



Trilogy JSP14-13

Trilogy, JSP14-13

Public hearing at the request of DMK Development Group LLC for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 14, on the south side of Twelve Mile Road, west of Meadowbrook Road in the OST, Office Service Technology District. The subject property is approximately 10.25 acres and the applicant is proposing a 59,926 square foot senior assisted living facility.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	08/20/14	<ul style="list-style-type: none"> • Zoning Board of Appeals variance required for the location of the loading dock • Items to address on the Final Site Plan submittal
Engineering	Approval recommended	08/18/14	Items to address on the Final Site Plan submittal
Traffic	Approval recommended	06/23/14	Items to address on the Final Site Plan submittal
Landscaping	Approval recommended	08/12/14	Items to address on the Final Site Plan submittal
Wetlands	Approval recommended	08/19/14	<ul style="list-style-type: none"> • City of Novi Non-Minor Use Permit and Authorization to Encroach into the Natural Features Setback required • MDEQ Permit may be required • Items to address on the Final Site Plan submittal
Woodland	Approval recommended	08/19/14	<ul style="list-style-type: none"> • City of Novi Woodland Permit required • Items to address on the Final Site Plan submittal
Façade	Approval recommended	08/14/14	<ul style="list-style-type: none"> • Section 9 façade waiver not recommended • Design should be revised. See façade review letter
Fire	Approval recommended	06/12/14	Items to address on the Final Site Plan submittal

Motion Sheet

Approval – Preliminary Site Plan

In the matter of Trilogy, JSP14-13, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan;
- b. Prior to submission of the Final Site Plan, the applicant should secure an appropriate cross-access agreement with the neighboring site and the City attorney should review and approve that agreement as part of the final site plan review;
- c. Applicant revising the façade as described in the façade review letter including the following:
 1. Providing full height brick on portions of the north, east and west elevations visible from Twelve Mile Road;
 2. Adding dormers within the asphalt shingle areas on the above mentioned elevations;
- d. Zoning Board of Appeals variance for the location of the loading dock as depicted which is supported by staff because the loading zone is well screened and far exceeds the required setback.
- e. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval –Wetlands Permit

In the matter of Trilogy, JSP14-13, motion to **approve** the Wetlands Permit based on and subject to the following:

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

This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.

-AND-

Approval – Woodland Permit

In the matter of Trilogy, JSP14-13, 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 and in the Special land Use approval being addressed on the Final Site Plan;
- b. *(additional conditions here if any)*

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

-AND-

Approval – Stormwater Management Plan

In the matter of Trilogy, JSP14-13, motion to **approve** the Stormwater Management Plan, subject to:

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

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

-OR-

Denial – Preliminary Site Plan

In the matter of Trilogy, JSP14-13, motion to **deny** the Preliminary Site Plan, for the following reasons...*(because the plan is not in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance.)*

-AND-

Denial –Wetlands Permit

In the matter of Trilogy, JSP14-13, motion to **deny** the Wetlands Permit, for the following reasons...*(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 Trilogy, JSP14-13, 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 Trilogy, JSP14-13, motion to **deny** the Stormwater Management Plan, for the following reasons...*(because the plan is not in compliance with Chapter 11 of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP14-13 Trilogy

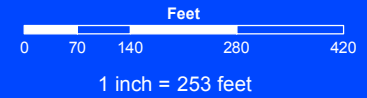
Location



**Subject
Property**

Map Legend

 Subject Property



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

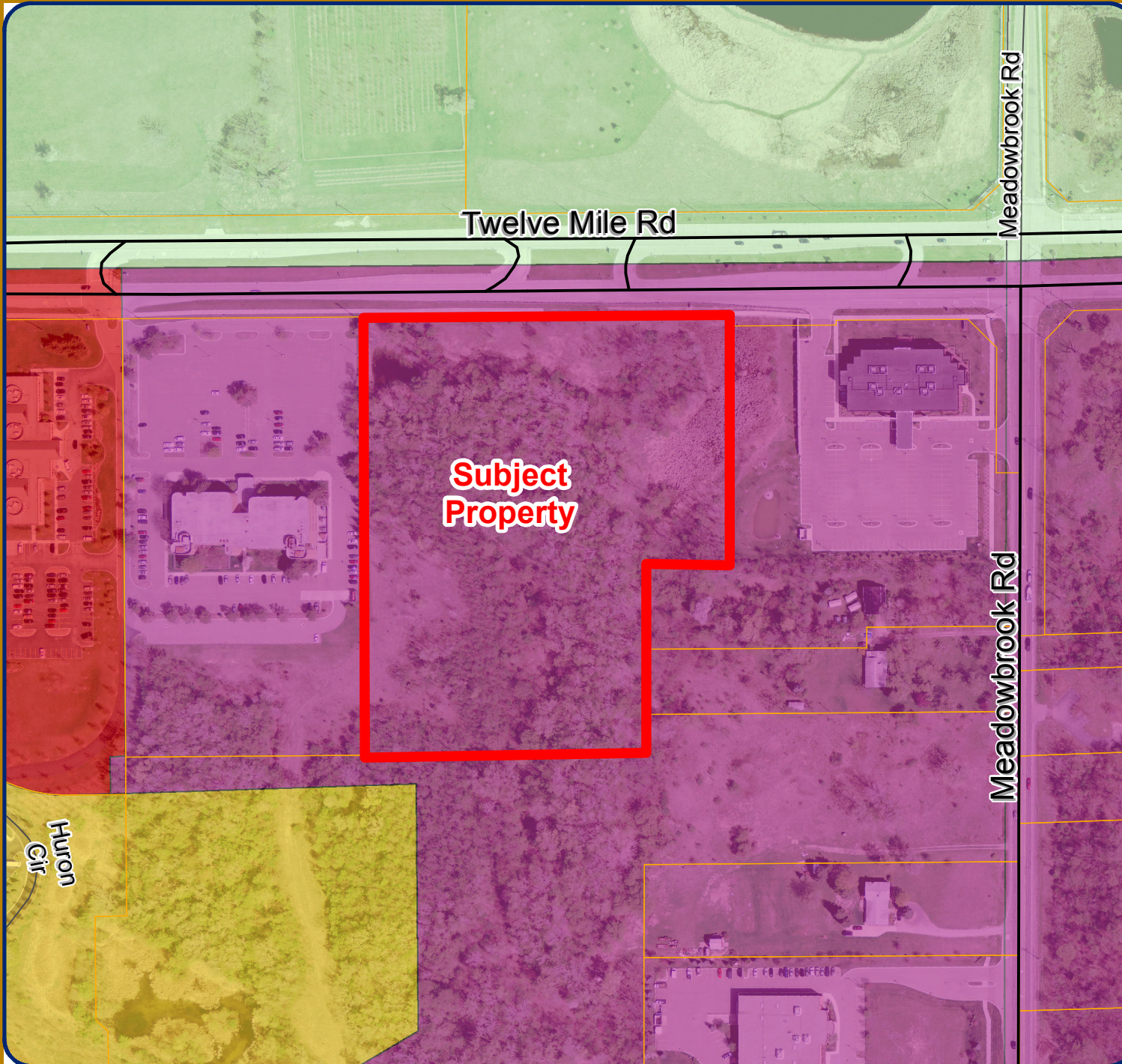
Map Author: Sara Roediger
Date: 06-30-14

MAP INTERPRETATION NOTICE





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

JSP14-13 Trilogy

Zoning



Map Legend

-  Subject Property
-  R-A: Residential Acreage
-  RM-1: Low-Density Multiple Family
-  OST: Office Service Technology
-  RC: Regional Center



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

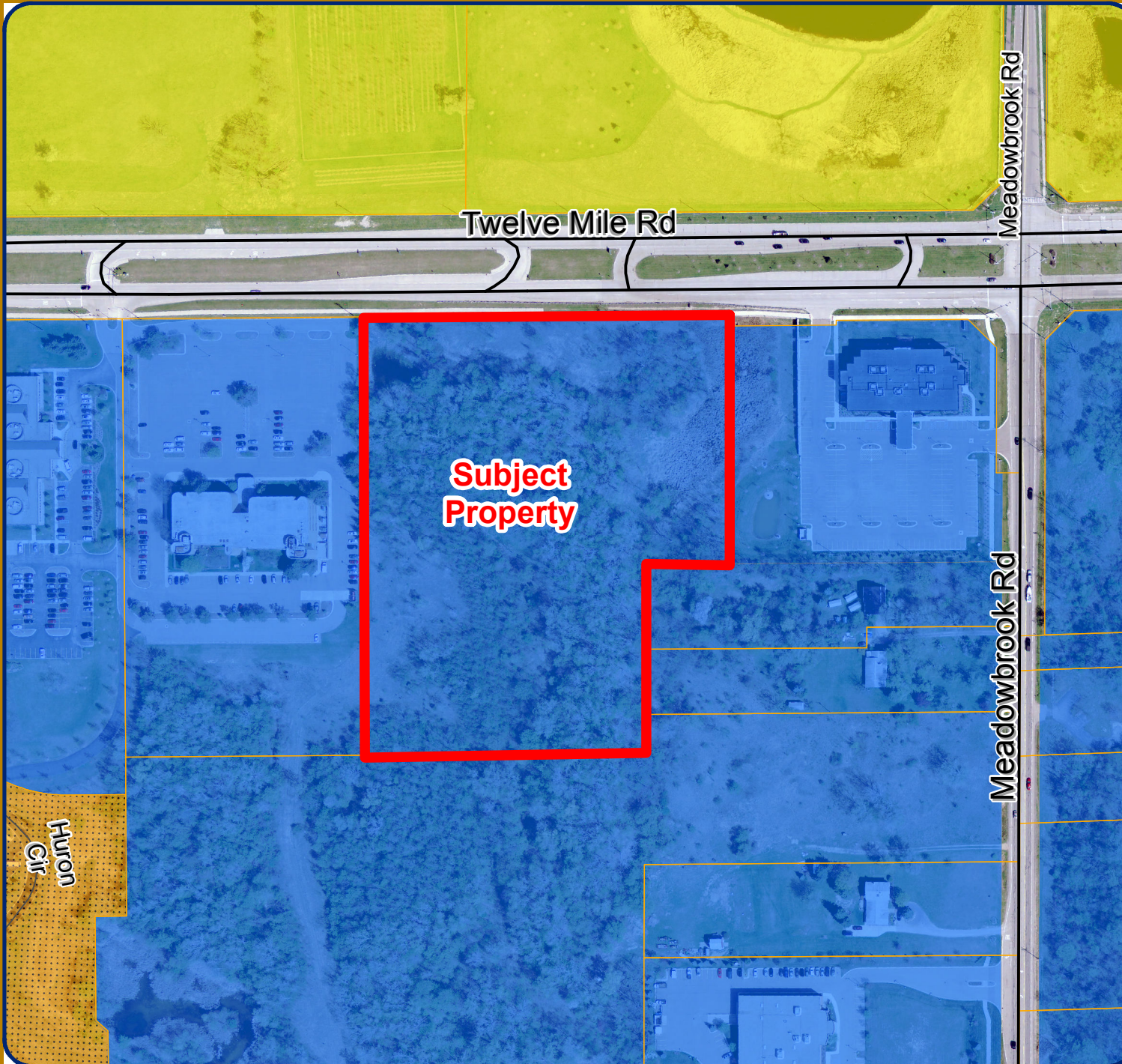
Map Author: Sara Roediger
Date: 06-30-14

