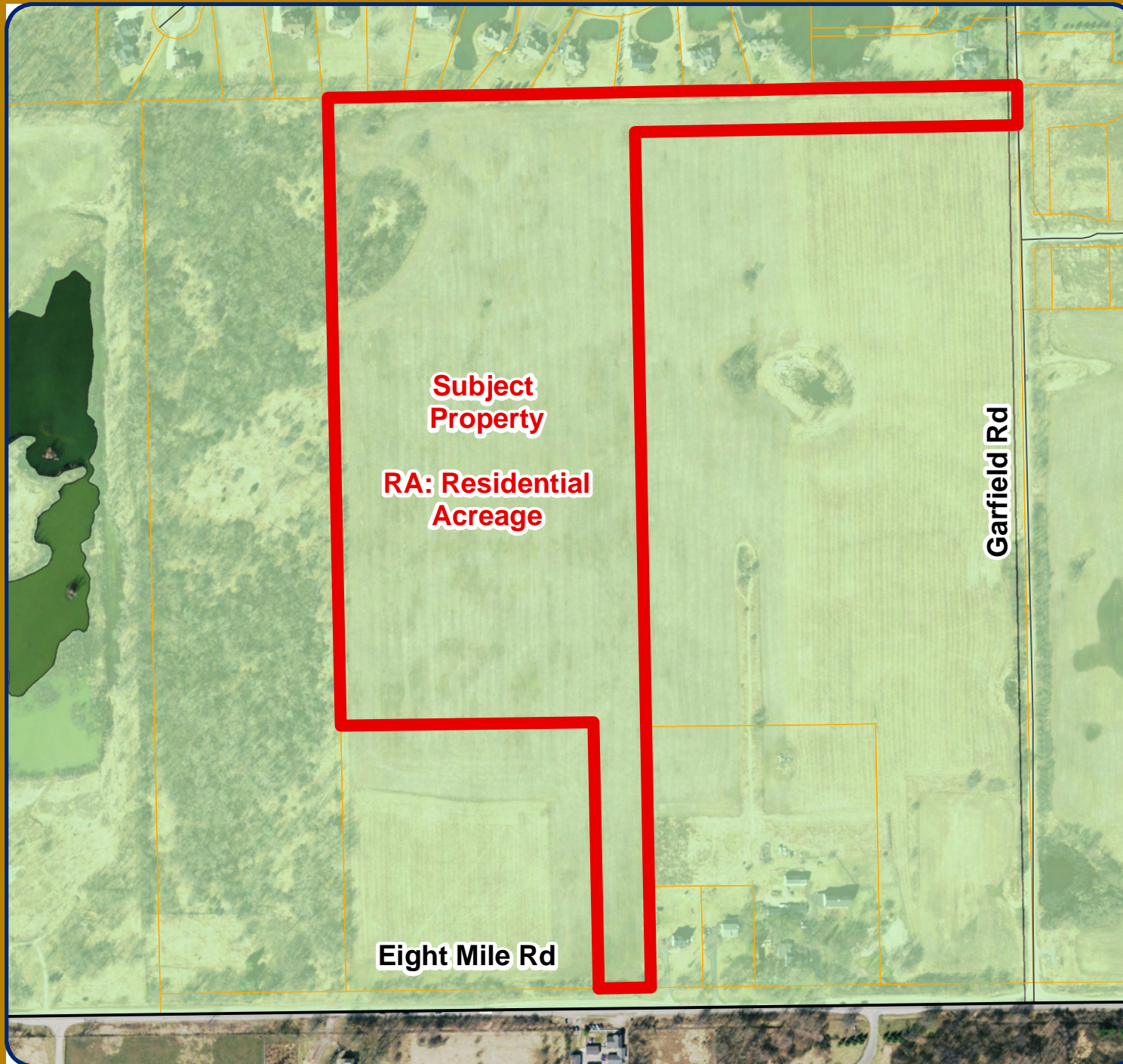


MAP INTERPRETATION NOTICE

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.

