



INNOVA APARTMENTS (FKA NOVAPLEX) JSP19-24

INNOVA APARTMENTS JSP19-24

Public hearing at the request of BC Novaplex, LLC for Planning Commission's consideration of Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan. The subject property zoned RM-2 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The site is approximately 22 acres and is located on the west side of Haggerty Road, north of Twelve Mile Road (Section 12). The applicant is proposing to develop a 272-unit multiple-family residential development. The development consists of two attached townhome-style buildings and seven apartment-style buildings as well as a clubhouse. The development is a private street network with two entrances off of Haggerty Road.

REQUIRED ACTION

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended with conditions	11-6-20	<ul style="list-style-type: none"> • Carport design to be revised to comply with terms of PRO Agreement • Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	10-14-20	<ul style="list-style-type: none"> • Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	10-12-20	<ul style="list-style-type: none"> • Items to be addressed on the Final Site Plan submittal
Wetlands	Approval recommended	10-13-20	<ul style="list-style-type: none"> • Wetland Permit • Wetland Mitigation • Wetland Buffer Authorization • Wetland Conservation Easement for on-site and off-site mitigation areas • Items to be addressed on the Final Site Plan submittal
Woodlands	Approval recommended	10-15-20	<ul style="list-style-type: none"> • Woodland permit required • Woodland Conservation Easement • Items to be addressed on the Final Site Plan submittal
Traffic	Approval recommended	11-5-20	<ul style="list-style-type: none"> • Items to be addressed on the Final Site Plan submittal
TIS Review	Approval recommended	11-5-20	<ul style="list-style-type: none"> • Updates should be incorporated into revised TIS Report

Façade	Approval recommended	10-13-20	<ul style="list-style-type: none">• Section 9 waiver for facades as permitted by PRO Agreement;• Section 9 waiver for carport canopies provided brick is added to the end panels (<i>Approved in PRO Agreement</i>)• Residential buildings in full compliance with Façade Ordinance
Fire	Conditional Approval recommended	9-29-20	<ul style="list-style-type: none">• Items to be addressed on the Final Site Plan submittal

MOTION SHEET

Approval – Preliminary Site Plan and Phasing Plan

In the matter of Innova Apartments, JSP19-24, motion to **approve** the Preliminary Site Plan with Phasing Plan based on and subject to the following:

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

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

-AND-

Approval – Wetland Permit

In the matter of Innova Apartments, JSP19-24, motion to **approve** the Wetland Permit based on and subject to the following:

- a. The applicant shall mitigate proposed wetland impacts in both on-site and off-site locations within the City of Novi, as shown in the plans submitted, with detailed mitigation plans to be provided and approved in the Final Site Plan submittal;
- b. Prior to issuance of the City's wetland permit, the applicant shall provide a copy of the EGLE Wetland Use permit applicant and approved permit upon issuance;
- c. The applicant shall provide conservation easements over all wetland mitigation areas and 25-foot wetland buffers, as described in the Wetland Review letter;
- d. 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
- e. *(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 Innova Apartments, JSP19-24, motion to **approve** the Woodland Permit based on and subject to the following:

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

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

Approval – Stormwater Management Plan

In the matter of Innova Apartments, JSP19-24, motion to **approve** the Stormwater Management Plan, based on and subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and

b. *(additional conditions here if any)*

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

-OR-

Denial – Preliminary Site Plan with Phasing Plan

In the matter of Innova Apartments, JSP19-24, motion to **deny** the Preliminary Site Plan with Phasing Plan... *(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial- Wetland Permit

In the matter of Innova Apartments, JSP19-24,, 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 Innova Apartments, JSP19-24, 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-

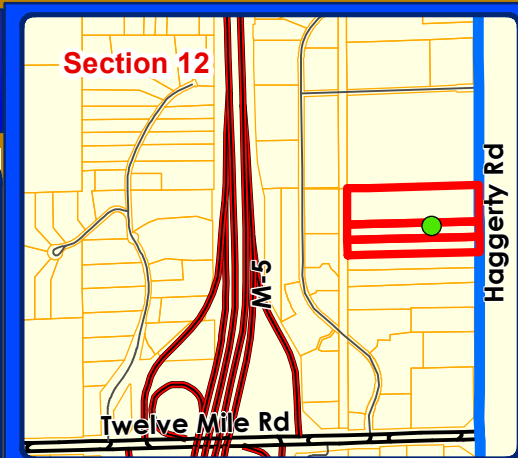
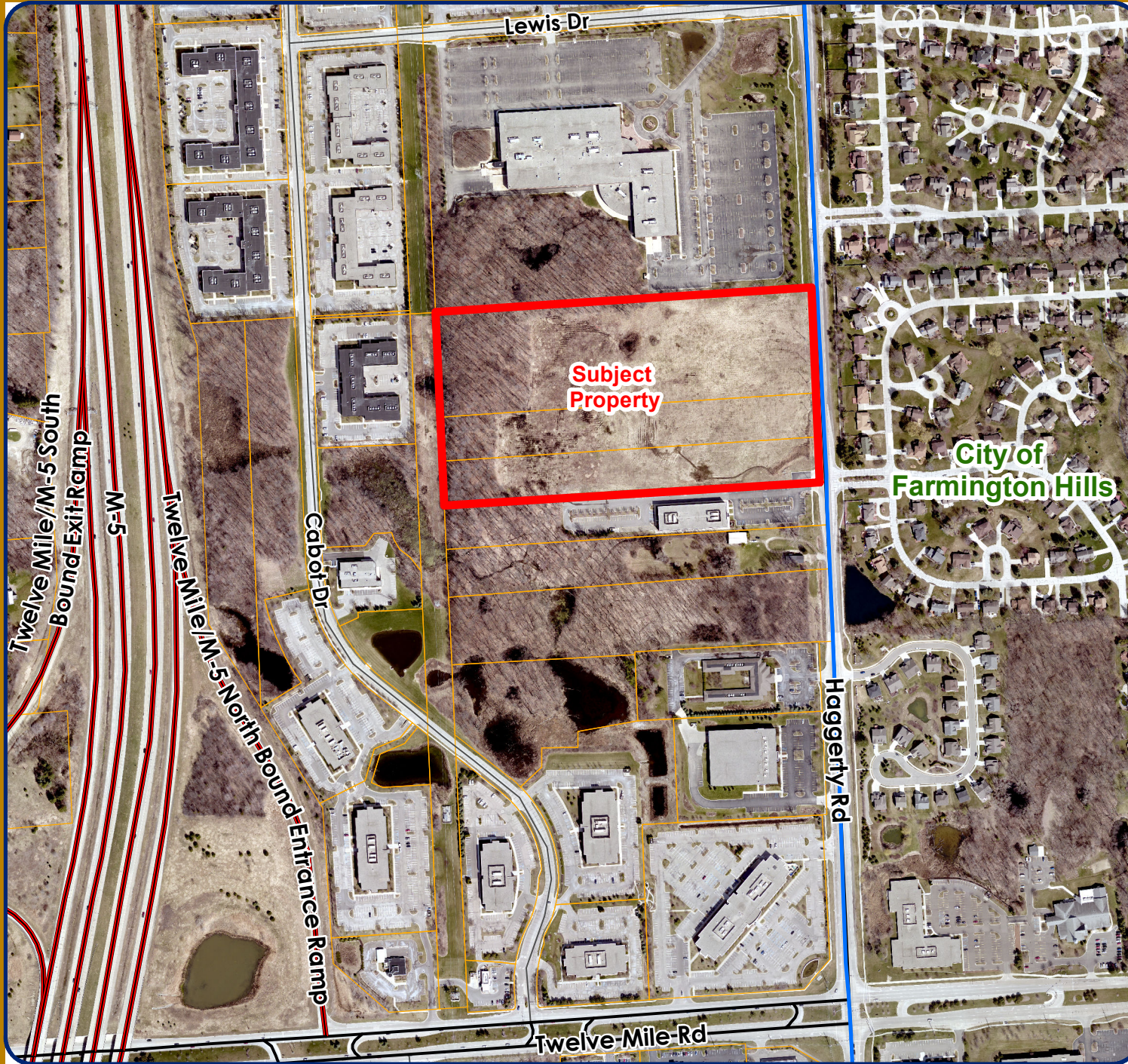
Denial – Stormwater Management Plan

In the matter of Innova Apartments, JSP19-24, 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


JSP 19-24 INNOVA APARTMENTS

LOCATION




LEGEND

 Subject Property

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

Map Author: Lindsay Bell
Date: 11/13/20
Project: INNOVA APTS
Version #: 1

0 115 230 460 690 Feet
1 inch = 520 feet

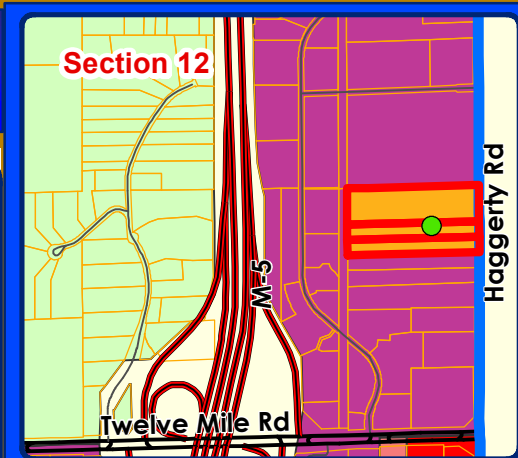
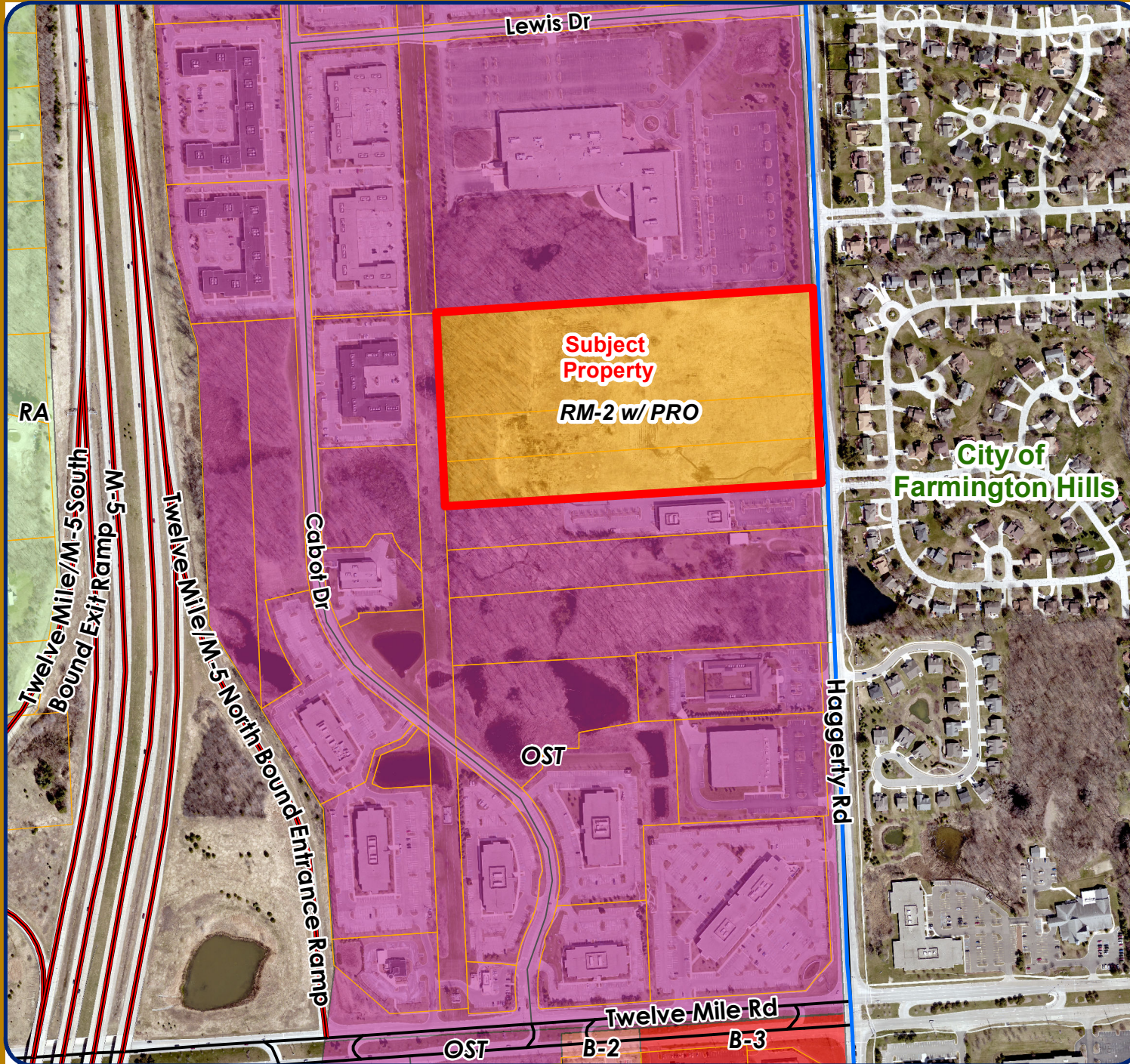


MAP INTERPRETATION NOTICE

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 19-24 INNOVA APARTMENTS

ZONING



LEGEND

- R-A: Residential Acreage
- RM-2: High-Density Multiple Family
- B-2: Community Business District
- B-3: General Business District
- OST: Office Service Technology
- Subject Property

City of Novi

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

Map Author: Lindsay Bell
 Date: 11/13/20
 Project: INNOVA APTS
 Version #: 1

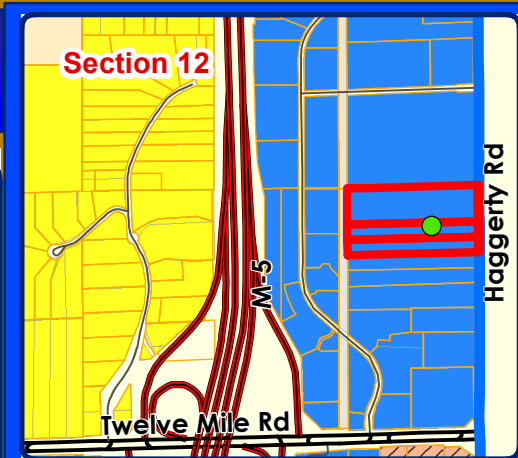
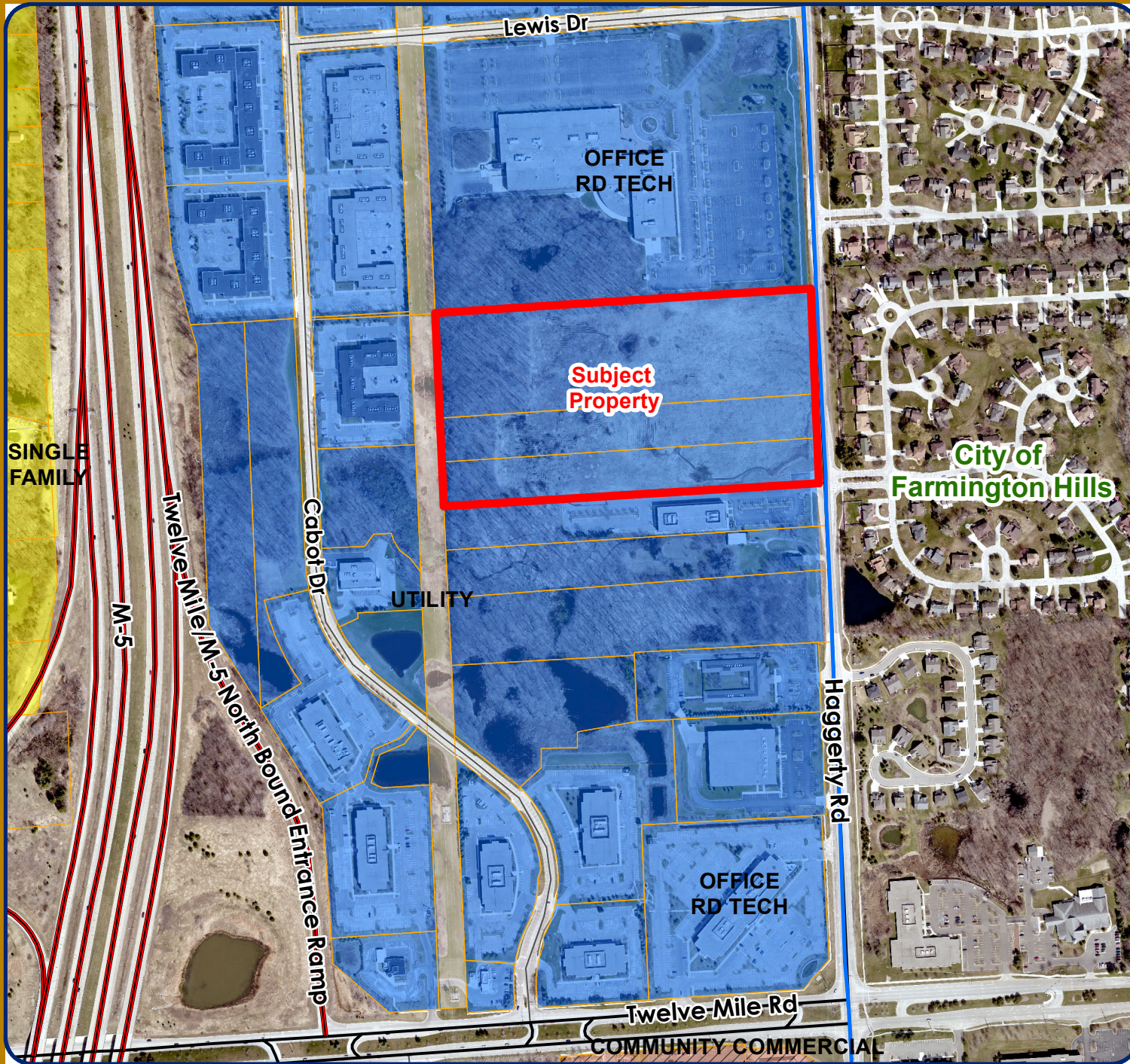
1 inch = 520 feet

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JSP 19-24 INNOVA APARTMENTS

FUTURE LAND USE



LEGEND

- Single Family
- Office Research Development Technology
- Community Commercial
- Educational Facility
- Public
- Utility
- Subject Property

City of Novi
 Dept. of Community Development
 City Hall / Civic Center
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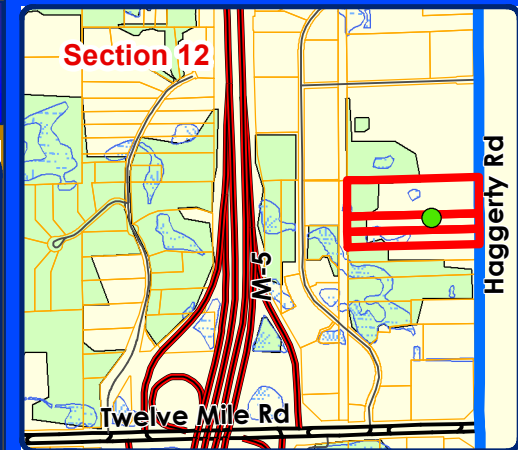
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JSP 19-24 INNOVA APARTMENTS

NATURAL FEATURES



LEGEND


-  WETLANDS
-  WOODLANDS
-  Subject Property



City of Novi
 Dept. of Community Development
 City Hall / Civic Center
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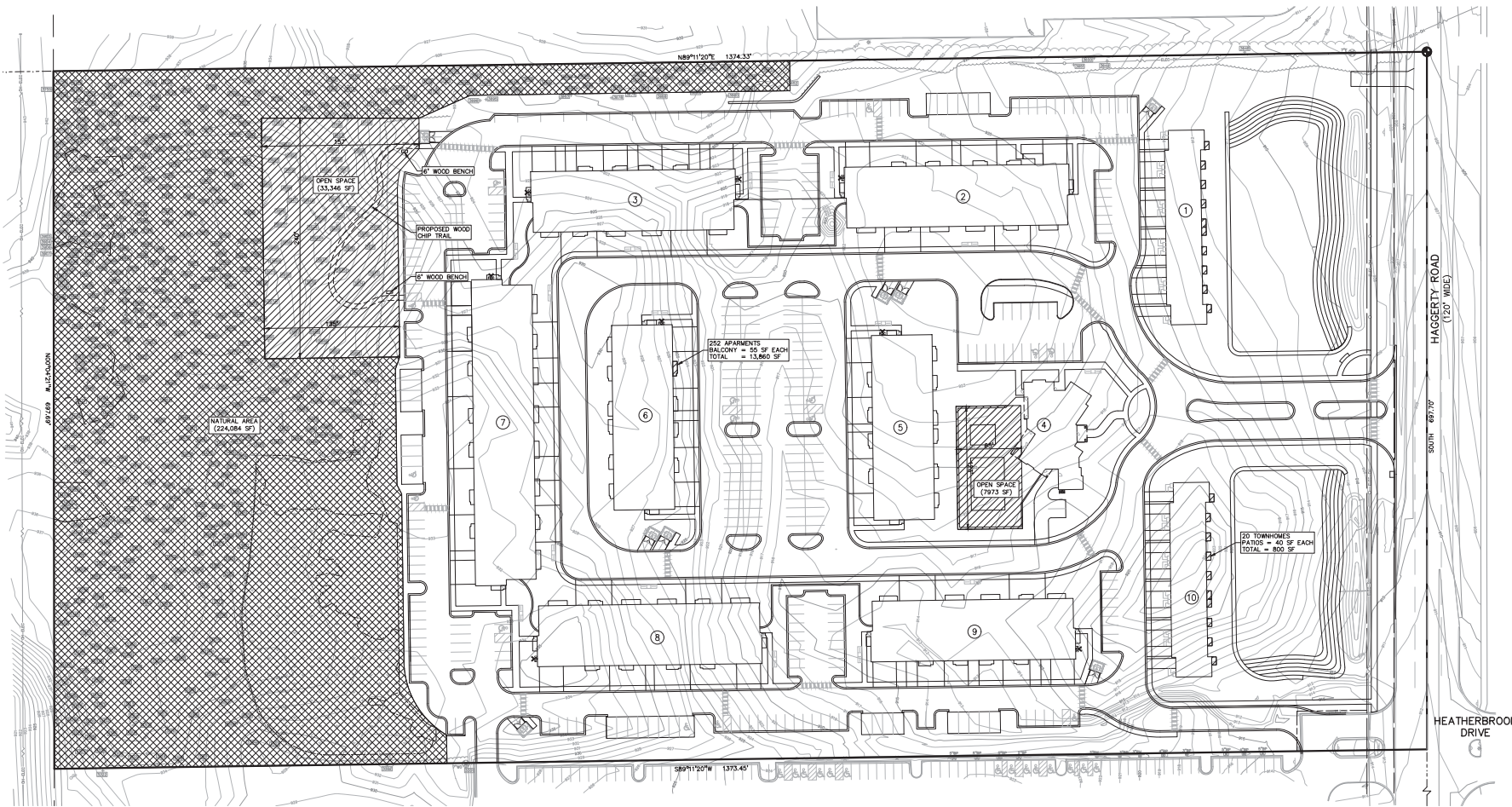
0 55 110 220 330 Feet
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SITE PLAN



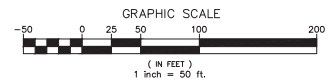
HATCH LEGEND

USABLE OPEN SPACE		55,979 SF
NATURAL AREA		224,084 SF

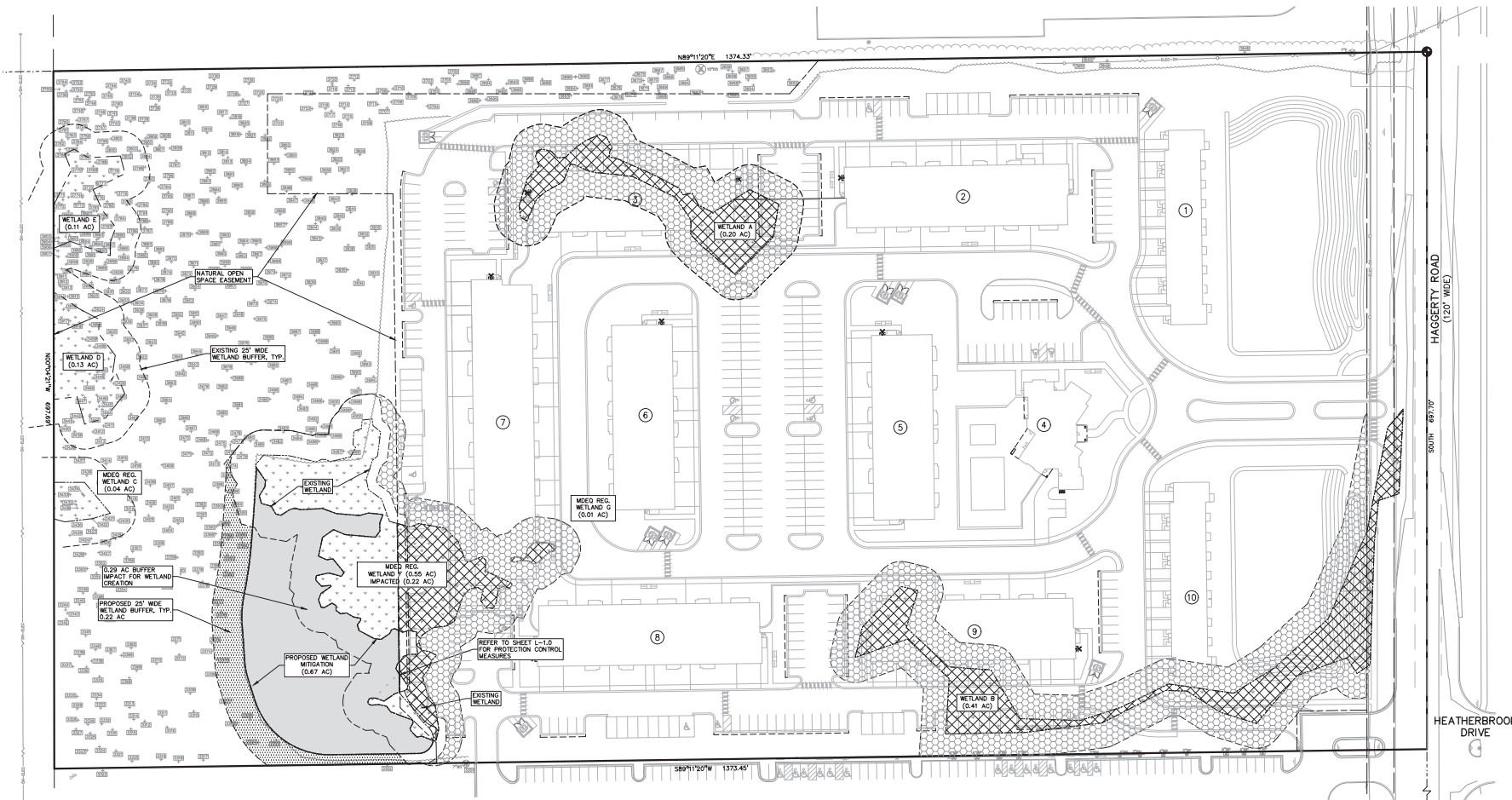
OPEN SPACE CALCULATION:
 200 SF PER UNIT x 272 UNITS = 54,400 SF REQUIRED
 OPEN SPACE PROVIDED = 55,979 SF = 1.03%

<p>CAUTION! Construction site. All work is subject to change without notice. All work is to be done in accordance with the approved plans and specifications. All work is to be done in accordance with the approved plans and specifications. All work is to be done in accordance with the approved plans and specifications.</p> <p>3 FULL WORKING DAYS BEFORE YOU DIG CALL 811 Know what's below Call before you dig MISS Systems, Inc. 1-800-482-7171 www.missdig.org</p> <p>PEA GROUP TROY ■ WASHINGTON TWP BRIGHTON ■ DETROIT T: 844.613.2949 www.peagroup.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>BC NOVAPLEX LLC 3100 FARMINGTON HILLS MI 48334</p> <p>OPEN SPACE PLAN INNOVA APARTMENTS PART OF THE SE 1/4 OF SECTION 12, T. 10 N., R. 4 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN</p> </td> <td style="width: 50%; text-align: center;"> <p>DATE: 09/22/2020 TIME: 10:00 AM DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT NO.: 2015-298 SHEET NO.: 201</p> </td> </tr> <tr> <td colspan="2"> <p>ORIGINAL ISSUE DATE: SEPTEMBER 2, 2020</p> <p>PEA JOB NO. 2015-298</p> <p>SCALE: 1" = 50'</p> <p>DRAWING NUMBER: C-2.2</p> </td> </tr> </table>	<p>BC NOVAPLEX LLC 3100 FARMINGTON HILLS MI 48334</p> <p>OPEN SPACE PLAN INNOVA APARTMENTS PART OF THE SE 1/4 OF SECTION 12, T. 10 N., R. 4 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN</p>	<p>DATE: 09/22/2020 TIME: 10:00 AM DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT NO.: 2015-298 SHEET NO.: 201</p>	<p>ORIGINAL ISSUE DATE: SEPTEMBER 2, 2020</p> <p>PEA JOB NO. 2015-298</p> <p>SCALE: 1" = 50'</p> <p>DRAWING NUMBER: C-2.2</p>	
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NOT FOR CONSTRUCTION



NO.	DATE	DESCRIPTION
1	08/27/20	ISSUED FOR PERMITTING
2	09/01/20	REVISIONS



WETLAND CREATION/MITIGATION CHART

Novi Required Wetland Mitigation	1.5 x 0.84 AC	1.26 AC
Proposed On-Site Emergent Wetland Creation for Mitigation		0.67 AC
Proposed Off-Site Wetland Bank OR Pay into City Fund		0.59 AC
EGLE Required Wetland Mitigation	1.5 x 0.23 AC	0.35 AC
Proposed On-Site Emergent Wetland		0.35 AC
Proposed Off-Site Wetland Bank		NONE

WETLAND BUFFER IMPACT CHART

Wetland	Area (AC)	Impact - (AC)		City	CYDS	Regulatory Status
		Fill	Cut			
A	0.47	0.47		4,700		NOVI
B	0.83	0.83		7,500		NOVI
C	0.10	None	None			NOVI & EGLE
D	0.16	None	None			NOVI
E	0.18	None	None			NOVI
F	0.76	0.26	0.26	850		NOVI & EGLE
G	0.09	0.09	0.09	300		NOVI & EGLE
SUM		1.30	0.35			
TOTAL*		1.65				NOVI

*EGLE DOES NOT REGULATE WETLAND BUFFERS

WETLAND IMPACT CHART

Wetland	Area (AC)	Impact - (AC)		City	CYDS	Regulatory Status
		Fill	Cut			
A	0.20	0.20		1,370		NOVI
B	0.41	0.41		1,650		NOVI
C	0.04	None	None			NOVI & EGLE
D	0.13	None	None			NOVI
E	0.11	None	None			NOVI
F	0.55	0.22	0.22	14		NOVI & EGLE
G	0.01	0.01	0.01	15		NOVI & EGLE
SUM		0.61	0.23			
TOTAL		0.84				NOVI & EGLE
EGLE ONLY		0.23				

HATCH LEGEND

- EXISTING WETLANDS
- WETLAND IMPACT
- WETLAND BUFFER IMPACT
- WETLAND CREATION
- WETLAND BUFFER CREATION

NOTES

1. PROPOSED WETLAND CREATION WILL BE EMERGENT/ WET MEADOW TO MATCH THE TYPE OF WETLANDS IMPACTED.
2. WETLAND MITIGATION PLANS WILL MEET CITY OF NOVI AND EGLE PERMIT REQUIREMENTS INCLUDING MONITORING. PLANS WILL BE DEVELOPED AT SITE PLAN PHASE ONCE FINAL ENGINEERING IS DESIGNED.
3. EGLE PERMIT APPLICATION WILL BE SUBMITTED VIA MIWATERS DURING SITE PLAN PHASE.

NOT FOR CONSTRUCTION

CAUTION!
 This drawing is a preliminary design and is not to be used for construction. It is subject to change without notice. The contractor shall be responsible for verifying all dimensions and conditions shown on this drawing. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for protecting all existing wetlands and other sensitive areas. The contractor shall be responsible for implementing all erosion control measures. The contractor shall be responsible for maintaining all access roads and utilities. The contractor shall be responsible for restoring all disturbed areas to original or better condition. The contractor shall be responsible for monitoring and reporting on all wetland impacts. The contractor shall be responsible for implementing all mitigation measures. The contractor shall be responsible for providing all necessary documentation to the City of Novi and the Michigan Department of Environment and Great Lakes Science.