MAP INTERPRETATION NOTICE





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

JSP14-13 Trilogy

Future Land Use



Map Legend

-  Subject Property
-  Single Family
-  PD1
-  Office R&D Technology



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

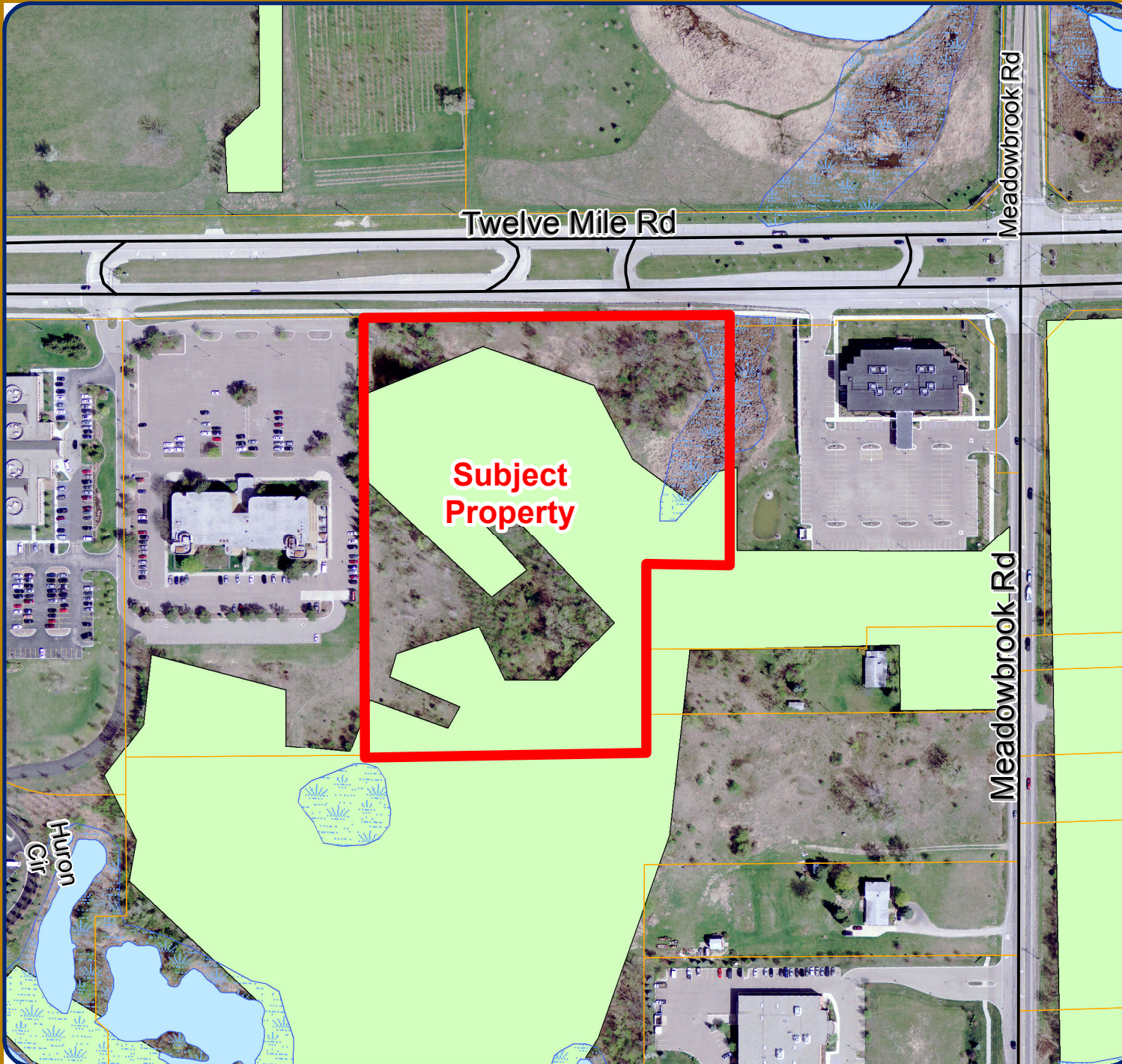
Map Author: Sara Roediger
Date: 06-30-14

MAP INTERPRETATION NOTICE






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

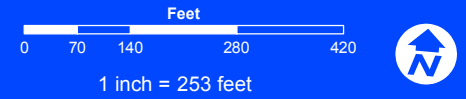
JSP14-13 Trilogy

Natural Features



Map Legend

-  Subject Property
-  Waterways
-  Pond
-  Wetlands
-  Woodlands



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

Map Author: Sara Roediger
Date: 06-30-14

MAP INTERPRETATION NOTICE

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

SITE PLAN

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

APPLICANT:
DMK DEVELOPMENT GROUP, LLC
8200 SHELBYVILLE ROAD
SUITE 130, LOUISVILLE, KY. 40222
PH: (502) 423-0662

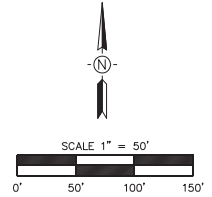
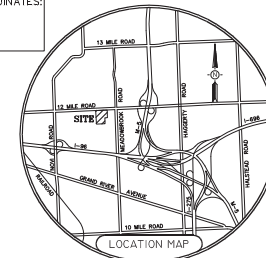
ENGINEER:
KEBS, INC.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014

LANDOWNER (CURRENTLY):
REDDEFIN INVESTMENTS, LLC.
1500 W. BIG BEAVER ROAD
TROY, MI 48064
PH: (248) 476-3700

PRELIMINARY SITE PLANS FOR: Trilogy - Novi

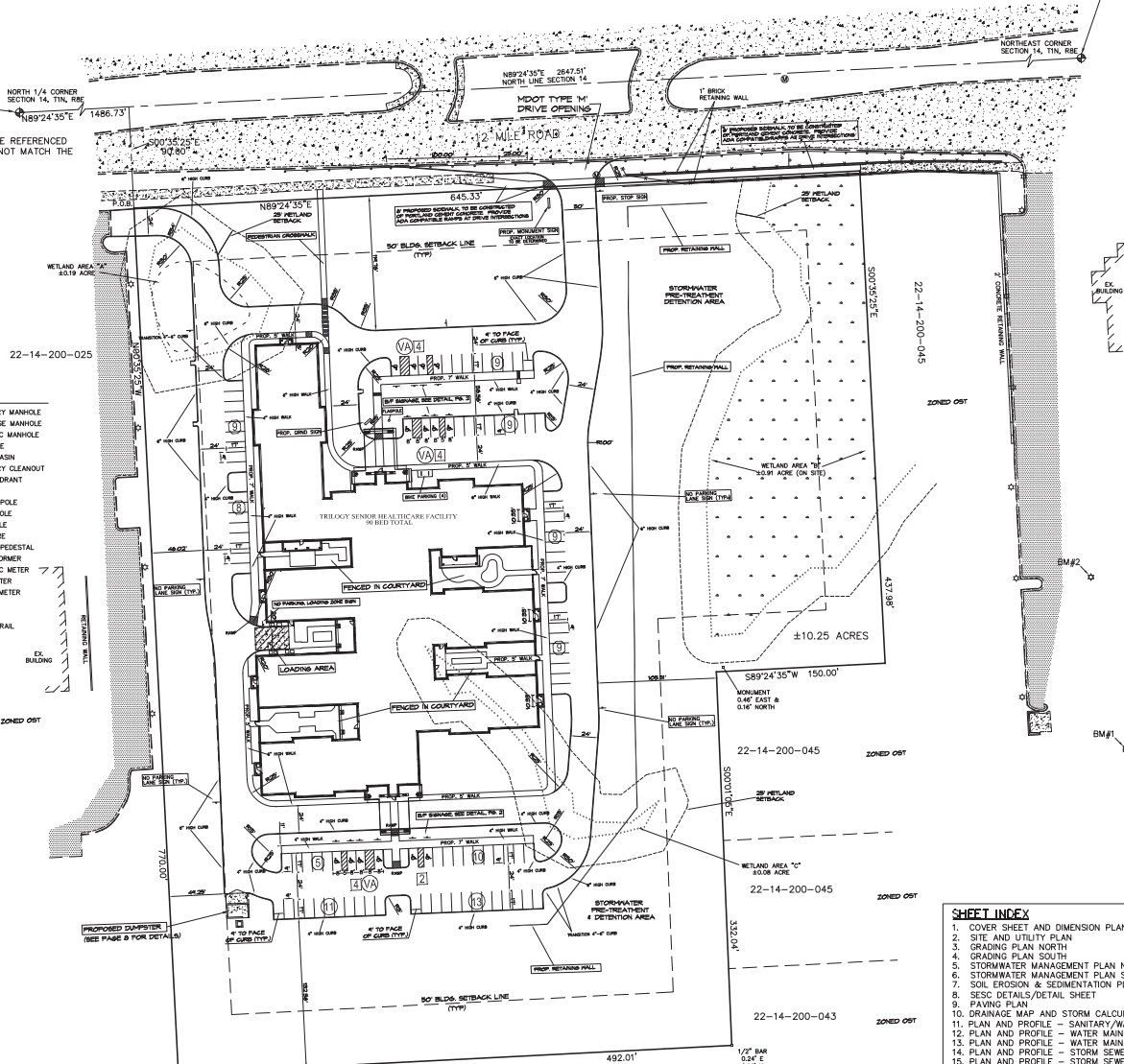
THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

