



BALLANTYNE JSP13-43

Ballantyne JSP13-43

Public hearing at the request of Singh Development for recommendation to City Council for approval of a Residential Unit Development (RUD) Plan. The subject property is 50.85 acres in Section 31 of the City of Novi and located at the northwest corner of Garfield Road and Eight Mile Road. The applicant is proposing a 41 unit single-family development.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11-22-13	<ul style="list-style-type: none"> ▪ City Council modification of lot size and width requested ▪ City Council reduction of required building setbacks requested consistent with lot size and width modification ▪ Items to be addressed on the Preliminary Site Plan submittal
Engineering	Approval recommended	11-25-13	<ul style="list-style-type: none"> • City Council variance required to allow a pedestrian safety path along only one side of Emery Boulevard. • Items to be addressed on the Preliminary Site Plan submittal
Traffic	Approval recommended	11-19-13	<ul style="list-style-type: none"> ▪ Waiver of same-side driveway spacing required (275' required, 218' provided) ▪ Items to be addressed on the Preliminary Site Plan submittal
Landscaping	Approval recommended	11-05-13	Items to be addressed on the Preliminary Site Plan submittal
Wetland and Woodland	Approval recommended	11-25-13	Items to be addressed on the Preliminary Site Plan submittal
Fire	Approval recommended	11-19-13	Items to be addressed on the Preliminary Site Plan submittal

Motion Sheet

Approval –RUD

In the matter of Ballantyne, JSP13-43, motion to **recommend approval** of the Amended Residential Unit Development (RUD) Plan subject to and based on the following findings:

- a. The site is appropriate for the proposed use;
- b. The development will not have detrimental effects on adjacent properties and the community;
- c. The applicant has clearly demonstrated a need for the proposed use;
- d. Care has been taken to maintain the naturalness of the site and to blend the use within the site and its surroundings;
- e. The applicant has provided clear, explicit, substantial and ascertainable benefits to the City as a result of the RUD;
- f. Relative to other feasible uses of the site:
 1. All applicable provisions of Section 2402 of the Zoning Ordinance, other applicable requirements of the Zoning Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met;
 2. Adequate areas have been set aside for all walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development;
 3. Traffic circulation features within the site have been designed to assure the safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
 4. The proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service;
 5. The plan provides adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water;
 6. The RUD will provide for the preservation and creation of open space and result in minimal impacts to provided open space and natural features;
 7. The RUD will be compatible with adjacent and neighboring land uses;
 8. The desirability of conventional residential development within the City is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the RUD;
 9. Any detrimental impact from the RUD resulting from an increase in total dwelling units over that which would occur with conventional residential development is outweighed by benefits occurring from the preservation and creation of open space and the establishment of park facilities that will result from the RUD;
 10. The proposed reductions in lot sizes are the minimum necessary to preserve and create open space, to provide for park sites, and to ensure compatibility with adjacent and neighboring land uses;
 11. The RUD will not have a detrimental impact on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost;
 12. The applicant has made satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements;
 13. The applicant has made satisfactory provisions for future ownership and maintenance of all common areas within the proposed development; and
 14. Proposed deviations from the area, bulk, yard, and other dimensional requirements of the Zoning Ordinance applicable to the property enhance

the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.

- g. City Council modification of proposed lot sizes to a minimum of 21,780 square feet and modification of proposed lot widths to a minimum of 120 feet as the requested modification will result in the preservation of open space for those purposes noted in Section 2402.3.B of the Zoning Ordinance and the RUD will provide a genuine variety of lot sizes;
- h. City Council variance from Appendix C of the Subdivision Ordinance Section 4.05 of the City Code to permit a pedestrian pathway on only one side of a proposed road;
- i. Reduction of permitted building setbacks consistent with the proposed reduction in lot size and width;
- j. Same-side driveway spacing waiver for the Eight Mile Road access drive (275' required, 218' provided);
- k. *(additional comments here if any)*

(because the plan is otherwise in compliance with Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-OR-

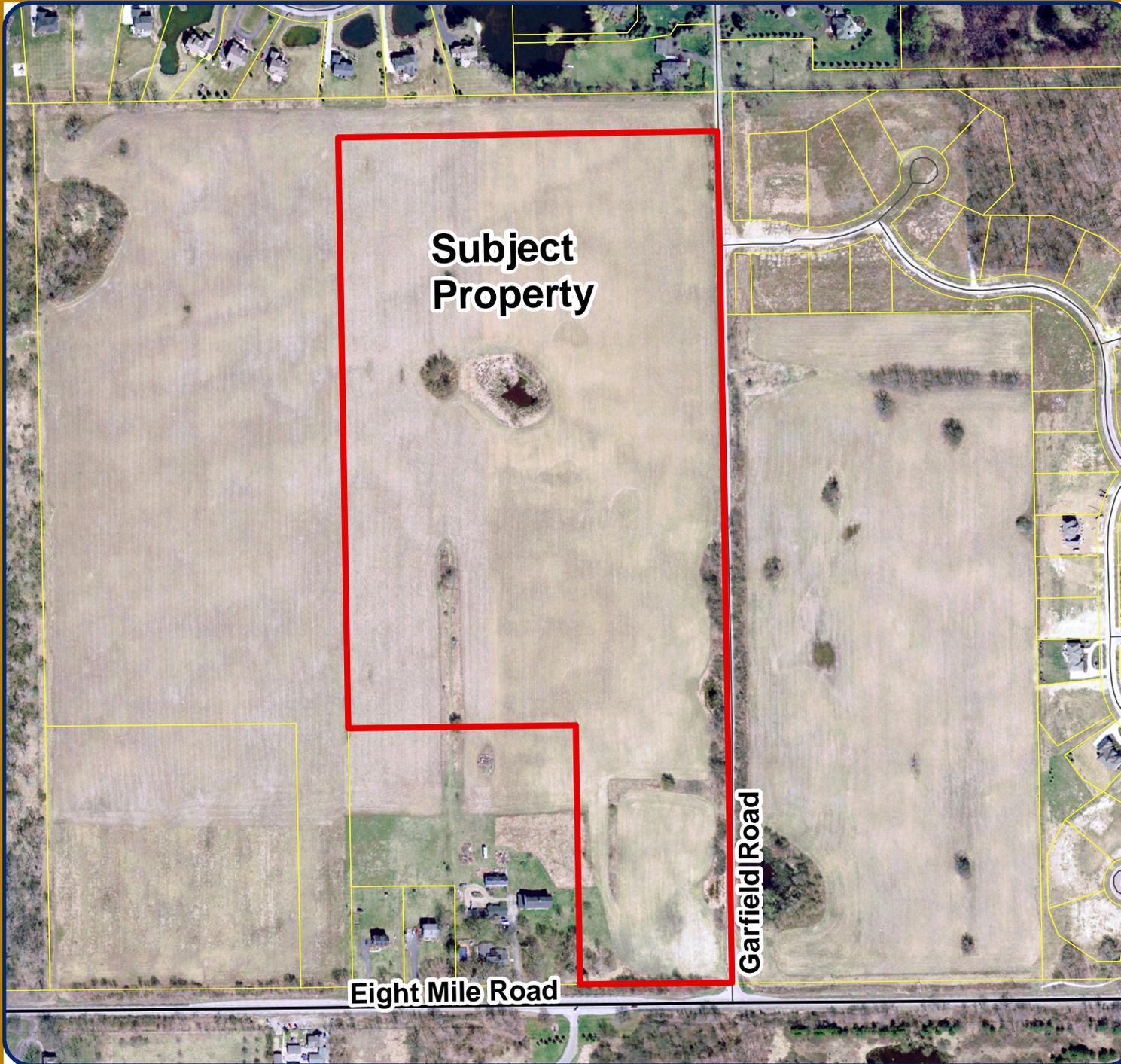
Denial – RUD

In the matter of Ballantyne, JSP13-43, motion to **recommend denial** of the Residential Unit Development Plan...*(because the proposed RUD would not satisfy the findings and conditions noted in Sections 2402.4, 2402.6, 2402.8.A and 2408.8.B of the Zoning Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