JSP 15-02 Covington Estates

Zoning



Legend

 R-A: Residential Acreage



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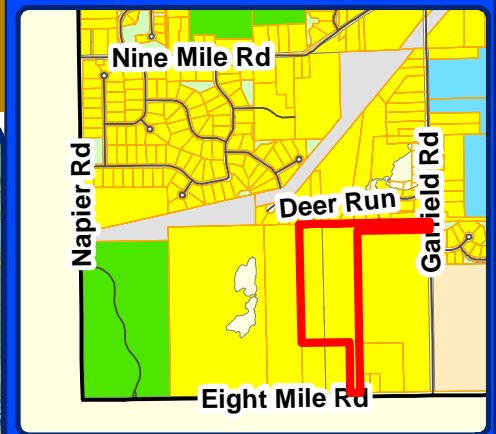
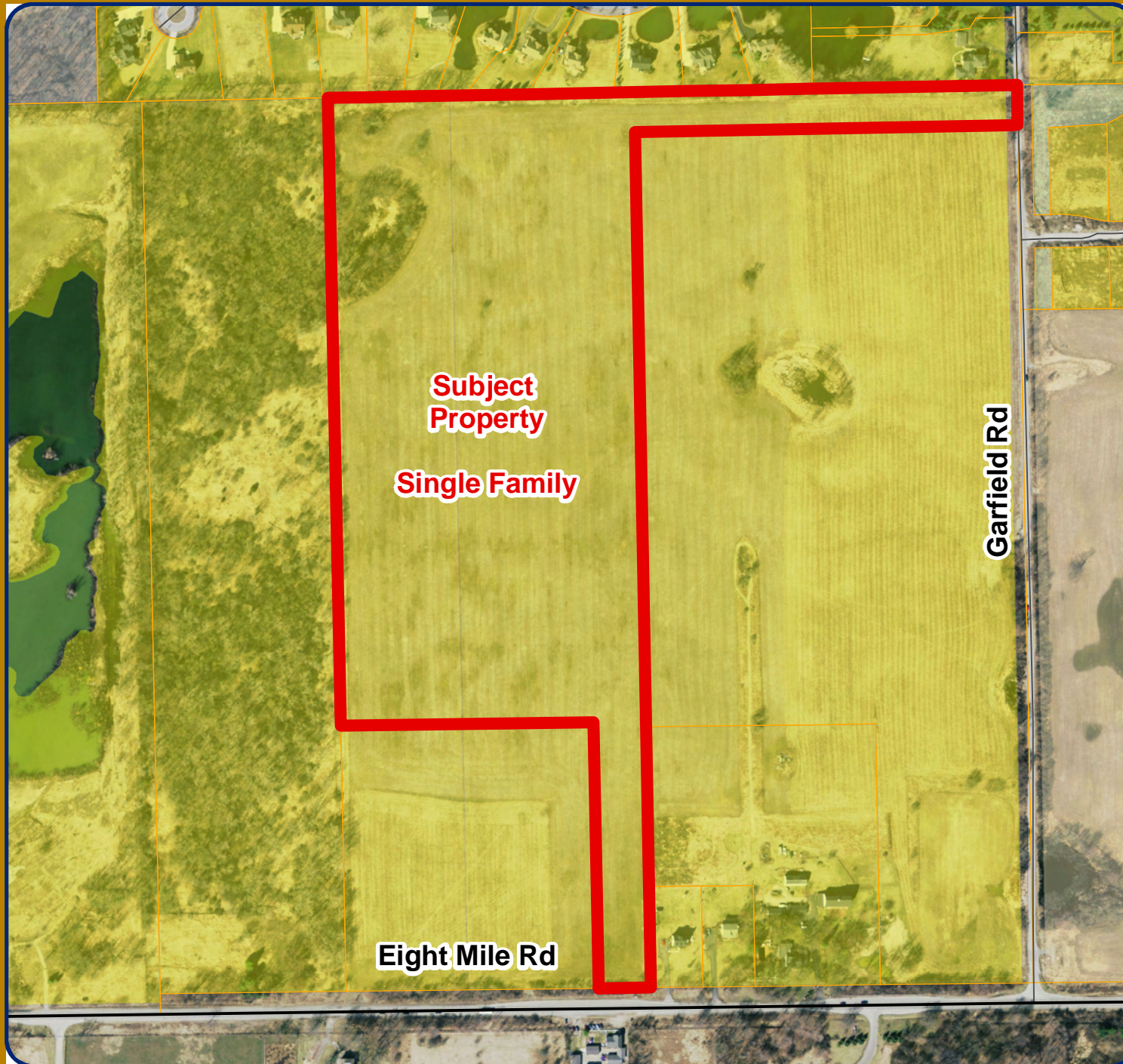


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JSP 15-02 Covington Estates

Future Landuse



Legend

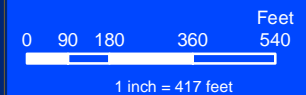
- SINGLE FAMILY
- EDUCATIONAL FACILITY
- PUBLIC
- PUBLIC PARK
- PRIVATE PARK
- UTILITY



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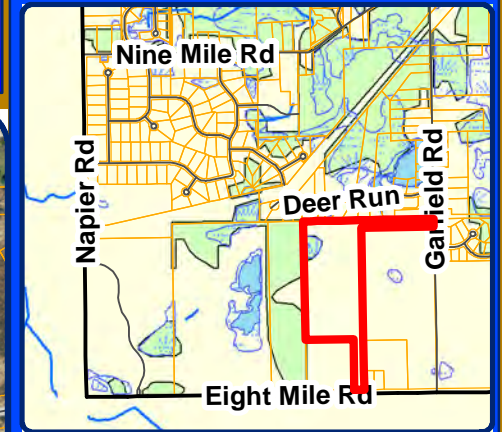
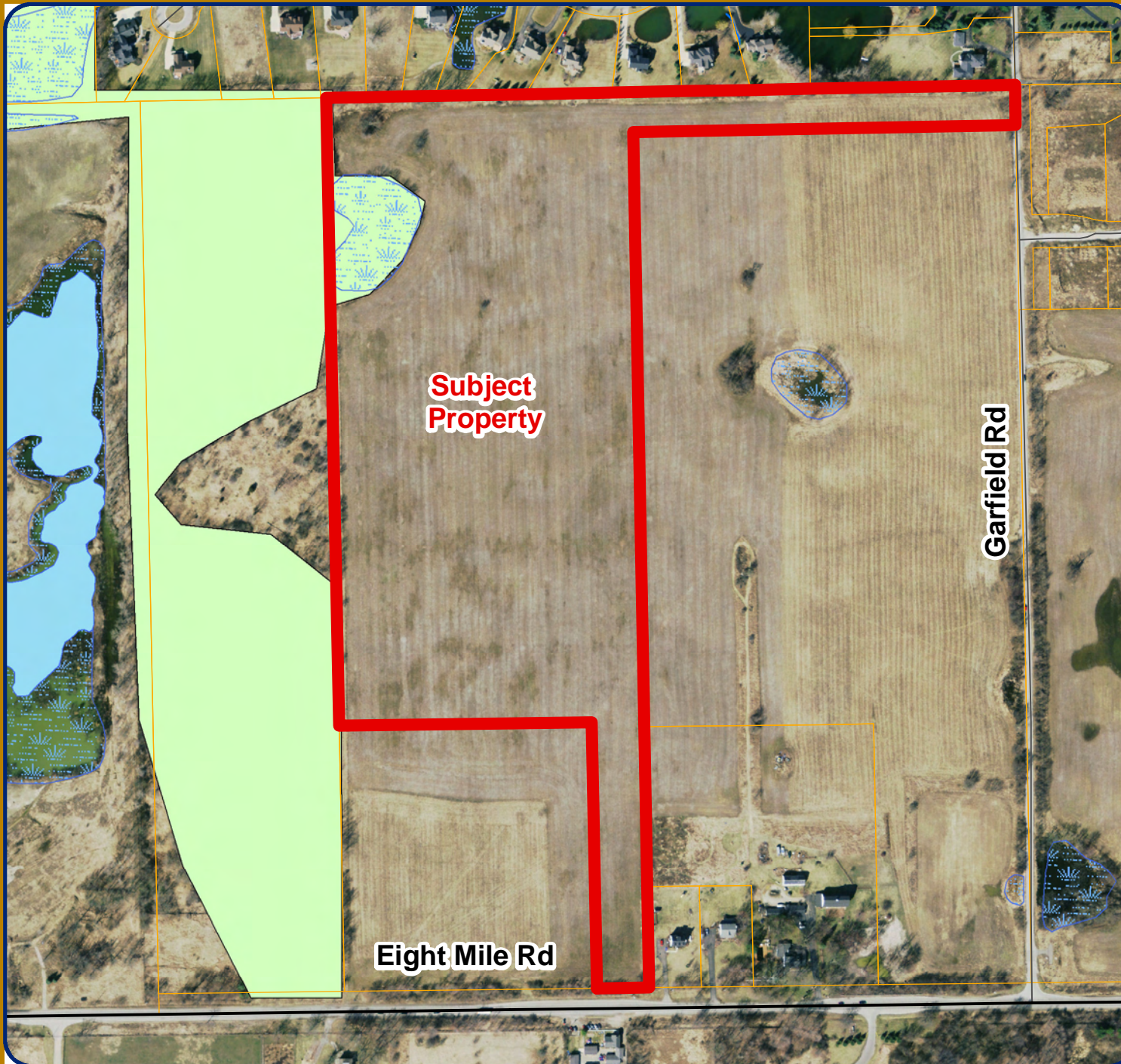