STATE PLANE COORDINATES:
NORTHING 364246.09
EASTING 13367545.66



STATE PLANE COORDINATES:
NORTHING 364246.09
EASTING 13367545.66

NOTE: BEARINGS AS SHOWN ON THIS DRAWING ARE REFERENCED TO THE LEGAL DESCRIPTION OF RECORD AND DO NOT MATCH THE STATE PLANE COORDINATE BEARINGS.



LEGAL DESCRIPTION:

A parcel of land in the Northeast 1/4 of Section 14, T1N, R9E, City of Novi, Oakland County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 14; thence N89°24'35"E along the North line of said Section 14 a distance of 1486.73 feet; thence S00°35'25"E perpendicular to said North line 90.00 feet to the point of beginning of this description; thence N89°24'35"E parallel with said North line 645.33 feet; thence S00°35'25"E perpendicular to said North line 437.68 feet; thence S89°24'35"W parallel with said North line 150.00 feet; thence S00°01'05"E 332.04 feet; thence S89°24'35"W parallel with said North line 492.01 feet; thence N00°35'25"W perpendicular to said North line 770.00 feet to the point of beginning, said parcel containing 10.25 acres, more or less, said parcel subject to all easements and restrictions if any.

PARCEL NUMBER:

50-22-14-200-045

- EX. LEGEND**
- = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DEED LINE
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
 - = SANITARY SEWER
 - = WATER LINE
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = OVERHEAD ELECTRIC
 - = OVERHEAD WIRES
 - = EDGE OF WOODS
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = MANHOLE
 - = CATCHBASIN
 - = SANITARY GLEANDOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = LIGHT POLE
 - = GUY WIRE
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = TRANSFORMER
 - = GAS METER
 - = WATER METER
 - = SIGN
 - = POST
 - = GUARD RAIL

- LEGEND**
- = PROPOSED WATER MAIN
 - = PROPOSED SANITARY SEWER
 - = PROPOSED STORM SEWER
 - = PROPOSED HYDRANT
 - = PROPOSED DATE VALVE
 - = PROPOSED SAN. M.H.
 - = PROPOSED STORM M.H.
 - = PROPOSED C.B.
 - = PROPOSED GRADES
 - = PROPOSED FIRST FLOOR ELEV.
 - = PROPOSED TOP OF CURB ELEV.
 - = PROPOSED TOP OF FIN. FLOOR ELEV.
 - = PROPOSED TOP OF PAVT. ELEV.
 - = PROPOSED TOP OF WALK ELEV.
 - = IDENTIFIED KEYING SYSTEM

- EX. SEWER INVENTORIES:**
- CATCH BASIN #100**
INLET EL. 934.87
6" SOUTH 931.04
12" NORTH 930.04
- CATCH BASIN #101**
INLET EL. 929.32
6" WEST 924.60
6" EAST 924.59
18" NORTH 924.07
- CATCH BASIN #102**
INLET EL. 925.56
925.15
6" SE ??
18" NORTH 918.58
- EX. SAN A (PER AS-BUILTS)**
TICKS M4145
8" N 916.88
8" W 916.58
I.E. PROP. 8" E 924.02

NOTE: ALL PUBLIC WATER SHALL BE WITHIN A 20' PUBLIC EASEMENT
NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



- BENCHMARKS:**
- BM#1 - SQUARE CATCHBASIN ON SOUTH EDGE OF PARKING LOT EAST OF PROPERTY, 450' EAST OF DUMPISTER ELEVATION - 920.64 NAVD 88
- BM#2 - "X" ON CONCRETE PEDESTAL OF LIGHT POLE IN PARKING LOT EAST OF PROPERTY, 4130' NORTH OF DUMPISTER ELEVATION - 925.80 NAVD 88

EXISTING SITE DATA:

EXISTING ZONING: OST
ADJACENT ZONING: OST (EAST, WEST AND SOUTH)
RESIDENTIAL (SMALL PORTION AT SW CORNER)
TOTAL SITE AREA = ±10.25 ACRES (446,549 S.F.)

PROPOSED SITE USE:

TRIOLOGY HEALTHCARE/ASSISTED LIVING FACILITY
TOTAL BED COUNT: 90 BEDS
(USE IS PERMITTED BY RIGHT IN OST DISTRICT)

BUILDING DATA (OVERALL):

TOTAL BUILDING SF = 55,286 SF
TOTAL CANOPY SF = 4,640 SF
TOTAL SF = 55,286+4,640 = 59,926 SF

PROPOSED BUILDING SETBACKS:

FRONT (12 MILE) = 50'
SIDE (EAST/WEST) = 50'
REAR (SOUTH) = 50'

EMPLOYEE WORK DATA:

TOTAL EMPLOYEES:
17 PART TIME EMPLOYEES
51 FULL TIME EMPLOYEES
TOTAL EMPLOYEES = 68

WORK SHIFT #1 (6AM-2PM) = 30
WORK SHIFT #2 (2PM-10PM) = 15
WORK SHIFT #3 (10PM-6AM) = 6

PARKING REQUIREMENTS:

1 PARKING SPACE FOR EVERY 4 BEDS
1 PARKING SPACE FOR EACH EMPLOYEE
90 BEDS/4 = 22.5 SPACES = 23
68 EMPLOYEES = 68 SPACES

TOTAL SPACES REQUIRED = 23+68 = 91
BARRIER FREE SPACES REQUIRED:
91 SPACES, REQUIRES (4) TO BE B/F

TOTAL SPACES PROVIDED = 110 = OK
(INCLUDES 14 B/F SPACES)

BIKE PARKING REQUIREMENTS:
1 BIKE SPACE FOR EACH 20 EMPLOYEES ON THE LARGEST SHIFT
SPACES = 68/20 = 3.4 BIKE SPACES
BIKE SPACES PROVIDED = 4

SHEET INDEX

1. COVER SHEET AND DIMENSION PLAN
2. SITE AND UTILITY PLAN
3. GRADING PLAN NORTH
4. GRADING PLAN SOUTH
5. STORMWATER MANAGEMENT PLAN NORTH
6. STORMWATER MANAGEMENT PLAN SOUTH
7. SOIL EROSION & SEDIMENTATION PLAN
8. SSSC DETAILS/DETAIL SHEET
9. PAVING PLAN
10. DRAINAGE MAP AND STORM CALCULATIONS PLAN
11. PLAN AND PROFILE - SANITARY/WATER MAIN
12. PLAN AND PROFILE - WATER MAIN
13. PLAN AND PROFILE - WATER MAIN
14. PLAN AND PROFILE - STORM SEWER
15. PLAN AND PROFILE - STORM SEWER
16. EXISTING SURVEY, WOODLAND AND WETLAND PLAN
17. WOODLAND TREE INVENTORY PLAN
18. WOODLAND REMOVAL AND REPLACEMENT PLAN ATTACHMENTS
- LANDSCAPE PLAN (INCLUDED)
- LIGHTING PLAN (INCLUDED IN ARCHITECTURAL PLANS)
- MITIGATION PLAN (INCLUDED)
- CITY OF NOVI UTILITY/PATHWAY DETAILS (NOT INCLUDED WITH THIS SUBMITAL)

- ① DENOTES PROPOSED NUMBER OF 9'x11' PARKING SPACES
- ② DENOTES PROPOSED NUMBER OF 8'x11' PARKING SPACES
- ③ DENOTES PROPOSED VAN ACCESS BARRIER FREE
- ④ DENOTES PROPOSED NUMBER OF 9'x13' PARKING SPACES

SURVEY ADDRESS: 41795 TWELVE MILE ROAD, NOVI, MI. 48377

REVISIONS	DATE	DESCRIPTION	LOCATION
2-17-14 CONCEPT	3-6-14	APPLICATOR SUBMITTAL	SECTION 14
2-18-14 PRELIMINARY SITE PLAN SUBMITTAL	3-6-14	APPLICATOR SUBMITTAL	SECTION 14
2-18-14 PRELIMINARY SITE PLAN RE-SUBMITTAL	3-6-14	APPLICATOR SUBMITTAL	SECTION 14