Ballantyne JSP13-43

Location



Map Legend

 Subject Property



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

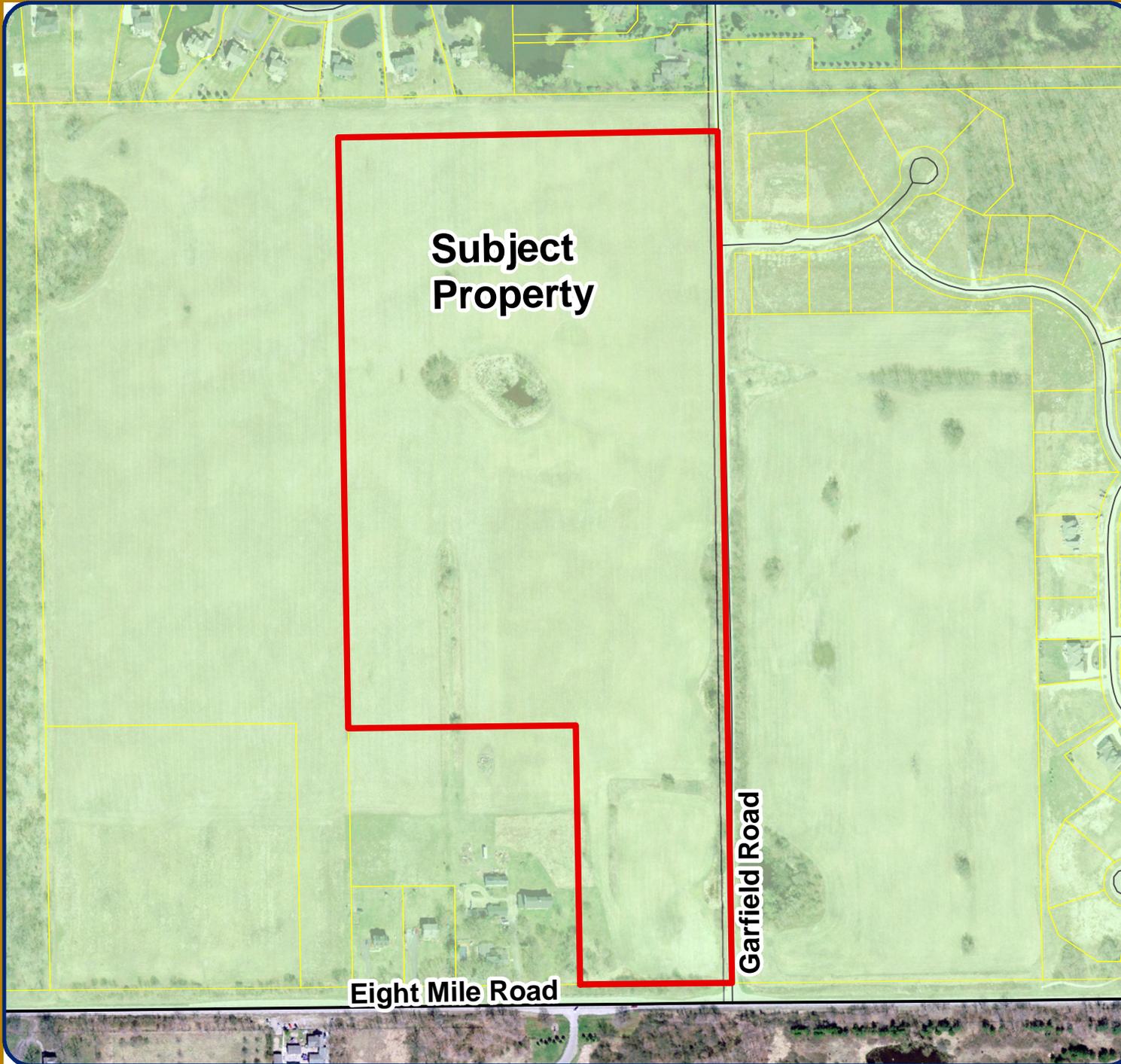
Map Author: Kristen Kapelanski
Date: 01-06-14
Project: Ballantyne JSP13-43
Version #: 1.0

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.

Ballantyne JSP13-43

Zoning



Map Legend

-  Subject Property
-  R-A: Residential Acreage

Feet

0 115 230 460 690

1 inch = 417 feet



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

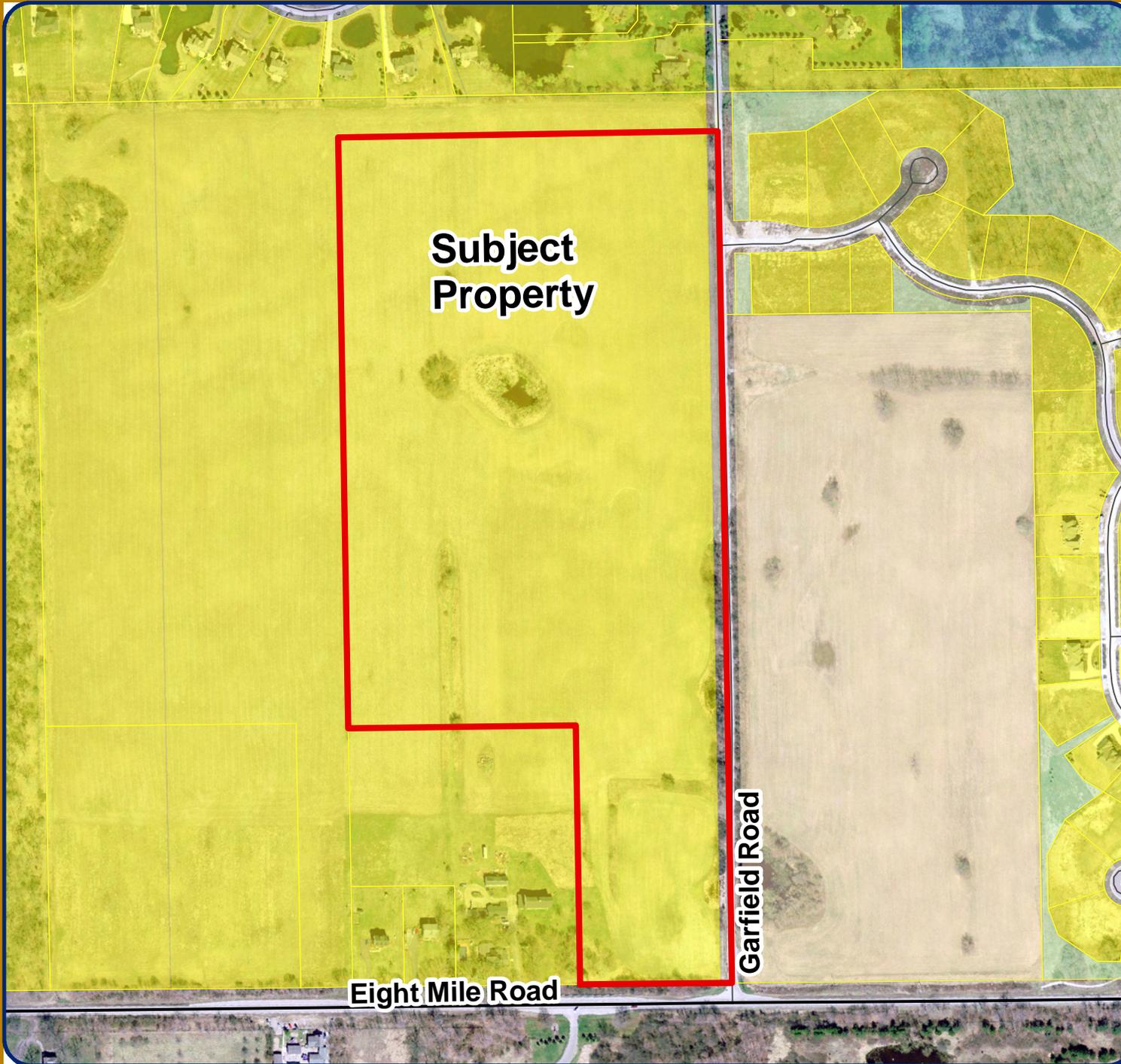
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Ballantyne JSP13-43

Future Land Use



Map Legend

-  Subject Property
-  Single Family
-  Educational Facility
-  Public
-  Private Park



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Planning Division
Community Development Dept.
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Novi, MI 48375
cityofnovi.org

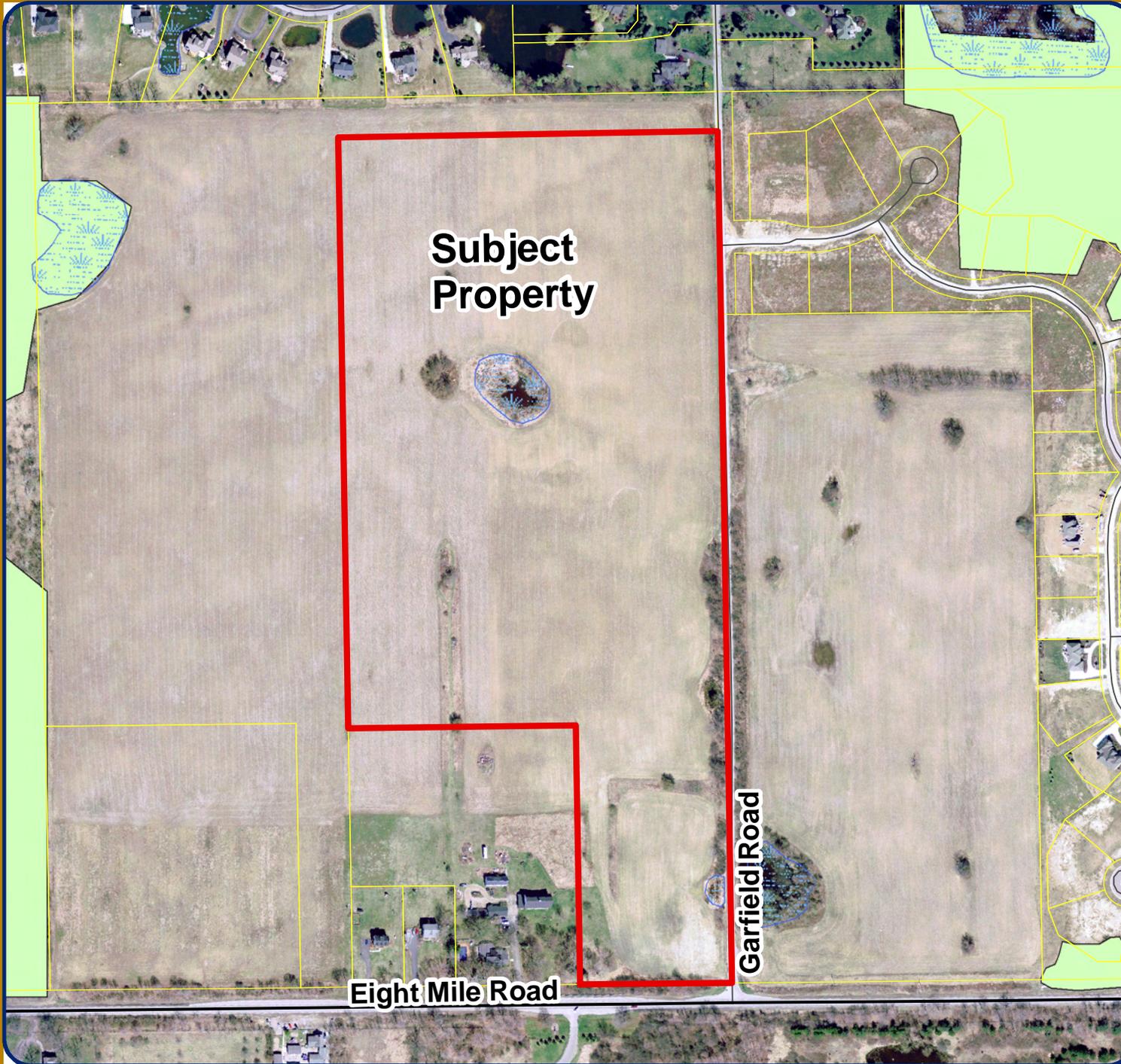
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Ballantyne JSP13-43