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JSP 15-02 Covington Estates

Natural Features



Legend

-  Wetlands
-  Woodlands



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Site Plan

(Full size plans will be available for viewing at Community Development Department)

COVINGTON ESTATES

PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
RESIDENTIAL UNIT DEVELOPMENT



LEGEND

- DECIDUOUS TREE--2.5"-3" CAL. STREET TREE/REPLACEMENT TREE
- EVERGREEN TREE--8' HT.
- ORNAMENTAL TREE SMALL TO MEDIUM 2-2.5" CAL./8'HT.
- DECIDUOUS SHRUB 18"-24" HT.
- EVERGREEN SHRUB 24" HT./24" SPD.
- EXISTING TREE TO REMAIN

LOCATION MAP
3" = 1 MILE



Planning Review



Plan Review Center Report

February 29, 2016

Planning Review

Covington Estates RUD

JSP 15-02

Petitioner

Biltmore Land, LLC

Review Type

RUD Revised Concept Plan - Alternate

Property Characteristics

- Site Location: West of Garfield Road and North of Eight Mile Road (Section 31)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North, East and West: RA; South (Northville Township) Maybury State Park
- Current Site Use: Vacant
- Adjoining Uses: East and West: Vacant; South: Maybury State Park; North: Single-Family Residential
- School District: Northville Community School District
- Site Size: 48.83 acres
- Plan Date: 2-3-2016

Project Summary

The applicant is proposing a Residential Unit Development (RUD) on a 48.83 acre parcel north of Eight Mile and West of Garfield in order to construct 38 single-family residential units. Four of the total units are consistent with the underlying zoning (RA) requirements. The rest are consistent with R-1 requirements. The ordinance states that an RUD shall include detached one-family dwelling units, as proposed. While a variety of housing types is expected in an RUD, the overall density generally shall not exceed the density permitted in the underlying zoning district. The proposed density is 0.8 units per acre consistent with the RA, Residential Acreage zoning of the site. The remainder of the site 20.67(42%) is intended to be open space. The applicant is proposing a gated community.

This submittal is to provide an alternate RUD plan in the event that the Ballatyne development is not constructed prior to commencing construction of this development. The plans have been prepared to illustrate the proposed text in the RUD agreement regarding an alternate plan that provides an additional 20 foot wide asphalt emergency access drive along the north property line the proposed Covington Drive cul de sac connecting to Garfield Road (gated at both ends), and a water main connection to Garfield Road in the same area. Minor modifications to units 18 through 20 are proposed and shifted to accommodate the width of the prospered emergency access road and sidewalk. If approved, the applicant would have a means to construct Covington Estates regardless of the timing of Ballatyne.

Planning Commission Findings

The rezoning and development appeared for public hearing with the Planning Commission on August 12, 2015. The Planning Commission voted to recommend approval to City Council with the following motion:

In the matter of Covington Estates, JSP15-02, motion to recommend approval of the Residential Unit Development (RUD) Plan subject to and based on the following findings:

- a. The site is appropriate for the proposed use;*
- b. The development will not have detrimental effects on adjacent properties and the community;*
- c. The applicant has clearly demonstrated a need for the proposed use;*
- d. Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings;*
- e. The applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the RUD;*
- f. Relative to other feasible uses of the site:*
 - 1. All applicable provisions of Section 3.29.8.B of the Zoning Ordinance, other applicable requirements of the Zoning Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met;*
 - 2. Adequate areas have been set aside for all walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development and the Planning Commission is satisfied that the applicant will make provisions that assure that;*
 - 3. Traffic circulation features within the site have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;*
 - 4. The proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service;*
 - 5. The plan provides adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water;*
 - 6. The RUD will provide for the preservation and creation of open space and result in minimal impacts to provided open space and natural features;*
 - 7. The RUD will be compatible with adjacent and neighboring existing and planned land uses;*
 - 8. The desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the RUD;*
 - 9. There will not be an increase in the total number of dwelling units over that which would occur with a conventional residential development;*
 - 10. The proposed reductions in lot sizes are the minimum necessary to preserve and create open space, to provide for park sites, and to ensure compatibility with adjacent and neighboring land uses;*
 - 11. The RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and will add to the City tax base;*
 - 12. The Planning Commission is satisfied that the applicant will make satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements;*
 - 13. The Planning Commission is satisfied that the applicant will make satisfactory provisions for future ownership and maintenance of all common areas within the proposed development; and*
 - 14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.*