KEBS, INC. NYS ENGINEERING
2116 HASLETT ROAD, HASLETT, MI 48840
PH: 517-339-1014 FAX: 517-339-0847
Novi, MI Office
PH: 248-781-9850

Trilogy - Novi
COVER SHEET

SCALE: 1" = 50'	DESIGNER:	LOCATION:
DATE: 4-11-14	PROJECT MGR.:	SECTION 14
AUTHORIZED BY:	CAP:	SHEET 1 OF 18
DMK DEVELOPMENT GROUP, LLC		JOB #
		87456

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 20, 2014

Planning Review

Trilogy
JSP14-13

Petitioner

DMK Development Group LLC

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: South side of Twelve Mile Road, west of Meadowbrook Road (Section 14)
- Site School District: Walled Lake Consolidated Schools
- Site Zoning: OST, Office Service Technology
- Adjoining Zoning: North: R-A Residential Acreage; East, West, and South: OST
- Site Use(s): Vacant
- Adjoining Uses: North: Tollgate Farm; South: Vacant; East: South University; West: Medical offices
- Site Size: 10.25 acres
- Building Size: 59,926 square feet
- Plan Date: 7/18/14

Project Summary

The applicant is proposing to construct a 90 bed, 59,926 square foot senior assisted living facility along with associated parking, landscape and detention areas on 10.25 acres on the south side of Twelve Mile Road, west of Meadowbrook Road.

Recommendation

Approval of the **revised Preliminary Site Plan is recommended**. The plan generally conforms to the requirements of the Zoning Ordinance. Planning Commission approval of the Preliminary Site Plan is required.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 23A (OST, Office Service Technology District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the final site plan submittal.

1. Loading Spaces: A roughly 600 sq. ft. loading area is proposed in one of the interior courtyards. **The loading area must be relocated to the rear yard or receive a variance from the Zoning Board of Appeals.**
2. Bicycle Parking: **A detail of the proposed bicycle parking facilities shall be included on the plans in accordance with Ordinance requirements.**
3. Photometric Plan: The applicant has provided a photometric plan; however **the site lighting ratio must be provided**, as noted in the lighting review chart.

4. Facade Review: **There are several concerns noted in the facade review letter that must be addressed in the applicant's Planning Commission response letter.**

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.**

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department. Please contact Jeannie Niland (248.347.0438 or jniland@cityofnovi.org) in with any specific questions regarding addressing of sites.

Pre-Construction Meeting

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

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

Planning Review Summary Chart

Trilogy-Novi JSP 14-13

Revised Preliminary Site Plan Review

Plan Date: 07/18/14

Item	Proposed	Meets Requirements?	Comments
Master Plan Office Research Development & Technology	No change	Yes	
Zoning OST Office Service Technology District	No change	Yes	
Use Uses listed in Section 2301A	Facility for human care: 90 bed, 59,926 sq. ft. senior assisted living	Yes	Subject to requirements of subsection 1101.3
Facilities for Human Care Requirements (Sec. 1101.3) Min. 5 acre site Min. 50 ft. building setback for 2 story structures, for every story above 2, the minimum yard setback for any yard shall be increased by 20 ft. for each floor over 2, or the setback requirements of the zoning district, whichever is greater	10.25 acres Single story building setback at least 50 ft. from all property lines	Yes	
Building Height (Sec. 2400) 3 stories/ 46 ft.	1 story (37 feet)	Yes	
Min. Building Setbacks (Sec. 2400)			
a. Front (north): 50 ft.	125+ ft.	Yes	
b. Rear (south): 50 ft.	235+ ft.	Yes	
c. Side (east): 50 ft.	150+ ft.	Yes	
d. Side (west): 50 ft.	85+ ft.	Yes	
Min. Parking Setbacks (Sec. 2400)			
a. Front (north): 20 ft.	90+ ft.	Yes	
b. Rear (south): 20 ft.	125+ ft.	Yes	
c. Side (east): 20 ft.	100+ ft.	Yes	
d. Side (west): 20 ft.	45+ ft.	Yes	
Number of Parking Spaces (Sec. 2505) <u>Assisted Living</u> 1 space for each 4 beds = 90 beds/4 = 23 spaces + 1 space for each employee = 68 spaces = 91 spaces required	110 spaces	Yes	
Parking Space & Maneuvering Lane Dimensions (Sec. 2506) 9 ft. x 19 ft. parking spaces with 24 ft. drives 9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping	Spaces & maneuvering lanes meeting requirements	Yes	
Barrier Free Spaces (ADA standard)	14 barrier free	Yes	

Item	Proposed	Meets Requirements?	Comments
5 spaces, including 1 van accessible space	spaces (6 van accessible)		
Barrier Free Space Dimensions (Barrier Free Code) 8 ft. wide with an 8 ft. wide access aisle for van accessible	8 ft. wide with an 8 ft. wide access aisle for van accessible	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual) 1 barrier free sign per space	1 barrier free sign per space	Yes	
Loading Spaces (Sec. 2507.3 and 2303.A.1) Must be in rear yard & 5 sq. ft. per front ft. of building up to 360 sq. ft. Truck service areas and overhead truck loading/unloading doors shall be totally screened from view from any public right-of-way, including freeway right-of-way, and adjacent properties, except for required driveway access. Such screening shall be accomplished by the courtyard design of the principal building itself, by a solid ornamental wall of a design, construction and materials similar to that of the principal building, or by an earth berm and plantings, or combination thereof.	A roughly 600 sq. ft. loading area in one of the interior courtyards	No	The loading area must be relocated to the rear yard or receive a variance from the ZBA
Accessory Structure Setback- Dumpster (Sec. 2503) Located in the rear or interior side yard Min. 10 ft. from any building unless structurally attached & setback the same as parking from all property lines	Located in rear yard & setback 50 ft. from west property line	Yes	
Dumpster Requirements (City Code Sec. 21-145) Screening of not less than 5 ft. on 3 sides of dumpster required, interior bumpers or posts must also be shown Screening should be 1 foot taller than dumpster	Screened enclosure to match building approx. 5 ft.	Yes	
Sidewalks and Pathways (City Code Sec. 11-276(b) & Non-Motorized Plan) 8 ft. pathway along Twelve Mile Rd. Building exits must be connected to sidewalk system or parking lot	8 ft. pathway along Twelve Mile Internal connections to building entrances	Yes	

Item	Proposed	Meets Requirements?	Comments
<p>Bicycle Parking Facilities (Sec. 2526) 1 space for each 20 employees on the largest shift (min. 2 spaces) = 68 employees/20 = 3 bicycle parking spaces</p> <p>Located along the building approach line & easily accessible from the building entrance</p> <p>Max. 120 ft. from entrance being served or the nearest auto parking space to that entrance</p> <p>Be accessible via a paved 6 ft. route & separated from auto facilities</p> <p>4 ft. maneuvering lane with a 6 ft. parking space width & a depth of 2 ft. for single spaces & 2.5 ft. for double spaces</p>	<p>4 bicycle parking spaces provided that appear to meet ordinance standards</p>	<p>Yes?</p>	<p>Applicant should provide a bike parking detail so ordinance standards can be confirmed</p>
<p>Nat. Features Setback (Sec. 2400 (t)) 25 ft. setback from wetlands</p>	<p>25+ ft. setback</p>	<p>Yes, impacts to natural feature setback must be indicated</p>	<p>Authorization to Encroach the Natural Features Setback required, see wetland review letter for additional information</p>
<p>Wetland and Watercourses (City Code Sec. 12-174) Use permit required for wetlands under 2 acres that are determined essential, 3 wetlands exist on site totaling 1.18 acres</p>	<p>Filling of 0.27 acres of wetlands</p>	<p>Additional information required</p>	<p>Wetland Non-Minor Use Permit required, may need MDEQ Permit, see wetland review letter for additional information</p>
<p>Woodlands (City Code Chpt. 37) Replacement of removed trees, 620 replacement tree credits are required (per ECT review)</p>	<p>Applicant will be mitigating for the majority of the trees with a contribution to the Tree Fund</p>	<p>No additional information required</p>	<p>Woodland Permit required, see woodland review letter for additional information</p> <p>Recommend woodland conservation easement</p>
<p>Exterior Lighting (Section 2511) Photometric plan & exterior lighting details needed at final site plan</p>	<p>17 pole mounted & many wall mounted lights</p>	<p>Details provided</p>	<p>See Lighting Review Summary Chart</p>
<p>Economic Impact Total cost of the proposed building & site improvements</p> <p>Number of anticipated jobs created (during construction & after building is occupied, if known)</p>	<p>Project cost estimated at \$9.9 million</p> <p>Construction expected to generate over 110 jobs</p> <p>Occupied building expected to employ 100 jobs</p>		
<p>Signs (Chpt. 28)</p>	<p>Monument sign</p>	<p>Contact Jeannie Niland at 248.347.0438</p>	

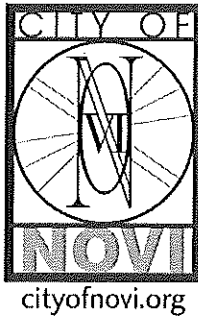
Item	Proposed	Meets Requirements?	Comments
Signs are not regulated by the Planning Division or Planning Commission	near entrance	or jniland@cityofnovi.org	for information