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BC NOVAPLEX LLC
 3175 PARKWAY CENTER BLVD SUITE 200
 FARMINGTON HILLS, MI 48334

WETLAND & BUFFER IMPACT PLAN
INNOVA APARTMENTS
 PART OF THE SE 1/4 OF SECTION 12, T. 1 N., R. 4 E.,
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE: 08/27/20

PROJECT NO: 2015-296

SCALE: 1" = 50'

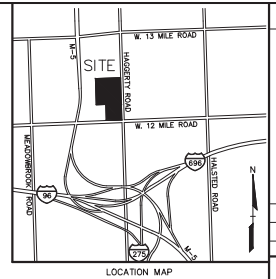
DRAWING NUMBER: C-2.3

ORIGINAL ISSUE DATE: SEPTEMBER 2, 2020

PEA JOB NO. 2015-296

SCALE: 1" = 50'

DRAWING NUMBER: C-2.3



NO.	DATE	BY	REVISION
1	08/22/20	JBT	ISSUE FOR PERMITS
2	08/22/20	JBT	ISSUE FOR CONSTRUCTION



**LOCATION OF GAPS IN THE PUBLIC SIDEWALK SYSTEM.
FILL THESE GAPS AS A PUBLIC BENEFIT.**

CAUTION!
This drawing is not intended to be used for any purpose other than that for which it was prepared. It is not to be used for any other purpose without the written consent of the engineer. The engineer assumes no responsibility for any damage or injury resulting from the use of this drawing for any purpose other than that for which it was prepared.

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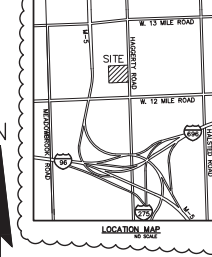
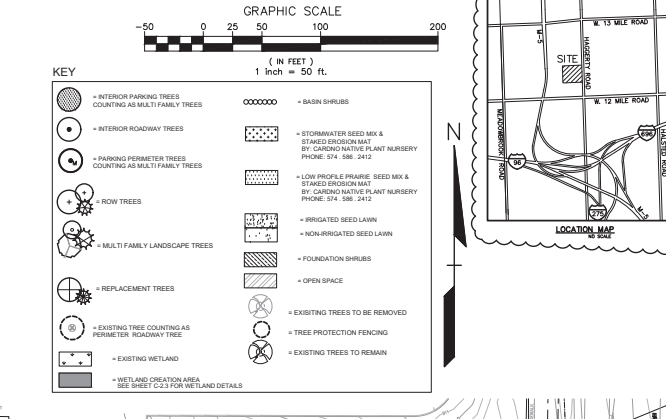
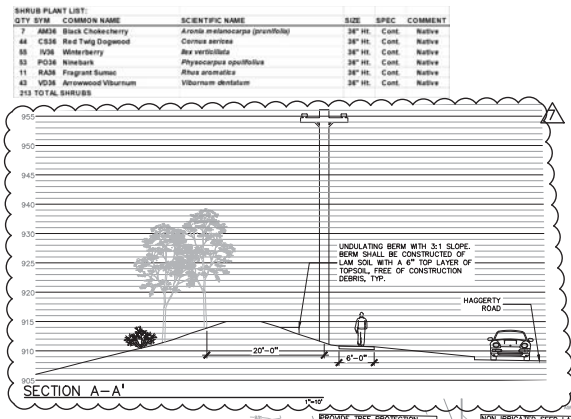
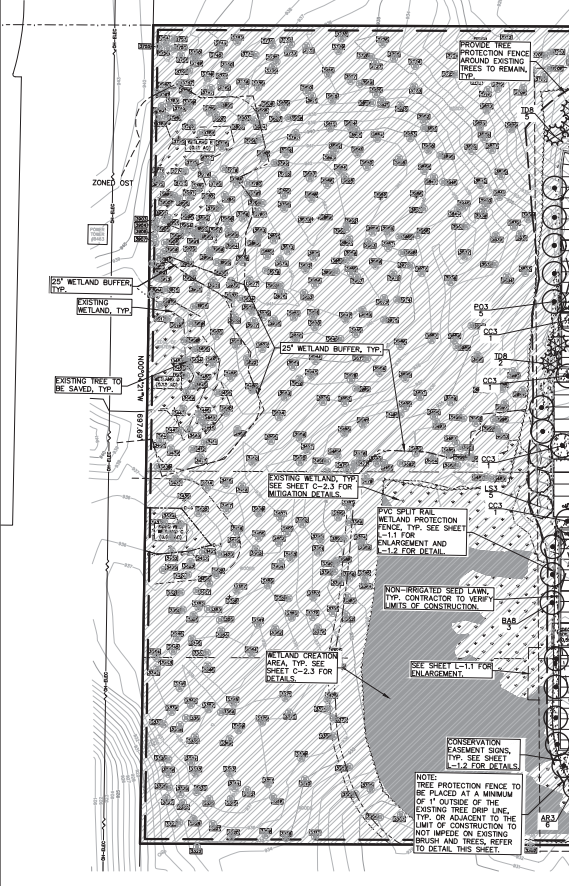
BC NOVAPLEX LLC
3173 PROJECT DRIVE, SUITE 200
PARAMOUNT HILLS, MI 48066
SIDEWALK DEVELOPMENT PLAN
WALKWAY PERMITS
PART OF THE BEA CITY SECTION 22, PLAN 198E,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DESIGNED BY: JBT SURVEYED BY: JBT
DRAWN BY: JBT
DATE: 08/22/20

ORIGINAL ISSUE DATE:
SEPTEMBER 2, 2020
PEA JOB NO. 2015-298
DRAWING NUMBER:
C-2.4

TREE PLANT LIST	MORE THAN 200 TREES									
QTY SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT	REPLACE	SPECIES %	GENUS %		
22	ARS Red Maple	<i>Acer rubrum</i>	3" Cal.	S&B	Native	No	5%			
3	AS2 Sugar Maple	<i>Acer saccharum</i>	3" Cal.	S&B	Native	No	1%	6%		
10	B&E Yellow Birch	<i>Betula alleghaniensis</i>	8-10" Ht.	S&B	Native	No	2%	2%		
14	CC3 American Hornbeam	<i>Cornus canadensis</i>	3" Cal.	S&B	Native	No	2%	2%		
20	CO1 Colonial Hornbeam	<i>Cornus hetera 'Fringilla'</i>	3" Cal.	S&B	Non-Native	No	2%	2%		
14	FO1 American Beech	<i>Fagus grandifolia</i>	3" Cal.	S&B	Native	No	2%	2%		
20	OT1 Skyline Honeylocust	<i>Gleditsia triacanthos</i>	3" Cal.	S&B	Native	No	6%	6%		
13	L&S Sweetgum	<i>Liquidambar styraciflua</i>	3" Cal.	S&B	Native	No	2%	2%		
17	L73 Tulip Tree	<i>Liriodendron tulipifera</i>	3" Cal.	S&B	Native	No	4%	4%		
14	NE3 Tupelo	<i>Nyssa sylvatica</i>	3" Cal.	S&B	Native	No	2%	2%		
5	PO3 American Sycamore	<i>Platanus occidentalis</i>	3" Cal.	S&B	Native	No	1%	1%		
18	OR3 Red Oak	<i>Quercus rubra</i>	3" Cal.	S&B	Native	No	4%	4%		
11	OS3 Scarlet Oak	<i>Quercus coccinea</i>	3" Cal.	S&B	Native	No	2%	2%		
4	OW3 Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	S&B	Native	No	1%	1%		
38	TB3 American Basswood	<i>Tilia americana</i>	3" Cal.	S&B	Native	No	10%	10%		
17	US3 American Elm	<i>Ulmus americana</i>	3" Cal.	S&B	Native	No	4%	4%		

SHRUB PLANT LIST	MORE THAN 200 SHRUBS									
QTY SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT	REPLACE	SPECIES %	GENUS %		
7	AM36 Black Chokeberry	<i>Aronia melanocarpa (granifolia)</i>	38" Ht.	Cont.	Native					
44	CS48 Red Twig Dogwood	<i>Cornus sericea</i>	38" Ht.	Cont.	Native					
88	NS8 Winterberry	<i>Ilex verticillata</i>	38" Ht.	Cont.	Native					
53	PO36 Ninebark	<i>Physocarpus opulifolius</i>	38" Ht.	Cont.	Native					
11	R&M Fragrant Sumac	<i>Rhus aromatica</i>	38" Ht.	Cont.	Native					
43	VDS4 Arrowwood Viburnum	<i>Viburnum dentatum</i>	38" Ht.	Cont.	Native					
213 TOTAL SHRUBS										

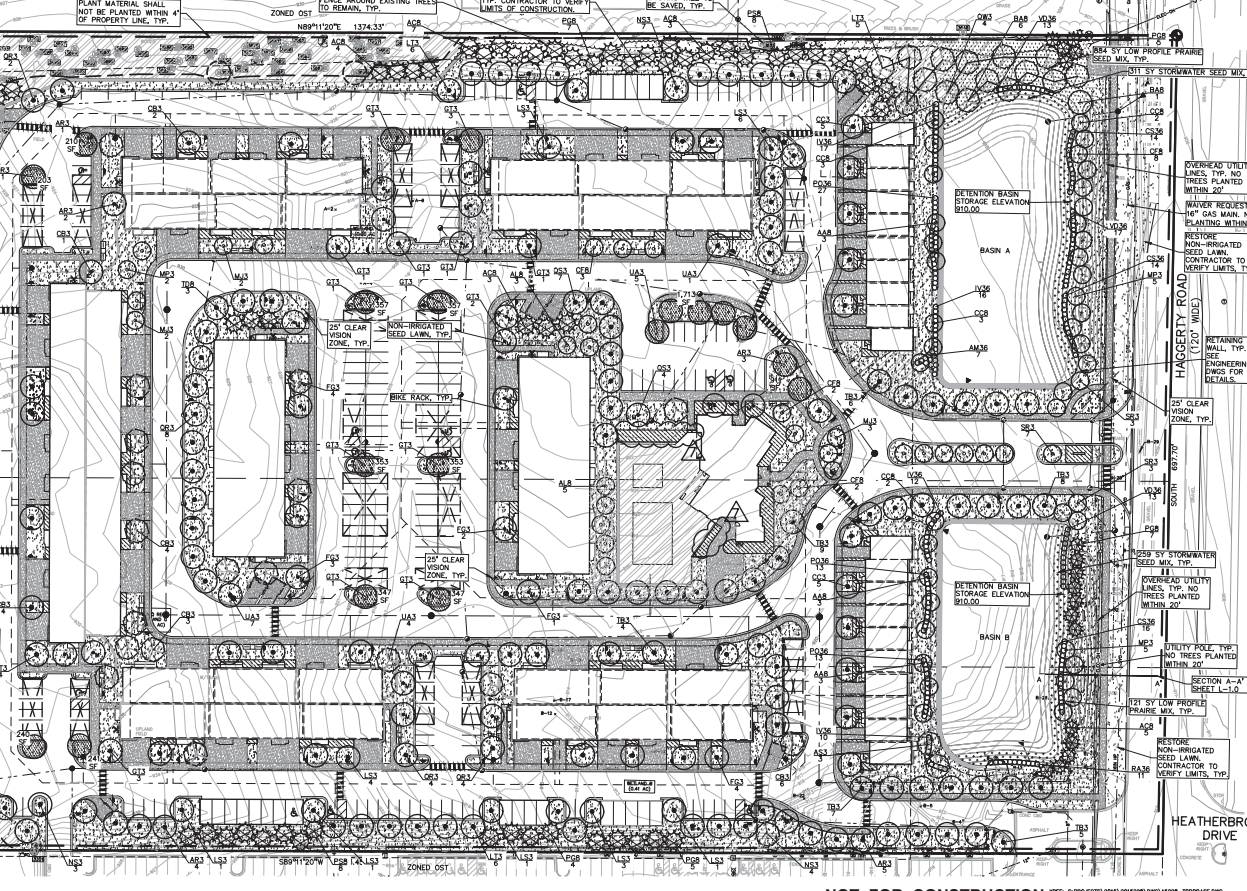
EVERGREEN PLANT LIST	MORE THAN 200 TREES									
QTY SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT	REPLACE	SPECIES %	GENUS %		
22	AC9 Canadian Fir	<i>Abies concolor</i>	8" Ht.	S&B	Non-Native	No	2%	2%		
28	PK4 White Spruce	<i>Picea glauca</i>	8" Ht.	S&B	Native	No	2%	2%		
10	TD4 Bald Cypress	<i>Taxodium distichum</i>	8" Ht.	S&B	Non-Native	No	2%	2%		
16	PS4 White Pine	<i>Pinus strobus</i>	8" Ht.	S&B	Native	No	4%	4%		
488 TOTAL ALL TREES										



NO.	DATE	DESCRIPTION
1	10/20/20	ISSUED FOR PERMIT
2	10/20/20	ISSUED FOR PERMIT



CAUTION!
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A SEPARATE SET OF REVISED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.



3 FULL WORKING DAYS BEFORE YOU DIG CALL 811
 Call before you dig
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BC NOVAPLEX LLC
 3173 NORTHWESTERN HWY., SUITE 200W
 TROY, MICHIGAN 48068
PRELIMINARY LANDSCAPE PLAN
INNOVA APARTMENTS
 PHASE 1 OF NOVAPLEX APARTMENTS
 CITY OF NOVAPLEX, OAKLAND COUNTY, MICHIGAN
 DWS: LAW: DN: LAW: SUR: OR: P: M: JTS
 1-800-482-7171

HEATHERBROOK DRIVE
 ORIGINAL ISSUE DATE: SEPTEMBER 2, 2020
 PEA JOB NO. 2015-298
 SCALE: 1" = 50'
 DRAWING NUMBER: L-1.0

NOT FOR CONSTRUCTION

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES.

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES.

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE-CLEARING OPERATIONS.

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1" PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND.

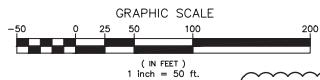


4" HIGH PROTECTIVE FENCING WITH STEEL POSTS - 10' O.C.

EXISTING SOIL

1 TREE PROTECTION DETAIL

SCALE: 1" = 5'-0"

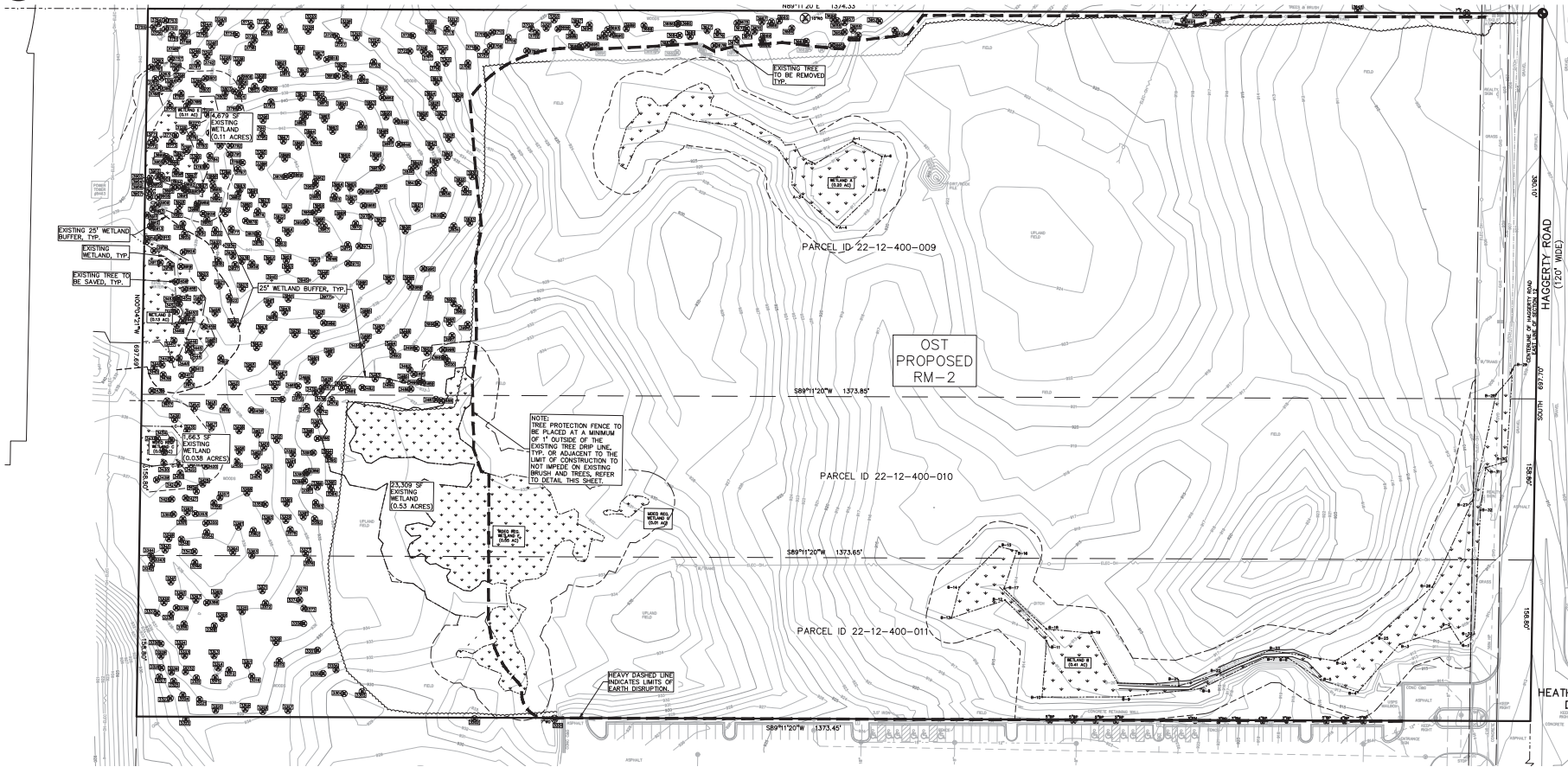


TREE REPLACEMENT CALCULATIONS		
REQUIRED 1" REPLACEMENT	3	3 REPLACEMENT TREES REQUIRED
2" REPLACEMENT 17'-20"	2	4 REPLACEMENT TREES REQUIRED
3" REPLACEMENT 21'-25"	2	6 REPLACEMENT TREES REQUIRED
TOTAL REGULATED TREES REMOVED	7	
TOTAL REQUIRED REPLACEMENT TREES	13	

PROVIDED: 0 7' CAL. DECIDUOUS TREES & 0 8' EVERGREENS

(EXISTING TREES THAT ARE DEAD, VERY POOR OR POOR CONDITION, ARE EXEMPT FROM REPLACEMENT)

THERE IS NOT ADEQUATE SPACE FOR REPLACEMENT TREES ON SITE. TREE REPLACEMENT WILL BE DONE VIA CONTRIBUTION TO THE CITY OF NOVI TREE REPLACEMENT FUND AT \$400 PER TREE. CREDIT NOT MET. \$400 x 13 = \$5,200.00. THE CITY WILL KEEP THE \$5,825.00 (191 WOODLAND REPLACEMENT CREDITS x \$302). SEE SHEET 1.11 & 1.12 FOR EXISTING TREE LIST.



NO.	DATE	DESCRIPTION	DATE



CAUTION!

This site contains underground utility lines. All excavation activities must be performed in accordance with the Michigan Department of Transportation (MDOT) and other applicable regulatory agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall also be responsible for ensuring that all utility lines are properly marked and protected. The contractor shall not be held liable for any damage to utility lines or other property that may occur as a result of excavation activities.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811

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1-800-462-7171 www.missd.org

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BC NOVAPLEX LLC
3173 NORTHWESTERN HWY., SUITE 600W
TROY, MI 48068

PRELIM. TREE PRESERVATION PLAN
INNOVA APARTMENTS

PROJECT NO. 2015-296
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES. LAW | DN. LAW | SER. AR | P.M. | BIT.

ORIGINAL ISSUE DATE: SEPTEMBER 2, 2010
PEA JOB NO. 2015-296
SCALE: 1" = 50'
DRAWING NUMBER:

T-1.0

NOT FOR CONSTRUCTION

EXTERIOR COLORS & MATERIALS

STONE @ APARTMENT BLDGS & TOWNHOUSE BLDG:
 NG STONE RIVIERA SERIES
 COLOR: PLATINUM

STONE @ TOWNHOUSE BLDG & CLUBHOUSE:
 SHOULDICE STONE
 COLOR: CRYSTAL WHITE-TEX STONE FINISH

BRICK:
 BRAMPTON BRICK
 ARCHITECTURAL SERIES: UTILITY SIZE
 SALMON VELOUR

HORIZONTAL/VERTICAL WOOD GRAIN TEXTURED FIBROUS CONCRETE
 SIDING:
 SHERWIN WILLIAMS SW 9130 EVERGREEN FOG
 SHERWIN WILLIAMS SW 6184 AUSTERE GRAY
 SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE

WINDOWS AND DOOR FRAMES: BLACK

ENTRY DOORS @ TOWNHOUSE: ALTERNATING COLORS
 SHERWIN WILLIAMS SW 6990 CAVIAR
 SHERWIN WILLIAMS SW 6076 TURKISH COFFEE

ENTRY DOORS @ APARTMENTS: SHERWIN WILLIAMS SW 6990 CAVIAR

GARAGE DOORS @ TOWNHOUSES:
 SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE
 SHERWIN WILLIAMS SW 7016 MINDFUL GRAY
 SHERWIN WILLIAMS SW 9097 SOFT FAWN

GARAGE DOORS @ APARTMENTS:
 SHERWIN WILLIAMS SW 7016 MINDFUL GRAY

METAL RAILINGS, OPEN METAL FRAMEWORK AT STAIRS, ENTRY
 CANOPIES AT STAR ENTRANCES & CABLE HUNG SUNSCREENS,
 HORIZONTAL BARRAILINGS:
 BLACK METAL

METAL FACED CANTILEVERED BALCONY FRAME:
 MATCH SHERWIN WILLIAMS SW 7757 "HIGH REFLECTIVE WHITE"

BUILDING COPING: MATCH SIDING MATERIAL COLOR



INNOVA APARTMENTS EXTERIOR COLORS & MATERIALS
 BC NOVAPLEX LLC



Sherwin Williams SW 6184 Austere Gray



Sherwin Williams SW 9130 Evergreen Fog



Sherwin Williams SW 7757 High Reflective White



Sherwin Williams
 SW 6076 Turkish Coffee



Sherwin Williams
 SW 6990 Caviar



Sherwin Williams
 SW 7016 Mindful Gray



Sherwin Williams
 SW 9097 Soft Fawn



Entry Canopies & Cable Hung Sunscreens
 Metal Railings
 Windows



Shouldice Stone
 Color: Crystal White
 Tex Stone Finish



Ng Stone Riviera Series
 Color: Platinum



Brampton Brick
 Architectural Series-Utility Size
 Color: Salmon Velour

SEE 3D RENDERINGS AND AVB ELEVATIONS FOR
 MATERIAL AND COLOR LOCATIONS

1. ALL MATERIALS TO BE SIMILAR OR EQUIVALENT TO
 THOSE SHOWN.
 2. DIGITAL IMAGES MAY VARY SLIGHTLY FROM ACTUAL
 COLORS. REFER TO PHYSICAL MATERIAL SAMPLES.



Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
 PROJECT: INNOVA APARTMENTS BC NOVAPLEX LLC
 ADDRESS: 2445 Franklin Road Bloomfield Hills, MI 48302
 PHONE: 248-334-5000
 STATE OF MICHIGAN REGISTERED ARCHITECT
 ALEXANDER V. BOGAERTS
 No. 1301029132
 PROJECT NO: 07-24-19
 JOB NO: 1909
 DATE: 05-14-20
 SHEET NO: 05-14-20
 CHECKED BY: BEZTAK-NOVIL
 DPA: BEZTAK-NOVIL
 CAD FILE NAME: BEZTAK-NOVIL
 JOB NUMBER: 1909
 DATE: 05-14-20
 SHEET NUMBER: A/B



**LEFT SIDE ELEVATION
BLDG 250**
SCALE: 1/16" = 1'-0"



**RIGHT SIDE ELEVATION
BLDG 250**
SCALE: 1/16" = 1'-0"



**LEFT SIDE ELEVATION
BLDG 100**
SCALE: 1/16" = 1'-0"



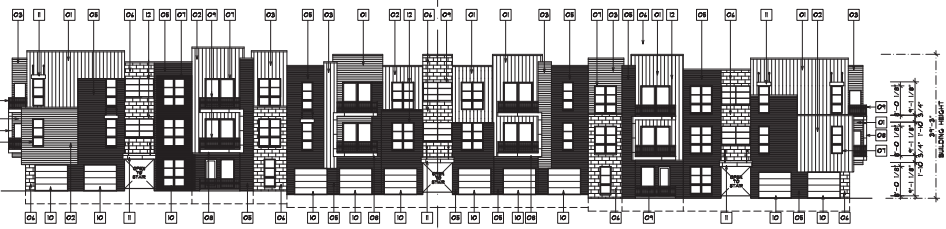
**RIGHT SIDE ELEVATION
BLDG 100**
SCALE: 1/16" = 1'-0"



**REAR ELEVATION
BUILDING 250**
SCALE: 1/16" = 1'-0"



**REAR ELEVATION
BUILDING 100**
SCALE: 1/16" = 1'-0"



**FRONT ELEVATION
BUILDING 250**
SCALE: 1/16" = 1'-0"



**FRONT ELEVATION
BUILDING 100**
SCALE: 1/16" = 1'-0"

COLOR AND MATERIAL KEYNOTES

- 01 MOOD-OAK TEXTURED PEROUS DOOR & WINDOW SHERWIN WILLIAMS BU 151 - 'HIGH REFLECTIVE WHITE'
- 02 MOOD-OAK TEXTURED PEROUS DOOR & WINDOW SHERWIN WILLIAMS BU 150 - 'EVEREST POC'
- 03 MOOD-OAK TEXTURED PEROUS DOOR & WINDOW SHERWIN WILLIAMS BU 184 - 'AUSTERE GRAY'
- 04 STONE SHOULDERS STONE - CORTICAL WHITE-TEXT FINISH
- 05 BRICK PENNYTON BRICK - ARCHITECTURAL SERIES / UTILITY SIZE COLOR = 'PLATINUM'
- 06 STONE NO. STONE - EVERA SERIES - COLOR = 'PLATINUM'
- 07 WINDOW/DOOR FRAMES: 'BLACK'
- 08 METAL-FACED CANTILEVERED BALCONY FRAMES: SHERWIN WILLIAMS BU 151 - 'HIGH REFLECTIVE WHITE'
- 09 HORIZONTAL BAR RAILING: 'BLACK'
- 10 GARAGE DOORS: SHERWIN WILLIAMS BU 105 - 'TROPICAL GRAY'
- 11 ENTRY CANOPY AT STAIR ENTRANCE: 1. CABLE-KING SANDERSON 'BLACK'
- 12 OPEN METAL FRAMES AT STAIR ENTRANCES: 'BLACK'
- 13 MET ENTRY DOOR: SHERWIN WILLIAMS BU 190 'CAVIAR'
- 14 MET ENTRY DOOR: SHERWIN WILLIAMS BU 401 'TUSCAN COPPER'
- 15 GARAGE DOOR: MATCH SURROUNDING MATERIAL: A. SHERWIN WILLIAMS BU 151 - 'HIGH REFLECTIVE WHITE' B. SHERWIN WILLIAMS BU 105 - 'TROPICAL GRAY' C. SHERWIN WILLIAMS BU 401 - 'TUSCAN COPPER' BUILDING COPING: MATCH RESPECTIVE SURROUNDING MATERIAL COLOR.

MATERIALS	REAR	LEFT	FRONT	RIGHT	BUILDING 250 AVERAGED ALL FOUR SIDES
BRICK 30%-100%	2241	598	2312	598	41.5%
STONE	420	541	485	541	BRICK
*SIDING, VERTICAL 25% MAX	1634	552	1745	414	STONE
SIDING, HORIZONTAL 50% MAX	468	152	404	480	25.5% *SIDING, VERTICAL
METAL 50% MAX	440	83	155	83	2% SIDING, HORIZONTAL
	4913	2592	5503	2524	4% METAL
	100%	100%	100%	100%	100%

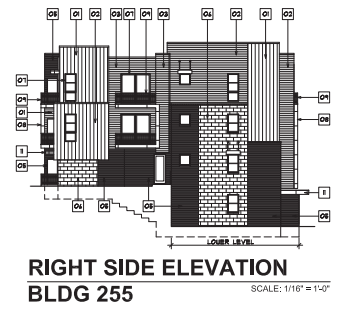
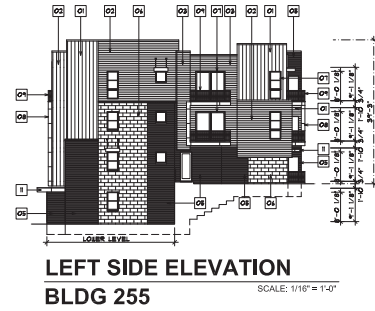
*SIDING, VERTICAL = PATTERNED ACCENT

MATERIALS	REAR	LEFT	FRONT	RIGHT	BUILDING 100 AVERAGED ALL FOUR SIDES
BRICK 30%-100%	1501	499	1893	499	51%
STONE	859	342	823	342	BRICK
*SIDING, VERTICAL 25% MAX	844	194	714	288	STONE
SIDING, HORIZONTAL 50% MAX	1234	458	1171	245	25% *SIDING, VERTICAL
METAL 50% MAX	221	51	155	41	20.5% SIDING, HORIZONTAL
	4681	2184	4812	2184	3.5% METAL
	100%	100%	100%	100%	100%

*SIDING, VERTICAL = PATTERNED ACCENT

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 Bloomfield Hills, MI 48302
 248 • 334 • 5000
 PROJECT: INNOVA APARTMENTS BC NOVAPLEX LLC
 NOV. MICHIGAN
 ARCHITECT: ALEXANDER V. BOGAERTS + ASSOC.
 PREPARED BY: DPB
 CAD FILENAME: BEZTAN-KNOVL
 CHECKED BY: DPB
 JOB NUMBER: 1909
 DATE: 05-14-20
 SHEET NUMBER: A2





COLOR AND MATERIAL KEYNOTES

- 01 WOOD-GRAIN TEXTURED FIBROUS CONCRETE SIDING, 18\"/>
- 02 WOOD-GRAIN TEXTURED FIBROUS CONCRETE SIDING, 18\"/>
- 03 WOOD-GRAIN TEXTURED FIBROUS CONCRETE SIDING, 18\"/>
- 04 STONE, ANGLICAN STONE - SCRIBED WHITE-TEX FINISH
- 05 BRICK, BRANFORD BRICK, ARCHITECTURAL BRICK, UTILITY SIZE
- 06 STONE, NG STONE - REVERA SERIES, COLOR - PLATINUM
- 07 WINDOW DOOR FRAMES - BLACK
- 08 METAL-FACED CANTILEVERED BALCONY FRAMES, BRUSH WILLIAMS 18\"/>
- 09 HORIZONTAL BAR RAILING - BLACK
- 10 GARAGE DOORS, BRUSH WILLIAMS 18\"/>
- 11 ENTRY CANOPY AT STAIR ENTRANCE, CABLE-HANG SUNSCREEN - BLACK
- 12 OPEN METAL FRAMEWORK AT STAIR ENTRANCES - BLACK
- 13 INT ENTRY DOOR, BRUSH WILLIAMS 18\"/>
- 14 INT ENTRY DOOR, BRUSH WILLIAMS 18\"/>
- 15 GARAGE DOOR, MATCH WITH SURROUNDING MATERIAL - A. BRUSH WILLIAMS 18\"/>



REAR ELEVATION

BUILDING 255



FRONT ELEVATION

BUILDING 255

MATERIALS	REAR	LEFT	FRONT	RIGHT	BUILDING 255 AVERAGED ALL FOUR SIDES
BRICK STONE 30%-100%	1941 39%	494 14%	1884 52%	494 14%	46% BRICK STONE
*SIDING, VERTICAL 25% MAX	1651 24%	552 22%	1398 29%	418 24%	25% *SIDING, VERTICAL
SIDING, HORIZONTAL 50% MAX	1798 28%	747 23%	799 16%	481 21%	25% SIDING, HORIZONTAL
METAL 50% MAX	432 1%	83 3%	155 3%	83 3%	4% METAL
	4401 100%	2541 100%	4894 100%	2541 100%	100%

*SIDING, VERTICAL = PATTERNED ACCENT

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PROJECT: INNOVA APARTMENTS BC NOVAPLEX LLC
 NOVI, MICHIGAN
 DATE: 05-14-20
 DRAWN BY: DPA
 CAD FILENAME: BEZTAN-KOVIL
 CHECKED BY: 1909
 DATE: 07-30-20
 SHEET NUMBER: A4





LEFT SIDE ELEVATION
BLDG 275

SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION
BLDG 275

SCALE: 1/16" = 1'-0"

COLOR AND MATERIAL KEYNOTES

- 1 WOOD-GRAIN TEXTURED FERROUS CONCRETE SIDING, SHERRIN ILLUMIN 88 1011 - HIGH REFLECTIVE WHITE
 - 2 WOOD-GRAIN TEXTURED FERROUS CONCRETE SIDING, SHERRIN ILLUMIN 88 1030 - EVERGREEN POOL
 - 3 WOOD-GRAIN TEXTURED FERROUS CONCRETE SIDING, SHERRIN ILLUMIN 88 1034 - JUSTICE GRAY
 - 4 STONE, BROADLACE STONE, "CRYSTAL WHITE-TEXT. FINISH"
 - 5 BRICK, BRANTFON BRICK, "ARCHITECTURAL SERIES" UTILITY SIZE, COLOR - "PLATINUM"
 - 6 STONE, NO. STONE, RIVERA SERIES, COLOR - "PLATINUM"
 - 7 WINDOW/DOOR FRAMES: "BLACK"
 - 8 METAL-FACED CANTILEVERED BALCONY FRAMES, SHERRIN ILLUMIN 88 1011 - HIGH REFLECTIVE WHITE
 - 9 HORIZONTAL BAR RAILING: "BLACK"
 - 10 GARAGE DOORS, SHERRIN ILLUMIN 88 1014 - "TRIPLE GLAZ."
 - 11 ENTRY CANOPY AT STAIR ENTRANCE, 1 CABLE-HUNG SUNSCREEN: "BLACK"
 - 12 OPEN METAL FRAMEWORK AT STAIR ENTRANCES: "BLACK"
 - 13 UNIT ENTRY DOOR, SHERRIN ILLUMIN 88 1010 - "CAYMAN"
 - 14 UNIT ENTRY DOOR, SHERRIN ILLUMIN 88 1015 - "TURKISH COPPER"
 - 15 GARAGE DOOR, MATCH WITH SURROUNDING MATERIAL:
 - A. SHERRIN ILLUMIN 88 1011 - HIGH REFLECTIVE WHITE
 - B. SHERRIN ILLUMIN 88 1014 - "TRIPLE GLAZ."
 - C. SHERRIN ILLUMIN 88 1011 - "TRIPLE GLAZ."
- BUILDING CORNER, MATCH RESPECTIVE SIDING/MATERIAL COLOR.