- g. City Council modification of proposed lot sizes to a minimum of 21,780 square feet and modification of proposed lot widths to a minimum of 120 feet as the requested modification will result in preserving and creating open space and recreational area as noted in Section 3.29.8.B.x of the Zoning Ordinance and the RUD will provide a genuine variety of lot sizes;*
- h. City Council reduction of permitted building setbacks consistent with the proposed reduction in lot size and width;*
- i. City Council variance from Appendix C Section 4.04(A) (1) of Novi City Code for not providing a stub street to the subdivision boundary along subdivision perimeter;*
- j. City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between Eight Mile Road and the proposed emergency access;*

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

City Council Findings

The RUD concept plan appeared before City Council on September 14, 2015. The City Council voted to approve with the following motion:

To grant preliminary approval of the Residential Unit Development Plan for the Covington. This preliminary approval is subject to and conditioned on Council's final approval of the RUD Agreement to be provided and approved at a future meeting. This motion is based on the following findings, lot size modifications, building setback reductions and conditions:

Determinations (Zoning Ordinance Section 3.29 .8.A):

- a. The site is zoned for and appropriate for the proposed single family residential use;*
- b. Council is satisfied that with the proposed pathway and sidewalk network and added open space, the development will not have detrimental effects on adjacent properties and the community;*
- c. Council is satisfied with the applicant's commitment and desire to proceed with construction of 38 new homes as demonstrating a need for the proposed use;*
- d. Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings through the preservation of 19 acres (or 39 %) of the proposed development area as open space;*
- e. Council is satisfied that the applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the RUD;*
- f. Factors evaluated (Zoning Ordinance Section 3.29.8.8):*
 - 1. Subject to the lot size modifications and building setbacks reductions, all applicable provisions of the Zoning Ordinance, including those in Section 3.29.8.8 and for special land uses, and other ordinances, codes, regulations and laws have been or will be met;*
 - 2. Council is satisfied with the adequacy of the areas that have been set aside in the proposed RUD development area for walkways, parks, recreation areas, and other open spaces and areas for use by residents of the development;*
 - 3. Council is satisfied that the traffic circulation, sidewalk and crosswalk features and improvements for within the site have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;*
 - 4. Based on and subject to the recommendations in the traffic consultant's review letter, Council is satisfied that the proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service;*
 - 5. The plan provides adequate means of disposing of sanitary sewage, disposing of*

- stormwater drainage, and supplying the development with water;*
- 6. The RUD will provide for the preservation and creation of approximately 39% of the site as open space and result in minimal impacts to provided open space and the most significant natural features;*
 - 7. The RUD will be compatible with adjacent and neighboring land uses for the reasons already stated;*
 - 8. The desirability of conventional residential development on this site in strict conformity with the otherwise applicable minimum lot sizes and widths being modified by this motion is outweighed by benefits occurring from the preservation and creation of the open space that will result from the RUD;*
 - 9. Any detrimental impact from the RUD resulting from an increase in total dwelling units over that which would occur with conventional residential development is outweighed by benefits occurring from the preservation and creation of open space that will result from the RUD;*
 - 10. Council is satisfied that the proposed reductions in lot sizes are the minimum necessary to preserve and create open space and to ensure compatibility with adjacent and neighboring land uses;*
 - 11. The RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost;*
 - 12. Council is satisfied that the applicant has made or will make satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements;*
 - 13. Council is satisfied that the applicant has made or will make satisfactory provisions for future ownership and maintenance of all common areas within the proposed development; and*
 - 14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.*
- g. Modification of proposed lot sizes to a minimum of 21,780 square feet and modification of proposed lot widths to a minimum of 120 feet is hereby approved, based on and limited to the lot configuration shown on the concept plan as last revised, as the requested modification will result in the preservation of open space for those purposes noted in Section 3.29.3.B of the Zoning Ordinance and the RUD will provide a genuine variety of lot sizes;*
- h. Reduction of permitted building setbacks is approved as it is consistent with the proposed reduction in lot size and width;*
- i. City Council variance from Appendix C Section 4.04(A) (1) of No vi. City Code for not providing a stub street to the subdivision boundary along subdivision perimeter is granted;*
- j. City Council variance from Section 11-194(a)(7) of the No vi City Code for exceeding the maximum distance between Eight Mile Road and the proposed emergency access is granted; and*
- k. This approval is subject to all plans and activities related to it being in compliance with all applicable provisions of the Zoning Ordinance, including Articles 3, 4 and 5, and all applicable City Zoning Ordinance approvals, decisions, conditions and permits.*

The applicant will be allowed to reduce the lots to make them consistent throughout the site. The applicant will provide the pedestrian pathway connection to the western property line that will be determined by staff. The applicant will incorporate all the determinations

Recommendation

Staff recommends approval of the RUD Revised Concept Plan - Alternate to allow for the

development of the subject property. The RUD Revised Concept Plan – Alternate will need to be approved for a deviation from the Design and Construction Standards by the City Council.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.0 (Zoning Districts), Article 4.0 (Use Standards), Article 5.0 (Site Standards) and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed by the applicant and/or Planning Commission/City Council.