Prepared by Kristen Kapelanski, AICP 248.347.0586 or kkapelanski@cityofnovi.org

Lighting Review Summary Chart

Required	Meets Requirements?	Comments
Intent (Sec. 2511.1) Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Yes	
Lighting Plan (Sec. 2511.2.a.1) Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Yes	
Lighting Plan (Sec.2511.2.a.2) Specifications for all proposed & existing lighting fixtures: <ul style="list-style-type: none"> ▪ Photometric data ▪ Fixture height ▪ Mounting & design ▪ Glare control devices ▪ Type & color rendition of lamps ▪ Hours of operation ▪ Photometric plan 	Yes	
Required Conditions (Sec. 2511.3.a) Height not to exceed maximum height of zoning district (46 ft.) or 25 ft. where adjacent to residential districts or uses	Yes	
Required Conditions (Sec. 2511.3.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 	Yes	
Required Conditions (Sec.2511.3.e) Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	Information to be provided	
Required Conditions (Sec. 2511.3.f) Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	Yes	
Min. Illumination (Sec. 2511.3.k) <ul style="list-style-type: none"> ▪ 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 	Yes	
Max. Illumination adjacent to Non-Residential (Sec. 2511.3.k) When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Sec. 2511.3.1.2) All cut off angles of fixtures must be 90° when adjacent to residential districts	Not applicable	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

08/18/2014

Engineering Review

Trilogy – Novi
JSP14-0013

Applicant

DMK DEVELOPMENT GROUP, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: S. of Twelve Mile Road and W. of Meadowbrook Road
- Site Size: 10.25 acres
- Plan Date: July 18, 2014

Project Summary

- Construction of an approximately 55,286 square-foot building and associated parking. Site access would be provided by a curb cut on Twelve Mile Road and a connection to the parking area of the parcel to the west.
- Water service would be provided by an 8-inch loop from the existing 16-inch water main along the south side of Twelve Mile Road. A 4-inch domestic lead and a 8-inch fire lead would be provided to serve the building, along with 4 additional hydrants.
- Sanitary sewer service would be provided an 8-inch extension from the existing 8-inch sanitary sewer running through the parcel to the west and ending at Twelve Mile Road. Two 6-inch domestic leads would be provided to serve the building.
- Storm water would be collected by a two storm sewer collection system. Pretreated would be provided in rain gardens in the parking areas. The north and south areas of the site drain to the north and south detention ponds respectively. The ponds discharge at a controlled rate to the existing wetlands on site.

Recommendation

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

Comments:

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

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

General

1. Provide a City of Novi benchmark.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. A right-of-way permit will be required from the City of Novi and Oakland County.

Water Main

1. The water main stub to the south shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.
2. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

3. The depth of the sanitary sewer will likely require grading easements on the adjacent property. These should be identified and shown on the plan.
4. The Oakland County Water Resource Commission IWC form for non-domestic sites must be submitted prior to Final Stamping Set approval.
5. Five (5) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Paving & Grading

6. Provide detailed grading for ADA parking spaces and ramps to ensure compliance with ADA standards.

Off-Site Easements

7. Provide a cross-access easement for the shared driveway and label on the plans.
8. Provide a temporary grading permit for the construction and disturbance associated with the sanitary sewer on parcel no. 50-22-14-200-025.
9. Provide an off-site sanitary sewer easement for the proposed sanitary sewer extension on parcel no. 50-22-14-200-025.
10. 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 submitted at the time of Final Site Plan submittal:

11. 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).
12. Draft copies of any off-site utility or grading easement must be submitted to Community Development for review by the City.

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

13. 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.
14. 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.
15. 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.
16. Executed copies of any required off-site utility or grading easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

17. 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).
18. 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.
19. 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.
20. 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.
21. A permit for work within the right-of-way of Twelve Mile Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
22. A permit for work within the right-of-way of Twelve Mile Road 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.
23. 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.
24. 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.
25. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
26. 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.
27. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete

the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.

28. 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.
29. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Michael Andrews, Water & Sewer Dept.

TRAFFIC REVIEW

June 23, 2014

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

SUBJECT: Trilogy-Nov, JSP14-0013, Traffic Review of Preliminary Site Plan, PSP14-0101

Dear Ms. McBeth:

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

Recommendation

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

Site Description

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

1. The applicant is proposing a 90-bed senior healthcare facility on a 10-acre site on the south side of 12 Mile Road west of Meadowbrook Road (see our attached aerial photo). Neighboring sites to the west are similarly developed, served by a traffic signal on eastbound 12 Mile, and have been proposed (at our suggestion) to provide cross access to the subject site via an extension of the existing frontage road. To the east is an undevelopable wetland and South University at the corner of 12 Mile and Meadowbrook. Twelve Mile Road, a 45-mph boulevard under the jurisdiction of the Road Commission for Oakland County (RCOC), is classified by the City as a Major Arterial.

Trip Generation

How much new traffic would be generated?

2. The proposed facility can be expected to generate about 232 one-way vehicle trips per day, 14 in the AM peak hour (9 in and 5 out) and 20 in the PM peak hour (8 in and 12 out).

Vehicular Access Locations

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

3. Yes. The nearest existing same-side driveway would be for South University, some 380 ft away (near-curb to near-curb). City standards call for a minimum spacing of 230 ft at 45 mph.

Vehicular Access Improvements

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

4. Yes. While not dimensioned, the proposed deceleration taper scales only 45 ft long and would lead to a deceleration lane only 10 ft long. Per both the City of Novi's *Design and Construction Standards* (Fig IX.11) and RCOC's *Permit Rules, Specifications and Guidelines* (Table 6-9), **the deceleration taper should be 100 ft long and the deceleration lane should be either 25 ft long or – if made tangential to the entering curb return – 0 ft long (RCOC will decide). The final site plan should revise and then dimension the lengths of these two design elements.**

Access Drive Design and Control

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

5. Yes. However, **prior to submitting the final site plan, the applicant should secure an appropriate cross-access agreement with the neighboring site. The City attorney should review and approve that agreement as part of the final site plan review.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

6. **The proposed 12 Mile safety path across the site frontage should be labeled as Portland cement concrete and dimensioned as 8-ft wide. ADA-compatible ramps should be shown both where that path intersects the proposed site access drive and where the path connecting to the building pad intersects the internal drive.**
7. **Sidewalk ramps also need to be shown at a number of internal locations where sidewalk stubs intersect paved areas.**

Circulation and Parking

Can vehicles safely and conveniently maneuver through the site? Are parking spaces appropriately designed?

8. The first bank of parking spaces north of the building, as well as the southernmost bank of parking spaces on the site, are dimensioned 19 ft long. **These spaces should be shortened to 17 ft and abut a 4-inch-high curb** (as requested in our pre-application comment 5). **A sheet showing elevation data supporting this concept – as well as the 4-inch-high walk with abutting parking spaces – should be added to the plans.**
9. In a related matter, **details on sheet 3 for both (a) an Integral Sidewalk and Curb and (b) Standard Concrete Curb & Gutter should indicate 4-6-inch heights “as labeled on plan.” Appropriate labels should then be added to appropriate plan sheets to clearly indicate which sections will have which heights** (e.g., perimeter sidewalk with no abutting parking could be 6 inches high if the applicant or applicant's engineer prefers).
10. On sheet 2, the boxed note specifying the colors of pavement markings is incomplete. As requested in our pre-application comments, **the plan should specify:**
 - a. **Blue striping to mark all barrier-free parking spaces and associated access aisles.**
 - b. **White striping to mark all non-barrier-free parking spaces.**

- c. **Abutting blue and white stripes separating abutting barrier-free and non-barrier-free spaces.**
 - d. **White International Symbols of Accessibility (wheelchair symbols).**
11. Per the MMUTCD, **the proposed crosswalk near the northwest corner of the building should be indicated as white.**
 12. The Traffic Control Sign Table, also on sheet 2, lists only three VAN ACCESSIBLE (R7-8P) signs. Per our pre-application comment 10, “the applicant should be aware that all barrier-free parking spaces abutting an 8-ft-wide access aisle are van-accessible, even if the resulting number of such spaces exceeds the ADA requirement.” Accordingly, **the cited table should list six VAN ACCESSIBLE signs, not three.**
 13. **“Barrier Free Sign Details” on sheet 2 should dimension the height of the bottom of the VAN ACCESSIBLE sign as 6’-3” (Minimum).** (Since that standard sign is 6 inches high, it should be possible to provide an even more desirable clearance of 6’-6”.)
 14. **NO PARKING FIRE LANE signs should be proposed at appropriate locations and reviewed by the Fire Marshal.**

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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

Attachment:
Vicinity aerial photo



Vicinity Aerial for Proposed Trilogy-Novi

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 12, 2014

Revised Preliminary Landscape Plan

Trilogy Novi

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: Twelve Mile
- Site Zoning: OST – Office Service Technology
- Adjacent zoning: East, west and south: OST. Southwest: RM-1.
- Site use: Vacant
- Adjacent Uses: Office and multifamily residential
- Plan Date: 7/18/2014

Recommendation

Preliminary Site Plan Approval for Trilogy Novi JSP14-13 is recommended.

Ordinance Considerations

Adjacent to Residential (Sec. 2509.3.a.)

1. The project is not directly adjacent to residential property.

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

1. A 20' wide greenbelt is required along the Twelve Mile frontage. This requirement has been met.
2. A 3' high berm with a 2' wide crest is required along the Twelve Mile frontage. This requirement has been met.
3. One canopy tree or large evergreen is required for every 35' of frontage. This requirement has been met.
4. One sub-canopy tree is required for every 20' of frontage. This requirement has been met.