REAR ELEVATION

BUILDING 275

SCALE: 1/16" = 1'-0"



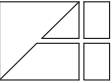
FRONT ELEVATION

BUILDING 275

SCALE: 1/16" = 1'-0"

MATERIALS	REAR	LEFT	FRONT	RIGHT	BUILDING 275 AVERAGED ALL FOUR SIDES
BRICK 130%-100%	3338 148%	585 145%	2994 153%	585 145%	41.5% BRICK
STONE	116 14%	549 15%	850 20%	549 14%	17% STONE
*SIDING, VERTICAL 25% MAX	2114 30%	938 31%	1722 24%	910 34%	31.5% *SIDING, VERTICAL
SIDING, HORIZONTAL 50% MAX	590 4%	80 3%	222 3%	80 3%	4% SIDING, HORIZONTAL
METAL 50% MAX	9241 100%	2528 100%	1234 100%	2528 100%	100% METAL

*SIDING, VERTICAL = PATTERNED ACCENT



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PROJECT: BLDG. 275 ELEVATIONS

CLIENT: INNOVA APARTMENTS
BC NOVAPLEX LLC
NOVI, MICHIGAN

DATE: 07-24-19
PROJECT: 07-24-19
STATUS: PREPARE FOR CONSTRUCTION

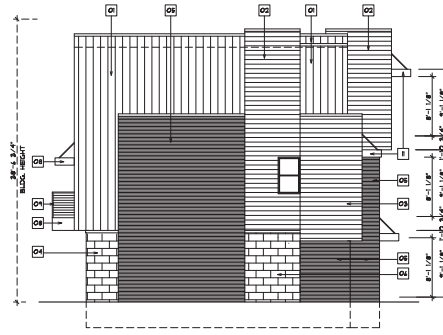
REVISIONS:
PROJ. NO. 05-08-20
PROJ. SUBMITTAL 01-31-20
07-14-20
07-30-20

DRAWN BY: DPA
CAD FILENAME: BEZTAN-KNOVL
CHECKED BY:
JOB NUMBER: 1909
DATE:
SHEET NUMBER: AS

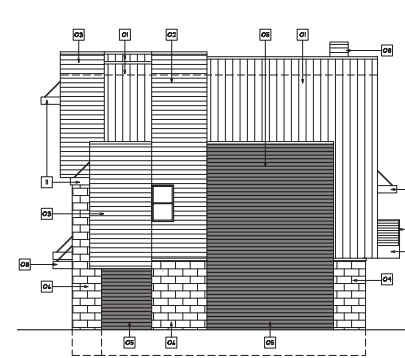


MATERIALS	REAR	LEFT	FRONT	RIGHT	BUILDING 300 AVERAGED ALL FOUR SIDES
BRICK 190% -100%	1595 44%	554 45%	1758 51%	494 43%	46% BRICK
STONE	740	112	841	173	23.5% STONE
*SIDING, VERTICAL 25% MAX	1034 19%	408 21%	902 18%	414 30%	23.5% *SIDING, VERTICAL
SIDING, HORIZONTAL 50% MAX	1950 31%	418 28%	1594 31%	433 21%	30.5% SIDING, HORIZONTAL
	5339 100%	1492 100%	5091 100%	1514 100%	100%

*SIDING, VERTICAL = PATTERNED ACCENT



LEFT SIDE ELEVATION
BLDG 300
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
BLDG 300
SCALE: 1/8" = 1'-0"

COLOR AND MATERIAL KEYNOTES

- 01 WOOD-GRAIN TEXTURED FIBROUS CONCRETE SIDING, SHERRILL ULLMANS BU 1751 - HIGH REFLECTIVE WHITE
 - 02 WOOD-GRAIN TEXTURED FIBROUS CONCRETE SIDING, SHERRILL ULLMANS BU 150 - EVERGREEN FOG
 - 03 WOOD-GRAIN TEXTURED FIBROUS CONCRETE SIDING, SHERRILL ULLMANS BU 254 - ALABASTER GRAY
 - 04 STONE, SHOULDERS STONE "CRYSTAL WHITE-TEXT FINISH"
 - 05 BRICK, BRAMPTON BRICK "ARCHITECTURAL SERIES, UTILITY SIZE BALCONY VELDOR"
 - 06 STONE, NO STONE, RIVERA SERIES, COLOR - "FLATIRON"
 - 07 WINDOW/DOOR FRAME: "BLACK"
 - 08 METAL-FACED CANTILEVERED BALCONY FRAME, SHERRILL ULLMANS BU 1751 - HIGH REFLECTIVE WHITE
 - 09 HORIZONTAL BAR RAILING: "BLACK"
 - 10 GARAGE DOOR, SHERRILL ULLMANS BU 100 - "HINDLE GRAY"
 - 11 ENTRY CANOPY AT STAIR ENTRANCE | CABLE-HANG SUNSCREEN: "BLACK"
 - 12 OPEN METAL FRAMEWORK AT STAIR ENTRANCES: "BLACK"
 - 13 UNIT ENTRY DOOR, SHERRILL ULLMANS BU 490 "CAVAT"
 - 14 UNIT ENTRY DOOR, SHERRILL ULLMANS BU 494 "TURKISH COPPER"
 - 15 GARAGE DOOR, MATCH WITH SURROUNDING MATERIAL - A. SHERRILL ULLMANS BU 1751 - HIGH REFLECTIVE WHITE | B. SHERRILL ULLMANS BU 704 - "HINDLE GRAY" | C. SHERRILL ULLMANS BU 5041 - "SOFT PINK"
- BUILDING CORNER, MATCH RESPECTIVE SIDING/MATERIAL COLOR.



REAR ELEVATION
NOTE: BUILDINGS WILL STEP TO FOLLOW FINAL GRADE - SEE CIVIL DRAWINGS

BUILDING 300
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
NOTE: BUILDINGS WILL STEP TO FOLLOW FINAL GRADE - SEE CIVIL DRAWINGS

BUILDING 300
SCALE: 1/8" = 1'-0"



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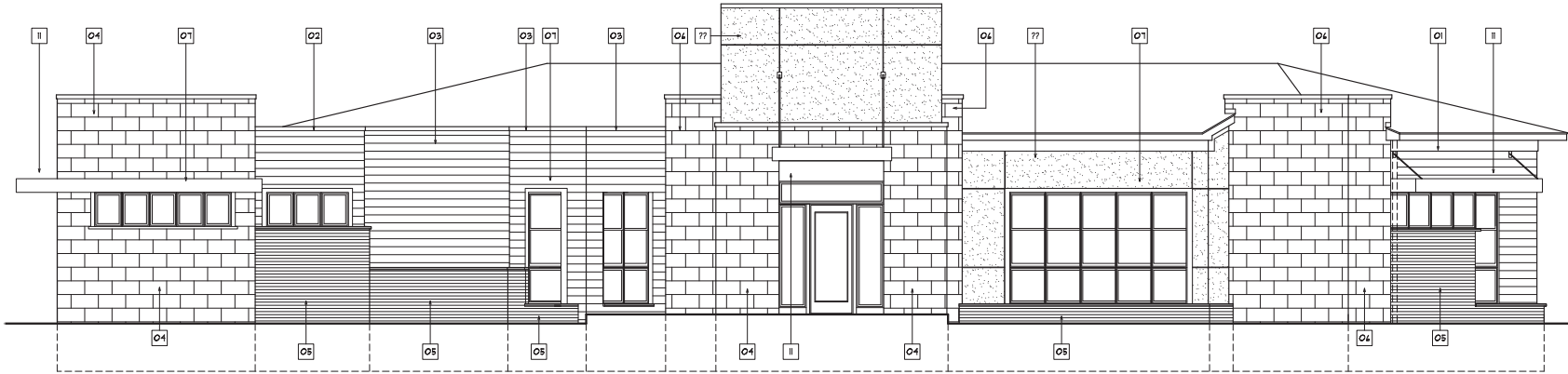
PROJECT: BLDG. 300 ELEVATIONS - TOWNHOUSES
 ARCHITECT: INNOVA APARTMENTS - BC NOVAPLEX LLC
 NOV1, MICHIGAN

SHEET NUMBER: AB
 JOB NUMBER: 1909
 DATE:

DRAWING: PRELIMINARY 07-24-19
 CHECKED BY: BEZTAK-NOVIL
 CAD FILENAME:

CONSTRUCTION PERMITS: 05-14-20
 PRELIMINARY PERMITS: 05-09-20

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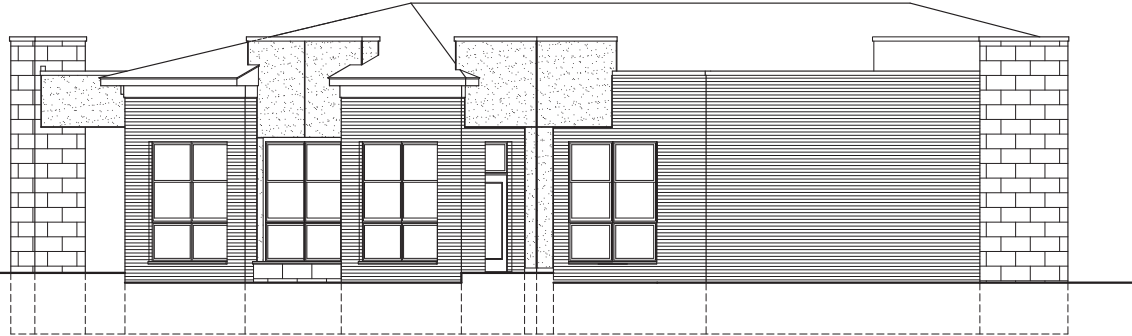


3 COMMUNITY BUILDING ELEVATIONS (EAST)
A11

SCALE: 1/4" = 1'-0"

COLOR AND MATERIAL KEYNOTES

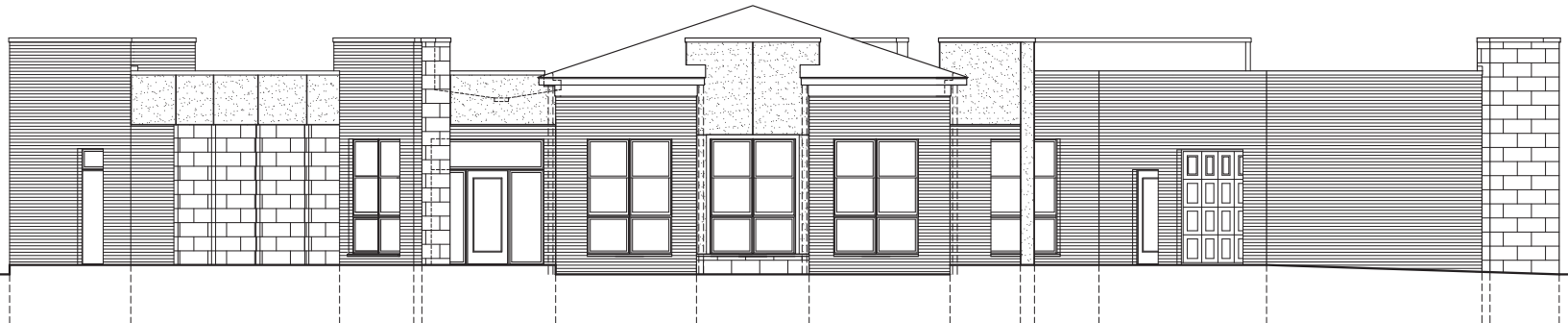
- O1 MIDD-GRAIN TEXTURED FIBROUS CONCRETE SIDING, SHERWIN WILLIAMS SW 787 - HIGH REFLECTIVE WHITE
 - O2 MIDD-GRAIN TEXTURED FIBROUS CONCRETE SIDING, SHERWIN WILLIAMS SW 430 - EVERGREEN FOG
 - O3 MIDD-GRAIN TEXTURED FIBROUS CONCRETE SIDING, SHERWIN WILLIAMS SW 491 - AUSTERE GRAY
 - O4 STONE, BRANTON BRICK ARCHITECTURAL SERIES, UTILITY SIZE - SALMON VELOUR
 - O5 STONE, NO STONE, MYKRA SERIES, COLOR - PLATINUM
 - O6 WINDOW/DOOR FRAMES: BLACK
 - O7 METAL-FACED GANTERISED BALCONY FRAME, SHERWIN WILLIAMS SW 197 - HIGH REFLECTIVE WHITE
 - O8 HORIZONTAL BAR RAILING, BLACK
 - O9 GARAGE DOORS, SHERWIN WILLIAMS SW 704 - RINDLE GRAY
 - I1 ENTRY CANOPY AT STAIR ENTRANCE
 - I2 CABLE-HUNG SUNSCREEN AT STAIR ENTRANCE, BLACK
 - I3 OPEN METAL WEATHERCAP AT STAIR ENTRANCE, BLACK
 - U1 UNIT ENTRY DOOR, SHERWIN WILLIAMS SW 440 'CAVARI'
 - U2 UNIT ENTRY DOOR, SHERWIN WILLIAMS SW 401 - TURKISH COPPER
 - G GARAGE DOOR, SURROUNDING MATERIAL: A. SHERWIN WILLIAMS SW 787 - HIGH REFLECTIVE WHITE, B. SHERWIN WILLIAMS SW 704 - RINDLE GRAY, C. SHERWIN WILLIAMS SW 401 - TURKISH COPPER
- *BUILDING COPING, MATCH RESPECTIVE SIDING/MATERIAL COLOR.



2 COMMUNITY BUILDING ELEVATION (SOUTH)
A11

SCALE: 1/4" = 1'-0"

MATERIALS	NORTH	SOUTH	EAST	WEST	CLUBHOUSE (AVERAGED)
BRICK	130%	100%	47%	43%	47.5%
STONE	47%	44%	81%	40%	29.5%
SIDING 50% MAX.	93%	9%	79%	5%	11.5%
EIFS 25% MAX.	25%	25%	0%	44%	5%
	0%	25%	15%	16%	5%
	100%	100%	124%	132%	100%



1 COMMUNITY BUILDING ELEVATION (SOUTH-WEST)
A11

SCALE: 1/4" = 1'-0"





Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000

COMMUNITY BUILDING ELEVATIONS

INNOVA APARTMENTS
BC NOVAPLEX LLC
NOVI, MICHIGAN

PROJECT NO: 07-24-19
 DATE: 05-14-20
 SHEET NO: 07-24-19

CHECKED BY: AMM
 DATE: 1909

SHEET NUMBER: A11



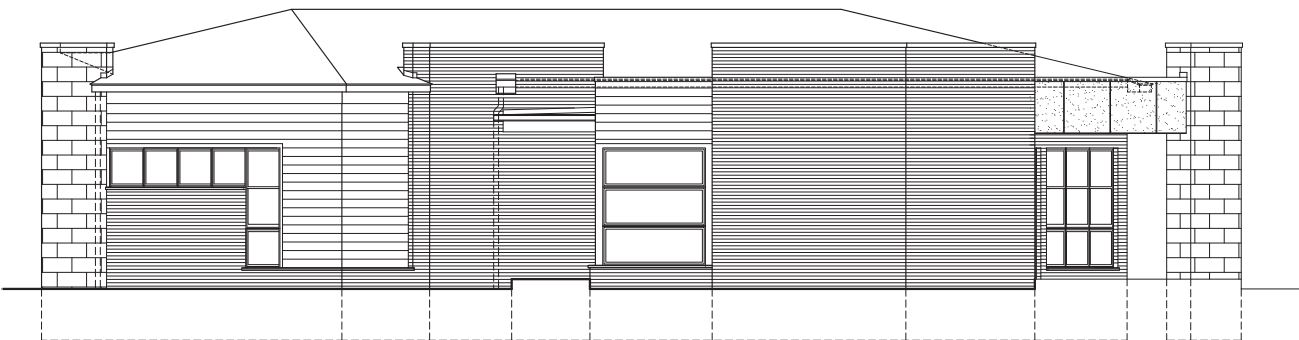
3
A12

COMMUNITY BUILDING ELEVATIONS (WEST)

SCALE: 1/4" = 1'-0"

COLOR AND MATERIAL KEYNOTES

- 01 WOOD-GRAIN TEXTURED FIBROUS CONCRETE SIDING SU TST1 - HIGH REFLECTIVE WHITE
 - 02 WOOD-GRAIN TEXTURED FIBROUS CONCRETE SIDING SU TST2 - EVERGREEN FOG
 - 03 WOOD-GRAIN TEXTURED FIBROUS CONCRETE SIDING SU TST3 - AUSTRERE GRAY
 - 04 STONE: BULLOCCO STONE, CRISTAL WHITE-TBC FINISH
 - 05 BRICK: BRANTON BRICK, ARCHITECTURAL SERIES/ UTILITY SIZE - SALMON YELLOW
 - 06 STONE: NO STONE, RYBKA SERIES, COLOR - PLATINUM
 - 07 WINDOWS/DOOR FRAMES: "BLACK"
 - 08 METAL-FRAMED CASITLVERED GARAGE DOORS SU 100 - HIGH REFLECTIVE WHITE
 - 09 HORIZONTAL BAR SAILING: "BLACK"
 - 10 GARAGE DOORS: BURNER SIDINGS SU 100 - "INDIAL GRAY"
 - 11 ENTRY CANOPY AT STAIR ENTRANCE: 1. CORAL-HALO SHIMMER: "BLACK"
 - 12 OPEN METAL FRAMEWORK AT STAIR ENTRANCE: "BLACK"
 - 13 UNIT ENTRY DOOR: BURNER SIDINGS SU 100 "CAVARI"
 - 14 UNIT ENTRY DOOR: BURNER SIDINGS SU 100X
 - 15 GARAGE DOOR: MATCH WITH SURROUNDING MATERIAL
- BUILDING CORNER: MATCH RESPECTIVE SIDING/MATERIAL COLOR.



2
A12

COMMUNITY BUILDING ELEVATIONS (NORTH)

SCALE: 1/4" = 1'-0"



1
A12

COMMUNITY BUILDING ELEVATIONS (NORTH-EAST)

SCALE: 1/4" = 1'-0"





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 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248 • 334 • 5000

COMMUNITY BUILDING ELEVATIONS

INNOVA APARTMENTS
 BC NOVAPLEX LLC
 NOV. MICHIGAN

PROJECT: 07-24-19
 PERMITS
 CONSTRUCTION
 REVIEWING: POLYBURY SPA 05-05-20
 ISSUED: 07-13-20
 REVISED: 05-14-20
 07-03-20

DRAWN BY: AMM
 CAD FILENAME:
 CHECKED BY:
 JOB NUMBER: 1909
 DATE:
 SHEET NUMBER: A12

PLANNING REVIEW



PLAN REVIEW CENTER REPORT
Planning Review
 November 6, 2020
JSP19-24 Innova Apartments (fka Novaplex)

PETITIONER

BC Novaplex LLC

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	12	
Site Location	East side of Haggerty Road, north of Twelve Mile Road	
Site School District	Novi Community School District	
Current Site Zoning	RM-2, High-Density Multiple Family with PRO Agreement	
Adjoining Zoning	North	OST, Office Service Technology
	East	Farmington Hills
	West	OST, Office Service Technology
	South	OST, Office Service Technology
Current Site Use	Vacant	
Adjoining Uses	North	Office
	East	Single family residential development
	West	Office
	South	Medical Office
Site Size	Gross: 22 Acres; Net: 21.04 Acres	
Parcel ID's	50-22-12-400-009, -010, and -011	
Plan Date	October 26, 2020	

PROJECT SUMMARY

The subject property is located on the west side of Haggerty Road, north of Twelve Mile Road in Section 12 of the City of Novi. The property totals about 22 acres and contains a significant amount of high-quality regulated woodlands along the western boundary. The applicant is proposing to develop a 272-unit multiple-family residential development. The development consists of two attached townhouse-style buildings and seven apartment-style buildings, as well as a community building. All apartment buildings range from three to four stories tall. The development contains a private street network with two entrances off Haggerty Road. The applicant received approval to rezone the site from Office Service Technology (OST) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay Agreement.

While the project was called Novaplex throughout the PRO process, the applicant recently received approval from the City's Project and Street Naming Committee to rename the project Innova Apartments.

PROJECT REVIEW HISTORY

A Preliminary Site Plan, also referred to as Novaplex, was initially approved for this property on August 16, 2000 for development of office buildings. It was identified by the project number SP 99-32B. Final site plan approval was granted in March 22, 2002. The City held an environmental pre-construction meeting on February 23, 2005, just before the site plan approval expired. In the spring of 2005, over half of the regulated woodlands were removed in the western/central part of the site. No office buildings were ever constructed. At this time, all the previous approvals/extensions for both the previous PRO and the site plan have expired and are no longer valid. The applicant requested to rezone to allow multiple family uses in June, 2019. Please refer to table below for more details.

Date	Type of meeting	Notes
January 10, 2018	Pre-application meeting	mixed use development with office and multiple-family residential
June 10, 2019	Pre-application meeting	Pre-application meeting. They indicated that their market study did not support office uses for that location.
September 11, 2019	Master Planning and Zoning Committee	The Committee has provided many comments for the applicant to consider and requested they come back with a revised plan.
December 11, 2019	Master Planning and Zoning Committee	The applicant revised the plan to address some of the concerns raised at the last meeting which are listed later in this review. Committee suggested that the applicant should work with staff with regards to other design issues prior to Planning Commission meeting.
March 25, 2020	Planning Commission Public Hearing	The PC postponed making a recommendation in order to allow the applicant to address issues raised in the staff and consultant review letters.
May 20, 2020	Planning Commission Consideration	The Rezoning and PRO Concept Plan was recommended for approval to the City Council
June 15, 2020	City Council	Council granted tentative approval of the Rezoning and PRO Concept Plan
August 31, 2020	City Council	Council granted final approval of the Rezoning and PRO Agreement and Plan

PRO OPTION

In August 2020, the applicant received City Council approval of the rezoning to RM-2 with a PRO Agreement which defines the terms of the development. The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning has been changed (in this case from OST to RM-2) and the applicant has entered into a PRO agreement with the City, which includes the Concept Plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant submits for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expire and the agreement becomes void.

RECOMMENDATION

Approval of the Preliminary Site Plan is **recommended, with additional comments to be addressed in the Final Site Plan submittal**. All reviewers now recommend approval.

Planning Commission's approval of Preliminary Site Plan, Phasing Plan, Wetlands Permit, Woodland Permit and Storm Water Management Plan is required.

REVIEW COMMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), Section 7.13 (Amendments to Ordinance) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the next submittal:

1. Phasing Plan: The applicant has not included a phasing plan. While the PRO Agreement does not require the developer to develop in multiple phases, the applicant should be aware of the requirements of Chapter 26.5 regarding Performance Guarantees should they elect a single phase. **The applicant has indicated the project will be developed in 2 phases on sheet C-2.0, with a note indicating all utilities and earthwork will be completed in Phase 1.**

2. Off-Site Wetland Mitigation: The applicant has provided a plan to fulfill a portion of their wetland mitigation within on off-site parcel elsewhere in the City. The mitigation area would account for 0.59 acre of the total 1.26 acres required by the Wetland and Watercourse Protection Ordinance. The proposed area is located south of Grand River, west of Providence Parkway, and appears to be adjacent to the ITC Corridor. There are existing wetland areas adjacent to the north and east. Additional details of the existing conditions on this site are needed in order to determine whether this is a suitable and viable location for the proposed mitigation. **The wetland mitigation area is required to be placed in a conservation easement. The applicant has provided a letter from the landowner indicating he is willing to grant such easement to the City, as well as a temporary easement for the developer to construct the mitigation. See the Wetland Review letter for additional discussion of the mitigation proposed. The applicant shall provide a survey showing any existing easements on the property. Engineering details of the proposed areas of wetland mitigation will be reviewed with Final Site Plan submittal.**

3. Usable Open Space (Section 3.1.8.D): The PRO Agreement states the development will meet or exceed the requirement of Usable Open Space (54,400 square feet) and that the areas designated will conform to the definition of Usable Open Space as defined in the Zoning Ordinance:
 - o Balconies with direct access to the dwelling unit;
 - o Courts and yards at grade level which are devoted exclusively to recreational use, and which:
 - Are open and unobstructed from its lowest level to the sky; and
 - Are directly accessible by means of a common passageway to residents of all dwelling units within the buildings; and
 - Has no dimension less than fifty (50) feet; and
 - Are designed and intended for the private recreational use of residents of the building.
 - o Roof-top recreational uses are also permitted but those are not proposed for this development.

The applicant has revised their open space plan to provide areas suitable to be designated as Usable Open Space in conformance with the above definition. Balconies and patio areas make up 14,660 square feet, while the pool area adjacent to the clubhouse provide 7,973 square feet of usable open space. A 33,346 square foot area in the northwest accounts for the bulk of the usable open space, with a wood chip trail and benches shown on the plan as amenities. A total of 55,979 square feet of usable open space is proposed.

4. Bicycle Parking (Section 5.16): The plans indicate bicycle parking at various locations throughout the development. Sheet C-2.0 indicates 13 outdoor locations and 5 indoor rooms accommodating 4 bikes each throughout the development for a total of 72 spaces.
5. Distance Between Buildings (Section 3.8.2.H): The applicant was asked throughout the PRO rezoning process to provide a table showing the distance between buildings met the requirements of the Ordinance. Although the proposed distance between buildings was provided, they did not calculate if it met the standards. Buildings 6 and 7 do not meet the minimum distance required as calculated: $(184.8 + 184.8) + 2(50 + 39) / 6 = 91$ feet required. The proposed distance is 79 feet. This deviation was not called out in the PRO Agreement, but the layout of the buildings was generally approved in the Concept Plan.
6. Major Drives: Although the PRO Agreement granted deviations from several of the requirements for Major Drives, those were supported with the understanding that additional traffic calming measures would be implemented along the western North/South drive. **The applicant has added 2 crosswalks, as well as a 3-way stop at the northern end and a 2-way stop at the southern end to serve as traffic-calming measures.**
7. Carport Design: The applicant has not addressed the façade comment in their response letter that the carports do not include the required brick on the end elevations, and revisions to the carport design have not been included in this submittal. **As stated in the PRO Agreement "The carport design shall provide for side paneling that shall include a brick surface, consistent with the examples provided as exhibits to the Planning Commission and City Council."**
8. Parcel Combination: The project area spans three parcels 22-12-400-009, 22-12-400-010, and 22-12-400-011 will need to be combined. **The lot combination shall be completed prior to submitting Final Stamping Sets, with the new parcel number and legal description indicated. Contact the Assessing Department to [apply for a lot combination](#).**
9. Plan Review Chart: **The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail.**

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

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

- A. **Dedication of Rights-of-Way**. Developer shall dedicate the existing and future rights-of-way on Haggerty Road along the full frontage of the Land and shall show such dedication on the PRO Plan.
- B. **Easement to Adjacent Property**. Developer shall provide an easement at the southeast corner of the Property, as shown on the PRO Plan, in order to facilitate the extension of Heatherbrook Drive, for the purpose of ensuring the orderly entry into both the Project and the adjacent development known as the Infinity Medical Building. The form of the easement shall be reviewed by the City Engineer and City Attorney.
- C. **Sidewalk Gaps**. Developer shall be responsible for the design and construction of two off-site sidewalk gaps, totaling approximately 600 feet, to complete sidewalk coverage between 13 Mile Road, Cabot Drive, Twelve Mile Road, and Haggerty Road as part of final site plan. The general location of the sidewalk gaps are as shown on the PRO Plan. The City will be responsible to secure any needed right-of-way or property owner approvals for the installation of the improvements. If as any portion of the sidewalk gaps the City is unable to secure the needed rights-of-way or other approvals prior to issuance of the first certificate of occupancy, of any kind, Developer shall, at or before issuance of such certificate of

occupancy, contribute at the time of issuance the estimated cost of all improvements, including tree removal and replacement, grading, and installation (as determined by the City's engineering consultant before the first pre-construction meeting) into the City's sidewalk fund. The estimated cost shall be deposited by the Developer with the City before the issuance of any certificate of occupancy.

- D. **Open Space.** Developer shall meet or exceed the Open Space requirement for the RM-2 District as shown in the PRO Plan. A minimum of 54,400 square feet of open space is required. The areas designated as open spaces shall conform to the Zoning Ordinance definition of Usable Open Space.
- E. **Parking.** The current PRO Plan proposes a total of approximately 577 parking spaces, the breakdown of which includes approximately 451 spaces spread across the site, including attached/detached garages, carports and surface parking. An additional 126 apron spaces in front of attached garages will be provided to count towards the minimum required. Driveway apron spaces may provide additional guest parking for certain units with access to garage parking, and will be reserved for people renting the garage, as shall be stated in the lease agreement. During the course of the detailed site design, it may be necessary to add or subtract parking spaces as needed or as required to facilitate final engineering acceptable to the City. Minor changes to the parking count up to +/- 3% of the total parking count (garages, garage aprons, carports and surface spaces) are allowed.
- F. **Wetlands.** Proposed impacts to on-site wetlands shall be mitigated in accordance with the City of Novi Wetland and Watercourse Ordinance. Developer shall provide on-site wetland mitigation to the extent feasible, as determined by the City, with any remaining mitigation areas mitigated within the City as required by the Ordinance before issuance of any certificate of occupancy. Off-site mitigation shall be completed no later than before issuance of any kind of occupancy permit for the fourth residential building.

Developer shall also provide a wetland conservation easement over any areas of on-site and off-site (if any) wetland mitigation within 60 days of issuance of the wetland permit.

- G. **Woodlands.** Developer acknowledges that it has obligations with regard to tree replacement and/or deposits from its previous development proposal, as outlined in "Previous Development Tree Replacement Requirements" which remains in place. Any additional replacement credits not planted on site will require a payment of \$400 per credit into the Novi Tree Fund, regardless of prior approvals. Developer shall provide a woodland conservation easement over any existing regulated woodlands and any replacement trees planted on site that result from disturbing existing regulated woodlands within 60 days of issuance of the woodlands permit. Native ground cover seeding shall not exceed 5% of the replacement credits planted on site.
- H. **Architecture and Building Materials.** The architectural design of the buildings, including material selections, shall be as shown in the PRO Plan submittal. Both the appearance and the intended uses of the proposed development factored into the City's approval of the PRO Plan, the PRO Conditions, and this PRO Agreement. As part of the PRO approval process, the Developer submitted detailed building elevations, information regarding façade materials, landscaping, proposed uses, and site layout details. The City took those representations into consideration when determining to approve this PRO, including all of the deviations from ordinance standards required and listed herein. Such representations and proposed uses, site layout, building design and architectural styles are therefore Conditions of this PRO.