Natural Features



Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



City of Novi
Planning Division
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Novi, MI 48375
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RUD PLAN

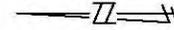
(Full plan set available for viewing at the Community Development Department.)

BALLANTYNE

SECTION 31, CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

PREPARED FOR:
SINGH DEVELOPMENT, LLC

7125 ORCHARD LAKE ROAD
SUITE 200
WEST BLOOMFIELD, MICHIGAN 48325-3005
248.865.1600



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.562.7357 FAX: 248.562.7397

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

November 22, 2013

Planning Review

Ballantyne

JSP13-43

Petitioner

Singh Development

Review Type

RUD Plan

Property Characteristics

- Site Location: Northwest corner of Garfield Road and Eight Mile Road (Section 31)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North, East and West: RA; South (Northville Township): R-2, Single-Family Residential
- Current Site Use: Vacant
- Adjoining Uses: North and West: Vacant; South: Single-Family Residential and Vacant; East: Single-Family Residential and Vacant
- School District: Northville Community School District
- Site Size: 50.85 acres
- Plan Date: 10-16-13

Project Summary

The applicant is proposing a Residential Unit Development (RUD) on a 50.85 acre parcel at the northwest corner of Garfield Road and Eight Mile Road in order to construct 41 single-family residential units. The applicant has proposed features to enhance the site including preserved natural areas with woodchip trails.

The ordinance states that an RUD shall include detached one-family dwelling units, as proposed. While a variety of housing types is expected in an RUD, the overall density generally shall not exceed the density permitted in the underlying zoning district. The proposed density is 0.8 units per acre consistent with the RA, Residential Acreage zoning of the site.

Recommendation

Staff **recommends approval of the RUD Plan** to allow for the development of the subject property. If the RUD Plan and RUD Amendment are approved by the City Council, the Preliminary Site Plan, Woodland Permit, Wetland Permit and Stormwater Management Plan will be considered by the Planning Commission.

RUD Standards

The Planning Commission and City Council are asked to consider the following when evaluating the proposed RUD. Staff comments are underlined and bracketed. Items for the applicant to address are highlighted in bold text.

- a) The appropriateness of the site for the proposed use;
- b) The effects of the proposed use upon adjacent properties and the community;
- c) The demonstrable need for the proposed use;
- d) The care taken to maintain the naturalness of the site and to blend the use within the site and its surroundings;

[The subject property would largely be a 'created woodland' with the planting of woodland replacement trees from the previously approved Oberlin site plan. See the woodland review letter for additional information.]

- e) The existence of clear, explicit, substantial and ascertainable benefits to the City from the RUD. ***[The applicant should provide a narrative describing the benefits of the RUD as part of their response letter prior to proceeding to the Planning Commission.]***

The Planning Commission and City Council shall consider the following factors noted in Section 2402.8 as part of their evaluation of the RUD Amendment. Staff comments are italicized and bracketed.

- a) Whether all applicable provisions of this Section [2402 of the Zoning Ordinance], other applicable requirements of this Ordinance, including those applicable to special land uses, and all applicable ordinances, codes, regulations and laws have been met. *[The applicant has submitted the required application information.]*
- b) Whether adequate areas have been set aside for all schools, walkways, playgrounds, parks, recreation areas, parking areas and other open spaces and areas to be used by residents of the development. The applicant shall make provisions to assure that such areas have been or will be committed for those purposes. *[Walkways have generally been provided as part of the proposed development. The applicant has set aside 35.7% of the proposed development area as open space, some of which will have woodchip pathways running through it.]*
- c) Whether traffic circulation features within the site and the location of parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets. *[The applicant has provided for safe traffic flow as indicated in the traffic review letter.]*
- d) Whether, relative to conventional one-family development of the site, the proposed use will not cause any detrimental impact in existing thoroughfares in terms of overall volumes, capacity, safety, travel times and thoroughfare level of service, or, in the alternative, the development will provide onsite and offsite improvements to alleviate such impacts. *[The development will not have a detrimental impact on existing thoroughfares over and above development under the existing zoning as indicated in the traffic review letter.]*
- e) Whether there are or will be, at the time of development, adequate means of disposing of sanitary sewage, disposing of stormwater drainage, and supplying the development with water. *[The applicant has provided for adequate stormwater management and utilities.]*
- f) Whether, and the extent to which, the RUD will provide for the preservation and creation of open space. Open space includes the preservation of significant natural assets, including, but not limited to, woodlands, topographic features, significant views, natural drainage ways, water bodies, floodplains, wetlands, significant plant and animal habitats and other natural features. Specific consideration shall be given to whether the proposed development will minimize disruption to such resources. Open space also includes the creation of active and passive recreational areas, such as parks, golf courses, soccer fields, ball fields, bike paths, walkways and nature trails. *[The applicant has set aside 35.7% of the proposed development area as open space, some of which will include woodchip paths.]*
- g) Whether the RUD will be compatible with adjacent and neighboring land uses, existing and master planned. *[Existing single-family zoning surrounds the site.]*
- h) Whether the desirability of conventional residential development within the City is outweighed

by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD.

- i) Whether any detrimental impact from the RUD resulting from an increase in total dwelling units over that which would occur with conventional residential development is outweighed by benefits occurring from the preservation and creation of open space and the establishment of school and park facilities that will result from the RUD.
- j) Whether the proposed reductions in lot sizes and setback areas are the minimum necessary to preserve and create open space, to provide for school and park sites, and to ensure compatibility with adjacent and neighboring land uses.
[A reduction in lot sizes below the Zoning Ordinance standards is proposed.]
- k) Evaluation of the impact of RUD development on the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and with regard to the planned and expected contribution of the property to tax base and other fiscal considerations.
- l) Whether the applicant has made satisfactory provisions for the financing of the installation of all streets, necessary utilities and other proposed improvements.
- m) Whether the applicant has made satisfactory provisions for future ownership and maintenance of all common areas within the proposed development.
[The new development would be regulated under the provisions of a proposed master deed and associated by-laws.]
- n) Whether any proposed deviations from the area, bulk, yard, and other dimensional requirements of the zoning ordinance applicable to the property enhance the development, are in the public interest, are consistent with the surrounding area, and are not injurious to the natural features and resources of the property and surrounding area.

Ordinance Requirements

This project was reviewed for conformance with Article 3 (RA Residential Acreage District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and or Planning Commission/City Council.

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

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

Such flexibility will also provide for:

- The use of land in accordance with its character and adaptability;