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is typically required per 35 linear feet of road frontage. The Road Commission for Oakland County has jurisdiction over this right-of-way and does not allow for the placement of street trees.

Parking Landscape (Sec. 2509.3.c.)

1. Calculations for required interior parking landscape area have been provided. Planting requirements have been met.
2. Calculations for required Parking Lot Canopy Trees have been provided. Planting requirements have been met.
3. Snow storage areas have been provided as required.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. Trees are required along the east and west access lanes opposite the building. Please include these trees. This requirement has been met.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide bed is required around the building foundations with the exception of access areas. Plaza areas may be counted toward this requirement. This requirement has been met.
2. A total of 8' times the foundation perimeter is required as foundation landscape area. This requirement has been met.

Plant List (LDM)

1. The Plant List generally meets the requirements of the Ordinance and the Landscape Design Manual.
2. All trees must be 3" caliper.
3. Material costs per the City of Novi standards have been provided.

Planting Notations and Details (LDM)

1. Planting Details and Notations meet the requirements of the Ordinance and the Landscape Design Manual.
2. Only fabric ties may be used for all staking.
3. All plantings will be warrantied for a 2-year period after acceptance.

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

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

General

1. The trash collection areas have been appropriately screened.
2. All 25' clear vision corners have been shown.
3. Please see the 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

Landscape Review Summary Chart

Date: August 20, 2014

Project Name: Trilogy
 Project Location: Twelve Mile
 Plan Date: 7/18/14
 Review Type: Preapplication Site Plan

NItem	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association. (LDM 2.a.)	Yes	Yes	Yes	
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	Provide.
Legal description or boundary line survey. (LDM 2.c.)	Yes	Yes	Yes	
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	
A landscape plan 1"-20' minimum Proper north (LDM 2.e.)	Yes	Yes	Yes	LA may approve smaller scale.
<i>Proposed topography. 2' contour minimum (LDM 2.e.(1))</i>	Yes	Yes	Yes	Show at a minimum 2' contour interval on landscape plan.
<i>Existing plant material (LDM 2.e.(2))</i>	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
<i>Proposed plant material. (LDM 2.e.(3))</i>	Yes	Yes	Yes	Show location, type and size.
<i>Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))</i>	Yes	Yes	Yes	Must be shown on Landscape Plan
Clear Vision Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	Measurements are to be taken from R.O.W. – 25'

NItem	Required	Proposed	Meets Requirement	Comments
Zoning (LDM 2.f.)	OST	OST		
Sealed by LA. (LDM 2.g.)	Yes	No	No	Stamping Set must provide an original signature.
Plant List (LDM 2.h.)	Yes	Yes	Yes	Plant schedule that includes key, quantity, botanical name, common name, size, root, comments and cost estimate
Quantities	Yes	No	No	Include all quantities
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper Sub-Canopy trees must be 2.5" in caliper
Type and amount of mulch	Yes	Yes	Yes	Please show on plan.
Turf	Yes	Yes	Yes	Must provide type and quantity of all ground cover.
Acceptable species	Yes	Yes	Yes	There are no prohibited plantings.
Diversity	Yes	Yes	Yes	
Planting Details/Info (LDM 2.i.)	Yes	Yes	Yes	
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	Yes	Yes	Yes	Show locations and screening.
Berm Plantings (LDM 1)	NA			
Walls (LDM 2.k.)	NA			Show materials, height and type of construction including footings.
Landscape Notes	Yes	Yes	Yes	
Miss Dig Note	Yes	Yes	Yes	
Mulch	Yes	Yes	Yes	Natural color, finely shredded hardwood bark required for all plantings. 4" thick bark mulch for trees in 4-foot diameter circle with 3" pulled away from trunk. 3" thick bark for shrubs and 2" thick bark for perennials.

NItem	Required	Proposed	Meets Requirement	Comments
2 yr. Guarantee	Yes	Yes	Yes	Indicate 2 year guarantee on plant material. Replace failing material within one year, or the next appropriate planting period.
Approval of substitutions.	Yes	Yes	Yes	All substitutions or deviations from the landscape plan must be approved by the city prior to installation.
Tree stakes	Yes	Yes	Yes	Remove after one winter season.
Parking Area Landscape Calculations (LDM 2.0.)	Yes			Islands a minimum 300 square feet to qualify.
A. 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	Yes			A - Total square footage of parking spaces not including access aisles X 10% (parking space square footage x .10) 1,683 SF
B. 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	Yes			B - Square footage of all additional paved vehicular use areas under 50,000 sq. ft. x 5% (square footage x .05) 1,025 SF
C. 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	NA			C - square footage of all additional paved vehicular use areas over 50,000 sq. ft. x 1% (square footage x .01)
A. For: I-1 and I-2 1. Landscape area required due to # of parking spaces	NA			A - Total square footage of parking spaces not including access aisles X 7% (parking space square footage x .07)
B. For: I-1 and I-2	NA			B - Square footage of all additional paved Vehicular use areas under 50,000 sq. ft. x 2%

NItem	Required	Proposed	Meets Requirement	Comments
2. Landscape area required due to vehicular use area				(square footage x .02)
C. For: I-1 and I-2 2. Landscape area required due to vehicular use area	NA			C – square footage of all additional paved vehicular use areas over 50,000 sq. ft. x 1% (square footage x .01)
Total A, B and C above = Total interior parking lot landscaping requirement	Yes	Yes	Yes	A+B+C = SF required 2,708 Req'd – 13,263 provided.
Parking lot tree requirement	Yes	Yes	Yes	Total square footage requirement / 75 36 Req'd - provided.
Perimeter Canopy Tree Plantings	Yes	Yes	Yes	Minimum 1 per 35 linear feet as a minimum.
Parking Lot Plants	Yes	Yes	Yes	Maintain shrubs at max. 24" in height within lot. No plants over 12" within 10 feet of fire hydrant. No evergreen trees in islands.
15 parking space limit	Yes	Yes	Yes	Only 15 permitted without island
Parking Land Banked	NA			
Foundation Landscape calculation (LDM.2.p.)	Yes	Yes	Yes	Square footage equal in quantity to the building perimeter x 8'. Minimum 4' required 11,275 SF
Snow Deposit (LDM.2.q.)	Yes	Yes	Yes	Location(s) shown.
Irrigation plan (LDM 2.s.)	Yes	No	No	Provide with final landscape plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	Yes	Provide as a column on plant schedule consistent with the City's current fee calculation chart.
Plant Placement (LDM 3.a.(4))	Yes	Yes	Yes	All plants except creeping vine type plantings, shall not be located within 4' of a property line
Residential adjacent to non-residential	NA			
Berm (2509.3.a.)	NA			
Planting (LDM 1.a.)	NA			

NItem	Required	Proposed	Meets Requirement	Comments
Adjacent to Public Rights-of-Way	Yes	Yes	Yes	Greenbelt provided. Cannot be lot area.
Berm (2509.3.b.)	Yes	Yes	Yes	3' high with 2' crest required at frontage.
Street trees	Yes	No	No	1 tree per 45 LF – RCOC Disallowed.
Detention Basin Plantings (LDM 1.d.(3))	NA			70-75% of basin rim planted.
Transformer Screening (LDM 1.d.(3))	Yes	Yes	Yes	Provide min. 8' of clear space in front of the doors. 24" clear on sides.
R.O.W. Trees (2509.3.f - LDM 1.d))	Yes	Yes	Yes	Canopy trees at 35' Sub-canopy trees at 25'
Single Family	NA			
40 wide non-access greenbelt	NA			
Street Trees	NA			
Islands and boulevards	NA			Must be irrigated
Multi family	NA			
Condo Trees	NA			3 canopy of deciduous for each first floor unit
Street trees	NA			1 per 35 linear feet
Interior street trees	NA			1 per 35 linear feet Evergreens no closer than 20 feet.
Subcanopy trees	NA			3 per 40 linear feet
Basin plantings	NA			
Loading Zone (2507)	Yes	Yes	Yes	Placed at rear of building / screened.

NOTES:

1. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This table is a summary chart and not intended to substitute for any Ordinance. The appropriate section of the applicable ordinance is indicated in parenthesis.
For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.
2. NA means not applicable.
3. For any further questions, please contact:
David R. Beschke
City of Novi Landscape Architect
45175 W. Ten Mile Road
Novi, Michigan 48375-3024
(248) 735-5621
(248) 735-5600 fax
City web site www.cityofnovi.org

WETLAND REVIEW



Environmental Consulting & Technology, Inc.

August 19, 2014

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

Re: Trilogy (JSP14-0013)
Wetland Review of the Revised Preliminary Site Plan (PSP14-0132)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Plan (Plan) for the proposed *Trilogy* project prepared by KEBS, Inc. dated July 18, 2014. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

The site is located south of Twelve Mile Road and west of Meadowbrook Road in Section 14 (just east of the Detroit Medical Center/Rehabilitation Center of Michigan facility). The proposed development includes a 90-bed senior healthcare facility, associated parking, utilities and stormwater management facilities (including sedimentation basins and rain gardens). ECT visited the site on June 26, 2014 for the purpose of a wetland boundary verification.

Onsite Wetland Evaluation

During the wetland boundary verification, three (3) areas of on-site wetland were verified. The wetlands include:

- Wetland "A" – (+/- 0.19-acre);
- Wetland "B" – (+/- 0.91-acre, on-site);
- Wetland "C" – (+/- 0.08-acre).