Developer shall exceed the required amount of brick or stone on the building exterior to a total of no less than 40 percent of the building façades, per the applicable definitions provided for in the Novi Zoning Ordinance. The carport design shall provide for side paneling that shall include a brick surface, consistent with the examples provided as exhibits to the Planning Commission and City Council.

Developer shall design the Project in such a way so that the project will achieve the Leadership in Energy and Environmental Design (LEED) "Certified" level of the U.S. Green Building Council's rating system following the construction process. Before issuance of Building Permits, Developer will provide to the Community Development Department a review from a third party consultant acceptable to the City indicating that the Project, as designed, has a preliminary rating that would allow the Project to achieve LEED Certified status. The developer shall follow through with registering the project for LEED certification.

- I. **Density limitations.** The maximum number of dwellings to be constructed shall be 272. The overall density of dwelling units shall not exceed 12.40 per gross acre (13.95 dwelling units per net acre). The height of the buildings shall not exceed four stories, as shown in the PRO Concept Plan.
- J. **Phased Construction Permitted.** The Development may be constructed in a single phase or multiple phases, at the Developer's option. If developed in phases, a phasing plan shall be approved as part of final site plan approval.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances that were approved as part of the PRO Agreement:

- a. Planning Deviation from section 3.8.2.C. for exceeding the maximum allowable length of buildings (180 feet, maximum allowed, a range of 185 feet to 307 feet permitted as shown on the PRO Plan). During detailed site design, the City may allow increases of up to 5 feet.
- b. Planning Deviation from section 3.8.2.D for not meeting the minimum orientation for all buildings along an outer perimeter property line (45 degrees required, 0 degrees approved).
- c. Planning Deviation from section 5.16 for not meeting the minimum width requirements for the paved access path to bike parking (six feet required, five feet approved).
- d. Landscape deviation from section 5.5.3.B.ii and iii for lack of berms between the site and the properties on the north, south and west.
- e. Landscape deviation from sections 5.5.3.F.ii, 5.5.3.B.ii and iii for lack of required street trees along Haggerty Road.
- f. Landscape deviation from section 5.5.3.F.ii to allow the usage of sub-canopy trees for up to 25% of the required multifamily unit trees.
- g. Planning Deviation from section 5.2.12.A & B for a 30 percent reduction in the minimum requirements for parking. A minimum of 624 spaces are required, 577 are approved. The current plan proposes a total of 451 spread across the site, including attached/detached garages, carports and surface parking. An additional 126

spaces on driveway aprons in front of attached garages shall also be provided to count toward the required number. Lease agreements shall include restrictions for driveway apron parking spaces as noted in the Planning Review letter. Minor changes to the parking count up to +/- 3% of the total parking count (garages, garage aprons, carports and surface spaces) are allowed.

- h. Traffic Deviation from section 5.10 for not meeting the minimum width requirements for a major road (minimum of 28 feet required, 24 feet approved).
- i. Traffic Deviation from section 5.10 for allowing parallel and perpendicular parking on a major drive.
- j. Traffic Deviation from section 5.10 for not meeting the minimum requirements for major drive centerline radius.
- k. Planning Deviation from section 4.19.1.J for exceeding the maximum number of accessory buildings for properties more than 21,780 square feet (a maximum of two are permitted; six garages and 20 carports approved).
- l. A Section 9 Façade ordinance waiver for not meeting the minimum requirement of 30 percent brick for the carports on the long side.
- m. Planning Deviation from section 3.8.1.A.ii.b for exceeding the maximum percentage of one-bedroom units (maximum of 20% is allowed, 36% is approved).
- n. Planning Deviation from section 3.8.1.B for exceeding the maximum allowable number of rooms for this development (maximum of 458 rooms is allowed, 744 rooms are approved). During detailed site design, the City may allow a de minimus increase to up to 750 rooms.
- o. Planning Deviation from section 3.8.2.F to allow building facades with windows leading to habitable space located within 25 feet from a parking area or drive.

SUMMARY OF REVIEWS

- a. Engineering Review: Engineering **recommends approval**. Additional comments to be addressed with Final Site Plan submittal.
- b. Landscape Review: This project is **recommended for approval** for Preliminary Site Plan, with additional comments to be addressed at the time of Final Site Plan submittal.
- c. Wetlands Review: A City of Novi Non-Minor Wetland Permit and Buffer Authorization are required for the proposed impacts to wetlands and regulated wetland setbacks. Wetland mitigation is proposed both on-site and off-site. Wetland mitigation areas will be required to be placed in a conservation easement. Additional comments to be addressed with Final Site Plan. **Wetlands recommends approval**.
- d. Woodlands Review: Woodland review **recommends approval** of the Preliminary Site Plan. The Plan indicates that 7 regulated woodland trees are proposed to be removed, requiring thirteen (13) Woodland Replacement Credits which shall be paid into the City of Novi Tree Fund.
- e. Traffic Review: Traffic **recommends approval**. Refer to Traffic review for more detail.
- f. TIS Review: The Traffic Impact Statement is **recommended for approval** at this time. Revisions are required to incorporate supplemental information provided into the TIS report.
- g. Facade Review: The buildings generally achieve the conditions for architecture outlined in the PRO Agreement, with the exception of the carports. Facade **recommends conditional approval** of a Section 9 façade waiver, provided the carport elevations are revised to include brick as required by the PRO Agreement.
- h. Fire Review: Fire **recommends conditional approval**.

NEXT STEP: PLANNING COMMISSION MEETING

This Site Plan will be scheduled to go before Planning Commission for public hearing on **November 18, 2020 at 7:00 p.m.** Please provide via email the following **by noon on November 12, 2020**, if you wish to keep this schedule:

1. Site Plan submittal in PDF format (maximum of 10MB). **THIS HAS BEEN RECEIVED.**
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan (Optional to be used for Planning Commission presentation).

FINAL SITE PLAN SUBMITTAL

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

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

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

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

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

STAMPING SET APPROVAL

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

SITE ADDRESSING

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

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

STREET AND PROJECT NAME

This project has received approval from the Project Naming Committee. **If any street names are to be proposed, please contact Madeleine Daniels (248-347-0579)** in the Community Development Department for additional information. The application can be found by clicking on this [link](#).

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled, therefore it is recommended you start this process once Final Site Plans have been approved. Please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department to begin this step.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

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



Lindsay Bell, AICP – Senior Planner

Attachments:

1. Planning Review Chart



PLANNING REVIEW CHART: RM-2 WITH PRO

Review Date: November 6, 2020
Review Type: Revised Preliminary Site Plan
Project Name: JSP 19-24 INNOVA APARTMENTS (FKA NOVAPLEX)
Plan Date: October 26, 2020
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 345-1325

Bold To be addressed before Planning Commission public hearing for PSP
Underline To be addressed with Final Site Plan submittal
Bold and Underline Deviations approved as part of PRO agreement
Italics Notes to be noted

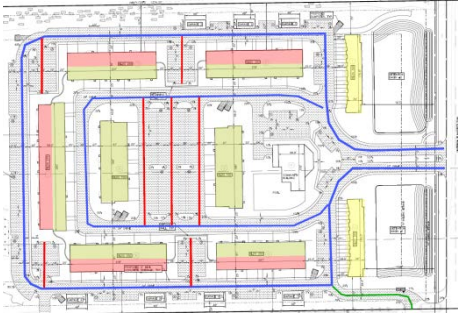
Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Office research development and technology	9 residential buildings with 272 units and a clubhouse	No	<i>City Council approved Rezoning with PRO agreement 9-14-20</i>
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Effective January 8, 2015)</i>	RM-2 High-density Multiple Family	RM-2 High-density Multiple Family	Yes	
Uses Permitted (Sec 3.1.21.B & C)	Office and Service Uses Sec. 3.1.21.B. - Principal Uses Permitted. Sec. 3.1.21.C. – Special Land Uses Permitted.	Sec. 3.1.8. Multi-Family Residential	Yes	
Phasing		Phasing plan is now included in submittal. Response letter indicates all utilities and earthwork will be constructed in Phase 1.	Yes	<i>The PRO Agreement details the timing of development and provides guidelines for when utilities and other improvements must be completed. Planning Commission will review the phasing plan.</i>
Height, bulk, density and area limitations (Sec 3.1.8.D)				
Frontage on a Public Street. <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	The site has frontage and access to Haggerty Road	Yes	
Minimum Zoning Lot Size for each Unit: in Acres <i>(Sec 3.8.1)</i>	RM-1 and RM-2 Required Conditions		Yes	
Minimum Zoning Lot Size for each Unit: Width in Feet			Yes	

(Sec 3.8.1)					
<u>Usable Open Space Area</u> (Sec 3.1.8.D) Article 2: Definitions	200 sf of Minimum usable open space per dwelling unit For a total of 272 dwelling units, <u>required Open Space:54,400 SF</u> <u>Refer to definitions for Usable Open Space and Open Space in the ZO</u>	Usable open space proposed = 55,979 sf Patios & Balconies: 14,660 sf Pool adj to clubhouse: 7,973 sf Wooded area in NW corner: 33,346 sf	Yes		
Maximum % of Lot Area Covered (By All Buildings)	45%	11.93 %	Yes		
Building Height (Sec. 3.20)	65 ft. or 5 stories whichever is less	3 stories and 4 stories	Yes		
Minimum Floor Area per Unit (Sec. 3.1.8.D)	Efficiency	400 sq. ft.	Not proposed	NA	List the proposed minimum unit floor area for each unit type on layout plan under Site Data
	1 bedroom	500 sq. ft.	788?	Yes?	
	2 bedroom	750 sq. ft.	1099?	Yes?	
	3 bedroom	900 sq. ft.	1800?	Yes?	
	4 bedroom	1,000 sq. ft.	Not Proposed	NA	
<u>Maximum Dwelling Unit Density/Net Site Area</u> (Sec. 3.1.8.D) <i>Per Sec. 3.8.2.B, all buildings less than four stories should comply with RM-1 regulations for limits on percent of 1 bedroom units and number of rooms.</i>	Efficiency	Max 10%	Not proposed	No	<u>PRO Agreement grants a deviation for percentage of 1-Bed units (up to 36%)</u>
	1 bedroom	31.1 Max 20 % for buildings less than 4 stories	Proposed 96 1-bedroom units 35 % 1 Bedroom Units 4.66 DUA		
	2 bedroom	20.7	152 2-br units proposed 7.13 DUA		
	3+ bedroom	15.8	22 3-br units proposed 1.14 DUA		
Residential Building Setbacks (Sec 3.1.8.D)					
Front @ Haggerty Road	75 ft. (Sec. 3.6.B)	All building setback 75 feet from all sides	Yes		
Rear West	75 ft.				
Side North	75 ft.				
Side South	75 ft.				
Parking Setback (Sec 3.1.8.D) (Sec 3.1.12.D)Refer to applicable notes in Sec 3.6.2					
Front (3.6.2.B)	75 ft.	A minimum of 20 ft. on all sides.	Yes		
Rear (3.6.2.B)	20 ft.		Yes		
Side (3.6.2.B)	20 ft.		Yes		
Note To District Standards (Sec 3.6.2)					
Exterior Side Yard Abutting a Street	All exterior side yards abutting a street shall be	No exterior side yards	NA		

(Sec 3.6.2.C)	provided with a setback equal to front yard.			
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard	Parking is not proposed in the front yard	NA	
Distance between buildings (Sec 3.6.2.H)	It is governed by sec. 3.8.2 or by the minimum setback requirements, whichever is greater	RM-2 code has additional requirements for distance between buildings.	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands exist on south and west side of the site. Impacts are proposed.	Yes?	Both on-site and off-site wetland mitigation projects are proposed. See Wetland Review letter for detailed comments.
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Screening is provided	Yes	Refer to landscape review for more comments
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q	None required	NA	
RM-1 and RM-2 Required Conditions (Sec 3.8)& (Sec 3.10)				
<u>Total number of rooms</u> (Sec. 3.8.1.B)	For RM-2 building less than four stories, RM-1 regulations apply; Total No. of rooms < Net site area in SF/2000 For RM-2 buildings, four or more: Total No. of rooms < Net site area in SF/700 Total number of rooms allowed for 3 story development: 458 <i>Total number of rooms allowed for 4-story development: 1309</i>	Total number of rooms proposed:744	Yes	<u>PRO Agreement grants a deviation for room count, allows up to 744 rooms</u>
Public Utilities (Sec. 3.8.1)	All public utilities should be available	All public utilities are available	Yes	
<u>Maximum Number of Units</u> (Sec. 3.8.1.A.ii) <i>Applicable for RM-1 building and RM-2 buildings less than four stories</i>	Efficiency < 5 percent of the units	Not Proposed	NA	<u>PRO Agreement grants a deviation for percentage of 1-bedroom units, allows up to 36%</u>
	1-bedroom units < 20 percent of the units	35.3%	No	
	Balance should be at least 2-bedroom units	Proposed 2- and 3-bed units	Yes	

Room Count per Dwelling Unit Size (Sec. 3.8.1.C) *An extra room such as den count towards an extra room	Dwelling Unit Size	Room Count *		Yes	Floorplans are provided. The plans indicate a large area for both living/dining.
	Efficiency	1	Not proposed		
	1 bedroom	2	2		
	2 bedroom	3	3		
	3 or more bedrooms	4	4		
For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room, dining room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways, and storage. Plans presented showing one (1), two (2), or three (3) bedroom units and including a "den," "library," or other extra room shall count such extra room as a bedroom for the purpose of computing density.					
Setback along natural shore line (Sec. 3.8.2.A)	A minimum of 150 feet along natural shore line is required.		No natural shore line exists within the property	NA	
Structure frontage (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive built per City standards.		Proposed Private Drive	Yes	
<u>Maximum length of the buildings</u> (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.		Most of the buildings exceed 180 ft.	Yes	<u>PRO Agreement grants a deviation for exceeding 180 feet.</u>
<u>Modification of maximum length</u> (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if			No	
	Common areas with a minimum capacity of 50 persons for recreation or social purposes		Not applicable		
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines abutting a residential district or major thoroughfare		Does not abut residential district 163 feet setback from Haggerty Road		
<u>Building Orientation</u> (Sec. 3.8.2.D)	Where any multiple dwelling structure and/ or accessory structure is located <u>along an outer perimeter property line adjacent to another residential or nonresidential district</u> , said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.		Buildings and Accessory structures (Carport and Garages) orientation do not meet the minimum requirement for all buildings	Yes	<u>PRO Agreement grants a deviation for building orientation</u>
Yard setback restrictions (Sec. 3.8.2.E)	Within any front, side or rear yard, <u>off-street parking, maneuvering lanes, service drives or</u>		Parking is provided in the required side yards. Less than 30% indicated	Yes	

	<u>loading areas</u> cannot exceed 30% of yard area			
Off-Street Parking or related drives (Sec. 3.8.2.F)	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas or	25 ft. minimum	Yes	Drive aprons are not subject to this requirement
Off-street parking and related drives shall be	No closer than 8 ft. for other walls or	Appears to comply	Yes	
	No closer than 20 ft. from ROW and property line	Minimum of 20 ft. is maintained	Yes	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	Appears to comply	Yes	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Provides connectivity to Haggerty Road	Yes	
	All sidewalks shall comply with barrier free design standards	A note has been added	Yes	
Minimum Distance between the buildings (Sec. 3.8.2.H)	(Total length of building A + total length of building B + 2(height of building A + height of building B))/6	Buildings 6 & 7 – 91 feet required, 79 feet proposed; All others appear to meet standards	Yes	<u>Distance between buildings 6 and 7 does not meet minimum required – however layout approved in PRO Concept Plan</u>
Minimum Distance between the buildings (Sec. 3.8.2.H)	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	Buildings are setback by at least 30 ft. from each other, or 26.8 ft. with corner to corner	Yes	
5.10 Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses				
<u>Road standards</u> (Sec. 5.10)	A private drive network within a cluster, two-family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards (twenty-eight (28) feet back-to-back width	The proposed layout does not comply with multiple requirements of this section. All drives in the development are considered Major Drives	No	<u>PRO Agreement grants a deviation major drive width</u>

<p>For the purpose of this review, staff categorized the drives as follows:</p> <ol style="list-style-type: none"> 1. Major Drive: Blue line 2. Minor Drive: Green line 3. Parking Drives: Red line 				<p>(Earlier layout shown in diagram, minor changes have since been made)</p>
<p><u>Major Drives</u></p>	<ul style="list-style-type: none"> - Width: 28 feet - 	<p>Outer loop major drive is 24 feet wide Inner loop is 28 feet wide Parking drives are 24 feet wide</p>	<p>No</p>	<p><u>PRO Agreement grants a deviation major drive width</u></p>
<p>Minor Drive</p>	<ul style="list-style-type: none"> - Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet 	<p>Meets the requirements</p>	<p>Yes</p>	
<p><u>Parking on Major and Minor Drives</u></p>	<ul style="list-style-type: none"> - Angled and perpendicular parking, permitted on minor drive, but not from a major drive; - minimum centerline radius: 100 feet - Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius 	<p>On-street perpendicular/parallel parking is proposed on all Major Drives</p> <p>Minimum centerline radius is not provided</p>	<p>No</p>	<p><u>PRO Agreement grants a deviation to allow perpendicular and parallel parking on a major drive</u></p>
<p>Driveways, Parking, Loading and Dumpster Requirements</p>				
<p><u>Number of Parking Spaces</u> (Sec.5.2.12.A & B)</p>	<p>For 2 or less bedroom units: 2 spaces each For 3 or more bedroom units: 2 ½ spaces each</p> <p>For 96-1 BR units: 192 spaces 152-2 BR units: 304 spaces For 24- 3 bedroom units: 60 spaces</p> <p>TOTAL: 556 spaces</p>	<p>Attached Garages: 120 Detached Garages: 31 Carports/Surface: 282</p> <p>TOTAL PROPOSED (not including 120 Apron spaces): 433</p>	<p>Yes</p>	<p><u>PRO Agreement grants a deviation for total required parking, and allows apron spaces to count toward total number provided</u></p>

Landbank Parking (Sec.5. 2.14)	Maximum number of Landbank spaces: 25% of required parking	Not proposed	NA	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	<ul style="list-style-type: none"> - 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping 	<ul style="list-style-type: none"> - 24 ft. two-way drives - 9 ft. x 17 ft. parking spaces with buffer or sidewalk as required 	Yes	Refer to Traffic comments
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	<ul style="list-style-type: none"> - shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer 	Not applicable	NA	
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance 	End Islands are proposed wherever applicable	Yes	Include dimensions on the plan. Refer to Traffic comments. <u>All parking end islands must be three feet shorter than the adjacent parking space. Interior islands can be same length as spaces.</u>
Barrier Free Spaces <i>Barrier Free Code</i>	556 spaces required; 12 spaces For every 6 accessible spaces, 1 is required to be van-accessible	13 handicap spaces are proposed at multiple locations. Two are provided near the club house Dimensions will accommodate van accessible	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 	Dimensions provided	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs proposed	Yes	<u>Final site plan will need to indicate location of van accessible signage</u>

Minimum number of Bicycle Parking (Sec. 5.16.1)	One (1) space for each five (5) dwelling units For 272 units, 54 bike spaces are required	68 spaces provided Notes sheet C-2.0 states 13 rack locations with 4 spaces each; 5 indoor rooms will hold 20 bikes	Yes	
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	The bike racks are indicated on sheet C-2.0; noted to be located at 11 different locations including the clubhouse. Sidewalks are 5'	Yes No	<u>PRO Agreement grants a deviation to allow 5 feet sidewalk in lieu of 6 feet</u>
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Provided	Yes	
Loading Spaces Sec. 5.4.1	For RM-2, there is no standard loading area required		NA	
Exterior lighting Sec. 5.7	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting and photometric plan is not provided at this time	No	A lighting and a photometric plan is required with the next submittal. The plans are expected to conform to the code.
Accessory Use (Sec. 4.19)				
Accessory Buildings Sec. 2.2. Definitions	Any structure, either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind.	Proposed Garages and carports are subject these requirements	Yes	
Location: Accessory Building Sec. 4.19.1.B	They shall not be erected in any required front yard or in any required exterior side yard.	Proposed in rear yard and interior side yard	Yes	
Setbacks: Detached Accessory Building Sec. 4.19.1.G	<ul style="list-style-type: none"> - It shall not be located closer than ten (10) feet to any main building - It shall not be located closer than six (6) feet to any interior side lot or rear 	Carports: 25 feet minimum from buildings Garages: 20 feet minimum	Yes	

	lot line.			
Height: Detached Accessory Building Sec. 4.19.1.G	The height equal to the maximum permitted height of the district; provided, if the accessory building exceeds one (1) story or fourteen (14) feet in height, the building shall be set back one (1) foot for each foot the building exceeds fourteen (14) feet in height.	Proposed structures comply with this requirement – 15 feet max. height for garages	Yes	
<u>Façade requirements for Accessory building in excess of 200 sf</u> Sec. 4.19.1.L	<ul style="list-style-type: none"> - materials and architecture shall be compatible with the principal structure, - shall have a minimum roof pitch of 3/12 and overhangs of no less than six (6) inches. 	Garages:30% brick min. Carpports: Elevations do not show brick	No	Please refer to Façade review for more comments. <u>PRO Agreement grants a deviation to allow Section 9 façade waiver for carports to not meet 30% brick on long side. Carport elevations are expected to meet the Ordinance requirement on end sections.</u>
Maximum Total Floor Area Sec. 4.19.1.C	The total floor area of all accessory buildings shall not occupy more than Twenty-five (25) percent of any required rear yard.	Appears to comply	Yes	
<u>Maximum number of Accessory buildings</u> Sec. 4.19.1.J	Lots less than 21,780 SF: 1 Lots more than 21,780 SF: 2	Garages: 6 Carports: 20	Yes	<u>PRO Agreement grants a deviation to allow greater number of accessory structures</u>
Dumpster Sec 4.19.2.F	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft., from property line. - Away from Barrier free Spaces 	Dumpsters are located at six different locations All are detached Farther than 10 ft.	Yes	

<p>Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances</p>	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	<p>Dumpster enclosure details not provided</p>	<p>No</p>	<p>Provide additional information that conforms to the code at the time of Preliminary site plan</p>
<p>Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii</p>	<p>All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building</p>	<p>Does not appear to be proposed</p>	<p>NA</p>	
<p>Roof top appurtenances screening</p>	<p>Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.</p>	<p>Does not appear to be proposed</p>	<p>NA</p>	
<p>Accessory Structures (Sec. 4.19.2)</p>	<p>Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.</p> <p>Flagpoles, solar structures, transformers and utility boxes</p>	<p>Carports and garages are proposed and covered above; No additional accessory structures appear to be proposed</p>	<p>NA</p>	
<p>Sidewalks</p>				
<p>Non-Motorized Plan</p>	<p>Proposed Off-Road Trails and Neighborhood Connector Pathways. No trails proposed in the vicinity</p>	<p>Applicant is proposing to build off-site sidewalks to provide connectivity to Haggerty Corridor Park</p>	<p>Yes</p>	
<p>Internal Sidewalks Sec. 3.8.2.G</p>	<p>Five foot sidewalks required on both sides of internal public or private drives</p>	<p>Sidewalk provided on drives where buildings are present.</p>	<p>Yes</p>	
<p>Public Sidewalks (Chapter 11, Sec.11-276(b))</p>	<p>A 6 foot sidewalk is required along Haggerty Road</p>	<p>6' Sidewalk proposed along Haggerty Road</p>	<p>Yes</p>	
<p>Other Requirements</p>				

Residential Entryway lighting Sec. 5.7	One street light is required per entrance.	Not provided at this time	No	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Additional information is requested in this and other review letters to verify conformance	No	Please provide additional information as requested
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Community Impact statement provided, which addresses these questions.	Yes	
Other Permits and Approvals				
Development/ Business Sign (City Code Sec 28.3) <i>Sign permit applications may be reviewed as part of Preliminary Site Plan or separately for Building Office review.</i>	Signage if proposed requires a permit. It can be reviewed at the time of Preliminary site plan or after site plan approval	Signage is not proposed at this time.	Yes?	<u>For sign permit information contact ordinance at 248-735-5678</u>
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	The project received Project name approval. It requires street name approval	Yes	
Property Split or Combination	The proposed property combination must be submitted to the Assessing Department for approval.	Three parcels are to be combined	No	<u>Parcel combination should be completed prior to final stamping set submittal with new parcel number and legal description provided.</u>

Other Legal Requirements				
PRO Agreement (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed		NA	<u>PRO Agreement has been approved and executed; and will be recorded at the County</u>
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Clarify if Master Deed will be used	NA	<u>If one is proposed, then a Master Deed draft shall be submitted and approved prior to Stamping Set approval.</u>
Conservation easements	Conservation easements are required for woodlands and wetland mitigation areas		No	<u>Conservation easement boundaries shall be shown on the site plan; Legal documents and exhibits must be submitted at the time of Final Site Plan for review and approval</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Not provided at this time	No	<u>A lighting and photometric plan is required during Final site plan review</u>
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.			
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices (Also see Sec. 5.7.3.D)			

	Type & color rendition of lamps			
	Hours of operation			
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties			
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)			
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 			
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred 			
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min			
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			

Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Cut off Angles (Sec. 5.7.3.L)	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle			

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

October 14, 2020

Engineering Review

Innova Apartments
JSP19-0024

Applicant

BC Novaplex LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: West side of Haggerty Road, between Twelve Mile Road and Thirteen Mile Road
- Site Size: 22.00 acres gross
- Plan Date: 09/02/2020
- Design Engineer: PEA, Inc.

Project Summary

- Proposed residential apartments.
- Water service would be provided by looping public water main from the existing 12-inch water main on the neighboring parcels to the north and south.
- Sanitary sewer service would be provided by extension of existing 8-inch sanitary sewer near the southeast corner of the site.
- Storm water would be collected by a single storm sewer collection system and detained in two proposed on-site detention basins.

Recommendation

Approval of the Preliminary Site Plan is recommended, with items to be addressed at Final Site Plan submittal.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance, and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

General

1. The City of Novi benchmark #12-14 referenced on sheet C-1.0 does not appear in current City records nor on the survey and shall be removed from the plans.
2. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
3. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets-rev. 02/16/2018), sanitary sewer (3 sheets- rev. 02/16/2018), storm sewer (2 sheets- rev. 02/16/2018), and paving (2 sheets-rev. 03/05/2018). These details can be found on the City's website at this location: <http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx>
4. The Non-Domestic User Survey form for sanitary sewer flow shall be submitted to the City so it can be forwarded to Oakland County. The form was included in the original site plan package.
5. A right-of-way permit will be required from the City of Novi and Oakland County.
6. Provide sight distance measurements for the Novi Road entrance in accordance with Figure VIII-E of the Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances, which can be found here: https://library.municode.com/mi/novi/codes/code_of_ordinances?nodeld=P11COOR_CH11DECOST.
7. The proposed access (ingress/egress) easement for the secondary connection to the adjoining property to the south, along with the emergency access agreement, are noted on the plans.
8. **Obtain permission for the off-site sidewalk gaps, such as right-of-way dedication, easements, etc.**
9. Add quantities to the Sign Legend table on sheet C-3.0.
10. Provide a construction materials table listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
11. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
12. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
13. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.

14. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. A handful of trees appear to encroach on this separation distance within the proposed water main easement. If possible, consider shifting these trees.
15. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
16. **Minimum detail requirements for all sites with common irrigation systems connected to public water supplies:** Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

Water Main

17. Remove the water main basis of design on the utility sheet. This information is not necessary.
18. Show the proposed water main easements on the plans.
19. Provide additional valves to limit pipe runs to a maximum of 800 feet between valves, or a maximum of thirty (30) multiple units to be out of service during a single line failure.
20. Provide a profile for all proposed water main 8-inch and larger.
21. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.
22. Provide a separate domestic lead and 6-inch fire lead for each building with a unique shut-off valve for each.
23. Call out the existing hydrant near the southeast corner of the development (BM#302) for relocation.

Sanitary Sewer

24. Show the proposed sanitary sewer easements on the plans.
25. Provide a sanitary sewer monitoring manhole, unique to the clubhouse, within a dedicated access easement. Provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).

26. Illustrate all pipes intersecting with manholes on the sanitary profiles.

Storm Sewer

27. Provide conveyance (pipe) calculations.
 - a. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
 - b. 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.
 - c. Match the 0.80 diameter depth above invert for pipe size increases.
 - d. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
 - e. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
28. Provide profiles for all storm sewer 12-inch and larger.
29. 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.
30. 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.
31. Illustrate all pipes intersecting storm structures on the storm profiles.
32. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
33. Show and label all roof conductors, and show where they tie into the storm sewer.
34. Clarify whether storm sewer, underdrain, etc. is proposed running east-west near the south property line.

Storm Water Management Plan

35. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
36. **Provide current soil borings in the vicinity of the storm water basins to determine soil conditions and to establish the high water elevation of the groundwater table. Note the bottom of the detention facility must be a minimum of three (3) feet above the groundwater elevation. Note the 1999 McDowell & Associates geotechnical report will not be accepted as current.**
37. Regarding the proposed storm outlet connection on Haggerty Road, coordinate with Oakland County to ensure the existing ditch has adequate

- capacity to intake the additional flow from the proposed site. Provide evidence of this capacity.
38. Storm water quality standards can be met with the proposed and preferred permanent 3-foot pool depth of the detention basins. The proposed pre-treatment structures may be removed.
 39. An adequate maintenance access route (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment) to the outlet control structure for Detention Basin No. 1 shall be provided as it has for Detention Basin No. 2. Additionally, a maintenance access route shall be provided for any pretreatment structures, if kept. Verify access routes do not conflict with proposed landscaping.
 40. Provide a 5-foot wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
 41. Provide an access easement for maintenance over the storm water detention system and the pretreatment structures (if kept). Also, include an access easement to the detention area from the public road right-of-way.
 42. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
 43. Due to maintenance concerns, each restricting orifice in the control structure shall be a minimum of **1 square-inch in size**, even though this may result in a flow rate above that calculated.
 44. A 25-foot vegetated buffer shall be provided around the perimeter of each storm water basin. Call out the said buffer on plan. Both basins appear to be lacking the full 25 feet of buffer on the sides abutting the main site drive aisle and Buildings 1 and 10 above the proposed freeboard elevations of 911.00. The retaining wall cannot be included in the buffer, since the wall is unable to be vegetated.

Paving & Grading

45. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
46. The on-site sidewalks adjacent to the main entrance drive aisles shall be located at least 5 feet off the backs of curbs.
47. On sheet, C-9.0, add "maximum" to the 2.0% cross slope shown in the Concrete Sidewalk detail.
48. The proposed Haggerty Road sidewalk and off-site gaps should generally be located such that the outside edge is one (1) foot inside the master planned right-of-way line, as described in Chapter 7.4.2(C) of the Engineering Design Manual. If existing topography or other constraints interfere with this requirement, a request for variance from the Design and Construction Standards can be submitted.

49. For the proposed Haggerty Road sidewalk and off-site gaps, provide spot elevations at the connections with existing (on the adjacent properties to the north and south), and note these grades as "match existing".
50. Provide an emergency access gate at the proposed emergency access drive to the adjacent property to the south.
51. Provide a note on the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first building permit in the subdivision.
52. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
53. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
54. Verify the slopes along all ingress/egress routing to the buildings from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
55. Provide at least 3-foot of buffer distance between sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan if the 3-foot separation cannot be provided.
56. Show proposed grades for all adjusted sanitary, water, and storm structures.
57. Revise the minimum on-site road cross-section to 1.5 inches of MDOT 5E1 on 2.5 inches of MDOT 3C on 8 inch of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.
58. Clarify where standard duty versus heavy duty asphalt is proposed on-site with hatching.
59. Coordinate the required Haggerty Road pavement cross section with the Road Commission for Oakland County and show on plans.
60. Remove the two 18" curb details from sheet C-9.0 in favor of the detail provided on the City standard paving details.
61. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
62. The following areas should have 6-inch high curb rather than 4-inch:
 - a. The 19-foot parking stalls located north of building #4.
 - b. All landscape islands without the two-foot overhang allowance.
63. A License Agreement will be required for the proposed detention basin #1 retaining wall within the proposed sanitary sewer easement.