1. **RUD Intent**: As an optional form of development, the RUD allows development flexibility of various types of residential dwelling units (one-family, attached one-family cluster). It is also the intent of the RUD option to permit permanent preservation of valuable open land, fragile natural resources and rural community character that would be lost under conventional development. This is accomplished by permitting flexible lot sizes in accordance with open land preservation credits when the residential developments are located in a substantial open land setting, and through the consideration of relaxation of area, bulk, yard, dimensional and other zoning ordinance standards in order to accomplish specific planning objectives.

This flexibility is intended to reduce the visual intensity of development; provide privacy; protect natural resources from intrusion, pollution, or impairment; protect locally important animal and plant habitats; preserve lands of unique scenic, historic, or geologic value; provide private neighborhood recreation; and protect the public health, safety and welfare. Such flexibility will also provide for:

- The use of land in accordance with its character and adaptability;
- The construction and maintenance of streets, utilities and public services in a more economical and efficient manner;
- The compatible design and use of neighboring properties; and
- The reduction of development sprawl, so as to preserve open space as undeveloped land.

Applicant provided a written statement explaining in detail the full intent of the application as explained in section 3.29.7.F

2. **Lot Size and Area**: One-family detached dwellings are subject to the minimum lot area and size requirements of the underlying district. RA zoning requires 43,560 sq. ft. lots that are a minimum of 150 ft. wide. The applicant has proposed a minimum size of 21,766 sq. ft. and a minimum width of 120 ft. **The City Council tentatively approved the proposed modifications to minimum required lot size and width requirements, as such modification results in the preservation of open space for those purposes set forth in Section 3.29.B of the Zoning Ordinance, and the RUD concept plan provides a genuine variety of lot sizes.** The plans indicate that a total of 20.67 acres of open space will be maintained in this development (mostly in the perimeter buffering and detention basin area), which is about 42 percent of the area of the site. The applicant has provided a summary of lot sizes throughout the entire development. There are a variety of lot sizes throughout the proposed development. Lots range from approximately 21,766 sq. ft. to 40,743 sq. ft., allowing for some variation in lot size. About five lots at the end of cul-de-sac are larger than the rest of the development to maintain a minimum lot width of 120 feet and to avoid creating odd shaped lots.
3. **Building Setback**: One-family detached dwellings in an RUD are subject to the building setback regulations of the underlying zoning district, in this case the RA District. The RA District setbacks are listed in the attached planning review chart. The applicant has proposed reduced building setbacks consistent with the proposed lot size. **This setback**

reduction was tentatively approved by the City Council as the reduction in lot size and area noted above are approved.

4. Streets (Subdivision Ordinance: Sec. 4.04): Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: practical difficulties because of topographic conditions or natural features or would create undesirable traffic patterns. **A Design & Construction Standards variance will need to be approved by City Council. The deviation should be part of the RUD agreement. Please submit the required form.**
5. Sidewalks: The applicant has proposed 8' sidewalks along Eight Mile Road and Garfield Road. **Refer to Engineering comments concerning pathways within the site.**
6. Special Land Use: The Planning Commission shall also consider the standards for Special Land Use approval as a part of its review of the proposed RUD, per Section 6.2.
7. Master Deed and By-laws: The Master Deed and By-laws must be submitted for review with the Final Site Plan submittal.
8. Lighting: The City Council recently passed a text amendment requiring an entrance light at all residential developments. **The applicant has proposed an entrance light on Eight Mile Road. Contact Jeremy Miller (248.735.5694) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.**
9. 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

Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval. **The applicant should contact Richelle Leskun at rleskun@cityofnovi.org or 248-347- 0579 to schedule a meeting.**

Summary of Other Reviews

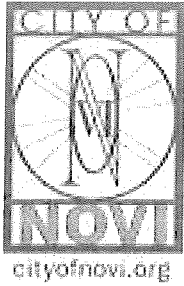
1. Engineering Review: Engineering recommends approval with further details required at the time of the final site plan submittal.
2. Landscape Review: Landscape recommends approval. Some additions and alterations are required for Preliminary Site Plan approval.
3. Wetland and Woodland Review: Not Applicable.
4. Traffic Review: Not Applicable.
5. Facade Review: Not Applicable.
6. Fire Review: Fire recommends approval with comments in the letter addressed.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or kmellem@cityofnovi.org.



Kirsten Mellem – Planner

Engineering Review



PLAN REVIEW CENTER REPORT

02/29/2016

Engineering Review

COVINGTON ESTATES

JSP15-0002

Applicant

FIRST BAPTIST CHURCH

Review Type

Revised RUD Conceptual Plan

Property Characteristics

- Site Location: N. of 8 Mile Rd. and W. of Garfield Rd.
- Site Size: 48.847 acres
- Plan Date: 02/03/16

Project Summary

- Construction of an approximately 38 lot residential development. Site access would be provided by a Private roadway from 8 Mile Rd.
- Water service would be provided by an extension from the proposed Ballantyne water main along the north side of 8 Mile Rd. and looping to the Ballantyne water main, along with 8 additional hydrants. An alternate connection plan would loop the water main to the water main on the west side of Garfield Rd. if a connection through Ballantyne is not possible.
- Sanitary sewer service would be provided extension from the proposed Ballantyne sanitary sewer along the north side of 8 Mile Rd.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site retention pond.

Recommendation

Approval of the Revised Concept Plan and Concept Storm Water Management Plan is recommended.

Comments:

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

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

1. Provide the distance from 8 Mile to the emergency access. ***If this distance exceeds 1500 feet a variance from Section 11-194 (a) (7) of the Novi City Code will be required.*** This request must be submitted under a separate cover.
2. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
3. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
4. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
5. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Water Main

6. Provide a profile for all proposed water main 8-inch and larger.
7. The water main stub to the west shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.
8. 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

9. Because Wayne County has expressed capacity concerns, a temporary moratorium has been placed on approval of sanitary sewer permits from the City. We are working with the County to resolve this as quickly as possible. Until then all sanitary sewer permit applications will be on hold.
10. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary

structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.

11. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification 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. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

12. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
13. Match the 0.80 diameter depth above invert for pipe size increases.
14. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
15. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
16. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
17. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
18. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.


Storm Water Management Plan

19. 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.
20. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
21. Provide an access easement for maintenance over the storm water retention system and any pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
22. Provide supporting calculations for the runoff coefficient determination.
23. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns).
24. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.
25. Provide a minimum 25 foot wide vegetated buffer around the perimeter of the basin.

Paving & Grading

26. Provide a stub street to the subdivision boundary at intervals not to exceed 1,300 feet along the subdivision perimeter or **provide a variance application from Appendix C Section 4.04 (A) (1) of Novi City Code**. This request must be submitted under a separate cover.
27. Provide pedestrian connections outside of gates at the emergency access drives.
28. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
29. Provide the standard Type 'M' approach at the 8 Mile Rd. intersection.
30. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.
31. Provide permanent hard surface pathways in place of the proposed woodchip pathways.

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



Jeremy Miller

cc: Adam Wayne, Engineering
Brian Coburn, Engineering
Kirsten Mellem Community Development
Becky Arold, Water & Sewer

Landscape Review



PLAN REVIEW CENTER REPORT

February 26, 2016

Revised RUD Conceptual Plan - Landscaping

Covington Estates Residential Unit Development

Review Type

Conceptual Site Plan Landscape Review for revised RUD

Property Characteristics

- Site Location: East side of Dixon Road, north of 12 Mile Road
- Site Zoning: RA
- Adjacent Zoning: RA
- Plan Date: 2/3/2016

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Summary

The revised conceptual plan is **recommended for approval**. It is mostly compliant with city landscape ordinances. While some additions and plan alterations are required for Preliminary Site Plan approval there are no significant problems with the layout that would prevent the proposed layout from achieving approval.

The revised concept plan is no different from the original plan with the exception of a new paved emergency access lane to Garfield at the north end of the property. There are no differences in terms of plantings.

EXISTING ELEMENTS

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

Need to indicate whether utilities are overhead.

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

1. Shown.
2. The trees to be removed have been shown clearly on Sheet 2.

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

1. **Revise the City of Novi Tree Protection Detail to show the fencing located at the Critical Root Zone (1 foot outside of dripline).**
2. **Tree fencing placed at 1' outside of the dripline needs to be shown on the removal and**

grading plans.

LANDSCAPING REQUIREMENTS

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

1. Proposed berm needs to be a minimum of 4' tall and vary vertically and horizontally. Please add contour labels to grading shown and revise the berms if necessary.
2. Please provide calculations for all canopy/large evergreen trees and subcanopy trees required.
3. Please clearly label which plantings are intended to meet which requirement (greenbelt vs. street trees).
4. Berm cross section detail has been provided.

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

1. Street tree calculations for interior street trees are incorrect. Please refer to the table on page 3 of the Landscape Design Manual for the correct number of trees and place the correct number of trees on the plan.
2. 15 Deciduous canopy street trees are required for Eight Mile Road (1 tree per 35 feet of frontage). They should be located between the right of way line and the road. If any of those trees are not allowed per the Road Commission for Oakland County, a waiver can be sought for those trees, and will be supported by staff.
3. Relocate trees at street corners so they are no closer than 35' from the intersection of the street curb line intersection.

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

Not applicable

Woodland Replacement Trees (Chapter 37 – Woodlands Protection Sec 37-8.)

Indicate which proposed trees are woodland tree replacements with unique labeling.

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

1. Please add the ponds' high water lines to the plan and locate shrubs closer to the line.
2. No shrubs are proposed for the east side of the eastern pond. Please distribute shrubs around basin to cover 70-75% of the perimeter at the high water line.
3. Seeding has been indicated for the ponds, and the seed mix details have been provided.

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

No utility boxes or hydrants are shown. When utility boxes are added, please add the required screening landscaping.

Trees near overhead utilities (LDM 3.e)

Label/dimension the distance from overhead utilities near proposed trees. If no overhead utility lines exist, please indicate that with a note on the landscape plan.

Landscape Tree Credit (LDM 3.b.(d))

Not provided and not required, but applicant may want to see if they can benefit from provision.

OTHER REQUIREMENTS

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

1. Acceptable.
2. Cornus rubra should be Cornus florida f. Rubra.

3. **Please replace *Acer platanoides* with a different species from the Novi Street Tree list that isn't as invasive.** Possible substitutions are *Celtis occidentalis*, *Liriodendron tulipifera*, *Quercus rubra*, *Gleditsia triacanthos*, Valley Forge Elm, *Ostrya virginiana*, or *Zelkova serrata*.

Planting Notations and Details (LDM)

1. Most landscape notes meet City of Novi requirements.
2. **Please add the note stating that there should be a minimum of 1 cultivation in planted areas in June, July and August for the 2-year warranty period.**
3. **Please add "in writing" to General Note #7.**
4. **Please add note on the plan near the property lines stating that plant materials should not be planted within 4 feet of property line.**
5. **Specify color of mulch as "natural" in planting details.**

Cost estimates for Proposed Landscaping (LDM 2.t.)

1. Provided.
2. Please change unit values for mulch to \$35.00/cubic yard.
3. Mulch quantity should include required mulch for tree and shrub plantings and any other area where mulch will be the ground cover.

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

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

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

Please label berm contours to verify height of berms.

Snow Deposit (LDM.2.q.)

Please note that snow cannot be piled in areas of emergency access routes.

Corner Clearance (Zoning Sec 5.9)

Provided.