- The construction and maintenance of streets, utilities and public services in a more economical and efficient manner;
 - The compatible design and use of neighboring properties; and
 - The reduction of development sprawl, so as to preserve open space as undeveloped land.
2. **Lot Size and Area:** One-family detached dwellings are subject to the minimum lot area and size requirements of the underlying district. RA zoning requires 43,560 sq. ft. lots that are a minimum of 150 ft. wide. The applicant has proposed a minimum size of 21,780 sq. ft. and a minimum width of 120 ft. **The City Council may modify lot size and width requirements where such modification will result in the preservation of open space for those purposes set forth in Section 2402.3B of the Zoning Ordinance and where the RUD will provide a genuine variety of lot sizes. The plans indicate that a total of 18.17 acres of open space will be maintained in this development (mostly in the perimeter buffering, the detention basin area and the center of the site), which is about 35.7 percent of the area of the site. The applicant has provided a summary of lot sizes throughout the entire development. There are a variety of lot sizes throughout the proposed development. Lots range from approximately 21,780 sq. ft. to 44,045 sq. ft., allowing for some variation in lot size, although most lots fall within the lower to mid-20,000 sq. ft. range.**
 3. **Building Setback:** One-family detached dwellings in an RUD are subject to the building setback regulations of the underlying zoning district, in this case the RA District. The RA District setbacks are listed in the attached planning review chart. The applicant has proposed reduced building setbacks consistent with the proposed lot size. **This setback reduction would be permitted provided the City Council agrees to the reduction in lot size and area noted above.**
 4. **Submittal Requirements:** The applicant has submitted the items noted in Section 2402.7 of the ordinance including a recent aerial photo with a scale not smaller than 1"=200"; a written statement regarding the expected population for the RUD Plan; and a statement regarding the proposed mechanism to assure the permanent preservation and maintenance of open space areas, RUD amenities, and common areas.
 5. **Sidewalks:** **The 5' sidewalk along the east side of Emery Boulevard should be extended and connect to the proposed pathway on Eight Mile Road. Additionally, the applicant should consider providing a connection from the sidewalk on the east side of Emery Boulevard just south of lot 41 to the proposed pathway along Garfield Road.**
 6. **Special Land Use:** The Planning Commission shall also consider the standards for Special Land Use approval as a part of its review of the proposed RUD, per Section 2402.8.B.
 7. **Master Deed and By-laws:** The Master Deed and By-laws must be submitted for review with the Final Site Plan submittal.
 8. **Lighting:** The City Council recently passed a text amendment requiring an entrance light at all residential developments. **The applicant should send via email a plan showing the location of a proposed entrance light. Once the proposed location has been approved by the Planning Division, the applicant should contact Adam Wayne (248.735.5648) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.** Attached are the options available through DTE for residential development entrance lighting.
 9. **Signage:** Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Site Addressing

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

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

Street and Project Name

Planning Review

Ballantyne
JSP13-43

November 22, 2013

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Street names and the project name have been approved by the Street and Project Naming Committee. Street names identified on the plan do not appear to match up with the approved street names. The applicant should contact Richelle Leskun at rleskun@cityofnovi.org or 248-347-0579 to obtain a copy of the approved street names and the approved name locations. These should be corrected for the next plan submittal.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

Chapter 26.5

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

Response Letter

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

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



Kristen Kapelanski, AICP, Planner

Attachments: planning review chart
residential entrance light options

Planning Review Summary Chart

JSP13-43 Ballantyne Residential Unit Development

Residential Unit Development Concept Plan

Plan Date: 10-16-13

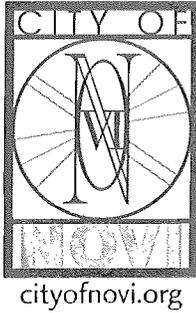
Item	Proposed	Meet Requirements?	Comments
Property is master planned for single family residential use	No change	Yes	
Zoning is currently RA, Residential Acreage	RA with Residential Unit Development		Applicant has submitted a draft RUD Agreement.
Use (Sec. 2402) single family detached homes, etc.	Single-family, detached homes proposed	Yes	
Density (Sec. 2402) 0.8 units per acre = 41 units	41 units	Yes	
Lot Depth (Sec. 4.02.A.5 of the Sub. Ord.) Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	No rear lot lines abutting a secondary thoroughfare	Yes	N/A
Required property size – 20 acres (Sec. 2402)	50.85 acres	Yes	
Detached one-family dwellings permitted (Sec. 2402)	Detached one-family dwellings	Yes	

Item	Proposed	Meet Requirements?	Comments
<p>Minimum Lot Size (Sec. 2402.4) One-family detached dwellings are subject to the minimum lot area requirements of the underlying district. RA zoning requires 43,560 sq. ft. lots.</p>	<p>Minimum lot size 21,780 sq. ft.</p>	<p>No</p>	<p>The City Council may modify such lot area requirements where such modification will result in the preservation of open space for those purposes set forth in subpart 2402.3B and where the RUD will provide a genuine variety of lot sizes.</p>
<p>Minimum Lot Width (Sec. 2402.4) One-family detached dwellings are subject to the minimum lot width requirements of the underlying district. RA zoning requires 150 ft. lot widths.</p>	<p>Minimum 120 ft. lot width</p>	<p>No</p>	<p>The City Council may modify such lot width requirements where such modification will result in the preservation of open space for those purposes set forth in subpart 2402.3B and where the RUD will provide a genuine variety of lot sizes.</p>
<p>Building Setbacks (Sec. 2402.5) One-family detached dwellings shall be subject to the minimum requirements of the zoning district. RA zoning Front: 45 ft. Rear: 50 ft. Side: 20 ft. Side Yard Aggregate: 50 ft.</p> <p>If lot sizes are reduced in accordance with Sec. 2402.4 yard requirements shall be governed by that zoning district which has minimum lot area and width standards that correspond to the dimensions of the particular lot.</p> <p>For 120 foot wide lots: Front: 30 feet Rear: 35 feet Side Minimum: 15 feet Side Combined: 40 feet</p>	<p>Front: Min. 30 ft. Rear: 35 ft. Side: 15 ft. Aggregate Side: 40 ft.</p> <p>Entire building envelope shown on plans</p>	<p>Yes</p>	<p>The City Council must approve the reduced lot size and width to permit the proposed setbacks.</p>
<p>Minimum Floor Area (Sec. 2400) Units must be greater than 1,000 square feet</p>	<p>No minimum unit size shown or required at this point</p>	<p>N/A</p>	<p>Building size reviewed at plot plan phase</p>
<p>Building Height (Sec. 2400) Buildings shall not exceed 2 ½ stories or 35 feet</p>	<p>No elevations provided at this time</p>	<p>N/A</p>	<p>Building height reviewed at plot plan phase</p>

Item	Proposed	Meet Requirements?	Comments
<p>Sidewalks and Pathways (Sec. 2405.9) Five (5) foot wide concrete sidewalks are required on both sides of all internal streets</p> <p>Bicycle & Pedestrian Master Plan An 8' pathway is required along 8 Mile Rd. and Garfield Rd.</p> <p>Non-Motorized Plan No additional trails or pathways beyond those identified in the Bicycle and Pedestrian Master Plan are recommended for the subject property</p>	<p>Five foot sidewalks proposed along internal streets</p> <p>8' sidewalk proposed</p>	<p>Yes</p> <p>Yes</p>	
<p>Master Deed/Covenants and Restrictions</p>	<p>No documents submitted</p>		<p>Applicant is required to submit this information for review with the Final Site Plan submittal</p>
<p>Exterior Lighting (Sec. 2511)</p> <p>Photometric plan required for all exterior lighting</p> <p>A residential development entrance light must be provided at the entrances to the development off of Eight Mile Road and Garfield Road.</p>	<p>No exterior lighting plan provided.</p>		<p>Applicant should include a proposed photometric plan at the time of final site plan submittal.</p> <p>See the planning and engineering review letter for additional information on required development entrance lighting.</p>

Review Prepared by Kristen Kapelanski, AICP
248-347-0586 or kkapelanski@cityofnovi.org

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

November 25, 2013

Engineering Review

Ballantyne
JSP13-0043

Petitioner

Seiber Keast Engineering, LLC., applicant

Review Type

RUD Review

Property Characteristics

- Site Location: N. of Eight Mile Rd. and W. of Garfield Rd.
- Site Size: 50.85 acres
- Plan Date: October 30, 2013

Project Summary

- Construction of a 41-unit single family private residential site condominium.
- Water service would be provided by an extension from the existing 12-inch water main on Garfield Rd.
- Sanitary sewer service would be provided by extending the sanitary sewer as a public utility into the development from the SAD 170 pump station
- Storm water would be collected by a single storm sewer collection system and discharged into the storm sewer network in the Eight Mile Rd. right-of-way.

Recommendation

Approval of the RUD Plan is recommended.

Comments:

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

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

General

1. Provide a stub street to the subdivision boundary for every 1,300 feet of perimeter or include a **separate** narrative listing the hardships/impracticalities of extending the streets to the subdivision boundaries at intervals along the

- subdivision boundary not exceeding one thousand three hundred (1,300) feet.
2. Note that all power and communication facilities shall be located in the rear yard of the proposed lots or Administrative approval is needed for a variance from Appendix C – Subdivision Ordinance Article IV Section 4.06 – E.1 for the placement of franchise utilities outside of rear lot lines.

Water Main

3. Revise the plan set to provide a 12-inch water main along the development's Garfield Rd. frontage.

Sanitary Sewer

4. Provide the diameter and material type for all proposed and existing sanitary sewer at the time of Preliminary Site Plan submittal.
5. The sanitary sewer service for this development is dependent upon the completion of the SAD 170 sanitary sewer. The remaining work for SAD 170 includes the installation of the electrical and mechanical components in the lift station. The design of the previous phases of SAD 170 was completed by the developer's engineer. The construction of each previous phase of the SAD was completed by the developer's contractor and paid for by the SAD through a construction contract with the City. The previously submitted plan must be revised to incorporate new City standards that have evolved since the construction of the previous phase of SAD 170. The completion of the SAD by the developer must be acknowledged in the RUD Agreement along with a plan and schedule for the completion of the SAD by the developer's firms.
6. Provide the service for area for the proposed sanitary sewer, as established by SAD 170, on the plan set.

Storm Sewer

7. Provide the diameter and material type for all proposed and existing storm sewer at the time of Preliminary Site Plan submittal.