The wetlands were clearly marked with pink survey tape flags at the time of our inspection. Wetlands A and B are emergent/scrub-shrub wetlands of moderate quality. Wetland C is forested wetland. All on-site wetlands are of moderate quality. The proposed site design appears to include direct impacts (wetland fill) to Wetland A and Wetland C. It should be noted that the wetland boundaries appear to be accurately depicted on the Plan.

In general, the highest quality on-site wetlands are associated with Wetland B on the northeast/east sections of the site. Wetland B will be preserved in the current site design. See Figure 1 and Site Photos, attached.

What follows is a summary of the wetland impacts associated with the proposed site design.

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

(734)
769-3004

FAX (734)
769-3164

Wetland Impact Review

As previously noted, three (3) areas of wetland exist on this parcel totaling 1.18 acres (approximate wetland locations are shown in Figure 1, attached). The following table summarizes the existing wetlands and the proposed wetland impacts that appear to result from the planned development:

Table 1. Proposed Wetland Impacts

Wetland Area	Wetland Area (acres)	Wetland Type	City Regulated?	MDEQ Regulated?	Impact Area (acre)	Estimated Fill Volume (cubic yards)
A	0.19	Emergent/Scrub-Shrub	Yes City Regulated /Essential	To Be Determined	0.19	Not Provided
B	0.91	Emergent/Scrub-Shrub	Yes City Regulated /Essential	To Be Determined	None	N/A
C	0.08	Forested	Yes City Regulated /Essential	To Be Determined	0.08	Not Provided
TOTAL	1.18		--	--	0.27	Unknown

The impacts to Wetlands A and C are proposed for the purpose of constructing access drives, stormwater facilities and a portion of the proposed building.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks of Wetlands A and C. The 25-foot setbacks have now been indicated on some, but not all, of the plan sheets. The existing on-site wetland buffer areas as well as all permanent and temporary impacts proposed to the wetland buffers shall be indicated and labeled on the Plan, as appropriate.

Wetland Mitigation

The Plan currently appears to propose 0.27-acre of wetland impact. Section 12-173 (*Review of applications*) of the Wetlands and Watercourse Protection Ordinance (Chapter 12 – *Drainage and Flood Damage Prevention*) states:

When an activity results in the impairment or destruction of wetland areas of one-quarter acre or greater that are determined to be: (1) essential under subsection 12-174(b); (2) two (2) acres in size or greater; or (3) contiguous to a lake, pond, river or stream, mitigation shall be required, in accordance with section 12-176. Where an activity results in the impairment or destruction of wetland areas of less than one-quarter acre that are determined to be essential under subsection 12-174(b), are two (2) acres in size or greater or are contiguous to a lake, pond, river or stream, additional planting or other environmental enhancement shall

be required onsite within the wetlands or wetland and watercourse setback where the same can be done within the wetland and without disturbing further areas of the site.

Because the current Plan includes 0.27-acre of wetland impacts, wetland mitigation will likely be a requirement of the City of Novi Wetland and Watercourse Permit (it should be noted that the MDEQ threshold for mitigation is 0.33-acre of impact). The Applicant has now provided a grading plan (Sheet M-1) associated with a proposed on-site wetland mitigation area. The Plan states that a detailed planting plan and monitoring plan shall be provided with subsequent plan submittals if the proposed mitigation location is acceptable.

The Applicant should prepare to address this City requirement in future site plan submittals. The requirements for mitigation are outlined in Section 12-176 (*Mitigation*) of the Wetlands and Watercourse Protection Ordinance (Chapter 12 – *Drainage and Flood Damage Prevention*). Permanent impacts to emergent wetland and scrub/shrub wetlands shall be mitigated at a 1.5:1 ratio and impacts to forested wetlands shall be mitigated at a 2:1 ratio. The applicant appears to be ready to meet this requirement. The total wetland mitigation required appears to be 0.445-acre and 0.46 acres of mitigation appear to be proposed.

Permits & Regulatory Status

All of the on-site wetlands appear to be considered essential wetlands regulated by the City of Novi as they meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.).

The Michigan Department of Environmental Quality (MDEQ) assumes authority over wetlands that are 5 acres or greater in area; contiguous (directly adjacent to) to an inland lake, pond, or stream; within 500 feet of an inland lake, pond, or stream; or within 1,000 feet of a Great Lake, Lake Saint Clair, Saint Mary's River, Saint Clair River, or Detroit River.

The MDEQ may also exert regulatory control over isolated wetlands less than five acres in size: "...if the department determines that protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the department has so notified the owner."

The following activities are prohibited within regulated wetlands without a MDEQ permit:

1. The placement of fill material;
2. Dredging;
3. Construction within; and/or
4. The draining of surface water from a wetland.

As such, it is the Applicant's responsibility to contact MDEQ in order to determine if the agency has regulatory authority over the wetlands associated with the existing detention basin that is to be removed. Based on a review of the MDEQ Coastal and Inland Waters Permit Information System

(CIWPIS), the Applicant has submitted a permit application for the proposed wetland impacts. It appears as though the permit application (MDEQ File No. 14-63-0145-P) was received by the Agency on June 18, 2014 and has been assigned to a MDEQ field reviewer.

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

Comments

The following are repeat comments from our Wetland Review of the Preliminary Site Plan letter dated June 27, 2014. The current status of each comment is listed below in ***bold italics***:

1. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

This comment still applies. In addition, the MDEQ has noted (e-mail from Sue Tepatti dated July 23, 2014) that it would be preferable if the applicant incorporated Wetland A into the proposed site design. Wetland A is, however, not likely regulated by MDEQ. ECT recommends that the applicant minimize impacts to existing on-site wetlands to the greatest extent possible. Is it possible to modify the proposed site design enough to avoid impacts to Wetland A?

2. In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks of Wetlands A and C. These 25-foot setbacks do not appear to have been indicated on the Plan. The existing on-site wetland buffer areas as well as all permanent and temporary impacts proposed to the wetland buffers shall be shown on the Plan.

This comment has been partially addressed. The 25-foot wetland setback boundaries have been shown on some, but not all of the plan sheets. These boundaries should be added to all plan sheets, as appropriate.

3. Because the current Plan includes 0.27-acre of wetland impacts, wetland mitigation will likely be a requirement of the City of Novi Wetland and Watercourse Permit. The Applicant should prepare to address this requirement in future site plan submittals. The requirements for mitigation are outlined in Section 12-176 (*Mitigation*) of the Wetlands and Watercourse Protection Ordinance (Chapter 12 – *Drainage and Flood Damage Prevention*). Permanent impacts to emergent wetland and scrub/shrub wetlands shall be mitigated at a 1.5:1 ratio and impacts to forested wetlands shall be mitigated at a 2:1 ratio.

This comment has been partially addressed. A wetland mitigation plan has now been submitted by the applicant that appears to meet the required wetland replacement ratios. The applicant states that a full scale design (including a planting plan and monitoring plan) will be provided. The proposed mitigation location appears to be acceptable. It should be noted that at least two (2) existing trees will need to be removed in order to complete the grading of the proposed wetland mitigation area as shown. The applicant should review the plan and revise the tree removal/woodland replacement requirements as necessary. Subsequent site plan submittals shall contain additional wetland mitigation design details (i.e., planting and mitigation monitoring plans).

Recommendation

ECT recommends conditional approval of the Revised Preliminary Site Plan for wetlands contingent on the Applicant addressing the items noted above under "Comments". This includes providing a copy of the MDEQ Wetland Use Permit application to the City upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: David Beschke, City of Novi, Licensed Landscape Architect
Kristen Kapelanski, AICP, City of Novi Planner
Valentina Nukulaj, City of Novi Customer Service Representative

Attachments: Figure 1 & Site Photos



Figure 1. City of Novi Regulated Wetlands & Woodlands Map (accessed June 27, 2014). Regulated wetland boundaries are indicated in blue and regulated woodland boundaries are indicated in green. The approximate project boundary is indicated in red. Estimated/approximate field-verified wetland boundaries indicated in yellow.

Site Photos



Photo 1. Looking east at Wetland A (ECT, June 27, 2014)



Photo 2. Looking east at Wetland B, just south of 12 Mile Road (ECT, June 27, 2014)



Photo 3. Near western edge of Wetland B, looking south (ECT, June 27, 2014)



Photo 4. Looking north at Wetland C (ECT, June 27, 2014)

WOODLAND REVIEW



Environmental Consulting & Technology, Inc.

August 19, 2014

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

Re: Trilogy (JSP14-0013)
Woodland Review of the Revised Preliminary Site Plan (PSP14-0132)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Plan (Plan) for the proposed *Trilogy* project prepared by KEBS, Inc. dated July 18, 2014. The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. 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;*
- 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.*

The site is located south of Twelve Mile Road and west of Meadowbrook Road in Section 14. The proposed development includes a 90-bed senior healthcare facility, associated parking, utilities and stormwater management facilities (including sedimentation basins and rain gardens). ECT visited the site on June 26, 2014 for the purpose of a woodland evaluation.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite woodland evaluation on Thursday, June 26, 2014.

The entire site is approximately 10.25 acres. Several wetland areas are located on the site; however the majority of the site consists of previously-disturbed, relatively immature forest. The majority of the trees on the site are cottonwood (*Populus deltoides*) and black locust (*Robinia pseudoacacia*).

Other species found on the site include swamp white oak (*Quercus bicolor*), black walnut (*Juglans nigra*), box elder (*Acer negundo*), American elm (*Ulmus Americana*), silver maple (*Acer saccharinum*), green ash (*Fraxinus pennsylvanica*) and eastern red cedar (*Juniperus virginiana*).