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meador – Landscape Architect

Fire Review



February 22, 2016

TO: Barbara McBeth- Deputy Director of Community Development
Kirsten Mellem- Plan Review Center

RE: Covington Estates

PSP#16-0001

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

City Manager
Pete Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick Zinser

Assistant Chief of Police
Jerrod S. Hart

Project Description: Residential unit development of 38 homes on 48.85 acres

Comments:

- 1) All emergency access roadways must meet city design standards. (D.C.S. Sec 11-194 (a)(19))
- 2) Main entry gates at Eight mile must have a Knox keyed entry system. **503.5 Required gates or barricades.**
The *fire code official* is authorized to require the installation and maintenance of gates or other *approved* barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
- 3) Water flows at the remote hydrant must meet FD city standards, computer modeling is acceptable.

Recommendation: Approved pending the above comments.

Sincerely,

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

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

cityofnovi.org

cc: file

RUD Narrative

Covington Estates
SE ¼ Section 31
Parcel Nos. 22-31-400-011
Project Narrative / Written Statements

Proposed Covington Estates is located north of 8 Mile Road, west of Garfield Road, and is a proposed 38 unit single family Residential Unit Development (RUD) on 48.85 acres. The proposed RUD is consistent with recent and proposed development in the area. The full intent of the developer is to provide a quality upscale development while still preserving the natural features of the site and providing active recreation for the residents.

The 38 units are each a minimum of 0.5 acre in size, with a minimum width of 120 feet, consistent with the requirements. The proposed density is 0.78 units per acre, also consistent with Section 2402 (Residential Unit Developments). The remainder of the site acreage is intended to be open space. The proposed homes are intended to be high-end construction, with a minimum size of 3,200 square feet, and the expected home cost is between \$800,000 and \$1,100,000. The resultant population will consist of a conventional family population, with an anticipated total of 152 people.

A proposed 6,573-foot (1.25 miles) walking trail with features is intended within the open space to provide active recreation for the residents. The trail is to remain unpaved and be constructed of natural materials, consisting of compacted fine grade stone to remain quiet and unobtrusive for the residents. Many of the premier trails of Oakland County are constructed of these materials including the Polly Ann Trail, the Paint Creek Trail, and the Clinton River Trail. Other items that will encourage the active recreation on the trail include benches, bird houses, and quarter-mile marker signage. In addition, the property contains a 115 foot wide by 1,100 foot deep park area (2.90 acre) which extends to Garfield Road along the north property line. This open park area is intended for both active and passive recreation. A paved pathway connection is provided through this park to Garfield Road, which will encourage further active pedestrian and bicycle recreation and a larger pathway loop. The future homeowner's association may wish to consider additional activity-specific areas along the path including badminton or volleyball courts, bocce ball or horseshoe courts, residential garden plots, or a picnic area. Instead of providing amenities that may not be desired by the residents and as a result not properly maintained, it is best that the homeowner's association determine those amenities.

In the event that the adjacent development (Ballantyne) is not constructed, an emergency access from the north end of proposed Covington Drive is provided to the east to Garfield Road. This access will be a 20 foot wide emergency access road. In addition the water main is indicated to loop to the existing water main in Garfield Road.

The site is naturally undulating, with grades ranging from elevation 958 to elevation 976. The site is mostly clear, with a small non-regulated wetland, and a small woodland that is contiguous to a woodland on the parcel to the west near the northwest corner of the site.

The wetland and woodland area is to be preserved. The predominant existing onsite soils consist of fox sandy loam.

The developer has analyzed market and development trends in the vicinity, and has determined that the proposed lot sizes and amenities are desired by future residents.

The proposed schedule of development is to complete site planning and engineering in 2016, with construction to begin in late 2016. Home construction would begin in 2017.

The benefit of the proposed RUD over a conventional site plan conforming to the R-A designation is that open space can be provided both for the preservation of the natural features on site, and for the recreation and enjoyment of the residents.

The permanent preservation of the woodland and wetland (natural features), as well as the maintenance and preservation of the remaining open space will be addressed in the Master Deed and Bylaws of the development. The maintenance of the open spaces will be the responsibility of the Homeowner's Association, and will be outlined in the Master Deed and Bylaws.

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, 2016

City of Novi
Community Development
Attn: Kirsten Mellam
45175 West 10 Mile Road
Novi, MI 48375

RE: Proposed Covington Estates RUD
SE ¼ Section 31, 8 Mile Road west of Garfield Road
FKA Job No. 14-031

Dear Ms. Mellam:

We received your email dated February 29, 2016, regarding the revised Concept RUD to be heard before the Planning Commission on March 9, 2016. As requested in your email of March 3, this letter addresses the comments from staff in their correspondence on February 29. We have the following comments:

Planning comments:

1. A written statement (Project Narrative) explaining in detail the full intent of the applicant as explained in section 3.29.7F is enclosed.
2. The developer will begin coordination with Mr. Miller in the Engineering Division to begin the process of working with the City and DTE on the installation of the proposed entrance light.
3. The developer has contacted Richelle Leskun to discuss the development and street names. Attached is correspondence.

Engineering comments:

General:

1. A request for a variance from Section 11-194(a) of the Novi City Code is enclosed. The proposed emergency access is indicated to line up exactly with the emergency access drive for the adjacent site (Ballantyne). Placing an emergency access point at another location would result in the emergency access ending at the rear of a unit within the proposed Ballantyne development.
2. A traffic control sign table listing the quantities of each sign type proposed for the development and a note along with the table stating all traffic signage will comply with the current MMUTCD standards will be provided prior to Final Site Plan submittal.

3. A construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed will be provided prior to Final Site Plan submittal.
4. A note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review will be provided prior to Final Site Plan submittal.
5. The City standard detail sheets will be provided with the Stamping Set submittal.

Water Main:

6. A profile for all proposed water main 8" and larger will be provided prior to Final Site Plan submittal.
7. The water main stub to the west will terminate with a hydrant followed by a valve in well will be indicated prior to Final Site Plan submittal.
8. Three sealed sets of revised utility plans along with the MDEQ permit application for water main construction and the Streamlined Water Main Permit Checklist will be provided prior to Final Site Plan submittal.