Storm Water Management Plan

8. Provide a sheet or sheets titled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual (refer to the runoff coefficients, 1V:4H allowable basin slopes, etc.).
9. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing **pre- and post-development discharge areas, rates and volumes**. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown. Note that this development falls on the boundary between the Huron River Watershed and Rouge River Watershed. **Realignment of the watershed boundaries may require MDEQ approval.**

10. Verify that the proposed discharge point to Eight Mile Rd from the detention basins can accept flow from the development without causing a hindrance to any downstream facilities.
11. An adequate maintenance access route to all basin outlet structures and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route(s) does not conflict with proposed landscaping.
12. A 25-foot vegetated buffer shall be provided around the perimeter of each storm water basin. This buffer cannot encroach onto adjacent lots.
13. Combine the basin inlets to maximize the distance between the basin inlets and outlet.
14. Revise the storm sewer catch basin locations to be placed at a maximum interval of 500 feet along a continuous slope.

Paving & Grading

15. Revise the plan set to incorporate the Eight Mile Rd. improvements currently proposed by the Road Commission for Oakland County (RCOC). Please note that items in the RCOR plan set may impact the alignment of Emery Blvd.
16. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.
17. Providing a note stating that sidewalks in common areas must be built with the site plan construction.
18. Revise the plan set to provide a pedestrian safety path along both side of Emery Blvd. or provide a **City Council Variance from Appendix C Section 4.05 of the Novi City Code.**
19. Revise the plan set to provide pedestrian crossings on both sides of Ballantine Blvd. at Emery Court/Blvd.

Off-Site Easements

20. Any off-site easements must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal.

The following must be provided at the time of Preliminary Site Plan submittal:

21. A letter from either the applicant or the applicant's engineer must be submitted with the PSP highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

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

22. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-

of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

23. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
24. A draft copy of the ingress/egress easement for the emergency access drive to parcel 50-31-400-011 must be submitted to the Community Development Department.
25. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
26. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
27. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.

The following must be addressed prior to construction:

28. 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).
29. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
30. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
31. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
32. A permit for work within the right-of-way of Garfield Rd. and Eight Mile Rd. must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.

33. A permit for work within the right-of-way of Eight Mile Rd. must be obtained from the Road Commission for Oakland County. 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 right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
34. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
35. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
36. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
37. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
38. An incomplete site work performance guarantee, equal to 1.5 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.
39. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

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



cc: Matt Preisz, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Michael Andrews, Water & Sewer Dept.
Tim Kuhns, Water & Sewer Dept.

TRAFFIC REVIEW

November 19, 2013

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

SUBJECT: Ballantyne (fka Greystone) RUD, JSP13-0043, Traffic Review, PSP13-0175

Dear Ms. McBeth:

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

Recommendation

We recommend approval of the RUD concept plan, subject to the items shown below in **bold** being satisfactorily addressed by subsequent site plans.

Site Description

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

1. The applicant is proposing a 41-unit development of single-family homes. According to the submittal letter from the applicant's engineer, this will be a "gated community." **We are, however, unable to find any gates at the public-road access points; this needs to be clarified.**
2. Eight Mile Road is a 55-mph two-lane arterial under the jurisdiction of the Road Commission for Oakland County. In 2012, Eight Mile between Garfield and Beck was carrying about 9,000 vehicles per day.
3. Garfield Road is a 25-mph, 22-ft-wide residential collector under City of Novi jurisdiction. According to data assembled for the 2012 Citywide Crash Study, this section of Garfield is carrying less than 500 vehicles per day.

Traffic Study and Trip Generation

Was a traffic study submitted and was it acceptable? How much new traffic would be generated?

4. Forty-one single-family homes can be expected to generate 462 daily one-way trips, 38 in the AM peak hour (10 entering and 28 exiting) and 47 in the PM peak hour (30 entering and 17 exiting). A comprehensive traffic study is not required.

Vehicular Access Locations

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

5. No. The access drive on Eight Mile Road would be the City-minimum distance of 200 ft east of the Maybury State Park entrance drive, but only 218 ft west of Garfield Road (near edge to near edge). Given the Eight Mile's 55-mph speed limit, DCS Sec 11-216(d)(1)d requires a minimum same-side driveway spacing of 275 ft, or 57 ft more than can be provided in this instance (while still meeting the more important opposite-side minimum spacing). **A Planning Commission waiver of the City's minimum same-side driveway spacing is therefore required.**

Vehicular Access Improvements

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

6. Yes. The plan proposes a full-width right-turn lane on westbound Eight Mile between the exiting curb return of Garfield and the proposed site entrance. Based on existing traffic patterns, we estimate that 62% of entering traffic in the PM peak hour will turn right into the site. Making the worst-case assumption that 100% of the trip generation cited above enters from Eight Mile, the peak-hour entering right-turn volume would therefore be 19 vehicles. According to the City warrant for right-turn lanes and tapers (DCS Fig IX.10), the turn volume warranting a taper on a road carrying 9,000 vehicles per day (such as Eight Mile) is 20 vehicles. Although the warrant for a deceleration taper would therefore not quite be met here, we believe that at least a taper would be advisable given the 55-mph speed limit. Since the driveway's proximity to Garfield (attached birdseye aerial photo) precludes the use of both a decel taper for the driveway and an accel taper for Garfield (two tapers not permitted within 100 ft of each other), the proposed deceleration lane has appropriately been substituted.
7. Given the above assumptions, 38% of the PM peak-hour entering traffic – 11 vehicles – would turn left into the site from eastbound Eight Mile. The City warrant for a left-turn passing lane (in lieu of a turn prohibition) is also 20 vehicles (per DCS Fig IX.8), and a passing or center left-turn lane on Eight Mile is therefore not warranted.
8. **The final site plan should include a larger-scale drawing of the site frontage along Eight Mile, showing a 4-inch solid white line separating the eastbound right-turn-only lane from the adjacent through lane, along with a RIGHT LANE MUST TURN RIGHT (R3-7R) sign midway along the accel/decel lane between Garfield and the site entrance.**
9. The deceleration and acceleration tapers proposed at the site entrance on Garfield appear to meet City standards. **All site access geometrics must be dimensioned on the final site plan.**

Access Drive Design and Control

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

10. The boulevard entrance on Eight Mile appears to meet City design standards (DCS Fig IX.3), with the exception that the island scales 38 ft long, longer than the City's 35-ft standard but within the permissible range of 30-100 ft. **The design now proposed should be approved, subject to it being fully dimensioned on the final site plan (at least on the larger-scale rendition requested in comment 8 above).**

11. **The final site plan should propose a diagrammatic Keep Right (R4-7) sign on the south end of the south island and north end of the north island; a 30-inch STOP (R1-1) sign 4 ft in advance of the Eight Mile safety path; and a 25-mph speed limit (R2-1(25)) sign 100-200 ft north of Eight Mile Road.**
12. The boulevard entrance on Garfield also appears to meet City design standards, with the exception that the nose offset of the island scales 27 ft, or greater than the 6-18-ft range permitted by DCS Fig IX.3. The proposed offset approximates the 27-ft offset illustrated for the existing boulevard-style access drive across the road. **The larger nose offset should be permitted (as it was for the existing development), subject to the nose being tapered in the same fashion, so as to minimize potential interlock between entering left turns from opposite directions.**
13. **The final site plan should propose a diagrammatic Keep Right (R4-7) sign on the east end of the east island and west end of the west island; a 30-inch STOP (R1-1) sign 4 ft in advance of the Garfield safety path; and a 25-mph speed limit (R2-1(25)) sign 100-200 ft west of Garfield.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

14. Eight-foot-wide concrete safety paths are proposed along the site frontages on both Eight Mile and Garfield, consistent with the City's Bicycle & Pedestrian Master Plan.
15. Since our review of the pre-application site plan, a formal crosswalk has been proposed at a midblock location about 100 ft east of the proposed site access drive on Eight Mile. We believe that this crossing location would be inadvisable since it would be only 120 ft west of the legal (but unmarked) crosswalk already existing on the west side of the Garfield/Eight Mile intersection, and could distract drivers searching for gaps in through traffic to turn left (from the site access drive) or right (from Garfield). **We recommend instead that a ramped sidewalk stub be provided between the proposed Garfield safety path and the curb return onto westbound Eight Mile. A formal crosswalk at this or any other location should be considered only after someone else has provided a path along the south side of Eight Mile.**
16. A 5-ft-wide internal sidewalk has been proposed along only the east side of Emery Boulevard between Eight Mile and the property line between lots 2 and 3. **A Council variance would be required to approve this, since Section 4.05 of the City's Subdivision Ordinance requires sidewalks "along both sides of all local streets." We recommend that a condition of approving such a variance be that the sidewalks on both sides of Emery be extended one more lot to the south (i.e., to the property line between lots 1 and 2) and then connected to the Garfield safety path with a 95-ft-long, 5-ft-wide path. Alternatively, the one-side-only walk might be shifted from the west to the east side of Emery.** Both of our concepts are intended to provide a better connection to an ultimate Eight Mile crosswalk at Garfield.
17. The proposed sidewalk stubs at Emery and Ballantyne are shown on the higher-volume south leg of the intersection, contrary to DCS Fig VIII-J. Consistent with the Complete Streets

philosophy of better serving pedestrians, **sidewalk stubs should be provided on both sides of this intersection.**

18. **To enhance pedestrian safety at the site access point on Garfield, east-west sidewalk stubs should be provided to the west edge of that road.**
19. **An ADA-compatible pedestrian ramp should be shown at the street end of every sidewalk stub on the plan.**

Circulation and Parking

Can vehicles safely and conveniently maneuver through the site?