Flood Plain

64. The 100-year floodplain is not located on the site.

Soil Erosion and Sediment Control

65. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Agreements

66. A License Agreement will be required for the proposed detention basin #1 retaining wall within the proposed sanitary sewer easement. The agreement shall state that the wall and all site facilities within the influence of the wall that may be removed or damaged in the event the utility requires maintenance will be **the responsibility of the property owner** to repair or replace. A template agreement is available from the Engineering Division.
67. Approval from the neighboring property owner to the south for the emergency access agreement shall be forwarded to the Engineering Division **prior to site plan approval.**

The following must be submitted with the Final Site Plan:

68. 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. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
69. An itemized construction cost estimate must be submitted to the Community Development Department 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 estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

70. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.

71. A draft copy of the ingress/egress easement for shared use of the drive entry on Haggerty Road must be submitted to the Community Development Department. This document is available on our website.
72. A draft copy of the 20-foot wide easement for the water main to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
73. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
74. A draft copy of the 20-foot wide easement for the sanitary sewer monitoring manhole access to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
75. A draft copy of the warranty deed for the proposed 60-foot wide right-of-way along Haggerty Road must be submitted for review by the City and acceptance by Oakland County.
76. For the proposed Haggerty Road off-site sidewalk gaps, draft copies of the warranty deeds for right-of-way dedication, easements, or similar legal instruments granting permission must be submitted to the Community Development Department. Contact the Engineering Division with questions.

The following must be addressed prior to construction:

77. 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).
78. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
79. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
80. Construction inspection fees in an amount to be determined must be paid to the Community Development Department.
81. Legal escrow fees in an amount to be determined must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project.** This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
82. A storm water performance guarantee in an amount to be determined (equal to 120% of the cost required to complete the storm water

- management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
83. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Division at 248-347-0498 to determine the amount of these fees.
 84. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
 85. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
 86. A permit for all proposed work activities within the Haggerty Road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the City website and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details and plan sheets applicable to the permit only.
 87. A permit for work within the Haggerty Road right-of-way must be obtained from the Road Commission for Oakland County (RCOC). Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the road right-of-way will be constructed in accordance with the RCOC standards. **Be advised that review by the RCOC may take four weeks or longer.**
 88. A permit for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
 89. A permit for sanitary sewer construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit. **Be aware that approval by both (1) Oakland County Water Resources Commissioner (OCWRC) and (2) Wayne County Department of Public Services (WCDPS) are required prior to submittal to EGLE.**
 90. An NPDES permit must be obtained from EGLE since the site is over 5 acres in size. EGLE may require an approved SESC plan to be submitted with the Notice of Coverage.

91. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).
92. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).
93. The amount of the incomplete site work performance guarantee for this development will be determined (equal to 1.2 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be reduced prior to the Temporary Certificate of Occupancy (TCO), at which time it will be based on the percentage of construction completed.

The following must be addressed prior to issuance of building permits:

94. All easements and agreements referenced above must be executed, notarized, and approved by the City Attorney and Engineering Division.
95. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
96. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
97. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
98. Submit a Maintenance Bond to the Community Development Department in an amount to be determined (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on our website.
99. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.
100. Provide a warranty deed for the proposed road right-of-way along Haggerty Road for acceptance by the City.

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

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Victor Boron at (248) 735-5695 with any questions.

A handwritten signature in black ink that reads "Victor Boron". The signature is written in a cursive style and is positioned above a horizontal line.

Victor Boron
Project Engineer

cc: Lindsay Bell, Community Development
Ben Croy, P.E., Engineering
Kate Richardson, Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

October 12, 2020

Innova Apartments

Preliminary Site Plan - Landscaping

Review Type

Preliminary Landscape Review

Job

JSP19-0024

Property Characteristics

- Site Location: 29000 Meadowbrook Road
- Site Acreage: 18.47 ac.
- Site Zoning: R-A
- Adjacent Zoning: North, East, South, West: R-A
- Plan Date: 9/2/2020

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

LANDSCAPE DEVIATIONS GRANTED BY CITY COUNCIL ON 8/31/20 IN PRO AGREEMENT:

- Lack of screening berms between the site and the properties on the north, south and west.
- Lack of street trees due to overhead electrical lines and an underground gas line along Haggerty Road which make planting street trees impossible.
- Deviation to use subcanopy trees for up to 25% of the required multifamily unit trees.

Recommendation

This project is **recommended for approval for Preliminary Site Plan**. The minor revisions noted below can be addressed on the Final Site Plans.

Ordinance Considerations

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

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

1. All trees to be removed are clearly indicated on Sheets T-1.0 – T-1.2.
2. **Please correct the note regarding replacement trees provided on Sheet T-1.0.**
3. **Please do not propose any new tree plantings within the protected woodlands.**

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

The project's landscape deviation for not providing the required buffering berms on the north, west and south sides was granted by the City Council as either proposed dense landscaping or existing preserved woods were deemed sufficient.

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

1. The required greenbelt landscaping has been provided.

2. A landscape deviation to not provide the required street trees along Haggerty Road was approved by City Council as there are underground utilities that prevent the planting of those trees.
3. **Please add as much undulation in depth and height as possible to the greenbelt berms.**

Multifamily Residential Project Requirements (Zoning Sec 5.5.3.F.ii)

1. Based on there being 64 ground floor living units, 192 unit landscaping trees are provided.
2. City Council approved a landscape deviation to allow the applicant to use subcanopy trees for up to 25% of those trees (48) to add diversity to the site.
3. Including parking lot trees that may count toward the unit tree requirement, staff counted 210 trees provided. The number of unit trees provided may be reduced to 192 if desired by the applicant.
4. Based on the interior drive length, 176 canopy trees are required along the interior drive. 173 proposed trees and 2 existing trees are provided. **Please add one more interior drive perimeter tree.**
5. All of the buildings meet the requirement that at least 35% of their frontage is landscaped.

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

1. All required parking lot interior space and trees and perimeter landscaping are provided. The tree requirement was met with Multifamily unit trees, as is allowed by the ordinance.
2. It appears that the applicant only took credit for the parking lot perimeter trees as being Multifamily unit trees. Thus, the number of Multifamily unit trees may have been over-provided by approximately 18 canopy or large evergreen trees. **Please verify the counts.** If there is a surplus, the number of multi-family unit trees may be reduced to the 192 required (see above). It is highly recommended to remove the proposed trees proposed within the protected woodland.

Building foundation Landscaping (Zoning Sec 5.5.3.D)

1. Based on the clubhouse building perimeter, 2,744SF ((393-10*5' doors) x 8) of landscape area is required but only 2,036 SF is provided.
2. **Please revise the calculations and provide additional landscaping around the outside of the pool fences.**

Plant List (LDM 2.h. and t., 4)

1. Provided
2. 27 of 33 species used (82%) are native to Michigan. Please try to maintain a high percentage when foundation landscaping is added to the plant list. There are many attractive native species that could be used for foundation landscaping as well as overall site landscaping.
3. The tree diversity provided meets the requirements of the Landscape Design Manual.

Planting Notations and Details (LDM)

Please provide details and notes as required to meet the city's requirements.

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

1. Provided per the ordinance.
2. **Please identify all areas of the site with *Phragmites australis*.**
3. **If there is some the applicant must provide detailed plans for its complete removal, per MDEGLE standards.**

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans. An actual irrigation plan could be provided in the electronic stamping set if desired.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Preliminary Site Plan

Review Date: October 12, 2020
Project Name: JSP19-24: Innova Apartments
Plan Date: April 20, 2020
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

LANDSCAPE DEVIATIONS GRANTED BY CITY COUNCIL ON 8/31/20 IN PRO AGREEMENT:

- Lack of screening berms between the site and the properties on the north, south and west.
- Lack of street trees due to overhead electrical lines and an underground gas line along Haggerty Road which make planting street trees impossible.
- Deviation to use subcanopy trees for up to 25% of the required multifamily unit trees.

Please copy the above list and introductory line with the meeting date.

Items in **Bold** need to be addressed by the applicant before approval of the PRO Concept Plan.
Underlined items need to be addressed for Preliminary and/or Final Site Plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Site plan scale is 1"=50'	Yes	<u>Please use a smaller scale (1"=20', minimum) for the detailed foundation and clubhouse planting designs when they are provided.</u>
Project Information (LDM 2.d.)	Name and Address	Location map is on cover sheet	Yes	Please copy the location map to the landscape plans.
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Provided in title block	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	No		<u>Need original signature on stamping sets</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	In Title Block	Yes	

Item	Required	Proposed	Meets Code	Comments
Zoning (LDM 2.f.)	Include all adjacent zoning	<u>Parcel:</u> OST <u>Proposed rezoning:</u> RM-2 <u>North, South, West:</u> OST <u>East:</u> Farmington Hills Single Family residential	Yes	
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> Legal description or boundary line survey Existing topography 	Description, Topo on C-1.0	Yes	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> Show location type and size. Label to be saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> Tree labels, woodland limits on Sheet C-1.0, T-1.0-T-1.2 The layout preserves most of the existing trees on site – only 7 regulated trees are shown as being removed. Removals indicated on T-1.0-T1.2 Replacement calculations provided on T-1.0 	Yes/No	<ol style="list-style-type: none"> Please see the ECT letters for comprehensive reviews of the woodland and wetland impacts. Please revise the note on T-1.0 stating that 104 3" cal deciduous trees 7 54 8' Evergreens are provided as no replacements are currently shown on the plan. If replacements won't be planted on the site, please add a note stating that the applicant will make a deposit to the tree fund for the amount due.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	Soil types and map provided on Sheet L-1.1	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants Proposed light posts 	<ul style="list-style-type: none"> All utilities are shown on Utility Plan and Landscape Plan. No light posts are provided. 	<ul style="list-style-type: none"> Yes No 	
Proposed grading. 2'	Provide proposed	<ul style="list-style-type: none"> Contours and 	Yes	

Item	Required	Proposed	Meets Code	Comments
contour minimum (LDM 2.e.(1))	contours at 2' interval	spot elevations are provided on Sheet C-4.0. <ul style="list-style-type: none"> ▪ Contours are shown on the landscape plan. ▪ Existing and proposed walls are shown on the landscape plan. ▪ The HWL elevation is shown as 910.00 and the shrubs are located at that elevation 		
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	Only the City of Novi clear vision zones are provided at the Haggerty Road entry.	No	Please show the RCOC clear vision zone for Haggerty Road entry and City of Novi clear vision zone for all interior intersections. (RCOC rules are attached to this review).
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Seed is shown as the groundcover across the site.	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 200 SF to qualify ▪ A minimum of 200sf unpaved area per tree planted in an island ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC ▪ Minimum 200sf per tree planted in an island 	<ul style="list-style-type: none"> ▪ Islands are provided. ▪ Islands labeled are satisfactory. ▪ Islands at south edge of Lot F are too narrow to be interior islands 	<ul style="list-style-type: none"> ▪ Yes ▪ Yes ▪ No 	The PRO plan was accepted by City Council with the narrow islands at the south end of Lot F so they may remain as they are.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.		Yes	
Contiguous space limit (j)	Maximum of 15 contiguous spaces	15 is maximum bay length	Yes	

Item	Required	Proposed	Meets Code	Comments
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> No plantings with matured height greater than 12' within 10 ft. of fire hydrants Keep trees at least 5 feet from underground utility lines. 	All trees are located at least 10 feet from hydrants.	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	<ul style="list-style-type: none"> Road Commission for Oakland County clear distance zones for Haggerty Road entry. 25 ft corner clearance required at internal intersections. Refer to Zoning Section 5.5.9 	City of Novi clear zones are provided at Haggerty Road.	No	<ol style="list-style-type: none"> Please indicate the clear vision zone per RCOC regulations for Haggerty Road entry (attached) and per Novi rules (Sec 5.9 illustration is below) for interior intersections. Please check clear vision zones and verify that trees won't block views.
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	<ul style="list-style-type: none"> $A = x \text{ sf} * 7.5 \% = A \text{ sf}$ $50,000 * 7.5\% = 3750 \text{ sf}$ 			
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> $B = x \text{ sf} * 1\% = B \text{ sf}$ $(X - 50000) * 1\% = B \text{ sf}$ $(56511-50000)*1\% = 65 \text{ sf}$ 			
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ sf} * 5\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	$B = 0.5\% \times 0 \text{ sf} = B \text{ SF}$	NA		
All Categories				
C = A+B Total square footage of landscaped islands	$A + B = C \text{ SF}$ $3750+75 = 3,815 \text{ sf}$	6,155 sf	Yes	

Item	Required	Proposed	Meets Code	Comments
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> • C/200 = D Trees • 3815/200 = 19 trees 	19 trees	Yes	
Parking Lot perimeter trees	<ul style="list-style-type: none"> • 1 Canopy tree per 35 lf • 913lf/35 = 26 trees 	25 trees are provided (multi-family unit trees)	No	Please add one additional perimeter parking lot tree.
Access way perimeter	See Multi-family interior drive parking lot requirements below			
Parking land banked	None	None		
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> ▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours ▪ Berm should be located on lot line except in conflict with utilities. ▪ Berms should be constructed with 6" of topsoil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Landscaped berm 4.5-6 feet high required around all of project as it borders OST on the north, west and south	<ul style="list-style-type: none"> ▪ No berms ▪ Dense plantings, mostly large evergreen trees, are provided along the north and south property lines. ▪ Approximately 300 feet of existing woodland is to be preserved on the entire western portion of the property. 	No	A landscape deviation was granted for the lack of berms.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	Berm with 2' crest and minimum 3' height is required	A 3' tall berm is provided.	Yes	Please add variations in height to both berms, with a minimum height of 3 feet.
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% ▪ Min. 2 feet flat horizontal area ▪ Minimum 3 feet high ▪ Constructed of loam with 6' top layer of topsoil. 	No	No	Please provide a typical berm cross section showing the construction details noted to the left.
Type of Ground		NA		

Item	Required	Proposed	Meets Code	Comments
Cover				
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	<ul style="list-style-type: none"> ▪ An overhead line crosses the site along Haggerty Road, just inside the right-of-way. ▪ An underground gas line is within the right-of-way ▪ No trees are proposed within 15 feet of the line. 	Yes	Please show the utility lines on the berm cross section, with spacing.
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	Retaining walls are indicated in the site interior in several locations.	TBD	
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		No details are provided	TBD	
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	Adjacent to Pkg: 20 ft. Not adj to Pkg: 34 ft	162 ft min	Yes	
Min. berm crest width	2'	Varying width, min 2'	Yes	
Minimum berm height (9)	3 ft	3' tall, consistent	Yes	Please add variations in height, with 3' min ht
3' wall	(4)(7)	No walls are indicated in the greenbelt	Yes	
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ Not adj to pkg: 1 tree per 35 lf ▪ (698-63-38)lf/35 = 17 trees 	18 deciduous canopy & large evergreen trees	Yes	
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ Not adj to pkg: 1 tree per 25 lf ▪ (698-74-24)lf/25 = 24 trees 	26 subcanopy trees	Yes	
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	<ul style="list-style-type: none"> ▪ 1 tree per 35 lf ▪ (698- RCOC clear vision zone halfway between sidewalk and curb/edge of pavement: ▪ x/35 = x trees 	No trees	No	A landscape deviation was granted for the lack of street trees due to the presence of underground utilities along Haggerty Road.
Multi-family/Attached Dwelling Units (Zoning Sec 5.5.3.E.ii)				
Interior Street Trees	• 1 deciduous canopy	173 proposed trees	No	Please add 1 more

Item	Required	Proposed	Meets Code	Comments
(Sec 5.5.3.E.ii.B.ii.b(2))	tree per 35 lf of interior roadway, excluding driveways, parking entry drives and interior roads adjacent to public rights-of-way <ul style="list-style-type: none"> • $x/35 = y$ trees • $6155/35 = 176$ trees 	+ 2 existing trees		interior street tree
Site Landscaping (Sec. 5.5.3.E.ii.b.(1))	<ul style="list-style-type: none"> • (3) deciduous canopy trees or large evergreen trees for each dwelling unit on the ground floor. • Evergreens not closer than 20 ft from roadway • 64 units * 3 = 192 trees 	Total Provided <ul style="list-style-type: none"> • 19 Parking lot interior trees • 25 Parking lot perimeter trees • 48 Canopy trees • 70 Evergreen trees • 48 subcanopy trees • 210 total trees 	Yes	1. A landscape deviation was granted to use subcanopy trees for up to 25% of the required unit foundation landscaping trees (48 subcanopy trees) to help provide diversity. 2. If the applicant wishes to remove up to 18 canopy or large evergreens from the plan that aren't required to meet other requirements, that would be approved as the 192 tree requirement would be met.
Building Foundation Landscaping	<ul style="list-style-type: none"> • 35% of building frontage facing drives must be landscaped with mix of trees, bushes, perennials, grasses and/or annuals. • Clubhouse should have landscaping around at least 75% of the building. Area = Perimeter * 8 	<ul style="list-style-type: none"> • All residential buildings' frontages have at least 35% of their frontages shown as being landscaped. • Clubhouse only has landscaping along 50% of its perimeter. 	<ul style="list-style-type: none"> • Yes • No 	1. Additional clubhouse landscaping must be provided as no deviation was granted for a deficiency in its landscaping. It should be based on the perimeter less the doorways, not all of the paved area between the building and the pools. The additional landscaping can be located along the pool fence to help screen some or all of the rear of the building.

Item	Required	Proposed	Meets Code	Comments
				2. <u>Provide detailed foundation planting plans with species on Final Site Plans.</u>
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> ▪ A minimum of 2 ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	None proposed	TBD	<ol style="list-style-type: none"> 1. <u>When transformer locations are finalized, screening shrubs per standard detail are required.</u> 2. <u>Please add a note to this effect to the plans.</u>
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> ▪ Clusters of large native shrubs shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	<ul style="list-style-type: none"> ▪ The masses provided meet the requirement. ▪ All shrub species used around the detention pond are native to Michigan. 	<ul style="list-style-type: none"> ▪ Yes ▪ Yes 	While not required, you might want to specify 1 male winterberry for every 8-10 females, spread evenly among the females, to promote berry production.
Phragmites Control	<ul style="list-style-type: none"> ▪ Survey site for Phragmites australis ▪ If any is found, show location(s) on existing conditions plan and provide a control plan for its complete eradication. 	None indicated	TBD	<ol style="list-style-type: none"> 1. <u>Please survey the site and add a control plan if necessary.</u> 2. <u>If none is found, please add a note to that effect to the existing conditions plan.</u>
Woodland Replacement Trees (Sec 37, LDM)				
Species breakdown	<ul style="list-style-type: none"> ▪ Replacement mix must approximate mix of trees removed. ▪ No more than 10% evergreen since forest is a deciduous hardwood forest with no evergreens. 	No replacement trees are shown on the site.	TBD	<ol style="list-style-type: none"> 1. <u>Since there appear to be extra multifamily unit trees on the site, some of them could be designated as woodland replacements.</u> 2. <u>As they will need to be in a conservation easement, it is recommended that they be near the woods. 10% or less of the provided credits should be evergreens.</u>
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				

Item	Required	Proposed	Meets Code	Comments
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Between Mar 15- Nov 15	No	<u>Please add to plan set</u>
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> Include statement of intent to install and guarantee all materials for 2 years. Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	No	No	<u>Please add to plan set</u>
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	No	No	<u>Please add to plan set</u>
Irrigation plan (LDM 2.s.)	<ul style="list-style-type: none"> A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans. An alternative method of providing water for plant establishment and long-term survival can be proposed instead. 	None		<ol style="list-style-type: none"> Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long-term survival. The irrigation plan should follow the city's guidelines, which are listed below. If xeriscaping is used, <u>please provide information about plantings included and how they will be watered until established.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h., 4) – Include all cost estimates				
Quantities and sizes	<ul style="list-style-type: none"> Refer to LDM suggested plant list, tree diversity requirements. At least 50% of species used should be native to Michigan. 	Yes	Yes	1. <u>Please work to use a similar proportion of native species in the foundation plantings.</u>
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> Tree diversity is good 27 of 33 non-woodland 	Yes	

Item	Required	Proposed	Meets Code	Comments
		replacement species (82%) used are native to Michigan		2. <u>Please show sweetgum as non-native as it is not native to Michigan.</u>
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Multi-stem Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	<ul style="list-style-type: none"> ▪ Yes ▪ Tree fencing line is shown on T-1.0 	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	<ul style="list-style-type: none"> ▪ Yes ▪ Note is added on Sheet L-1.0 	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	<ul style="list-style-type: none"> ▪ Existing tree tags and woodland line are shown on T-1.0 ▪ Trees to be removed are shown as lighter than trees to be saved and are indicated on tree chart. 	Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	None		
Plant Sizes for ROW, Woodland replacement and	See Landscape Design Manual Table 9.b.(2)(a).i for required sizes	Yes	Yes	

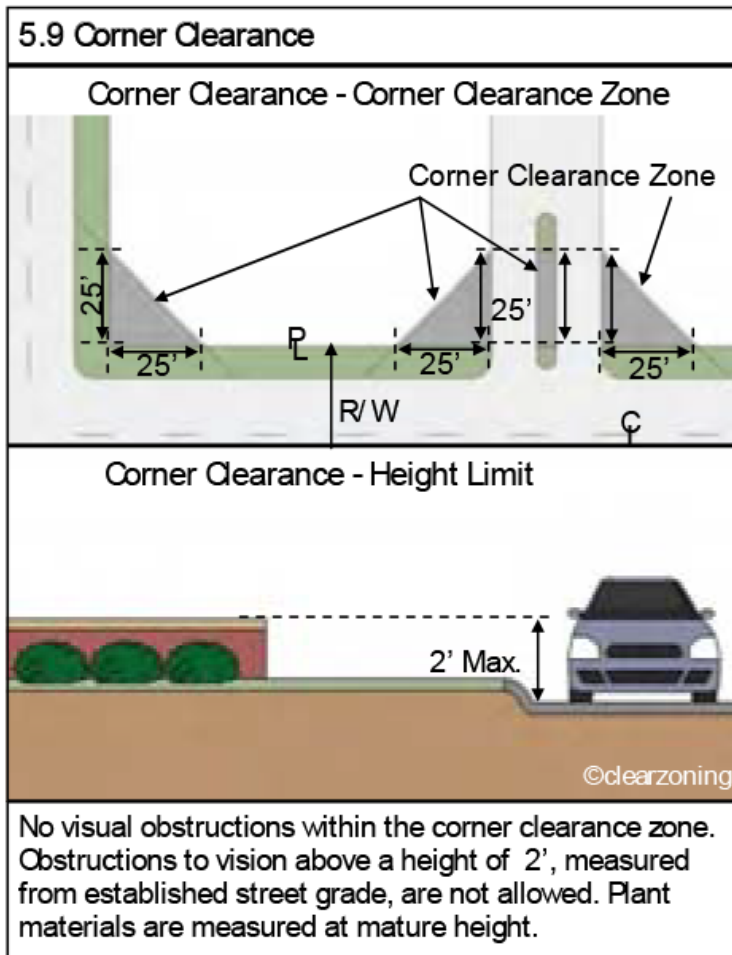
Item	Required	Proposed	Meets Code	Comments
others (LDM 9.b.(2)(a)i)				
Plant size credit (LDM 9.b.(2)(a)(ii))	NA	None		
Prohibited Plants (LDM 9.b)	No plants on City Invasive Species List	None are proposed	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No trees are proposed beneath the overhead utility line.	Yes	
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. 	Shown in planting details	Yes	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

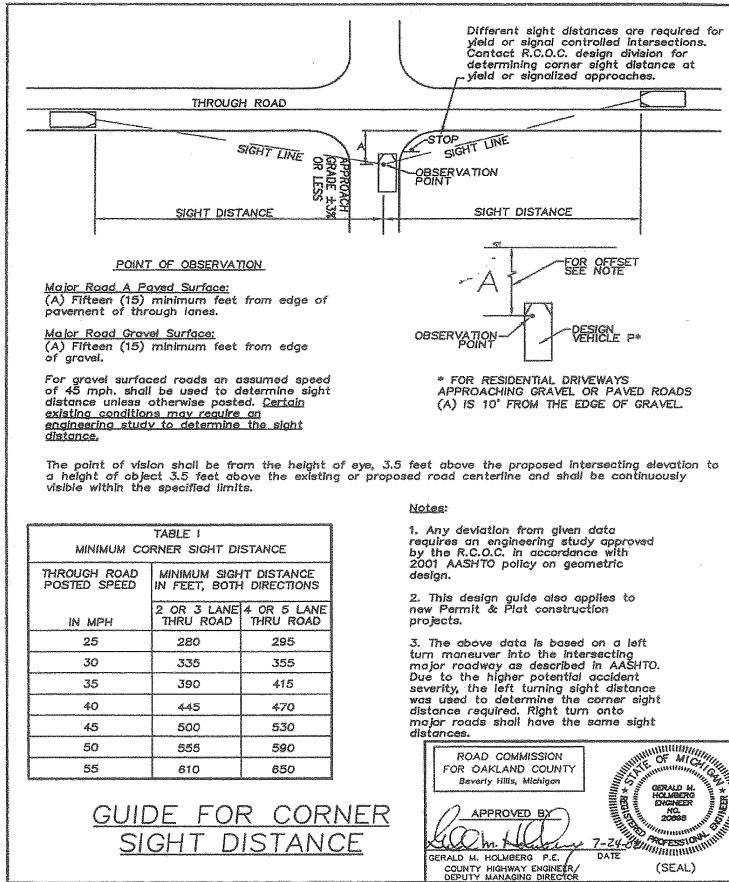
Irrigation System Requirements

- Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.
- Attached is a handout that addresses winterization installation requirements to assist with this.
- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.



Road Commission for Oakland County Sight Distance Guidelines

FIGURE 6-1



WETLAND REVIEW



ECT Project No. 200626-0100

October 13, 2020

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

Re: Innova Apartments (fka Novaplex) JSP19-0024
 Wetland Review of the Preliminary Site Plan (PSP20-0065)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Innova Apartments project (fka Novaplex) prepared by PEA Group dated September 2, 2020 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT most-recently visited the proposed project site on August 20, 2019 for the purpose of a wetland boundary verification.

ECT currently recommends approval of the Preliminary Site Plan for Wetlands. The Applicant should address the items noted below in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Required (Impacts currently > 0.25-acre wetland mitigation threshold)
Wetland Buffer Authorization	Required
EGLE Permit	Required
Wetland Conservation Easement	Required for any areas of proposed on-site/off-site wetland mitigation

The proposed project is located north of Twelve Mile Road and west of Haggerty Road (between the vacant Magna building to the north and the Botsford Center Rehabilitation Center to the south). The project site includes Parcel ID's 50-22-12-400-009, -010, and -011. The Plan proposes the construction of nine (9) multi-family residential buildings, a club house/community building, garages, associated parking and utilities and two (2) stormwater detention basins.

An on-site wetland delineation and tree survey have been completed for the site by PEA, Inc.. ECT previously completed an on-site woodland field verification as well as an on-site wetland boundary verification. In addition, the Michigan Department of Environmental Quality (MDEQ, now the Michigan

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Department of Environment, Great Lakes, and Energy (EGLE)) conducted a Level 3 Wetland Identification Review of approximately 22 acres on the subject site on June 7, 2018. The MDEQ Wetland Identification Report is dated July 5, 2018 (Report). At that time, the MDEQ stated that “based on our site investigation which included a review of plants, hydrology, and soils, the DEQ confirms, in part, the wetland boundary lines flagged by your consultant. The DEQ also reviewed other pertinent information such as aerial imagery, soil survey data, topographic mapping data, and surface hydrology data”. In addition, the Report states:

Approximately 0.72-acre of wetland was overlooked and omitted by the consultant. The DEQ extended the consultant’s wetland delineation boundary flagging associated with wetlands within the western and northcentral portion of the Wetland Identification Program (WIP) review area and located two other wetlands within the southwest portion of the WIP review area. The wetland areas showed evidence of sustained surface (or near-surface) hydrology occurring during the growing season and were associated with hydrophytic plant species and hydric soil.

Modified boundaries were documented on the enclosed site map (Figure 2). The site map of the WIP review area was created by combining information from your consultant and the DEQ. The new map identifies areas containing regulated wetland, unregulated wetland, and non-wetland (upland)”.

Wetland Evaluation

ECT's in-office review of available materials included the City of Novi Regulated Wetland and Woodland map, USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs. The site includes areas indicated as City-regulated wetland on the official City of Novi Regulated Wetland and Woodland Map (see Figure 1).

ECT visited the site most recently on August 20, 2019 for the purpose of a wetland boundary verification and woodland/tree condition assessment. The focus of the inspection was to review site conditions in order to determine whether on-site wetlands are considered regulated under the City of Novi’s Wetland and Watercourse Protection Ordinance. Wetland boundary flagging was in place in some areas of the site at the time of our inspection and not present in others. ECT concurs with the seven (7) wetland areas (Wetlands A, B, C, D, E, F, and G) indicated on the MDEQ’s Wetland Identification Detail figure (Figure 2, attached).

It should be noted that the current Plan appears to indicate all of the existing wetland areas that have been delineated on site by the applicant’s wetland consultant as well as by MDEQ during their June 7, 2018 WIP review. A previous discrepancy that we noted in a previous review letter related to the omission of part of Wetland A from the Plan continues to be resolved.

Wetlands A, B, F, and G are all primarily open water/emergent wetlands located in the northcentral, southwest and southeast sections of the subject property, respectively. In general, these wetland areas appear to contain seasonal standing water. Existing vegetation observed within these wetland areas included common reed (*Phragmites australis*), reed canary grass (*Phalaris arundinacea*), purple loosestrife (*Lythrum salicaria*), sensitive fern (*Onoclea sensibilis*), cattails (*Typha spp.*) and several other species.

Wetlands C, D, and E are primarily forested/scrub-shrub wetlands located along the western edge of the subject properties. Portions of these wetlands included standing water at the time of our inspection. Existing vegetation observed within these wetland areas included cattail (*Typha spp.*), silver maple (*Acer saccharinum*), silky dogwood (*Cornus amomum*), reed canary grass (*Phalaris arundinacea*), and several other species).

What follows is a summary of the wetland impacts associated with the proposed site design as shown on the current Plan.

Wetland Impact Review

The Plan indicates seven (7) areas of existing wetland on the development site (Sheet C-2.3; *Wetland Impact Plan*). The Plan currently proposes impacts to four (4) of these wetlands (i.e., Wetlands A, B, F, and G). Wetlands C, D, and E are proposed to be preserved.

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

Table 1. Proposed Wetland Impacts

<i>Wetland Area</i>	<i>Wetland Area (acre)</i>	<i>City Regulated?</i>	<i>EGLE Regulated?</i>	<i>Impact Area (acre)</i>	<i>Impact Volume (cubic yards)</i>
A	0.20	City/Essential	No	0.20 (fill)	1,370
B	0.41	City/Essential	No	0.41 (fill)	1,650
C	0.04	City/Essential	Yes	None	None
D	0.13	City/Essential	No	None	None
E	0.11	City/Essential	No	None	None
F	0.55	City/Essential	Yes	0.22 (cut)	14
G	0.01	City/Essential	Yes	0.01 (cut)	15
TOTAL	1.45	--	--	0.84	2,991 (net fill)

In addition to wetland impacts, the Plan also proposes impacts to the 25-foot natural features setbacks. The following table (Table 2) summarizes the proposed wetland setback impacts as listed on the Plan:

Table 2. Proposed Wetland Buffer Impacts

<i>Wetland Buffer Area</i>	<i>Wetland Buffer Area (acre)</i>	<i>Buffer Impact Area (acre)</i>			<i>Buffer Impact Volume (cubic yards)</i>
		Fill	Cut	Total	
A	0.47	0.47	None	0.47	4,700
B	0.83	0.83	None	0.83	7,500
C	0.10	None	None	None	None
D	0.16	None	None	None	None
E	0.18	None	None	None	None
F	0.76	None	0.26	0.26	850
G	0.09	None	0.09	0.09	300
TOTAL	2.59	1.30	0.35	1.65	11,050 (net fill)

The currently proposed wetland impacts do require wetland mitigation as the City's threshold for wetland mitigation is 0.25-acre of wetland impact and the MDEQ's threshold is generally 0.30-acre.