Sanitary Sewer:

9. We understand that the City is working with the County to resolve the sanitary sewer moratorium on sanitary sewer permits.
10. A testing bulkhead immediately upstream of the sanitary connection point, with a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point and a secondary watertight bulkhead in the upstream side of this structure will be indicated prior to Final Site Plan submittal.
11. Seven sealed sets of revised utility plans along with the MDEQ permit application for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Checklist will be provided prior to Final Site Plan submittal.

Storm Sewer:

12. A 0.1 foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs will be indicated prior to Final Site Plan submittal.
13. The match of 0.80 diameter depth above the invert for pipe size increases will be indicated prior to Final Site Plan submittal.
14. Storm manholes with differences in inverts elevations exceeding two feet will contain a 2-foot deep plunge pool and will be indicated prior to Final Site Plan submittal.
15. A four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin will be indicated prior to Final Site Plan submittal.
16. A label for all inlet storm structures on the profiles will be indicated prior to Final Site Plan submittal. We understand that inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
17. A label for the 10-year HGL on the storm profiles will be indicated prior to Final Site Plan submittal. It will be ensured that the HGL will remain at least 1-foot below the rim of each structure.
18. A schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan will be indicated prior to Final Site

Plan submittal. Round castings will be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

19. The Storm Water Management Plan will be designed in accordance with the Storm water Ordinance and Chapter 5 of the new Engineering Design Manual.
20. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures will be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment) will be indicated prior to Final Site Plan submittal. It will be verified that the access route does not conflict with proposed landscaping.
21. An access easement for maintenance over the storm water retention system and any pretreatment structures will be provided prior to Final Site Plan submittal. Additionally, an access easement to the retention area from the public road right of way will be indicated prior to Final Site Plan submittal.
22. Supporting calculations for the runoff coefficient determination will be indicated prior to Final Site Plan submittal.
23. A runoff coefficient of 0.35 will be used for all turf grass lawns.
24. There is no proposed permanent water surface elevation provided in the retention basin in response to the previous reviews, so the required 4-foot wide safety shelf one foot below the permanent water surface elevation within the basin cannot be provided.
25. The required 25 foot wide vegetated buffer around the perimeter of the retention basins will be indicated prior to Final Site Plan submittal.

Paving and Grading

26. A variance for the stub street to the subdivision boundary at intervals not to exceed 1,300 feet along the subdivision perimeter will be sought. A variance application obtained from Appendix C Section 4.04(A) (1) of the Novi City Code will be submitted under separate cover.
27. Top of curb/walk and pavement/gutter grades to indicate the height of curb will be provided prior to Final Site Plan submittal.
28. The standard Type "M" approach at the 8 Mile Road intersection will be indicated prior to Final Site Plan submittal.
29. A note stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the development will be indicated prior to Final Site Plan submittal.
30. No wood chip pathways are indicated in the development with the RUD plan submittal. As indicated in previous submittals and the Narrative, the non-paved pathways are to consist of compacted fine grade stone.

Landscape Comments:

A preliminary landscape plan is provided for conceptual purposes. The remaining landscape plan comments will be addressed with Preliminary Site Plan submittal as follows:

1. The City of Novi Tree Protection Detail indicated on Sheet L-3 will be revised to show the fencing located at the Critical Root Zone (1 foot outside the dripline).

2. The tree fencing for trees to be preserved will be shown on the removal and grading plans.
3. The proposed berm adjacent to 8 Mile Road will be a minimum of 4' tall. The berm will vary vertically and horizontally. Contour labels will be added to the Grading Plan and the Landscape Plan.
4. Calculations will be provided for all canopy / large evergreen trees and subcanopy trees.
5. It will be identified which plantings are intended to meet which requirements (buffer vs. street trees).
6. A berm cross section detail showing representative height, width and planting will be provided.
7. Street tree calculations will be revised to include the frontage of each side for corner lots.
8. 15 Street trees will be indicated for Eight Mile Road.
9. Trees at street corners will be relocated so that they are no closer than 35 feet from the intersection of the street curb line intersection.
10. It will be indicated which proposed trees are woodland tree replacements, with unique labeling.
11. The high water line for the retention basins will be added and the clusters of shrubs will be located closer to that line.
12. Shrubs will be distributed around the proposed retention basin so that 70-75% of the perimeter is covered.
13. Hydrants and utility boxes (once determined) will be indicated on the landscape plan with required screening landscaping.
14. The dimension of the distance from overhead utilities near the proposed trees will be indicated. It is more likely that there will be no overhead lines, which will be indicated by note on the landscape plan.
15. The Acer Platanoides will be replaced with a difference species from the Novi Street Tree list that isn't as invasive.
16. A note will be added stating that there should be a minimum of 1 cultivation in plated areas in June m July and August for the 2-year warranty period.
17. General note #7 will have "in writing" added.
18. A note is added on the plan near the property lines stating that plant materials should not be planted within 4 feet of the property line.
19. The mulch color will be specified as "natural" in the planting details.
20. The berm contours will be labeled to verify the height of the berms.
21. It is noted that snow cannot be piled in areas of emergency access routes.

Fire Department:


1. The emergency access will follow the standards listed in D.C.S Sec 11-194 (a)(19).
2. Main entry gates at Eight mile must have a Knox keyed entry system.
3. It will be verified that water flows at the remote hydrant will meet FD city standards. With the proposed looped system, there should no longer be any remote hydrants.

Community Development, City of Novi
March 4, 2016
Page 5 of 5

We believe that we have addressed all of the necessary comments pertaining to the RUD from the correspondence dated February 29, 2016.

Sincerely,

FAZAL KHAN & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Carol P. Thurber', with a long horizontal flourish extending to the right.

Carol P. Thurber, PE, CFM

Enclosure(s): Written Statement / Project Narrative

Cc: David Stollman, Biltmore Land, LLC

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