20. The only internal street geometrics now dimensioned are the street centerline radii. In comment 5 of our pre-application traffic comments, we wrote that "All internal road design appears to be generally compliant with City standards. The preliminary site plan should include a dimensioning sheet where all curb radii (as well as centerline radii) are shown." We now revise the second sentence to read **"The final site plan should include a dimensioning sheet where all curb radii and street widths are dimensioned."**
21. **The final site plan will need to propose City-standard street-name signing at each intersection; a YIELD (R1-2) sign on each minor approach; and City-standard Keep Right and No Parking signing on the cul-de-sac turnaround island in Emery Court.**
22. **All signing needs should be summarized in a Signing Quantities Table.**

Miscellaneous

23. The words "Ballantyne Blvd" appear in the landscaped area south of Emery Boulevard, a short distance north of Eight Mile. **The plans should clarify the intended name for what we are referring to above as Emery Boulevard.**
24. If the proposed street system is to be private and gated, as the submission letter implies, several additional steps will likely be required. **One step related to traffic issues would be to detail the location, type, and signing involved with any gates proposed near the public-road access points.**

Sincerely,
CLEARZONING, INC.

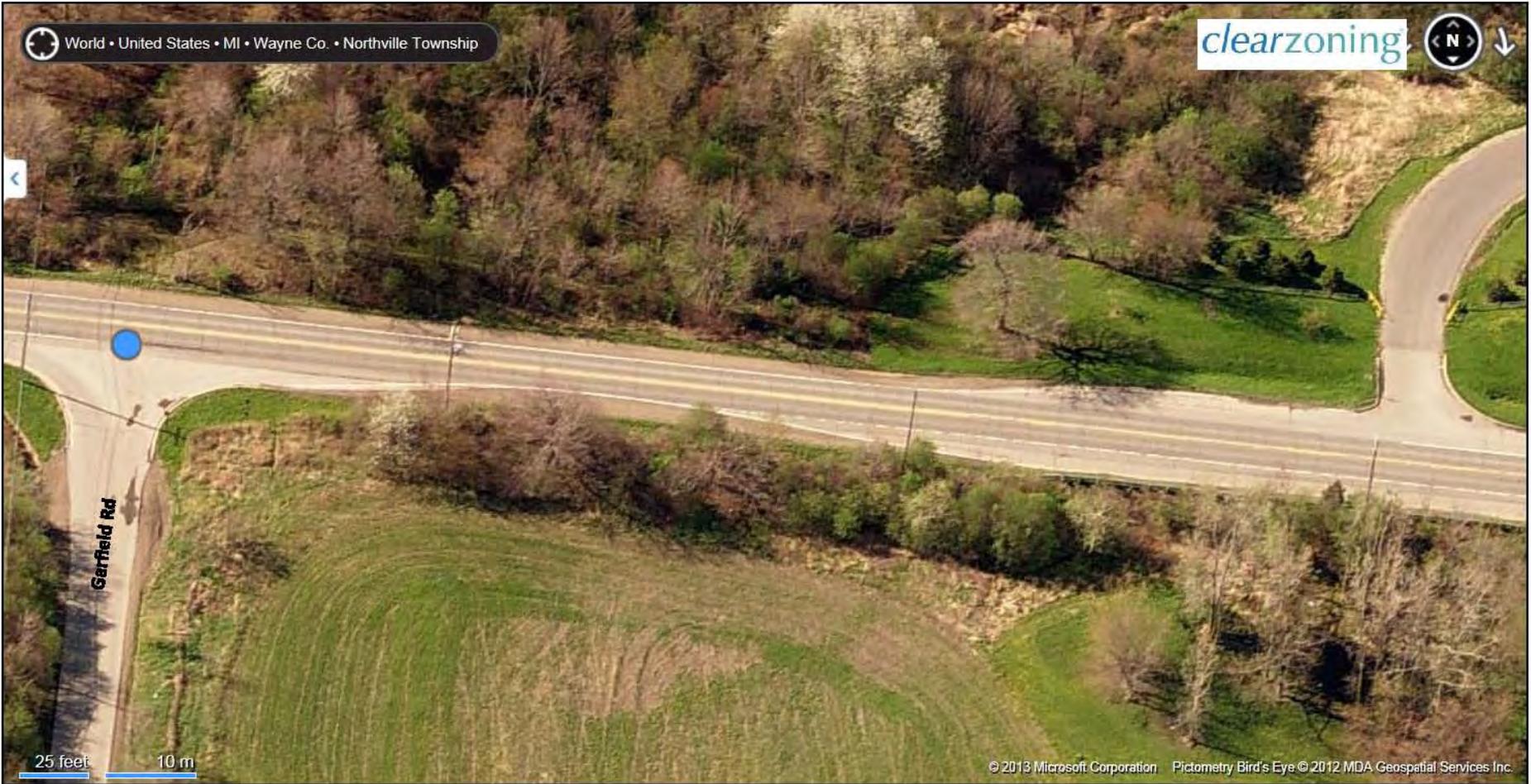


Rodney L. Arroyo, AICP
President



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

Attachment: Birdseye aerial photo of site frontage on Eight Mile Road



Eight Mile Road Frontage of Proposed Ballantyne RUD

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

November 5, 2013

Preliminary Site Plan

Ballantyne RUD JSP13-43

Applicant

Singh

Review Type

Preliminary Landscape Review with RUD

Property Characteristics

- Site Location: Eight Mile and Garfield Roads
- Site Zoning: RA – Residential Acreage
- Plan Date: 10/28/2013

Recommendation

Approval of the proposed RUD for Ballantyne JSP13-43 is recommended. Approval of the Preliminary Site Plan for Ballantyne JSP13-43 cannot be recommended at this time due to a lack of required information on the plan as submitted.

The Applicant has placed a note on the plan stating “Final site plan to meet and exceed City of Novi landscape standards and requirements (greenbelts, street trees, cul-de-sac, and detention ponds) to be provided upon City approval for RUD zoning. On site tree replacement shall not be counted towards the compliance of the landscape requirements.”

Ordinance Considerations

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

1. A 34’ landscape greenbelt is required along the Garfield and Eight Mile Road right-of-ways. Please depict the greenbelt on the plan.
2. A 4’ tall berm is required along the Garfield and Eight Mile Road right-of-ways. Please depict the berm on the plan.
3. Please provide Right-of-way greenbelt planting calculations for canopy, large evergreen and sub-canopy trees and delineate these plantings on the plan. These plantings are required under the Ordinance in addition to woodland replacements. The Applicant will also need to provide shrubs and perennials in order to meet opacity requirements. Additional detail will be necessary on the greenbelt berm plantings.
4. Please depict the twenty five foot clear vision areas at access points.

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required per 35 linear feet of frontage along Eight Mile and Garfield. Please provide the required street tree calculations and delineate the trees on the plan. At this time it does not appear that these required trees are proposed either at exterior or interior roadways. Street trees are to be planted between the sidewalk and the roadway.
2. Details for the planting of the cul-de-sac areas are required.

3. Staff would assume that the entry points would receive some augmenting plantings. Details for these areas should be provided, as well as details of any amenities that may be proposed.

Parking Landscape (Sec. 2509.3.c.)

1. No parking areas are proposed.

Building Foundation Landscape (Sec. 2509.3.d.)

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

Plant List (LDM)

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

Planting Notations and Details (LDM)

1. Please provide Planting Notations and Details meeting the requirements of the Ordinance and Landscape Design Manual.

Storm Basin Plantings (LDM)

1. Details for the proposed plantings around the storm basin rim are required.
2. Please note that there is a requirement for a 25' non-disturbance buffer required around the storm basin and wetland areas. Please depict this buffer on the plan.

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

1. An Irrigation Plan must be provided upon Stamping Set submittal.

General

1. Please provide details for the locations of proposed hydroseeding and/or upland prairie seeding in the open space park areas. Provide specifications for the seed mixes.
2. Please see woodland and wetland reviews for additional comments.

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

Reviewed by: David R. Beschke, RLA

WOODLAND AND WETLAND REVIEW



Environmental Consulting & Technology, Inc.

November 25, 2013

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

Re: Ballantyne Residential Unit Development (JSP13-0043)
(Formerly Greystone of Novi)
Wetland & Woodland Review (PSP13-0175)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has completed the RUD wetland and woodland review for the proposed Ballantyne development located at the northwest corner of Eight Mile Road and Garfield Road (Section 31). This included a review of the site plan prepared by Seiber, Keast Engineering, L.L.C. dated October 30, 2013 (Plan). ECT also reviewed the Draft Residential Unit Development (RUD) Agreement, dated October 28, 2013.

The project includes the construction of a 41-unit single family residential site condominium development, associated roads and utilities and a storm water detention basin.

Wetlands

Based on our review of the Plan, Novi aerial photos, Novi GIS, and the City of Novi Official Wetlands Map, it appears as if this proposed project site contains one small wetland area located in the north central section of the site. The Plan indicates that this wetland is 0.75 acres. The wetland appears to be surrounded by shrubby vegetation as well as several American elm trees (as indicated on the *RUD Plan*, Sheet 2). In addition, the Plan appears to propose preservation of this wetland within a proposed open space (Emery Park). ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan.

This wetland appears to be a City of Novi Regulated Wetland (essential). The wetland does not appear to be regulated by the Michigan Department of Environmental Quality (MDEQ), as it is not within 500-feet of an inland lake, pond stream or river and is not greater than 5 acres in size.