City of Novi Wetland Ordinance Requirements

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

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

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

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

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

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

Wetland Permits & Regulatory Status

ECT has evaluated the on-site wetlands and believes that they are all considered to be essential/regulated by the City of Novi as they meet one or more of the essentiality criteria (i.e., functions and values) outlined in the City of Novi Wetland and Watercourse Protection Ordinance. Based on the criteria set forth in The City of Novi Wetlands and Watercourse Protection ordinance (Part II-Code of Ordinances, Ch. 12, Article V.), the on-site wetlands appear to meet the definition of a City-regulated wetland and meet one or more of the essentially criteria (i.e., wildlife habitat, storm water control, etc.). Any proposed use of the wetlands will require a City of Novi *Wetland Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback* for any proposed impacts to the 25-foot wetland buffers. It appears as though a City of Novi Non-Minor Use Wetland Permit would be required for the proposed impacts as the total wetland impacts are greater than 10,000 square feet and/or greater than 300 cubic yards of impact [i.e., threshold for City of Novi Non-Residential (i.e., non-single family residence) Minor Wetland Permits]. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

ECT continues to encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed limits of disturbance boundaries in order to preserve wetland and wetland buffer areas. It is ECT's opinion that the preservation of the 25-foot wetland buffer areas is important to the overall health of the wetlands, especially after site development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as to provide additional wildlife habitat.

The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

Within an established wetland or watercourse setback, unless and only to the extent determined to be in the public interest by the body undertaking plan review, there shall be no deposition of any material, removal of any soils, minerals and/or vegetation, dredging, filling or land balancing, or construction of any temporary or permanent structures.

In determining whether proposed activities are in the public interest, the benefit which would reasonably be expected to accrue from the proposal shall be balanced against the reasonably foreseeable detriments of the construction or other activity, taking into consideration the local, state, and national concern for the protection and preservation of the natural feature in question. If, as a result of such a balancing, there remains a debatable question whether the proposal is clearly in the public interest, authorization for the construction or other activity within the setback shall not be granted”.

EGLE generally regulates wetlands that are within 500 feet of a waterbody, regulated stream or are part of wetland system greater than 5 acres in size. As noted, EGLE (formerly MDEQ) conducted a Level 3 Wetland Identification Review and summarized this in a Report dated July 5, 2018. EGLE has regulatory authority over Wetlands C, F, and G. The Applicant should provide a copy of the MDEQ Wetland Use

Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

Wetland Mitigation

EGLE generally requires mitigation for impacts greater than one-third (0.33) acre and the City requires mitigation for impacts greater than one-quarter (0.25) acre. The Plan indicates a total of 0.84-acre of wetland impact to City-Regulated, emergent wetlands. Of that, 0.23-acre is also wetland regulated by EGLE. The required wetland mitigation ratio for impacts to emergent wetlands is 1.5-to-1 (i.e., 1.5 acres of wetland mitigation is required for every 1 acre of wetland impact). As a result the City requirement for wetland mitigation will be **1.26** acres of emergent wetland (i.e., 0.84-acre x 1.5). EGLE will likely require 0.35-acre of emergent wetland mitigation (i.e., 0.23-acre x 1.5). The Plan indicates that 0.67-acres of emergent wetland mitigation area will be constructed on-site (53% of the City-required wetland mitigation) and that the remaining 0.59-acre will be satisfied through the construction of additional wetland mitigation area at a location within the City of Novi, south of Grand River Avenue between Novi Road and Wixom Road. Specifically, the proposed wetland mitigation area is to be located west of the Providence Hospital Campus (west of Providence Parkway).

It should be noted that Section 12-176. – Mitigation of the City’s Wetlands and Watercourse Protection Ordinance states the following:

Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical.

The Plan now includes an Off-Site Wetland Mitigation Plan (Sheet OSW-1.0). This plan states that more-detailed wetland mitigation plans will be developed once final engineering is designed. In addition, the Plan states that the wetland mitigation plans will meet City of Novi requirements including monitoring.

Wetland Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed limits of disturbance boundaries and/or site design in order to preserve wetland and wetland buffer areas. It is ECT’s opinion that the preservation of the 25-foot wetland buffer areas is important to the overall health of the wetlands, especially after site development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as to provide additional wildlife habitat.
2. Impacts are proposed to EGLE-regulated wetlands F and G. The Applicant should provide a copy of the EGLE Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.
3. The applicant shall submit a detailed wetland mitigation plan for approval concurrently with the site development plan. Subsequent Plans should provide detailed information regarding the

proposed wetland mitigation areas (both on-site and off-site), and specifically contain all of the requirements listed in Section 12-176. – Mitigation of the City of Novi Wetland Ordinance.

The Plan shall contain detailed wetland mitigation construction information (such as grading and planting plans as well as monitoring requirements and performance standards information).

4. EGLE tends to prefer that applicants satisfy EGLE-required wetland mitigation credits through the purchase of wetland mitigation bank credits (as opposed to constructing small areas of wetland mitigation on the project site). The Plan currently states that the EGLE-required wetland mitigation would be satisfied with 0.35-acre of the on-site wetland mitigation to be constructed. Should EGLE require the mitigation to be satisfied through the purchase of wetland mitigation bank credits the Plan should be revised accordingly.
5. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary). This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

Recommendation

ECT currently recommends approval of the Preliminary Site Plan for Wetlands. The Applicant should address the items noted below in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner
Christian Carroll, City of Novi Planner
Madeleine Kopko, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map

Innova Apartments (fka Novaplex) JSP19-0024
Wetland Review of the Preliminary Site Plan (PSP20-0065)
October 13, 2020
Page 8 of 13

Figure 2 – DEQ Wetland Identification Detail
Site Photos

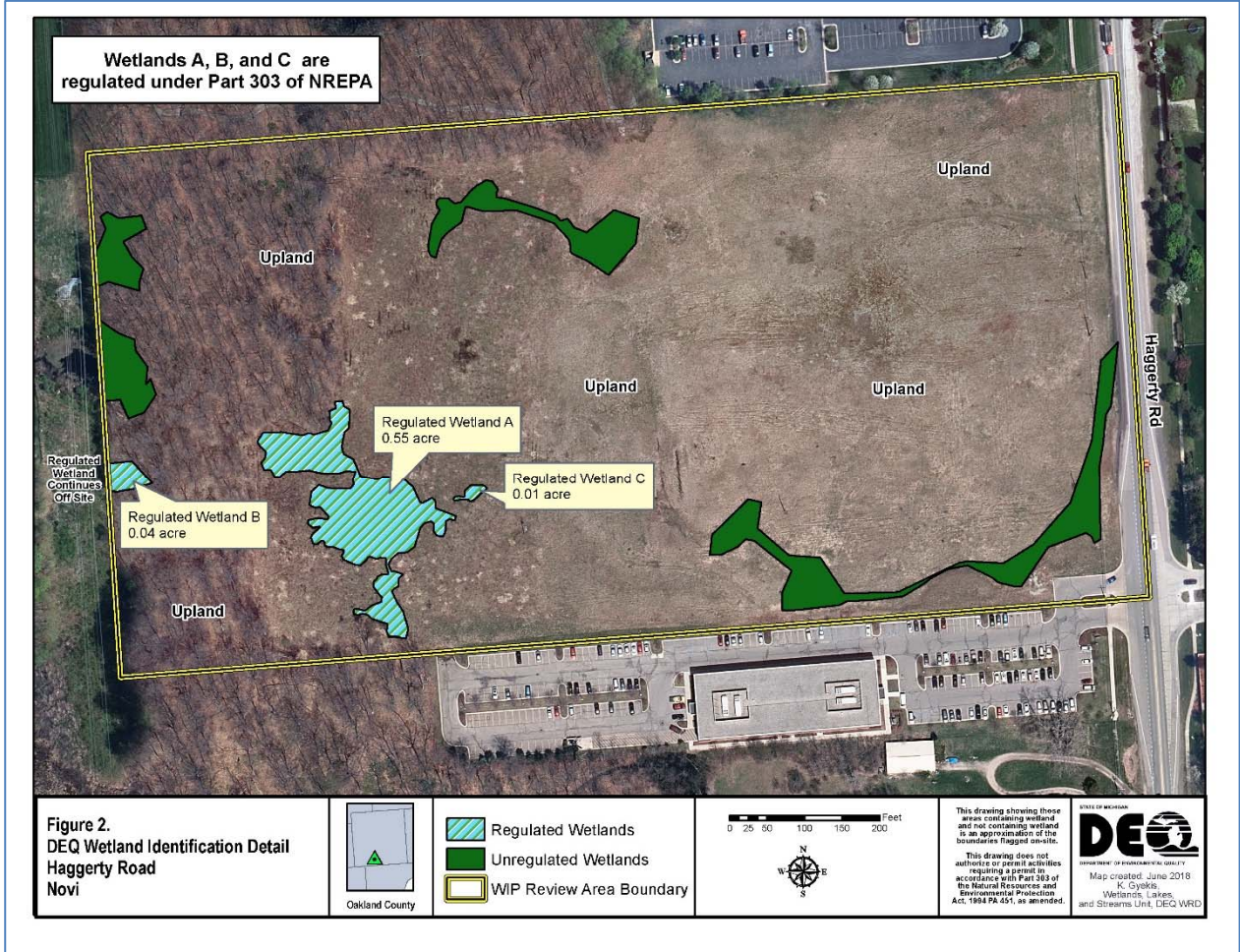


Figure 2. DEQ Wetland Identification Detail.

Site Photos



Photo 1. Looking west at Wetland C on the western edge of the project site (ECT, August 20, 2019).



Photo 2. Looking east at the northern edge of Wetland F near existing edge of woodlands (ECT, August 20, 2019).



Photo 3. Looking south at Wetland A (ECT, August 20, 2019).



Photo 4. Looking west at Wetland B on the southern edge of the project site (ECT, August 20, 2019).



Photo 5. Looking east at the western extents of Wetland A along the northern section of the project site (ECT, August 20, 2019).

WOODLAND REVIEW



ECT Project No.: 200626-0200

October 15, 2020

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

Re: Innova Apartments (fka Novaplex) JSP19-0024
Woodland Review of the Preliminary Site Plan (PSP20-0065)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Innova Apartments project (fka Novaplex) prepared by PEA Group dated September 2, 2020 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT most-recently visited the proposed project site on August 20, 2019 for the purpose of a woodland evaluation.

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

The following woodland related items are required for this project:

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

The proposed project is located north of Twelve Mile Road and west of Haggerty Road (between the vacant Magna building to the north and the Botsford Center Rehabilitation Center to the south). The project site includes Parcel ID's 50-22-12-400-009, -010, and -011. The Plan proposes the construction of nine (9) multi-family residential buildings, a club house/community building, garages, associated parking and utilities and two (2) stormwater detention basins.

The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*

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

(734)
769-3004

FAX (734)
769-3164

- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

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

On-Site Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on August 20, 2019. ECT's in-office review of available materials included the City of Novi Regulated Woodland map and other available mapping. The subject property does include areas indicated as City-regulated woodland on the official City of Novi Regulated Wetland and Woodland Map (see Figure 1). The majority of the site has been previously cleared of trees, however, as shown on the *Topographic Survey* (Sheet C-1.0), a forested buffer remains along the western portion and a section of the northwester edge of this parcel. Sections of this remaining forested area appear to exceed 300 lineal feet in width. The remaining woodland areas consists of a high-quality beech-sugar maple forest that has a dense canopy dominated by beech and sugar maple trees with some ash, basswood, oak, elm, black cherry, and walnut. Ironwood is a dominant understory tree along with beech and sugar maple saplings. Shrubs consist of predominantly spicebush with some witch-hazel, viburnum and common elderberry. Ground cover within this woodland includes creeping strawberry-bush, woodbine, Jack-in-the-pulpit, Solomon's seal, Christmas fern, bloodroot, beech drops, and mayapple.

The *Community Impact Statement (CIS)* submitted with the Plan notes that the property is a historically disturbed and vacant site. There is regulated woodland along the west property line, with the remainder of the site an open, tilled field. Some of the woodland is located within forested wetlands (i.e., along the western side of the site) with the remainder being an upland mix of trees. The CIS states that overall, the woodlot is in fair to good condition. It is stated that the proposed development is contained within the previously cleared area of the site. The limit of disturbance will be approximately 20-feet from the edge of the proposed buildings and approximately 15-feet from paved surfaces. The CIS notes that the disturbance is necessary for the physical construction of the proposed improvements. While it is unlikely, it is possible that disruption may encroach on the easterly edge of tree roots in places. As the site design is further refined, efforts will be made to reduce the encroachments and if a regulated tree is damaged, it will be replaced per the City's tree replacement ordinance. It is noted that tree mitigation for this development will occur on-site.

An existing tree survey (Sheet T-1.0, *Preliminary Tree Preservation Plan*) and tree list (Sheet T-1.1 and T-1.2, *Preliminary Tree List*) has been provided. The tree lists identify tree tag numbers, diameter-at-breast-height (DBH), common/botanical name, condition, and required replacement credit quantities for all surveyed trees. The *Prelim Tree Preservation Plan* (Sheet T-1.0) includes a *Tree Replacement Calculations* summary that lists the total woodland replacements credits that are required for the proposed tree removals.

The surveyed trees have been marked with aluminum tree tags allowing ECT to compare the tree diameters reported on the Plan to the existing tree diameters in the field. ECT found that the Plan appears to

accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (DBH) measurements and found that the data provided on the Plan was consistent with the field measurements.

The City of Novi regulates all trees 8-inches diameter-at-breast-height (DBH) and greater that are located within the areas delineated as regulated woodlands on the City-Regulated Woodlands Map. The City also regulates any individual tree greater than or equal to 36-inches DBH, irrespective of whether such tree is within a regulated woodland. Proposed woodland impacts will require a Woodland Permit and the regulated trees shall be relocated or replaced by the permit grantee.

Proposed Woodland Impacts and Replacements

A *Tree Replacement Calculations* table has been included on Sheet T-1.0. The Applicant has noted the following woodland impacts associated with the current Plan:

- Stems to be Removed 8” to 11”:
 - Stems to be Removed 11” to 20”:
 - Stems to be Removed 20” to 30”:
 - Subtotal Replacements Required:
 - Replacement Required for Trees Previously Cleared from Site and Not Replaced:
 - Total Replacements Required:
- | | |
|--------------------|----------------------------|
| 3 x 1 replacement | (Requiring 3 Replacements) |
| 2 x 2 replacements | (Requiring 4 Replacements) |
| 2 x 3 replacements | (Requiring 6 Replacements) |
| | 13 Replacements |
| | 181 Replacements |
| | 194 Replacements |

The current tree removal information remains unchanged from the previous site plan submittal. In summary, seven (7) regulated trees are proposed for removal on the current Plan requiring thirteen (13) Woodland Replacement Credits. These existing trees are located along the northern section of the site near the northern property boundary. The current landscape plan (Sheet L-1.1, *Preliminary Landscape Calculations*) indicates that no on-site Woodland Replacement Trees will be provided.

It should also be noted that per the current PRO Agreement for the project, the City agreed to accept the previously removed trees under the terms of the City Woodland Permit issued at the time of the initial land clearing (i.e., City of Novi Woodlands Permit W99-32, issued February 7, 2005). The PRO Agreement states:

Woodlands. Developer acknowledges that it has obligations with regard to tree replacement and/or deposits from its previous development proposal, as outlined in Exhibit C (the “Previous Development Tree Replacement Requirements”) which remains in place. Any additional replacement credits not planted on site will require a payment of \$400 per credit into the Novi Tree Fund, regardless of prior approvals. Developer shall provide a woodland conservation easement over any existing regulated woodlands and any replacement trees planted on site that result from disturbing existing regulated woodlands within 60 days of issuance of the woodlands permit. Native ground cover seeding shall not exceed 5% of the replacement credits planted on site.

Condition #3 of the previous Woodland Permit states that the petitioner has submitted a letter to the City of Novi stating intent to place cash into the City of Novi Tree Fund for 594 required replacement trees which are not being replaced on this site as part of this development. The previous Woodland Permit notes that a total of 181 Woodland Replacement Trees were to be planted on-site.

Condition #6 of the Woodland Permit W99-32 states that prior to the receipt of that permit, the petitioner will have paid Woodland Fees as follows:

- Woodland Replacement Financial Guarantee in the amount of \$251,875.00 (775 x \$325 = \$251,875.00) for the replanting of 775 trees.
 - A total of \$58,825.00 for the replacement of 181 trees on site.
 - A total of \$193,050.00 to be donated into the City of Novi Tree Fund for the replacement of 594 trees.

Because the 181 previously required on-site Woodland Replacement trees were never planted the City will keep the **\$58,825.00** (181 Woodland Replacement Credits x \$325/credit) previously paid at the time of the previous Woodland Permit. In addition, as the applicant does not intend to plant on-site Woodland Replacement Trees, they will be responsible for an additional payment to the City of Novi Tree Fund of **\$5,200.00** (13 Woodland Replacement Credits x \$400/Credit) for the 13 additional Woodland Replacement Credits required for the current Plan.

City of Novi Woodland Review Standards and Permit Requirements

Based on Section 37-29 (*Application Review Standards*) of the City of Novi Woodland Ordinance, the following standards shall govern the grant or denial of an application for a use permit required by this article:

No application shall be denied solely on the basis that some trees are growing on the property under consideration. However, the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are location alternatives.

In addition,

“The removal or relocation of trees shall be limited to those instances when necessary for the location of a structure or site improvements and when no feasible and prudent alternative location for the structure or improvements can be had without causing undue hardship”.

The City of Novi regulates all trees 8-inches diameter-at-breast-height (DBH) and greater that are located within the areas delineated as regulated woodlands on the City-Regulated Woodlands Map. The City also regulates any individual tree greater than or equal to 36-inches DBH, irrespective of whether such tree is within a regulated woodland. Proposed woodland impacts will require a Woodland Permit and the regulated trees shall be relocated or replaced by the permit grantee.

Woodland Comments

Please consider the following comments when submitting future site development plan submittals:

1. The overall impacts to Regulated Woodland areas have been significantly reduced from the previous plan submittal. The current Plan proposes the removal of seven (7) regulated trees requiring thirteen (13) Woodland Replacement Credits. These existing trees are located along the northern section of the site near the northern property boundary. The Plan does not propose any on-site Woodland Replacement Credits. ECT urges the applicant to make Plan modifications to preserve all of the remaining/existing on-site trees.

2. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch DBH or greater located within the regulated woodland boundaries or any tree greater than 36-inches DBH. Such trees shall be relocated or replaced by the permit grantee either through approved on-site replacement trees or through a payment to the City of Novi Tree Fund. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and will be counted at a 1:1 replacement ratio. All proposed coniferous replacement trees shall be 6-feet in height (minimum) and will be counted at a 1.5:1 replacement ratio. See the attached City of Novi Woodland Replacement Chart for acceptable woodland replacement species.

The current Plan does not propose any on-site Woodland Replacement Credits and proposes to pay all of the required Woodland Replacement Credits into the City of Novi Tree Fund.

3. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on site. Based on the current Plan, the required payment to the City of Novi Tree Fund shall be **\$5,200.00** (13 Woodland Replacement Credits x \$400/Credit).

Because the 181 on-site Woodland Replacement trees that were previously required were never planted the City will keep the **\$58,825.00** (181 Woodland Replacement Credits x \$325/credit) previously paid for at the time of the previous Woodland Permit for the replacement of the 181 required on-site Woodland Replacement Credits.

Recommendation

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

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner
Christian Carroll, City of Novi Planner
Madeleine Kopko, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

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

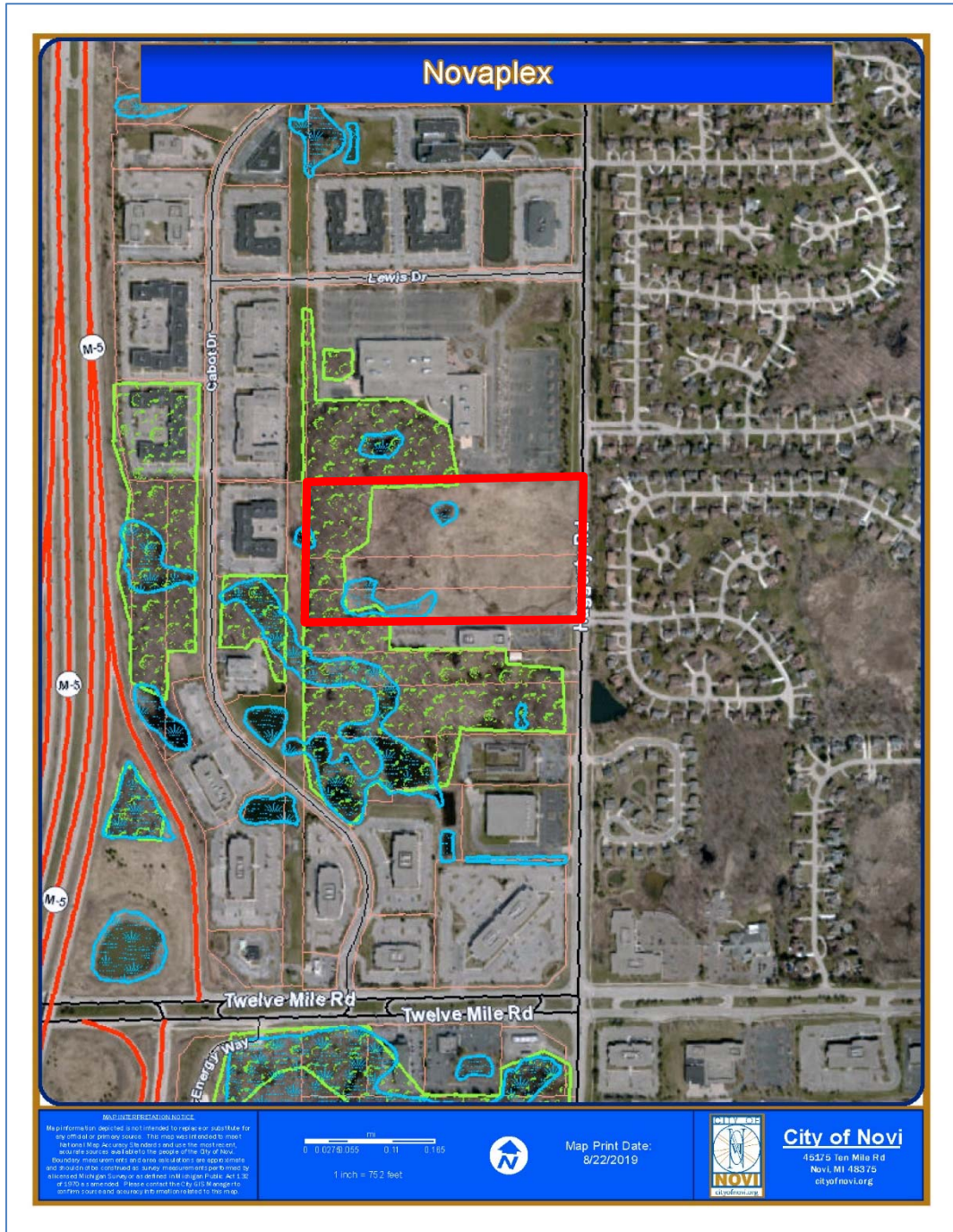


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project boundary shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.

Site Photos



Photo 1. Looking east from within the Regulated Woodland area on the western portion of the site (ECT, August 20, 2019).



Photo 2. Looking east along the existing regulated woodland area located on the northern portion of the site (ECT, August 20, 2019).



Photo 3. Looking west from the southeast portion of the site towards the regulated woodland area located on the western portion of the site (ECT, August 20, 2019).

TRAFFIC REVIEW



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

Project name:
 JSP19-24 – Innova Apartments Revised
 Preliminary Traffic Review

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

From:
 AECOM

Date:
 November 5, 2020

CC:
 Lindsay Bell, Madeleine Kopko, Kate Richardson,
 Victor Boron, Christian Carroll

Memo

Subject: JSP19-24 – Innova Apartments Revised Preliminary Traffic Review

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

GENERAL COMMENTS

1. The applicant is proposing a ten building apartment complex, totaling 272 units.
2. The development is located on the west side of Haggerty Road, between 12 and 13 Mile Roads. Haggerty Road is under the jurisdiction of Oakland County.
3. The site is currently zoned RM-2 (High-Density Multifamily Residential) subject to a PRO Agreement.
4. The following traffic-related waivers/variances are present in the PRO agreement:
 - a. Parking reduction to 451 surface and garage spaces and 126 apron spaces.
 - b. Major drive width, centerline radius, and parking for the outer loop.
 - c. Bike path reduction to 5' instead of 6'.
5. The following traffic-related waivers/variances may be required if revisions are not made to the plans:
 - a. **Non-standard curb height of 4" instead of 6" in locations other than in front of 17' long parking spaces.**
 - b. **No setback from the back of the curb to the proposed sidewalk.**

TRAFFIC IMPACTS

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

ITE Code: – 221 – Multifamily Housing (Mid-Rise)
 Development-specific Quantity: 272 Dwelling Units
 Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	98	73	100	No

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
PM Peak-Hour Trips	120	73	100	No
Daily (One-Directional) Trips	1481	N/A	750	Yes

- The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
TIS	Exceeds City thresholds. TIS was reviewed in a separate letter.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City’s Code of Ordinances. Items marked with ZO are listed in the City’s Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the ‘Compliance’ column read as ‘met’ for plan provision meeting the standard it refers to, ‘not met’ stands for provision not meeting the standard and ‘inconclusive’ indicates applicant to provide data or information for review and ‘NA’ stands for not applicable for subject Project. The ‘remarks’ column covers any comments reviewer has and/or ‘requested/required variance’ and ‘potential variance’. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	35’	Met	In range, not standard
2	Driveway Width O Figure IX.3	22’	Met	In range, not standard
2a	Boulevard Island Width O Figure IX.3	15’	Met	In range, not standard
2b	Boulevard Island Length O Figure IX.3	70’	Met	In range, not standard
3	Driveway Taper O Figure IX.11			
3a	Taper length	100’	Met	
3b	Tangent	50’	Met	In range, not standard
4	Emergency Access O 11-194.a.19	N/A		
5	Driveway sight distance O Figure VIII-E	620’ and 1025’	Met	
6	Driveway spacing			The applicant’s response letter indicated the closest driveway is over 500’ from the proposed approach.
6a	Same-side O 11.216.d.1.d	Not provided	Inconclusive	Provide details on plans (dimension missing on C-2.4).

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
6b	Opposite side O 11.216.d.1.e	Not provided	Inconclusive	Provide details on plans (dimension missing on C-2.4).
7	External coordination (Road agency)	Permit required	Met	The applicant indicated work on Haggerty will be coordinated with RCOC.
8	External Sidewalk Master Plan & EDM	Filling gaps, 6' width	Met	-
9	Sidewalk Ramps EDM 7.4 & R-28-J	Provided at entrance/exit	Met (partial)	The applicant should provide a sidewalk ramp at the driveway to the property to the south.
10	Any Other Comments:	N/A		

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	N/A	N/A	
12	Trash receptacle ZO 5.4.4	8 trash receptacles	Met	
13	Emergency Vehicle Access	Provided	Met	Fire access turning movements were provided.
14	Maneuvering Lane ZO 5.3.2	24'	Met	Access aisles between parking lanes meet the requirement.
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Detail provided	Met	
15b	Internal to parking bays	Length consistent with spaces	Met	
16	Parking spaces ZO 5.2.12	>20' parking setback	Met	
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<=15 spaces adjacent without an island	Met	
18	Parking space length ZO 5.3.2	17' and 19' perpendicular spaces and 23' parallel spaces	Met	
19	Parking space Width ZO 5.3.2	9' typical perpendicular, 8' typical parallel	Met	-
20	Parking space front curb height ZO 5.3.2	4" and 6"	Met	
21	Accessible parking – number ADA	13 spaces and 2 garages	Met	
22	Accessible parking – size ADA	8' or 9' wide, with 8' or 9' aisles	Met	Spaces larger than required in some locations.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
23	Number of Van-accessible space ADA	3 signed van accessible	Met	All spaces currently provided are dimensioned to be van accessible.
24	Bicycle parking			
24a	Requirement ZO 5.16.1	68 spaces	Met	The applicant has indicated 4 spaces per location.
24b	Location ZO 5.16.1	<120 ft from entrance	Met	
24c	Clear path from Street ZO 5.16.1	5' path provided	Not Met (Deviation)	Deviation granted in PRO agreement
24d	Height of rack ZO 5.16.5.B	3'	Met	
24e	Other (Covered / Layout) ZO 5.16.1	20 covered spaces provided in buildings	Met	
25	Sidewalk – min 5' wide Master Plan	5'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Present near some ADA spaces	Not Met	An accessible route is needed from spaces on the outer loop. ADA compliant sidewalk ramps must be present. 4" Mountable curb does not meet requirements.
27	Sidewalk – distance back of curb EDM 7.4	Abutting curb	Not Met	Residential should have a setback, potential variance.
28	Cul-De-Sac O Figure VIII-F	N/A		
29	EyeBrow O Figure VIII-G	N/A		
30	Minor/Major Drives ZO 5.10	24' outer loop, 28' inner loop	Not met (Deviation)	The deviation is granted as part of the PRO agreement.
31	Any Other Comments:	The applicant has not indicated the accessible route from the accessible spaces, particularly for those spaces not adjacent to a building. Long straightaways with parking on the rear N/S drive is a cause for concern for higher speeds.		

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Included	Met	
33	Signing table: quantities and sizes	Not included	Not Met	Quantities and sizes of signs should be present in the sign table. Note that R7-8P signs must be accompanied by R7-8 signs. Both these signs should be indicated in van accessible spaces.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Included	Met	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Included	Met	
40	Parking space striping notes	Included	Met	
41	The international symbol for accessibility pavement markings ADA	Included	Met	
42	Crosswalk pavement marking detail	Included	Met	
43	Maintenance of Traffic Plans	Not included	Not Met	Provide details for maintenance of traffic on Haggerty Road during work in the Right-of-Way to the Road Commission for Oakland County for approval.
44	Any Other Comments:	The applicant could include a crosswalk sign at the crosswalk immediately south of Garage 3 for southbound traffic.		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

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

Sincerely,

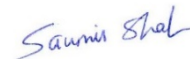
AECOM



Patricia Thompson, EIT
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

TIS REVIEW



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

Project name:
JSP19-24 – Innova Apartments Revised Traffic
Information Review

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

From:
AECOM

Date:
November 5, 2020

CC:
Lindsay Bell, Madeleine Kopko, Kate Richardson,
Victor Boron, Christian Carroll

Memo

Subject: JSP19-24 – Innova Apartments Revised Traffic Information Review

The revised traffic information for the Innova apartments development was reviewed to the level of detail provided and AECOM recommends **approval with conditions, as indicated**, of the TIS; the comments provided below are addressed and a revised copy provided to the City.

GENERAL COMMENTS

1. The memo will provide comments on supplement data provided as traffic information against comments provided on the TIS study on October 13, 2020.

REVISED TRIP GENERATION

1. The development previously proposed 350 units for the completed TIS. The new proposed is 272 units, resulting in a decrease of 425 daily trips
2. Peak hour direction travel decreased by 20 in the morning and 19 in the evening.

SIGNAL WARRANTS

1. The applicant has provided updated signal warrants for existing 2019 and Future 2022.
 - a. The Warrant 1 analysis has been submitted in excel format as warrant 1 details were missing in the TIS study reviewed on October 13, 2020. **It is found that Warrant 1 – ‘Eight-Hour vehicular volume’ does not have volumes for at least 8 hours or more for the side-street (minor approach / Heatherbrook Dr).** Haggerty Road volumes were sourced from the Michigan Traffic database from 2018 while side-street (minor approach / Heatherbrook Dr) volume for 4 hours was from data collected during 2017 and both were grown to 2019.

CONCLUSIONS AND RECOMMENDATIONS

1. **The preparer has not completed the Warrant 1 – ‘Eight-Hour vehicular volume’ due to lack of traffic data for extended hours for the Haggerty Road/Heatherbrook Dr intersection. However, 4-hour volume was collected during the year 2017 but the warrant study does not indicate volumes meeting threshold for the minor approach for Warrant-1 condition, and collecting volume in the current Covid-19 situation may not be a true representation, and hence, agreed with preparer’s conclusion that it is unlikely a signal is warranted.**

Memo

2. **Recommendation remained unchanged from the previous review:** The proposed treatments (right turn deceleration tape and left turn treatment) are recommended at the site driveway and be designed in accordance with the RCOC requirements and to be approved/reviewed by RCOC.
3. **Preparer to provide the updated TIS report to the City of Novi as trip generation and a signal warrant is updated but a revised TIS report is not submitted.**

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

Sincerely,

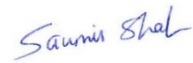
AECOM



Patricia Thompson, EIT
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FAÇADE REVIEW



October 13, 2020

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375- 3024

Façade Review Status Summary:

- **Façade Ordinance - Section 9 Waiver Recommended.**
- **PRO Ordinance – PRO Public Benefit Recommended**

Re: **FACADE ORDINANCE REVIEW**
Innova Apartments (FKA Novaplex), JZ19-37, Preliminary Site Plan
 Façade Region: 1, Zoning District: OST, Rezoned to RM-2

Dear Ms. McBeth;

The following Façade Review is based on the drawing prepared by Alexander Bogaerts Architects dated 9/8/20. The proposed percentages of materials on each elevation are shown in the tables below. Materials in violation of the Ordinance are identified in bold. The façade material sample board as required by Section 5.15.4.D of the Ordinance was provided in photographic format on sheet A-9. Physical samples should be provided to more clearly illustrate the proposed types, colors and textures of all façade materials.

Building 100	Front	Rear	Left Side	Right Side	Façade Ordinance Maximum (Minimum)
Brick	40%	32%	32%	32%	100% (30% Minimum)
Stone	17%	18%	16%	16%	50%
Vertical Siding (Fiber Cement Type)	16%	19%	28%	38%	50%
Horizontal Siding (Fiber Cement Type)	24%	26%	21%	11%	50%
Flat Metal	3%	5%	3%	3%	50%

Building 250	Front	Rear	Left Side	Right Side	Façade Ordinance Maximum (Minimum)
Brick	42%	33%	24%	24%	100% (30% Minimum)
Stone	12%	13%	21%	22%	50%
Vertical Siding (Fiber Cement Type)	32%	24%	22%	24%	50%
Horizontal Siding (Fiber Cement Type)	11%	24%	30%	27%	50%
Flat Metal	3%	6%	3%	3%	50%

Building 255	Front	Rear	Left Side	Right Side	Façade Ordinance Maximum (Minimum)
Brick	38%	30%	27%	27%	100% (30% Minimum)
Stone	14%	9%	19%	19%	50%
Vertical Siding (Fiber Cement Type)	29%	26%	22%	22%	50%
Horizontal Siding (Fiber Cement Type)	16%	28%	29%	29%	50%
Flat Metal	3%	7%	3%	3%	50%

Building 275	Front	Rear	Left Side	Right Side	Façade Ordinance Maximum (Minimum)
Brick	41%	36%	23%	23%	100% (30% Minimum)
Stone	12%	12%	22%	22%	50%
Vertical Siding (Fiber Cement Type)	20%	16%	15%	16%	50%
Horizontal Siding (Fiber Cement Type)	24%	30%	37%	36%	50%
Flat Metal	3%	6%	3%	3%	50%

Building 300	Front	Rear	Left Side	Right Side	Façade Ordinance Maximum (Minimum)
Brick	34%	30%	37%	31%	100% (30% Minimum)
Stone	17%	14%	8%	12%	50%
Vertical Siding (Fiber Cement Type)	18%	19%	27%	30%	50%
Horizontal Siding (Fiber Cement Type)	31%	37%	28%	27%	50%
Flat Metal	0%	0%	0%	0%	50%

Clubhouse	East (Front)	North	South	West	Façade Ordinance Maximum (Minimum)
Brick	11%	66%	70%	43%	100% (30% Minimum)
Stone	61%	9%	8%	40%	50%
Vertical Siding (Fiber Cement Type)	16%	25%	0%	5%	50%
EIFS	12%	0%	22%	12%	50%

Garage	Front	Rear	Left Side	Right Side	Façade Ordinance Maximum (Minimum)
Brick	51%	42%	40%	40%	100% (30% Minimum)
Vertical Siding (Fiber Cement Type)	34%	29%	25%	25%	50%
Horizontal Siding (Fiber Cement Type)	15%	29%	35%	35%	50%

Carports	Front	Rear	Left Side	Right Side	Façade Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30% Minimum)
Flat Metal, Painted	100%	100%	100%	100%	50%

Façade Ordinance (Section 5.15) - As shown above, the minimum percentage of Brick is not provided on the side elevations of building 250, 255, 275 and the front elevation of the Clubhouse. In this case the degree of deviation is minor in nature ($\leq 7\%$) and is consistent with the overall composition of the facades. The underage of Brick on the front elevation of the Clubhouse is offset by the significant amount of Stone on the same elevation. It should be noted that this review is based on the Cement Fiber Siding meeting the requirements of Footnote 15 of the Façade Chart.

Recommendation – The design for all building is consistent with the intent and purpose of the Façade Ordinance. A Section 9 Waiver is therefore recommended for the underage of Brick on the side elevations of buildings 250, 255, 275 and the front elevation of the clubhouse. This is contingent upon the Cement Fiber Siding meeting the requirements of Footnote 15 of the Façade Chart. It should be noted that fiber cement panels less than 5/8” thickness and/or without wood grained texture do not meet Footnote 15.

Carports - Section 5.15.12 of the Façade Ordinance requires that canopies comply with the Façade Ordinance and be consistent with the primary buildings. The drawings indicate that the brick end-panels added in prior submittals have been eliminated. A Section 9 Waiver for the underage of Brick on the carports is recommended contingent upon the reintroduction of Brick end-panels.

PRO Ordinance (Section 3402.D.2.a) – The PRO agreement requires that the combined percentage of Brick and Stone be not less than 40% on all building façades. As shown above all facades are in compliance with this requirement. The design is therefore consistent with the PRO Agreement.

Notes to the Applicant:

1. It is noted that no roof appurtenance or screening are indicated on the drawings. Section 5.15.3 of the Ordinance requires all roof appurtenances to be screened from view from all vantage points both on and off-site using materials compliant with the Façade Ordinance.

2. Inspections – The Façade Ordinance requires inspection(s) for all projects. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time (before installation). In this case the materials should match the adjacent existing materials with respect to color and texture. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project, please do not hesitate to call.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



September 29, 2020

TO: Barbara McBeth- City Planner
Lindsay Bell-Plan Review Center
Christian Carroll-Plan Review Center
Madeleine Kopko-Planning Assistant

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Andrew Mutch

Laura Marie Casey

Kelly Breen

Hugh Crawford

Justin Fischer

City Manager
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David E. Molloy

Fire Chief
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
John B. Martin

RE: Innova Apartments (fka Novaplex Residential)

PSP # 20-0065

PSP # 20-0011

JZ19-37

PSP # 19-0162

PSP # 19-0129

PSP# 19-0090

PSP# 17-0181

Project Description:

Build a 10 building Multi-tenant Community off of Haggerty Rd north of Twelve Mile Rd.

Comments:

- All fire hydrants **MUST** in installed and operational prior to any building construction begins.
- **CORRECTED 8/9/19KSP**-All water mains and fire hydrants **MUST** be put on plans for review.
- **CORRECTED 8/9/19 KSP**-In front of building #7, the drive is > 150'. **MUST** put hammerhead turn around, or shorten the drive to < 150' or connect the drive to the drive to the west. (IFC 503.2.5)
- Fire Hydrant spacing is 300' from hydrant to hydrant (as the hose comes off the fire truck driving). **Novi City Ordinance 11-68(F)(1)c. (The 500' spacing between fire hydrants MUST be approved by the fire chief)**
- All FDC's **MUST** be within 100' from a fire hydrant. (IFC 912.2.3)

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

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

cc: file

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

APPLICANT RESPONSE LETTER

Innova Apartments (BC Novaplex LLC)

31731 Northwestern Highway, Suite 250W, Farmington Hills, MI 48334

November 12, 2020

Ms. Barbara McBeth, AICP, City of Novi Planner
City Development Department
47175 Novi Road
Novi, MI 48375

Re: Response to 11-6-20 **Preliminary Site Plan** review letter for **Innova Apartments**
West side of Haggerty Road, North of 12 Mile Road

Dear Ms. McBeth,

Below are our responses to the comments from the staff/consultant review letters. The responses are in the order they appear on the Planning Department's summary ion table form.

Table of consolidated Review Comments:

- The Phasing Plan has been provided for review. Any changes or additional information will be provided as part of the Final Site Plan
- The floor areas of all units were incorporated into the architectural plans
- The onsite and offsite wetland mitigation plans have been provided.
- The supplemental information previously provided will be incorporated into a final TIS for the Final Site Plan
- Island dimensions shall conform to City standards. A full dimensional plan shall be provided in the Final site plan to show conformance
- Signage for van-accessible space will be included in the Final Site Plan.
- A lighting and photometric plan will be provided in the Final Site Plan and shall conform to City requirements
- A carport detail is included with this submittal, and a more detail plan for the carports shall be included in the Final Site Plan
- The dumpster enclosure detail is included in the detail sheet of the civil plans. A more complete detail shall be provided in the Final Site Plan
- The requested additional general information relating to layout and dimensions of site improvements will be included in the Final Site Plan and will conform to City Standards
- The monument sign and other site signage is currently being designed and shall be submitted for review and permitting once completed.
- Parcel combination shall occur completed following Preliminary Site Plan approval and prior to the Final Stamping Set.
- There is no condominium, master deed or other similar document proposed.
- All plans, legal descriptions and agreement for the Conservation Easement shall be provided with the Final Site Plan. Dimensions of the conservation easement have been added to the open space plan in this plan set.
- As previously stated, a lighting and photometric plan will be provided in the Final Site Plan and shall conform to City requirements

Specific comments from AECOM's review:

- A curb height of 4" is proposed in those areas where driveway aprons meet the onsite drives. Because the driveway aprons are often separated by only a few feet, and because the sidewalks are along the back of curb, quickly transitioning from a 6" curb to a driveway curb-cut numerous times in a row would result in a washboard-effect series of hcp ramps across the front of the buildings. This would make it very difficult to use the sidewalks so a waiver is being requested.
- Another waiver is requested because, as previously noted, the sidewalks are along the back of curb.

Traffic Review Comments:

- Additional dimensions will be included in the Final Site Plan regarding driveway spacing on both sides of Haggerty Road. The location/distance of the exiting drive to the proposed drive is the same as previously approved for the prior development plans.
- The accessible route from the outer loop drive to the clubhouse will be clearly indicated in the Final Site Plan set.
- The necessary waiver for the distance from the curb to the sidewalk is required, as previously mentioned.
- A complete list of signs, with sizes and quantities, will be included in the Final Site Plan
- A complete traffic maintenance plan for work in Haggerty Road will be included in the Final Site Plan and will be part of the permit set submitted to the Road Commission for approval.
- A final Consolidated TIS will be included with the Final Site Plan submittal.

Please include a copy of these responses in the Planning Commission's review packet. Please feel free to contact us if you have any questions. We look forward to the opportunity to further discuss this project with the City Planning Commission.

Regards,

Mark Highlen
Land Development Project Manager
Innova Apartments (BC Novaplex LLC)
The Beztak Companies
248-737-6175 (desk), 248-506-9398 (mobile)

CC: File

PEA GROUP

2430 ROCHESTER COURT, SUITE 100
TROY, MICHIGAN 48063

844.813.2949
PEAGROUP.COM

October 26, 2020
Project No: 2015-298

City of Novi
45175 Ten Mile Road
Novi, MI 48375

**RE: Plan Review Center Report
Innova Apartments
Section 12**

To whom it may concern:

This office is in receipt of the city's review letter dated October 15, 2020, regarding the subject development. We have revised the plans accordingly.

Please note the following revisions and clarifications in response to the review letter comments:

1. Phasing Plan. The applicant shall clarify if the development will be constructed in multiple phases, and if so, a phasing plan shall be provided for review and approval by the planning commission.
 - The phasing has been provided on the overall site plan.
2. Off-site Wetland Mitigation – An ~~Agreement~~ **TITLE COMMITMENT** shall be provided to show any existing easements on the property. The applicant shall confirm that the landowner will grant such easement to the city. See the Wetland Review Letter for additional discussion of the mitigation proposed.
 - An ~~Agreement~~ Title review and the agreement will be submitted under a separate cover.
3. Usable Open Space (Section 3.1.8.D) – The applicant shall provide dimensions and details of each area designated as Usable Open Space to demonstrate conformance with the above definition. Include any details of amenities to be provided that show each area is designated for active or passive recreational use (benches, picnic tables, sport courts, play structures, etc).
 - The open space plan has been revised to comply with the requirements.
4. Bicycle Parking (Section 5.16) – In order to determine compliance with the Ordinance, the number of spaces or racks at each location shall be shown as well, with an indication of the layout of each location. In addition, 25% if the total number of required bicycle parking spaces are required to be covered (17 spaces). Those locations and numbers shall be indicated as well.
 - The bicycle layouts have been revised. Each location will have 4 spaces and shown on sheet C-2.0.
 - There are five (5) dedicated bike rooms within the buildings which can accommodate 4 bicycles each for a total of 20 covered spaces.

- The layout detail is provided on sheet C-9.0.
5. Distance between buildings (Section 3.8.2.H) – The applicant shall provide their own calculation to verify their own calculation to verify staff's finding. This is a deviation that was not approved in the PRO Agreement and may require an addendum.
 - A table with the required and provided distances is provided on sheet C-2.1.
 - A deviation is requested.
 6. Major Drives – The suggested strategy would be to include pavement markings that would appear to narrow the road between the two garages – also know as a "road diet." However, alternate measures would be considered.
 - To provide traffic calming measures, additional cross walks have been added across the north, south and west outer ring. In addition, a 3-way stop is provided along the northern road and a 2 way stop along the southern drive. Since the outer loop road is only 24' wide, a "Road Diet" is not an acceptable option. The lanes shall maintain a 12 width.
 7. Parcel Combination – The lot combination should be completed prior to submitting Final Stamping Sets, with the new parcel number and legal description indicated.
 - Noted.
 8. Plan Review Chart – The attached provides additional comments on many of the ordinances review standards. Please refer to it in detail.
 - Comments address individually below.

SUMMARY OF REVIEWS:

Engineering Review: recommended approval.

Landscape Review: recommended approval.

Wetlands Review: recommended approval.

Woodlands Review: recommended approval.

Traffic Review: not recommended for approval. (See comment responses below)

TIS Review: not recommended for approval. (An updated TIS is enclosed with the submittal)

Façade Review: recommended conditional approval.

Fire Review: recommended conditional approval. (Additional comments have been addressed)

Zoning and Use Requirements

Phasing – Phasing plan is no included in submittal. If project is to be phased, a phasing plan must be submitted for approval by the planning commission.

- The phasing has been added to sheet C-2.0.
- All utilities and earthwork will be constructed during Phase 1.

Height, bulk, density and area limitations (Section 3.1.8.D)

- Usable open space – an updated open space plan has been provided.

RM-1 and RM-2 Required Conditions

Minimum distance between the buildings (Section 3.8.2.H)

Buildings 6 & 7 – 115 feet required; 79 feet proposed. All others meet standards.

- The distances required and provided chart are provided on sheet C-2.1.
- A deviation is requested.

Barrier free space – 13 handicap spaces are proposed at multiple locations. Two are provided near the clubhouse. Sign indicates 1 van accessible.

- All spaces are currently a minimum of 8' wide space with a 8' wide striped area. The layout will allow a van accessible space to be provided at all the locations. A minimum of 3 van accessible locations will be provided and locations will be determined upon occupancy.

Barrier free Space dimensions – No dimensions provided.

- The dimensions have been added to sheet C-3.0.
- To clarify the parking spaces, the dimensions on sheet C-3.0 are to the face of curb. Dimensions on preliminary site plan (sheet C-2.0) are from back of curb.

Exterior Lighting (Sec. 5.) – A lighting and photometric plan is not provided at this time.

- A photometric plan will be provided under a separate under from the architect.

General layout and dimension of proposed physical improvements – Additional information is requested in this and other review letters to verify compliance.

- Each item is being address within this response letter.

Property Split or combination – Parcel combination should be completed prior to final stamping set submittal with new parcel number and legal.

- Noted.

Conservation easements – Conservation easement boundaries shall be shown on the site plan. Legal descriptions and exhibits must be submitted at the time of Final Site Plan for review and approval.

- The easement boundaries are shown on sheet C-2.0.

FIRE MARSHAL REVIEW

All fire hydrants MUST be installed and operational prior to any building construction begins.

- Noted.

Fire Hydrant spacing is 300' from hydrant to hydrant (as the hose comes off the fire truck driving). Novi city ordinance 11-68(F)(1)c. (The 500' spacing between fire hydrants MUST be approved by the fire chief)

- Additional hydrants have been added to the plan set.

All FDC MUST be within 100' from a fire hydrant (IFC 912.2.3.)

- FDC have been added to the plans and hydrants were relocated to accommodate the 100' requirement.

TRAFFIC REVIEW

- Comment 2b: The dimension of the boulevard island has been added to the preliminary site plan. (Sheet C-2.0).
- Comment 5: Driveway Sight Distance – Sheet C-2.5 has been added to the plan set which provides the sight distances.
- Comment 6: Driveway spacing – All adjacent drives and driveway can be found on sheet C-2.4. The closest drive is greater and 500 feet from the proposed approach.
- Comment 8: External Sidewalk – The proposed sidewalk width will match the width of existing adjacent walks but will have a minimum of 6' width.
- Comment 9: A new sheet with the MDOT ramp detail has been added. (Sheet C-9.2)
- Comment 18: The parking overhangs are shown on sheet C-3.0.
- Comment 20: Dimensions for the parking spaces have been added to sheet C-3.0 to clarify the curb heights. Since the sidewalks are located adjacent to the curb line, the owner has requested to install a 4" mountable curb and gutter. This will eliminate the need to construct a ramp at every driveway location.
- Comment 22: Accessible parking size – the dimensions have been added to sheet C-3.0.
- Comment 23: ADA spaces are currently a minimum of 8' wide space with a 8' wide striped area. The layout will allow a van accessible spaces to be provided at any location. A minimum of 3 van accessible locations will be provided and locations will be determined upon occupancy.
- Comment 24: There are 68 spaces of which 20 spaces will be within the buildings.
- Comments 26: An additional detail sheet has been added which has the standard details.
- Comment 27: The owner requested to have the sidewalks adjacent to the drives. To meet ADA compliance, a 4" mountable curb will be installed along frontage of the buildings.
- Comment 31: Accessible routes will be provided during the final site plan stage. Detailed grading will dictate the accessible routes.
- Comment 32: The stop sign size has been revised.
- Comment 33: The MMUTCD sign codes have been added to the legend.
- Comment 34: The sign and post detail has been revised to clarify post requirements.
- Comment 35: Refer to response 34 above.
- Comment 37: The sign and post detail has been revised showing the location requirements.
- Comment 38: A note has been added stating FHWA requirements.
- Comment 39: A note has been added to meet FHWA reflectivity requirements.
- Comment 42: A cross walk detail has been added to the detail sheet.
- Comment 43: Note 13 has been added to the general notes on sheet C-2.0 for maintenance requirements.
- Comment 44: Yield signs have been added at the beginning of the divided highway and near the existing entrance. As requested, a stop sign was added along the north parking lot to provide a 3 way stop. Also, the stop sign near the south parking lot has been reconfigured.

Landscape Plan Requirements

1. Please copy the location map to the landscape plans
 - Location map added to sheet L-1.0.
2. Please revise the note on T-1.0 regarding replacement trees. Add note stating deposit will be made to the tree fund for the amount due.
 - The note was updated on T-1.0. The calculation for the tree fund was added to the existing note regarding paying into the tree fund on T-1.0 and L-1.1.

3. Please do not propose any new trees within the protected woodlands.
 - All proposed trees have been removed from the woodlands.
4. Please add site distance lines for Haggerty and within the site.
 - Site distance lines were already shown on sheet L-1.0 for Haggerty Road. They were added to the corners within the site.
5. Please verify counts for parking lot trees.
 - The perimeter parking trees were added to the multifamily count and the additional trees were removed. Replacement trees were not added as it was recommended that no additional trees be planted in the existing woodland. The multifamily trees were removed from the area closest to the existing woodland to minimize any impacts.
6. Please add one more interior drive perimeter tree.
 - The tree count was verified to provide the required number of trees.
7. Please revise the calculations and provide additional landscaping around the outside of the pool fences based on calculation $393 - (10 \times 5) = 2,744$ SF
 - Calculation was revised and the additional square footage of foundation plantings was added. Please sheet L-1.1 for revised calculation.
8. Please add undulation to the existing berm and provide a cross section of the berm including the overhead utilities.
 - Berm now has variation in elevation. Please see sheet L-1.0 for the cross section.
9. Please show sweetgum as a non-native as it is not native to Michigan.
 - Sweetgum was changed to a non-native tree. Please see plant list on sheet L-1.0.
10. Please identify all areas on site with *Phragmites australis*.
 - The survey for *Phragmites australis* will be completed prior to the final site plan submittal.

Woodland Comments

1. ECT urges the applicant to make plan modifications to preserve all of the remain existing trees.
 - After careful review of the layout plan, there was not a viable solution to keep the seven trees that are proposed for removal at this time.
2. The applicant will be required to pay into the tree fund \$5,200 (13 Woodland Replacement Credits x \$400/credit) for the Woodland Replacement Credits that cannot be placed on site. The City will keep the \$58,825 (181 woodland replacement credits x \$325/credit) previously plaid for the Woodland Permit for the 181 required on site Woodland Replacement Credits.
 - Noted. Updated notes are on sheet L-1.1 and T-1.0.

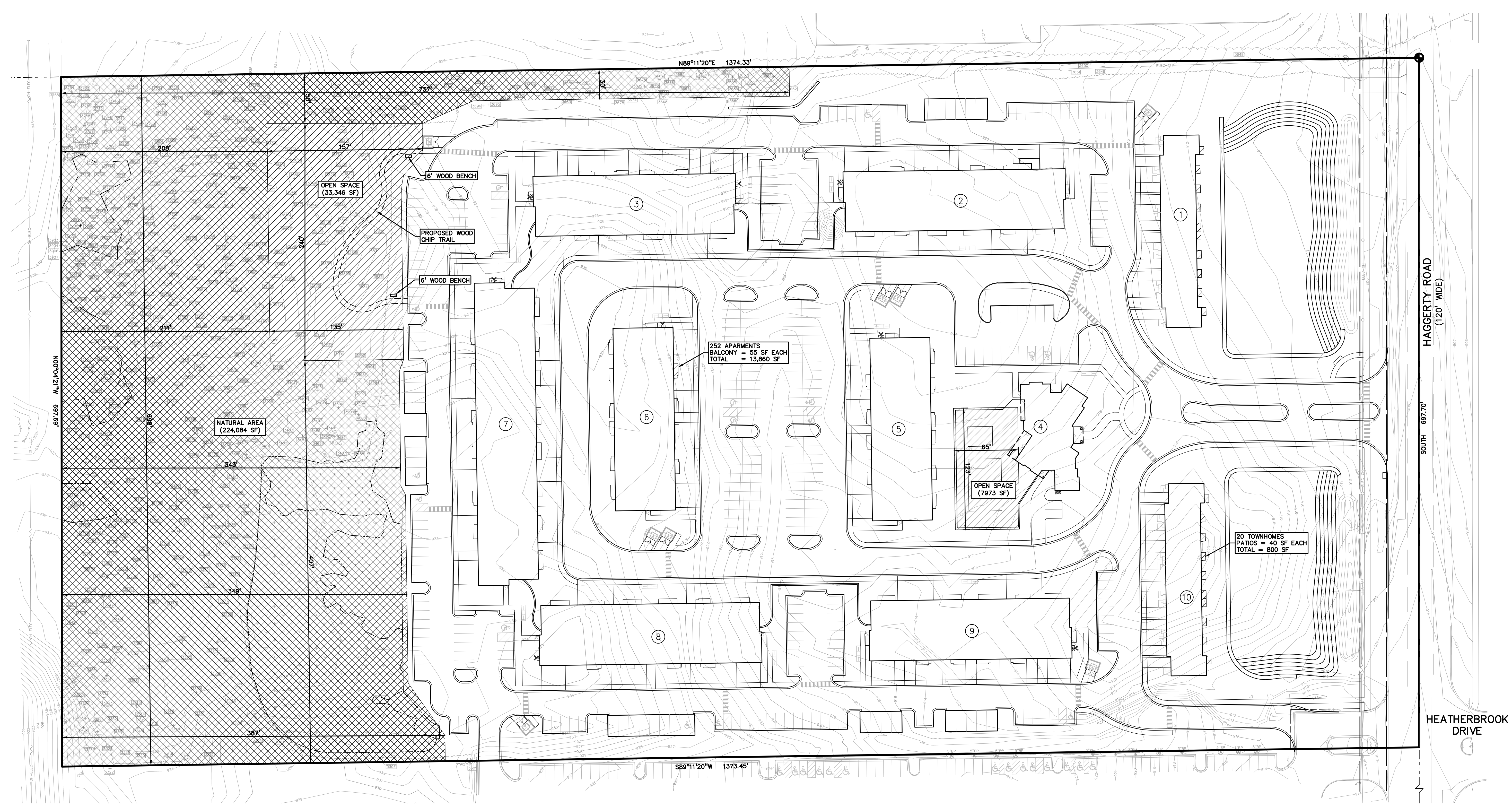
If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA Group



Doug Kennedy, PE
Sr. Project Engineer



HATCH LEGEND

USABLE OPEN SPACE		55,979 SF
NATURAL AREA		224,084 SF

OPEN SPACE CALCULATION:
 200 SF PER UNIT x 272 UNITS = 54,400 SF REQUIRED
 OPEN SPACE PROVIDED = 55,979 SF = 1.03%

NO.	DATE	DESCRIPTION
1	09/02/20	PER PLANNING REVIEW LETTER, DATED 10/15/20

CAUTION!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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811

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BC NOVAPLEX LLC 31731 NORTHWESTERN HWY, SUITE 250W FARMINGTON HILLS, MI 48334	OPEN SPACE PLAN INNOVA APARTMENTS PART OF THE SE 1/4 OF SECTION 12, T. 07N., R. 08E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	DES. DSK SUR. KR P.M. JBT
--	---	---------------------------------

ORIGINAL ISSUE DATE:
 SEPTEMBER 2, 2020

PEA JOB NO. 2015-298

SCALE: 1" = 50'

DRAWING NUMBER:
C-2.2

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015298\DWG\15298-TOP0BASE.DWG
 XREF: S:\PROJECTS\2015\2015298\DWG\SITE PLANS\VA-BASE-15298.DWG
 XREF: S:\PROJECTS\2015\2015298\DWG\SITE PLANS\VA-TBLK-15298.DWG

October 22, 2020

Barbara McBeth
City Planner, City of Novi
45175 Ten Mile Road
Novi, MI 48375

Gary Steven Jonna
Manager
West Park Investors, LLC
gjonna@whitehallrei.com

RE: Off-Site Wetland Mitigation for BC Novaplex LLC

Dear Ms. McBeth,

West Park Investors, LLC (hereafter, "West Park") and BC Novaplex LLC (hereafter, "Novaplex") are parties to an Agreement to Enter into Easements, wherefore West Park shall grant a Temporary Construction Easement to Novaplex for the purposes of constructing their required Off-Site Wetland Mitigation, which will ultimately result in the granting of a Wetland Conservation Easement with the City of Novi.

West Park hereby agrees to be a signatory on the Wetland Conservation Easement, subject to West Park's reasonable approval.

Feel free to contact me with any further questions.

Sincerely,

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

Gary Steven Jonna
Manager
West Park Investors, LLC

Cc: Mark Sturing
Zachary Weiss

EXHIBIT A LEGAL DESCRIPTIONS

The Temporary Construction Easement is located within Parcels 1 and 2 described below.
The Access Easement and Wetland Conservation Easement are located within Parcel 1 described below.

PARCEL 1

Part of the Northwest $\frac{1}{4}$ of Section 17, Town 1 North, Range 8 East, City of Novi, (recorded as Novi Township), Oakland County, Michigan, described as beginning at the intersection of the Southerly Right of Way line of Grand River Avenue and the North-South $\frac{1}{4}$ line of said Section 17; thence South 00 degrees 29 minutes 23 seconds West 1262.82 feet; thence North 89 degrees 30 minutes 37 seconds West, 330.00 feet; thence North 00 degrees 29 minutes 23 seconds East 1374.95 feet to the Southerly Right of Way line of Grand River Avenue; thence South 70 degrees 44 minutes 31 seconds East along said Right of Way line, 348.53 feet to the point of beginning, AND

PARCEL 2

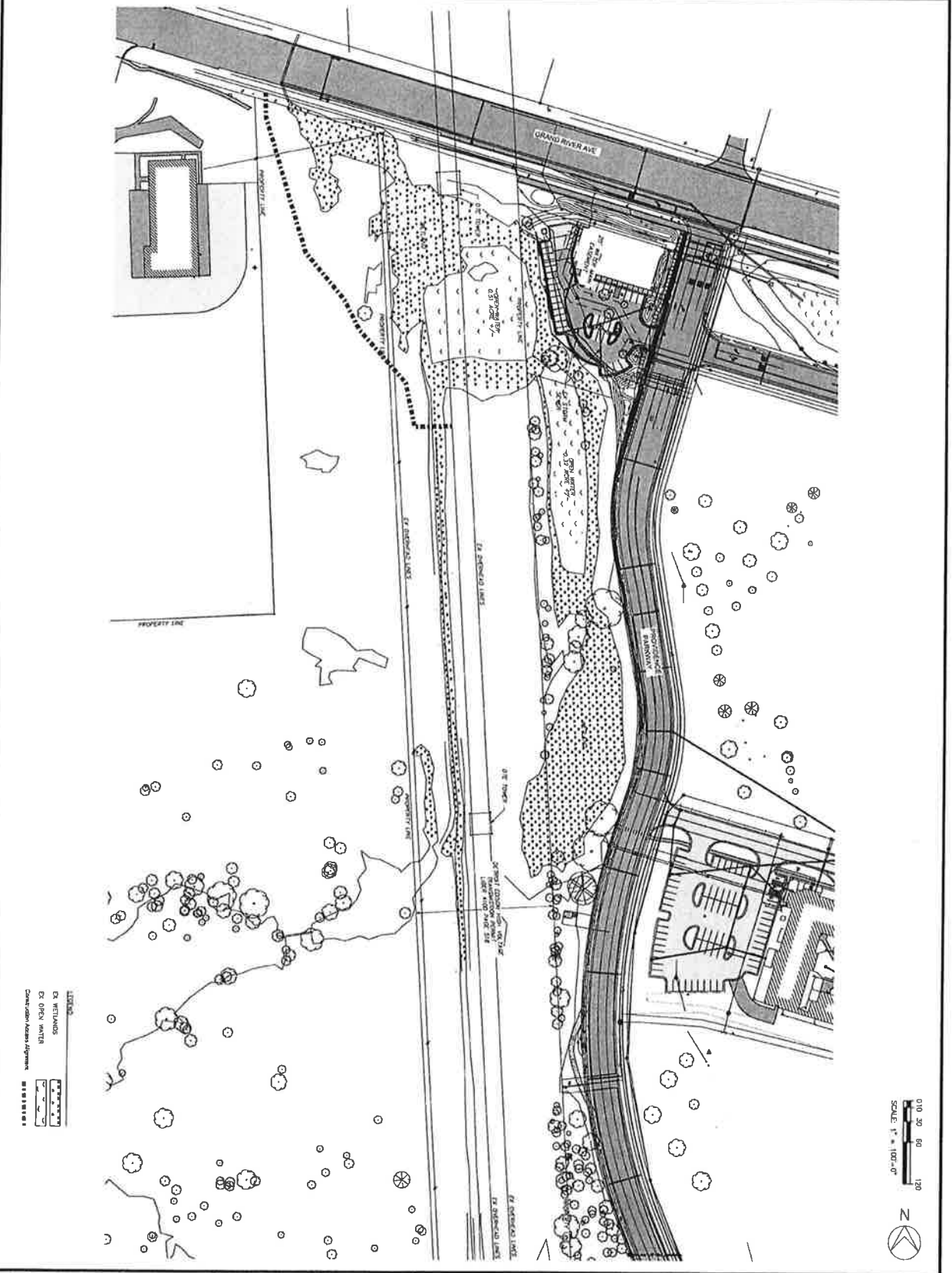
Part of the Northwest $\frac{1}{4}$ of Section 17, Town 1 North, Range 8 East, City of Novi, (recorded as Novi Township), Oakland County, Michigan, described as beginning at the Center of said Section; thence South 89 degrees 52 minutes 01 seconds West along the East and West $\frac{1}{4}$ line of said Section, 675.10 feet; thence North 89 degrees 58 minutes 51 seconds West, 241.73 feet; thence North 00 degrees 23 minutes 40 seconds East, 1218.33 feet; thence South 89 degrees 30 minutes 37 seconds East, 522.37 feet thence North 00 degrees 29 minutes 23 seconds East, 745.37 feet to the Southerly Right of Way line of Grand River Avenue; thence South 70 degrees 44 minutes 31 seconds East along said Right of Way line, 63.37 feet; thence South 00 degrees 29 minutes 23 seconds West, 1374.95 feet; thence South 89 degrees 30 minutes 37 seconds East, 330.00 feet to the North and South $\frac{1}{4}$ line of said Section; thence South 00 degrees 06 minutes 27 seconds East, along said line, 559.27 feet to the point of beginning.