The *Natural Resource Preservation Section* of the *Draft RUD Agreement* states that the existing wetland areas on site will be preserved and enhanced with supplemental wetland plantings. The removal of existing invasive species and the replacement with native wetland plantings is also proposed. In addition, all wetland and buffer areas shall be placed into a conservation easement. It is ECT's understanding that these proposed wetland and wetland buffer improvements are proposed in order to offset wetland and wetland buffer impacts associated with another Singh Development, Oberlin Site Condos, that is proposed south of Eleven Mile, between Wixom and Beck Roads (Section 20). Subsequent site plans shall contain additional details regarding the proposed native wetland and wetland buffer plantings.

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Blvd., Suite 300
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An Equal Opportunity/Affirmative Action Employer
www.ectinc.com

Woodlands

ECT has reviewed the City of Novi Official Woodlands Map and aerial photos and the site does not appear to contain City of Novi regulated woodlands. Subsequent site plans shall contain a complete tree survey and tree list. This shall be used in order to verify that there are no trees 36-inch diameter-at-breast-height (d.b.h.) or greater on the site. These trees would be considered Heritage Trees by the City of Novi, and removal of them would require replacement credits.

Proposed Woodland Preservation Plan:

As stated in the Natural Resource Preservation Section of the Draft RUD Agreement states that approximately 14.26 acres of existing woodlands (non-regulated) are to be preserved and shall be “enhanced” with approximately 817 Woodland Replacement Trees. These Woodland Replacement Trees are required as part of the current Oberlin Site Condos development noted above. These areas of planted Woodland Trees shall be placed into a Conservation Easement.

It is ECT’s understanding that some of the Woodland Replacement Trees shown on the *Woodland Tree Replacement Planting Plan* (LS-1 of 3) may be in conflict with various Frontage (setback) Requirements on Garfield Road. It is that Applicant’s responsibility to provide for the required Street Tree, Canopy Tree and various Buffer Planting Requirements, as well as provide for all of the necessary Woodland Replacement Tree Requirements associated with the Oberlin Site Condo Plan. Specific questions related to the required Frontage Requirements should be directed to the City of Novi Landscape Architect.

Required Wetland and Woodland Permits

Based on information provided on the Plan, the proposed project will not specifically require a City of Novi Woodlands or Wetlands Use Permit. Because the on-site wetland appears to be preserved within the proposed Open Space (Emery Park), no wetland permit (City of Novi Wetland and Watercourse Permit and/or MDEQ Wetland Permit) appear to be necessary.

Comments

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

1. Subsequent site plans shall contain additional details regarding the proposed native wetland and wetland buffer plantings.
2. Subsequent site plans shall contain a complete tree survey and tree list

Conclusion

The site appears to contain City of Novi Regulated Wetland. The site does not contain Regulated Woodland.

Because no impacts to the on-site wetland are proposed, no City or State Wetland Permits appear to be necessary. In addition no Woodland Permit appears to be required for this development.

Ballantyne (JSP13-0043)
(Formerly Greystone of Novi)
RUD Review for Wetlands and Woodlands
November 25, 2013
Page 3 of 3

The Final Plan must, however, contain enough wetland and woodland replacement detail to satisfy the replacement requirements associated with the Oberlin Site Condos development.

Thank you for the opportunity to review these plans and if you have any questions, please feel free to contact our office.

cc: Dave Beschke, City of Novi Landscape Architect (dbeschke@cityofnovi.org)
Kristen Kapelanski, City of Novi Planner (kkapelanski@cityofnovi.org)
Sarah Roediger, City of Novi Planner (sroediger@cityofnovi.org)
Valentina Nukulaj, City of Novi Customer Service Representative (vnukulaj@cityofnovi.org)

FIRE REVIEW



November 19, 2013

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

RE: Ballantyne Residential Development, Eight Mile / Garfield

PSP#: 13-0175

Project Description: 41 unit Single Family Detached home
development

Comments:

- 1) Gated entrances must conform to City of Novi standards for fire apparatus clearances. Min. 14' clearance in height.
- 2) It is recommended that a hydrant be located at every intersection on the same corner with the street sign. This will help with locating the fire hydrants in winter when they are covered with snow.

Recommendation: Approval with conditions

- 1) Locate hydrant at the corner of Garfield and development entrance and maintain a minimum of 500' between hydrants throughout.

Sincerely,

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

cc: file

CITY COUNCIL

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Mayor Pro Tem
Dave Staudt

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

cityofnovi.org

APPLICANT RESPONSE LETTER

SEIBER KEAST ENGINEERING, LLC
ENGINEERING CONSULTANTS

Clif Seiber, P.E.
Patrick G. Keast, P.E.
Azad W. Awad

7125 Orchard Lake Road, Suite 300
West Bloomfield, MI 48322
Phone No. 248.231.9036
E-mail: cs@seibereng.com

January 7, 2014

Ms. Kristin Kapelanski, AICP, Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: Ballantyne (Formerly Greystone of Novi), RUD Review

Dear Ms. Kapelanski:

In accordance with your consultant's and staff review dated November 22, 2013, the following responses are made to those letters for use in the RUD review. The comment number shown below corresponds to the comments contained in the consultant or staff review letters where applicable.

PLANNING REVIEW

RUD Standards e)

The applicant will forward a narrative describing the benefits of the RUD under separate cover.

5. The sidewalk located along the east side of Emery Boulevard will be extended to Eight Mile Road. We will review the possibility of a connecting walk from Garfield Road to Emery Boulevard (see response to the Traffic Engineer comments).
8. A plan is attached showing the entrance light locations on Garfield Road and Eight Mile Road.

ENGINEERING REVIEW

General

1. Since the proposed development will be a gated community, no stub streets are proposed. However, an emergency access drive has been provided for the vacant property located to the west. A stub street to the north would serve no useful purpose since the Deer Run development already exists with no stub street provided.

Water Main

3. A 12-inch internal water main has been provided. A duplicate water main on Garfield Roads provides no useful benefit since the only parcel located on the east side of Garfield Road is owned by Northville Schools that has water access from Garfield Road and Eight Mile Road. A waiver will be requested for this item.

Sanitary Sewer

5. A service area was determined for the SAD sanitary sewer project when that project was developed with the necessary sizing of the pump station. The status of the SAD completion will be discussed with the engineering department.

6. The service area was provided to the City at the time of the SAD construction. However, in the case that the City lost that plan, another copy will be provided.

Storm Water Management Plan

8. The Storm Water Management Plan will be provided at the time of Preliminary Site Plan review.
9. The pre and post development discharge rates will be provided at the time of Preliminary Site Plan review.
10. Verification will be provided that the storm water basin discharge flows to Eight Mile Road will not be a hindrance to any downstream facilities.
11. Verification will be provided that the basin maintenance access route will not conflict with proposed landscaping.
12. The 25-foot buffer will not encroach on adjacent lots.
13. We will review the combination of the basin inlets.
14. Roadway catch basins will be located at a maximum of 500 foot intervals.

Paving and Grading

15. A copy of the RCOC improvements have been obtained and incorporated into the plan set.
16. The emergency access gate note will be provided at the time of Preliminary Site Plan review.
17. The note regarding sidewalk construction will be provided at the time of Preliminary Site Plan review.
18. A pedestrian safety path will be provided along both sides of Emery Boulevard. However, please see the response to the Traffic Engineer below.
19. The plan will be revised to reflect the stated pedestrian crossings.

Many of the comments noted in the engineering review are items that will be provided at the time of Preliminary Site Plan review and are not items required by Ordinance under the RUD submittal.

TRAFFIC REVIEW

1. Gated entry locations will be shown on the Preliminary Site Plan.
5. A Planning Commission waiver for the City's minimum same-side driveway spacing will be requested.
12. The boulevard island nose will be tapered similar to the one approved for the Tuscany development.
15. The sidewalk crosswalk was provided by the Road Commission for Oakland County as part of their intersection improvement plan. Any objection to the location should be taken up with that agency.
16. The sidewalk will be provided along Emery Boulevard to Eight Mile Road. However, the proposed alternate for the connection to Garfield Road has merit and will be considered.
17. Sidewalk stubs will be provided on both sides of the intersection.

Ms. Kristin Kapelanski, AICP, Planner
January 7, 2014
Page 3

18. Sidewalk stubs will be provided to the west edge of Garfield Road.
19. ADA compatible ramps will be provided at sidewalk stubs.
23. The name "Ballantyne Blvd" will be removed from the plan.
24. A detail of the entry gates and walls will be provided at the time of Preliminary Site Plan review.

LANDSCAPE REVIEW

The comments contained within the landscape review letter are required for Preliminary Site Plan approval. Such information will be provided at that time.

WETLAND REVIEW

Comments

No response required.

WOODLAND REVIEW

Comments

No response required.