Agreement to Enter into a
Temporary Construction and Access Agreement
and a Wetland Conservation Easement
BC Novaplex LLC / West Park Investors, LLC
October _____, 2020
Page 5

EXHIBIT B

Temporary Construction and Access Easement

(See Attached)

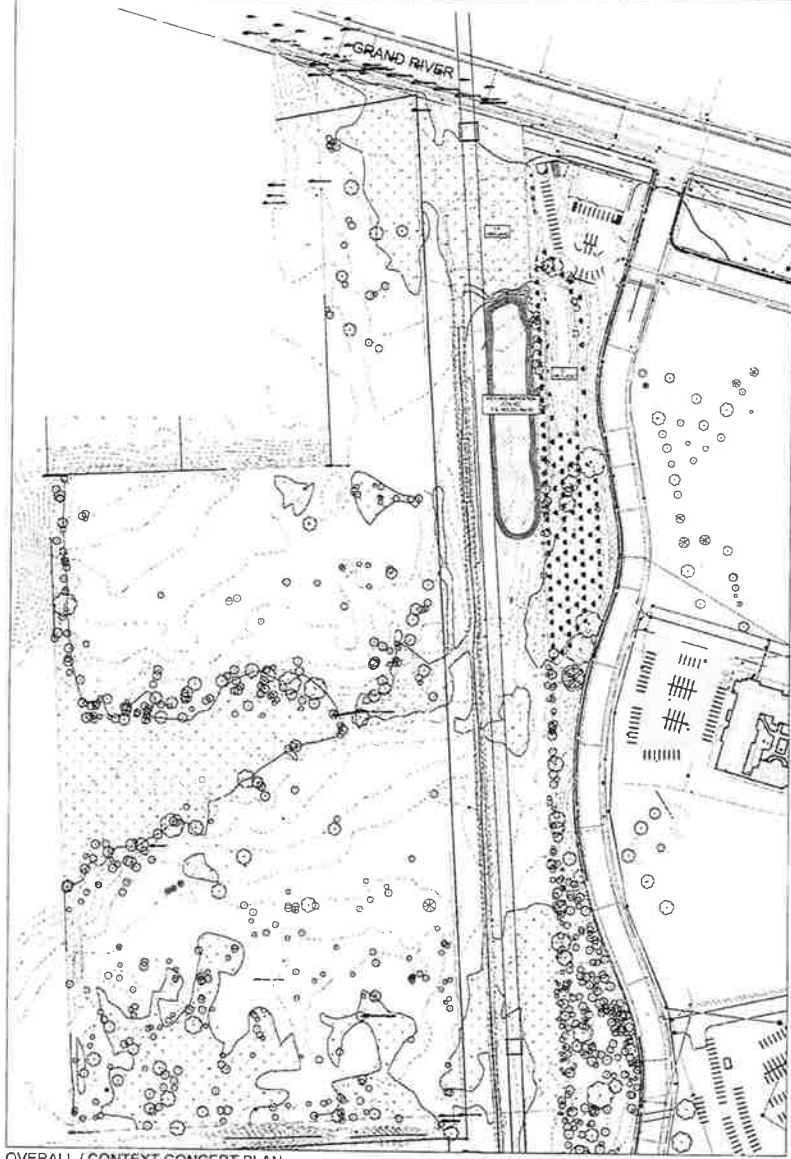


<p>HRC HINDELL ROTH CLARK INC. CONSULTING ENGINEERS SINCE 1988 1000 W. 10TH STREET, SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.HRC-INC.COM</p>	
<p>COMMERCE CROSSINGS OFFICE PARK PROPOSED GRAND COMMERCE DRIVE CITY OF DENVER</p>	
<p>EXHIBIT A EXISTING CONDITIONS</p>	
<p>DATE: 1/20/2010 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>SCALE: AS SHOWN</p>

EXHIBIT C

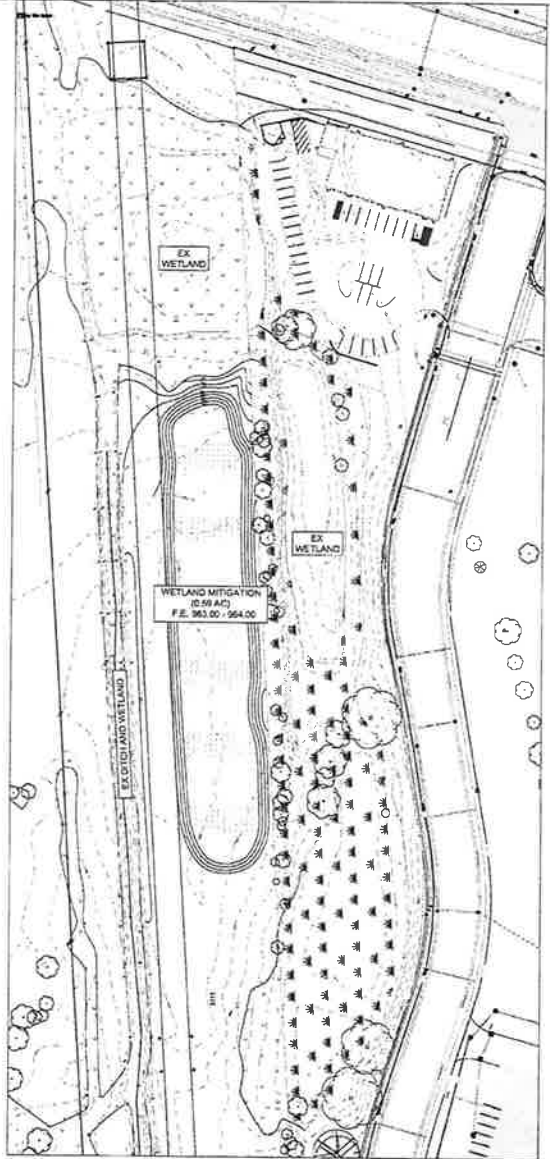
Wetland Conservation Easement

(See Attached)



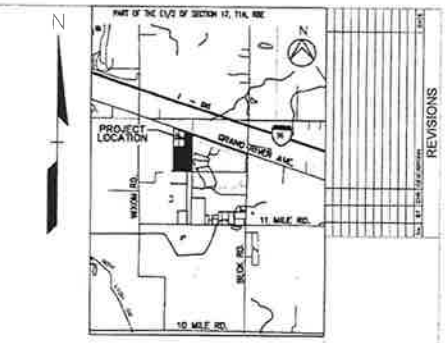
OVERALL / CONTEXT CONCEPT PLAN

SCALE 1" = 40'



CONCEPT DETAIL PLAN

SCALE 1" = 10'



WETLAND CREATION/MITIGATION CHART

Now Required Wetland Mitigation	1.5 x 0.24 AC	1.26 AC
Proposed On-Site Emergent Wetland Creation for Mitigation		0.67 AC
Proposed Off-Site Wetland (Bare Soil) Plan, and City Fund		0.59 AC
EOLB Required Wetland Mitigation	1.5 x 0.22 AC	0.33 AC
Proposed On-Site Emergent Wetland		0.33 AC
Proposed Off-Site Wetland (Bare Soil)		NONE

- NOTES**
1. PROPOSED WETLAND CREATION WILL BE EMERGENT/ NET SEASON TO MATCH THE TYPE OF WETLANDS IMPACTED
 2. MITIGATION AREA REPRESENTS THE DEVELOPMENT OF 0.59 ACRES OF WETLAND WITH FLOOR ELEVATION OF 964.00 THROUGH 963.00
 3. BARE-SOIL WETLAND WILL DEVELOP ALONG THE EDGES AT ELEVATION OF 964.00
 4. EMERGENT AND NET SEASON WILL DEVELOP WITHIN THE CENTER AND MAJORITY OF THE ACREAGE AT ELEVATIONS OF 963 TO 963.50
 5. OFF-SITE REQUIRED ACREAGE = 0.59 ACRES
 6. WETLAND MITIGATION PLAN WILL MEET CITY OF NOW REQUIREMENTS INCLUDING MONITORING
 7. PLANS WILL BE DEVELOPED AT SITE PLAN PHASE ONCE FINAL ENGINEERING IS DESIGNED

REVISIONS

NO.	DATE	DESCRIPTION

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www.peagroup.com

BC NOVAPLEX LLC
3131 NORTHWESTERN AVE, SUITE 2000
POORWORTHVILLE, BC V2M 4G3A

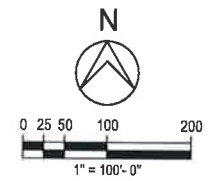
OFF-SITE WETLAND MITIGATION
FOR
INNOVA APARTMENTS
CITY OF NOW, DAVE AND COUNTY, WASHINGTON

ORIGINAL FILED 0411
SEPTEMBER 2, 2020
PEA JOB NO. 2019-088
SCALE: SEE DIMS
DRAWING NUMBER

NOT FOR CONSTRUCTION

OSW-1.0

NORTH 1/4 CORNER OF SECTION 17,
T1N, R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN



22-17-101-005 22-17-101-003

22-17-101-016

25' WETLAND BUFFER
22-17-101-015

WETLAND No. 5
(Non Regulated
By MDEQ)

WETLAND No. 6
(Non Regulated
By MDEQ)

WETLAND No. 1
OPEN WATER
0.096 ACRES
134958.9 SQ. FT.

25' WETLAND BUFFER
22-17-101-010

WETLAND No. 7
(Non Regulated
By MDEQ)

25' WETLAND BUFFER

25' WETLAND BUFFER

25' WETLAND BUFFER

22-17-101-006

WETLAND No. 1

WETLAND No. 1

WETLAND No. 3

25' WETLAND BUFFER

25' WETLAND BUFFER

25' WETLAND BUFFER

WETLAND No. 1

WETLAND No. 4

WETLAND No. 2

22-17-300-013

22-17-300-015

GRAND RIVER AVE.

14 SANITARY SEWER ESMT

13 ITC

16 ACCESS STATEMENT

LEGAL DESCRIPTION (FROM WARRANTY DEED L.38797 P.682)

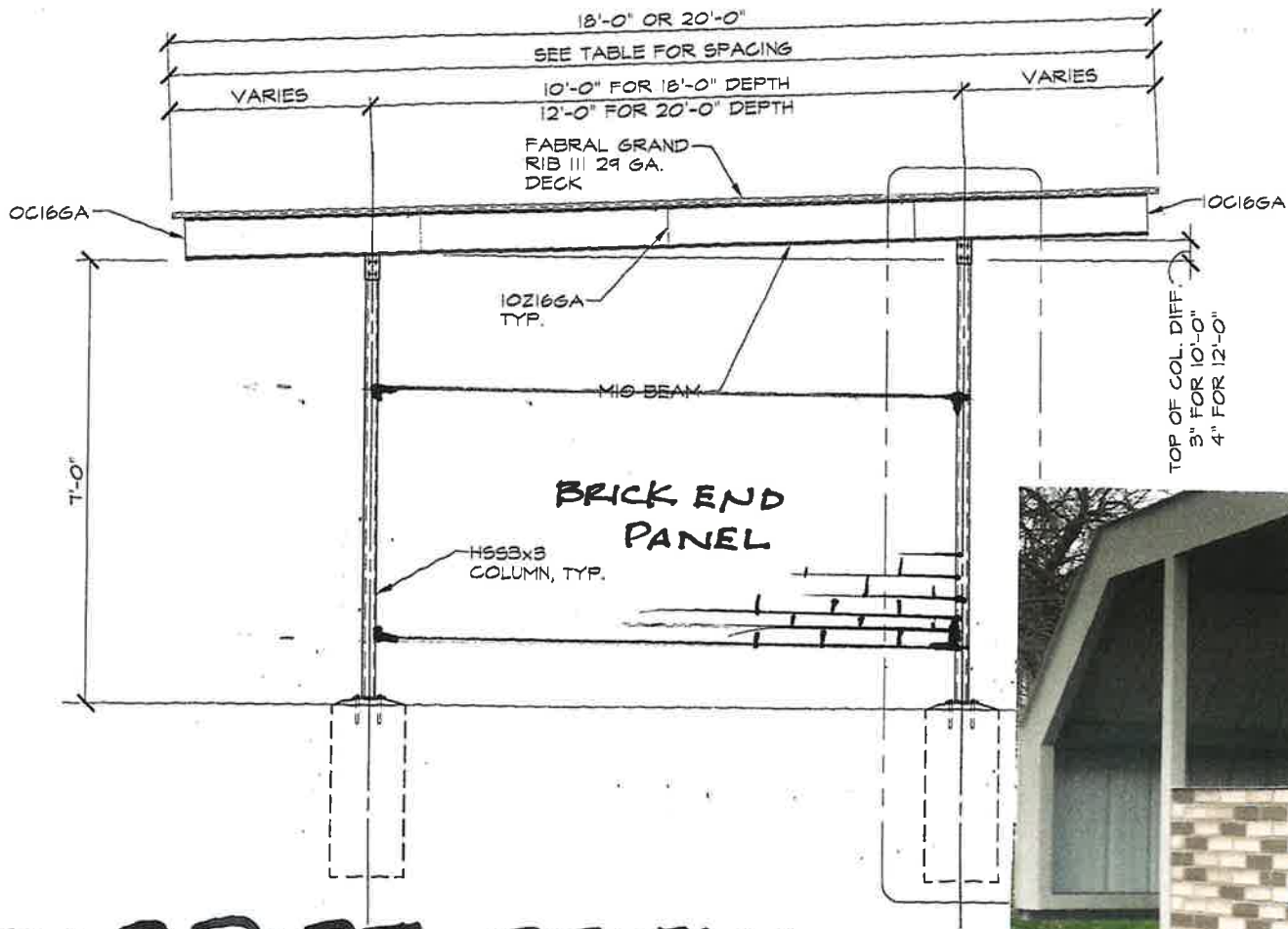
A part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described commencing at the North 1/4 corner of said Section 17; thence South 03 degrees 16 minutes 55 seconds East 831.75 feet, (previously described as South 00 degrees 29 minutes 23 seconds West 831.35 feet) along the North and South 1/4 line of said Section 17 to a point on the Southerly right of way of Grand River Avenue (100.00 feet wide) and the POINT OF BEGINNING; thence continuing South 03 degrees 16 minutes 55 seconds East 1827.68 feet (previously described as South 00 degrees 29 minutes 23 seconds West 1262.82 feet and South 00 degrees 08 minutes 27 seconds East 559.27 feet) along the North and South 1/4 line of said Section 17 to the center of said Section 17; thence South 86 degrees 39 minutes 04 seconds West 916.85 feet (previously described as South 89 degrees 52 minutes 01 seconds West 675.10 feet and North 89 degrees 48 minutes 51 seconds West 241.73 feet) along the East and West 1/4 line of said Section 17; thence North 02 degrees 44 minutes 09 seconds West 1219.61 feet (previously described as North 00 degrees 23 minutes 40 seconds East 1218.33 feet); thence North 87 degrees 21 minutes 50 seconds East 522.37 feet (previously described as South 89 degrees 30 minutes 37 seconds East); thence North 02 degrees 38 minutes 01 seconds West 746.51 feet (previously described as North 00 degrees 28 minutes 23 seconds East 745.37 feet) to a point on the Southerly right of way of said Grand River Avenue; thence South 73 degrees 56 minutes 49 seconds East 396.81 feet (previously described as South 70 degrees 44 minutes 31 seconds East 63.37 feet and South 70 degrees 44 minutes 31 seconds East 348.53 feet) along the Southerly right of way of said Grand River Avenue to the POINT OF BEGINNING.

Tax parcels 22-17-101-010 and 22-17-101-012

LEGEND

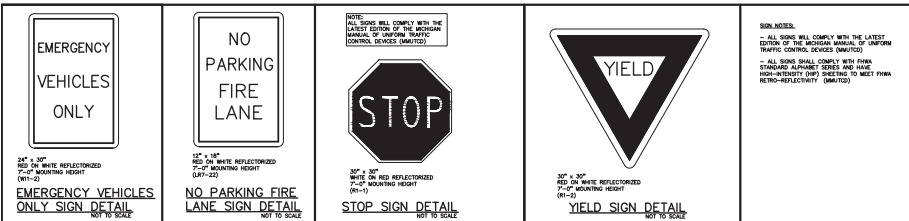
BUILDING	RISE & DOWN SPOUT
APPROXIMATE FENCE	PUMP STATION
DRIVEWAY	UNDERGROUND MANHOLE
STORM	RISE
SANITARY	GAS BOD & BLOW OFF
WATERMAIN	BUILD. CORNER & 1st FLOOR ELEV.
GAS	G OF DITCH
UND. TELEPHONE	EDGE OF SLOPE
UND. ELECTRICAL	TOP OF BANK & RIDGE
TRAVERSE LINE & TRAVERSE POINT	TOP OF BEAM
BENCH MARK SYMBOL	EDGE OF BEAM
DEAD TREE	EDGE OF WATER
DECIDUOUS TREE	& WATER SURFACE
DECIDUOUS SHRUB	HEADBALL & RETAINING BALL
CONIFERIOUS TREE	SIGNS & SIGN POST
CONIFERIOUS SHRUB	LOCAL LOW POINT & LOCAL HIGH POINT
STUMP	
SO. & RD. CATCH BASINS & INLETS IN PAVEMENT	
STORM MANHOLE & PIPE END	
UNSPECIFIED WM.	

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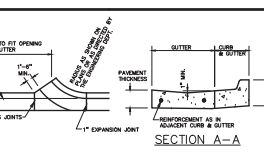
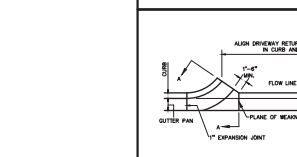
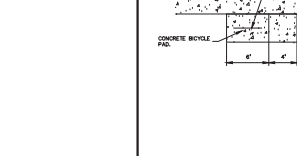
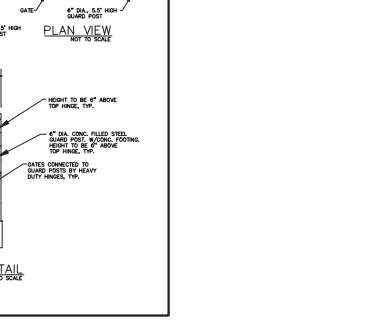
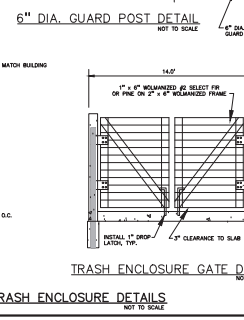
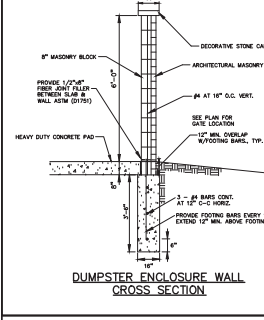
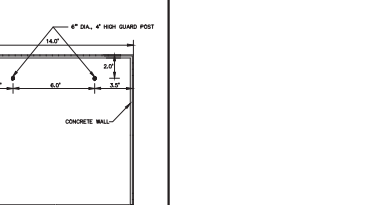
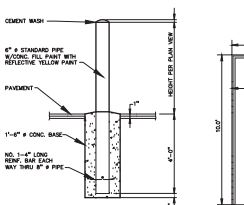
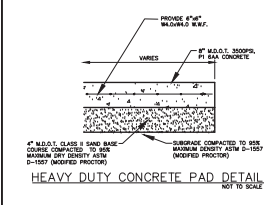
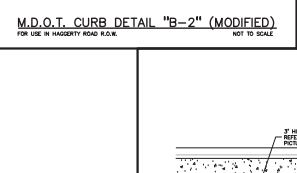
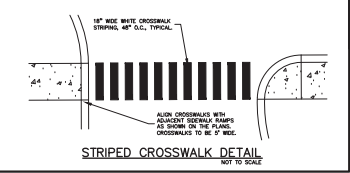
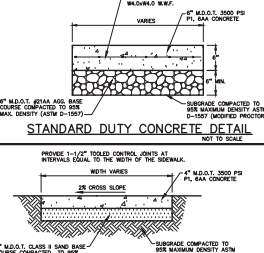
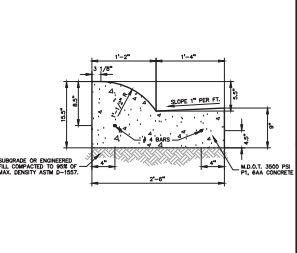
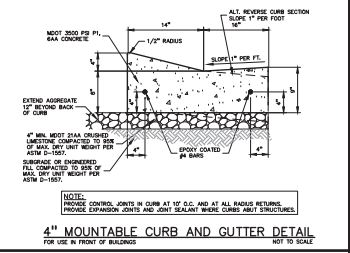
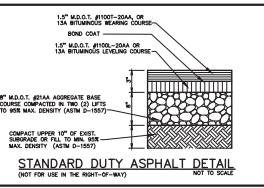
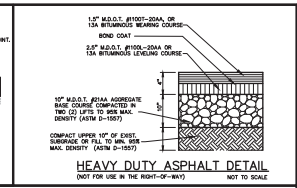
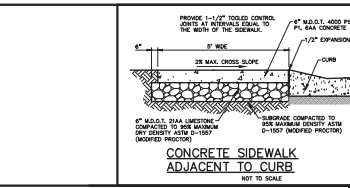
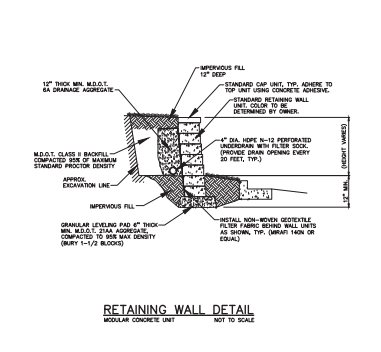
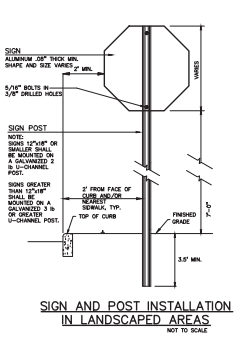
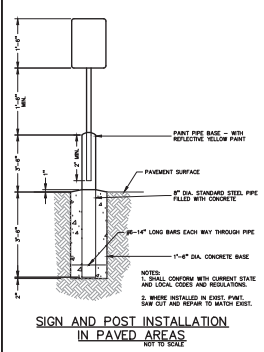


CARPORT DETAIL

N.T.S.



SIGN NOTES:
- ALL SIGNS WILL COMPLY WITH THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- ALL SIGNS SHALL COMPLY WITH FEDERAL STANDARD ALPHABET SERIES AND HAVE HIGH-VISIBILITY (HVS) SHEETING TO MEET FRESH RETRO-REFLECTIVITY (MUTCD)



REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/20	ISSUE FOR PERMITS
2	11/15/20	ISSUE FOR CONSTRUCTION

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3731 NORTHWESTERN HWY., SUITE 200
PONTIAC, MI 48342
STANDARD DETAIL SHEET
INNOVA APARTMENTS
PARKWAY
CITY OF KENOSHA, WISCONSIN
DRES. CSK. DN. CSK. SUR. KR. P.M. BT

ORIGINAL ISSUE DATE:
SEPTEMBER 2, 2020
PEA JOB NO. 2019-298
SCALE: NONE
DRAWING NUMBER:
C-9.0

NOT FOR CONSTRUCTION

SEE PROJECTS 2019101028MUNIMV10308-TOPORASE.DWG
2020101028MUNIMV10308-TOPORASE.DWG
2020101028MUNIMV10308-TOPORASE.DWG

CITY COUNCIL MINUTES

AUGUST 31, 2020

FINAL PRO REZONING APPROVAL

Rezoning Overlay (PRO) process on land located on the west side of Haggerty Road, north of Twelve Mile Road in Section 12, together with approval of the PRO Plan and PRO Agreement. The applicant is proposing to develop a 272-unit multiple-family residential development on approximately 22 acres of land.

David Landry said he was there to represent the developer. He said this was a project that had a positive recommendation from the Planning Commission, City Council considered it, and preliminarily approved it. He said they have been working with City Attorney Schultz, city administration, and they have a PRO Agreement that they are both in agreement with. They are looking forward to moving forward with this project. He said they are there for final approval of the PRO Agreement and they are ready to put a shovel in the ground.

Member Breen asked Mr. Landry if some of the units were made larger in the updated proposal. Mr. Highlen said that was correct. They found a couple that were a little deficient against the market in the area. They increase a few by a few square feet to get them into the relevant range of square footages. She said it looked like they added two more two bedroom units as opposed to the one bedroom unit. Mr. Highlen said it was a better mix and it slightly reduced our one-bedroom count which was a deviation given to them. Member Breen asked if there was any change in the number of families or children that would be in the K-12 grades that would be different due to the changes, would the numbers be higher. Mr. Highland stated the estimate is 0.15 children per unit so we are in the fractions of a single child, there would be no changes. Member Breen asked if they have had any more discussions with Novi Schools as to the impact this would have on the local school districts other than adding another bus stop. Mr. Highlen noted that they have not had a chance to talk to the Novi School District recently. Originally when they talked to the Novi School District they confirmed if this was approved they will be included in their stops; however they said they couldn't discuss anything until it is officially approved and sent to the school district for a formal planning purposes. Otherwise they were just speculating so they did not want to discuss it any further until they know for sure that this is going to happen. Member Breen stated that by their estimates this could add another 40-49 children to the K-12 grades at Novi Schools. Mr. Highlen replied yes, or even less than that.

Member Mutch had a few questions regarding an environmental issues related to the site. He asked City Attorney Schultz where we stood with the question of the wetland mitigation and in terms of the PRO Agreement what will be required. City Attorney Schultz stated that right now the wetland provisions of the draft agreement essentially just say they will mitigate onsite or offsite within the City of Novi as approved by the City. The discussion we had the last time about outside the city of Novi or land banks those did not make it into the agreement that is in front of Council today. Member Mutch asked the applicant to address that where it stands right now. Mr. Highlen said they have been in contact with several brokers and homeowners around the City and they are currently negotiating with one of them with a feasible sites to add wetland to so we are actively acquiring the land necessary to provide the additional mitigation that is not provided on site. Member Mutch said the history of this project when it was initially approved, not this project, but on this property a significant number of trees were

removed from the property in anticipation of the development of an office complex. That project never moved forward. He wondered if the City have any other funds set aside covering the replacement costs for those trees. City Attorney Schultz stated that most of that money has been deposited in the City's Tree Fund as far back as 2005. They have largely stayed out of the back area in terms of cutting more trees down, but to the extent they do have to cut trees down those will be replaced at the current standards are for replacement including payment into the Tree Funds at today's rates and not previous rates. He thought primarily those funds that the City is holding are accounted for and subsequently are ready to be put in the Tree Fund if they aren't already. Member Mutch clarified what was previously removed they paid the full amount based on whatever the City required at the time based on a number of trees that were removed. He wondered if that obligation been fully met at this point. City Attorney Schultz replied that Director Boulard had some comments on what has not been met. Director Boulard said it was about a \$190,000 originally. He did not have the history his guess was about approximately \$58,000 that was retained because those were trees that were going to go back in as part of that project. He said the City has had the benefit of those funds for all those years. The funds that are still holding are basically in escrow as a bond are at the rate that they were posted, but any additional trees or tree credits that required would go at the current rate. Member Mutch asked if that was \$400.00 a tree. Director Boulard said that was correct. Member Mutch stated that those were the questions that he had outstanding and he had a few others that staff said would be addressed at Site Plan review by the Planning Commission. He said one thing that wasn't clear to him was how this is being calculated was the requirement to provide what the ordinance defines as usable open space. That includes the clubhouse and pool area, the balconies that are attached to certain apartments and other open areas on the property. In looking at what the developer proposed for that usable open space it struck him as random the areas that were designated. He stated that he wasn't sure from reading the ordinance that those met the requirements. Having said that the PRO Agreement does require them to meet that standard so he was assuming staff will give that due diligence that it requires at Site Plan review to ensure that they are meeting the ordinance standards definition and providing the appropriate amount. He remarked that he would not be voting for this, he did not vote for it the last time. The project itself was interesting, he thought there were a lot of concepts in terms of walkability and adjacency to work that he thought were worth noting. The biggest concern he had was that a single high density apartment complex dropped into an office park area which is really not walkable to anything else. He said if folks are moving to this complex with the idea that they will be able to rely less on their car to do grocery shopping, or go to a restaurant, or get coffee, etc. it is not going to function that way. The other big concern he had it is being presented as a transitional use to the residential to the traditional homes in Farmington Hills to the east. He said in reality once this is built it is probably going to be the most intense use in terms of impact along that section of the Haggerty Corridor. He said for those two reasons he would not be able to support this project as it is proposed at this location.

Member Fischer stated that in their information packet City Council received it talked a little bit about the wetland mitigation. It stated that the applicant is exploring options to

construct the mitigation on other sites in the City. He wondered if that ends up not being possible, and the applicants decides that it is cost prohibitive, what are the next steps as far as the process goes. City Attorney Schultz replied the Agreement is written out so they would have to come back and amend the Agreement to get City Council's approval to do it some other way. Member Fischer thanked him for that clarification, it was one of his sticking points, he was glad it was drafted that way.

CM 20-08-100 Moved by Fischer, seconded by Casey; MOTION CARRIED: 5-2

Final approval of the request of BC Novaplex, LLC for Novaplex, JZ19-37, with Zoning Map Amendment 18.733, to rezone property from Office Service Technology (OST) to High-Density Multiple Family (RM-2). This approval is subject to the related Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and subject to the conditions listed in the staff and consultant review letters, and with any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement. This motion is made for the following reasons:

- 1. The applicant has presented a reasonable alternative to the Master Plan for Land Use with the proposed the High-Density Residential (RM-2) zoning district, and because, as stated by the applicant:**
- 2. Designing the higher density residential use next to existing OST uses allows for a unified appearance and implementation of proper safeguards between the neighboring uses:**
 - a. Building styles will be compatible with the existing office buildings;**
 - b. Apartment residents will move in with the full knowledge of the neighboring uses;**
 - c. The residential site is higher than much of the surrounding area;**
 - d. Wooded areas on this site and adjacent sites provide a great buffer;**
 - e. Setback plus proposed landscaping will be used to enhance the buffering of uses;**
 - f. The higher density residential use will act as a transition between the single family uses to the east and the Office Service Technology uses to the north and west.**
- 3. The project is consistent with the Master Plan goal to enhance Novi's reputation as an attractive community in which to live;**
- 4. The project is consistent with the Master Plan goal to protect Novi's remaining woodlands and wetlands, as the applicant has**

agreed to comply with the wetland and woodland protection ordinances;

- 5. The project is consistent with the Master Plan goal to maintain adequate infrastructure in an environment of limited federal and state funding;**
- 6. The project is consistent with the Master Plan goal to promote interconnectivity between neighborhoods to reduce vehicle trips on main roads;**
- 7. The project is consistent with the Master Plan goal to promote active living and healthy lifestyles in the City of Novi;**
- 8. The project is consistent with the Master Plan goal to ensure that Novi continues to be a desirable place for business investment;**
- 9. Approval of the Concept Plan and corresponding PRO Agreement provides assurance to the City of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.**

Mayor Gatt said he thought this was going to be a unique project and they have his total support. He thought it would add a lot of class to our city.

Roll call vote on CM 20-08-100

Yeas: Fischer, Gatt, Staudt, Casey, Crawford

Nays: Mutch, Breen

- 4. Consideration of approval of a resolution setting fees for wireless facilities, wireless support structures, and utility poles in the public right-of-way.**

CM 20-08-101

Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY

Approval of a Resolution setting fees for wireless facilities, wireless support structures, and utility poles in the public right-of-way.

Member Mutch mentioned that we have gotten a lot of feedback from folks with concerns about new emerging technology related to wireless networks in particular 5G and this is an area where the cities hands have been tied by the state and federal regulations and laws that have been passed. He said we are doing what we can do in terms of setting fees for usage of our City's right-of-way. From the City's perspective in terms of what regulations our hands are tied in that regard. City Attorney Schultz agreed, he said he could not have stated it any better. We will set the fees as high as we can and it is either these fees or none. The City's hands are tied. Member Mutch said as far as the background that was provided in the City's estimates is that these fees will not fully cover our costs. If he understood it correctly, we do not have the option of charging that level and those fees have been capped by the state or federal level. They set the number and it doesn't fully cover our costs. City Attorney Schultz agreed. City Attorney Schultz stated that these go along with a set of ordinances that Council adopted several months ago as a result of legislative changes at the state