FIRE DEPARTMENT

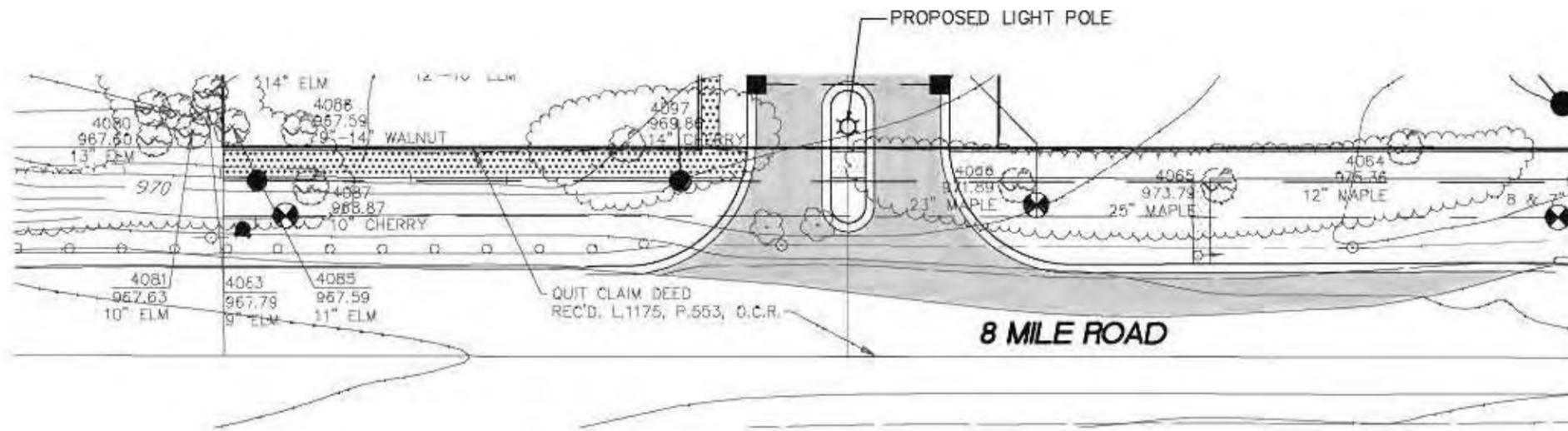
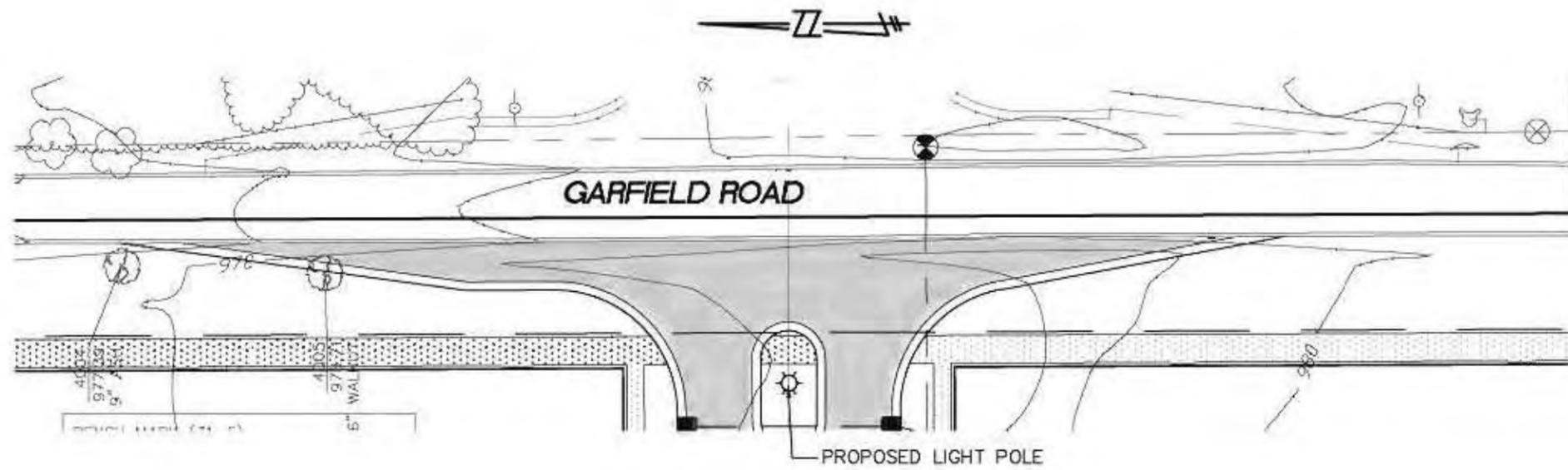
1. The gated entrances will conform to the City standards.
2. A fire hydrant will be provided at the intersection of Garfield Road and Emery Boulevard and a maximum hydrant spacing of 500 feet will be maintained.

Sincerely,
SEIBER KEAST ENGINEERING, LLC

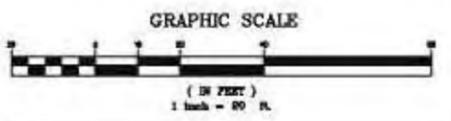


Clif Seiber, P.E.

cc: G. Michael Kahm, P.E.



KEY MAP



LEGEND

EXISTING	PROPOSED	DESCRIPTION
—	—	PAVEMENT (ASPHALT)
—	—	SIDE WALK (CONCRETE)
—	—	CONCRETE CURB AND GUTTER
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	MANHOLE
—	—	CATCH BASIN W/STREAM GUARD
—	—	CURB INLET W/SILT SAC
—	—	END SECTION
—	—	FLOOD PLAIN
—	—	CONTOURS
—	—	1000
—	—	SPOT ELEVATION
—	—	1/2
—	—	SURFACE DRAINAGE
—	—	OVERFLOW ROULE
—	—	TREE FENCE
—	—	SILT FENCE
—	—	CONCRETE RP-RAP
—	—	STONE OUTLET FILTER

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	BY	DATE	DESCRIPTION

DATE: 09-14-13 DESIGNED BY: A.A. JOB NUMBER: 18-080
CHECKED BY: P.W. DRAWING FILE: 18-080-071-003.DWG

PROPOSED LIGHT POLE LOCATIONS

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.963.7557 FAX: 248.963.7597

SHEET
1



Real Estate - Developers - Builders - Investors - Management

SINGH DEVELOPMENT, L.L.C.
7125 ORCHARD LAKE ROAD
SUITE 200
WEST BLOOMFIELD, MICHIGAN 48322

TELEPHONE: (248) 865-1600
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FAX: (248) 865-1630
E-MAIL: kahm@SinghMail.com
www.singhweb.com

January 8, 2014

Kristen Kapelanski, AICP
Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: RUD Benefit Response
Ballantyne; JSP 13-43
Novi, Michigan

Dear Kristen:

Pursuant to the Planning Review comments dated November 22, 2013 specifically pertaining to the proposed RUD Agreement for the referenced development, this is to provide a narrative description of the benefits of the RUD in support of the proposed planning approach. Please consider the following as part of our proposed Ballantyne development:

1. The Ballantyne community will be established as part of a site condominium, designed to maintain the rural, open character of this portion of the City and to compliment the adjacent Tuscany Reserve RUD ("Tuscany"), located on the east side of Garfield Road and north of Eight Mile Road.
2. Approximately 37.7 percent of the site, representing some 18.24 acres of the property, shall be permanently preserved as dedicated open space, including wetlands, planted woodlands, hedgerows, storm water basins, internal parks and green space buffer areas.
3. The design for Ballantyne includes a variety of lot sizes and settings, with home sites integrated into a single, neighborhood environment. Landscaping and streetscape features shall reinforce aesthetic unity within the neighborhood.
4. The entrances to Ballantyne shall be gated entries on both Eight Mile Road and Garfield Road and will connect to a series of internal roadways and cul-de-sacs and shall be private, primarily due to the gated community concept. In addition, traffic calming features have been planned and designed into the development by the utilization of curvilinear streets and by avoiding "straightaway" street design.

5. An emergency access drive shall be installed on the westerly end of the development, in accordance with the City of Novi standard detail plan for "Emergency Access Drive", to provide for emergency access to and from the adjacent property to the west.
6. An eight-foot wide sidewalk shall be constructed adjacent to the Eight Mile Road frontage of the property and an eight-foot wide sidewalk shall be constructed adjacent to the Garfield Road frontage of the property. A system of five-foot wide sidewalks on both sides of all internal roads shall be installed within the project, and a wood chip path system is planned to weave through the internal open space area.
7. The existing wetland areas on the site, comprising approximately 0.75 acres, shall be preserved and enhanced with additional supplementary wetland plantings, including the removal of existing invasive species and replacement with native wetland plantings. All wetlands and buffer areas shall be placed into a conservation easement.
8. There are no existing regulated woodlands in Ballantyne. As part of the development of the site, approximately 14.26 acres of woodlands shall be planted in areas throughout the site, with an estimated 817 woodland trees. Those areas of planted woodland trees shall be placed into a conservation easement.
9. Certain on-site and off-site infrastructure improvements shall be required for Ballantyne, including improvements for storm water management, sanitary sewer and public water, and that the Developer shall be solely responsible for all costs and expenses of and associated with such improvements.
10. A Master Deed and By-Laws shall be recorded for Ballantyne, including provisions obligating the Developer and all future successor owners of lots or units within the development and the Association to maintain, repair and preserve common areas, landscaping, signage, entry gates, open spaces, natural feature areas, wetlands, woodlands, habitat areas, privately owned detention and drainage facilities and any other common elements and improvements. Such maintenance, repair and preservation shall be to a high standard of care.

We hope that the above adequately sets forth the benefits for the proposed RUD for Ballantyne. If you should have any questions or require any further clarification of these benefits, please let us know.

Sincerely,



G. Michael Kahm
Vice President