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

(734)
769-3004

FAX (734)
769-3164

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

The surveyed trees have been marked with metal tags with nails allowing ECT to compare the tree diameters reported on the *Woodland Tree Inventory Plan* (Sheet 16 of 17) to the existing tree diameters in the field. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan was consistent with the field measurements (see *Site Photos*).

Based on the *Woodland Tree Inventory Plan* information as well as our site assessment, the maximum size tree on the site is a 38-inch d.b.h. black walnut. This tree is proposed to be preserved in the current site design. The average d.b.h. of the on-site trees is approximately 12.5-inch d.b.h. In terms of habitat quality and diversity of tree species, the project site is of moderate-to-low quality. Over half (approximately 52% of the on-site trees are cottonwood and approximately 22% of the on-site trees are black locust. The following table summarizes the species make-up of the on-site woodlands.

Table 1. Summary of On-Site Tree Species

Tree Species	Quantity	Maximum D.B.H. (inches)	Average D.B.H. (inches)
American elm	23	20	12.5
Bitternut hickory	3	17.5	14.3
Black locust	136	29	11.2
Black walnut	31	38	13.6
Black willow	7	26	17.9
Box Elder	61	28	12.5
Cottonwood	325	25	12.8
Eastern red cedar	1	9	9
Green ash	17	20	11.8
Red maple	1	11.5	11.5
Silver maple	2	20.5	19.5
Swamp white oak	24	27	14.1
TOTAL	631	--	--

The understory in portions of the site is dominated by common buckthorn (*Rhamnus cathartica*). This plant is considered an invasive species that out-competes native plants for nutrients, light, and moisture and degrade wildlife habitat.

Although the on-site woodlands provide some degree of environmental benefit, in terms of a scenic asset, windblock, noise buffer or other environmental asset, the woodland areas proposed for impact are not considered to be of a unique or high-quality nature.

After our woodland evaluation and review of the *Tree Inventory*, there are several trees that would meet the minimum caliper size for designation as a specimen tree. All of these trees will be preserved under the current site design:

- Tree # 568 – 29" Black locust (24" is the minimum caliper size for specimen trees);
- Tree # 500 – 26" Black walnut (24" is the minimum caliper size for specimen trees);
- Tree # 277 – 38" Black walnut (24" is the minimum caliper size for specimen trees);
- Tree # 409 – 27" Swamp white oak (24" is the minimum caliper size for specimen trees).

Proposed Woodland Impacts and Replacements

The purpose of the City of Novi Woodlands Ordinance is to *"provided 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"*.

Per Section 37-8 of the Woodland Ordinance (*Relocation or replacement of trees*), *"whenever an approved site plan or woodland permit allows the removal of trees eight-inch d.b.h. or greater, such trees shall be relocated or replaced by the permit grantee"*.

Per summary calculations in the *Woodland Removal and Replacement Plan* (Sheet 17 of 17), the Plan proposes the removal of **369** regulated trees with d.b.h. greater than or equal to 8 inches, requiring a total of **620** replacement credits.

Proposed Woodland Replacements

It is currently unclear if the applicant is proposing on-site replacement trees. The preliminary site plan had indicated several areas of on-site woodland replacement plantings. The previous plan also noted that the exact number of woodland replacement trees to be planted on-site is to be determined by the space available after the site work. In addition, if the space is insufficient, the developer will pay into the City's Tree Fund. The Applicant shall estimate the number of woodland replacement credits that will be provided on-site. It should be noted that replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*. The current Plan does not appear to indicate whether on-site woodland replacement trees are proposed. The applicant shall review and revise the Plan as necessary with regard to woodland replacement trees and clarify how the woodland replacement requirements will be met.

Woodland Permit Requirements

A Woodland Permit from the City of Novi will be required for proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.

Comments

The following are repeat comments from our Woodland Review of the Preliminary Site Plan letter dated June 27, 2014. The current status of each comment is listed below in ***bold italics***:

1. ECT suggests that the Applicant include a column on the *Woodland Tree Inventory Plan* that denotes how many woodland replacement credits are required for each associated tree to be removed. After review of the *Woodland Tree Inventory Plan* (Sheet 16 of 17), and a woodland spreadsheet provided by the Applicant's Engineer (KEBS, Inc.), ECT has calculated a greater number of required woodland replacement credits (i.e., 626). The Applicant should review and revise the Woodland Replacement requirements as necessary.

This comment has been addressed. The applicant has updated the tree inventory plan to include a column that denotes the woodland replacement credits required.

2. All stems (≥ 8 -inch d.b.h.) for multi-stemmed trees shall be listed on the *Tree Inventory Plan*.

This comment has been addressed.

3. The Applicant shall estimate the number of woodland replacement credits that will be provided on-site. It should be noted that replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*. The applicant shall review and revise the Plan as necessary with regard to woodland replacement trees.

This comment has been addressed. The applicant has noted that with the added (wetland) mitigation area and the required landscaping trees, it has been determined that it is not possible to plant a significant amount of additional trees. The applicant intends to compensate for the woodland impacts by making the required payment to the City of Novi Tree Fund.

4. Where woodland replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that that replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the City. Such easement or other provision shall be in a form acceptable to the City attorney and provide for the perpetual preservation of the replacement trees and related vegetation (City Woodland Ordinance, Section 37-8.h, *Relocation or replacement of trees*).

This comment no longer applies. The applicant is not indicating any on-site woodland replacement trees. If it is determined that woodland replacement trees will be provided on-site, the applicant stated that an easement can be provided.

5. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

This comment no longer applies. The applicant has stated that if some on-site woodland replacement trees are planted, a financial guarantee can be provided.

6. 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.

Trilogy (JSP14-0013)
Woodland Review of the Revised Preliminary Site Plan (PSP14-0132)
August 19, 2014
Page 5 of 8

This comment still applies.

Recommendation

ECT currently recommends approval of the Revised Preliminary Site Plan for Woodlands. The applicant appears to be prepared to meet the requirements of the City Woodland Ordinance.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: David Beschke, City of Novi, Licensed Landscape Architect
Kristen Kapelanski, AICP, City of Novi Planner
Valentina Nukulaj, City of Novi Customer Service Representative

Attachments: Figure 1 – City of Novi Regulated Woodlands & Wetlands Map
Site Photos



Figure 1. City of Novi Regulated Wetland & Woodland Map (accessed June 27, 2014). Regulated Woodland areas shown in light green and approximate property boundary shown in red.

Site Photos



Photo 1. Looking south at northwestern edge of regulated woodland area. (ECT, June 26, 2014)



Photo 2. Tree Tag #550 (multi-stem silver maple; 20.5", 20.5" & 18.5"). Tree proposed to be preserved. (ECT, June 26, 2014)



Photo 3. Tree #550 (multi-stem silver maple; 20.5", 20.5" & 18.5"). Tree proposed to be preserved.
(ECT, June 26, 2014)

FAÇADE REVIEW



August 14, 2014

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

Re: **FACADE ORDINANCE - Facade Review, Revised Preliminary
 Trilogy / Novi Health Center, PSP14-0132**
 Façade Region: 1, Zoning District: OST

Dear Ms. McBeth;

The following is the Facade Review for the above referenced project based on the revised drawings prepared by Universal Design Associates Inc., dated 7/17/14. The percentages of materials proposed for each façade are as shown in the Table No. 1 below. The original percentages from the drawings dated 5/29/14 are shown in Table No. 2, for comparison. Materials in non-compliance are highlighted in bold.

TABLE 1 Revised Drawings dated 7/17/14	North (Front)	South	West	East	Courts	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	14%	13%	15%	17%	INC.	100% (30% Min)
Cement Fiber Siding	23%	25%	14%	23%	INC.	0%
Wood Trim	7%	7%	4%	4%	INC.	15%
Asphalt Shingles	56%	55%	67%	56%	INC.	25%

TABLE 2 Original Drawings dated 5/29/14	North (Front)	South	West	East	Courts	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	11%	12%	12%	16%	INC.	100% (30% Min)
Cement Fiber Siding	24%	25%	16%	22%	INC.	0%
Wood Trim	7%	7%	4%	4%	INC.	15%
Asphalt Shingles	58%	56%	68%	58%	INC.	25%

As shown above the revisions result in only minor changes in the percentages of materials. As with our prior review, the percentage of Brick is below the minimum amount required and the percentages of Cement Fiber Siding and Asphalt Shingles exceed the maximum amount allowed by the Façade Ordinance. We are unable to recommend a Section 9 Waiver for the same reasons stated in our previous letter.

Recommendation - It is recommended that the design be revised to more closely coincide with the intent and purpose of the Façade Ordinance. With respect to the Brick, we believe the intent of the Ordinance could be more closely met by using full height brick on portions of the north, east and west elevations visible from 12 Mile Road. With respect to overage of Asphalt Shingles we suggest that the applicant consider adding dormers within the asphalt shingle areas on the same elevations. We believe that all of the north elevation and approximately the northerly 180' of the east and west elevations will be visible from 12 Mile Road as related to the above suggestions.

Dumpster Enclosure – The dumpster enclosure detail has been revised to indicate brick to match the building and is now in full compliance.

Notes to the Applicant:

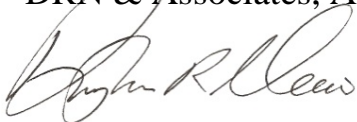
1. It should be noted that any roof top equipment must be screened from view from all on-site and off-site vantage points using materials consistent with the building design.

2. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. 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 & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



June 12, 2014

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

RE: Trilogy Novi

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

Interim City Manager
Victor Cardenas

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

PSP#14-0033

PSP#14-0101

Project Description:

Single Story 90-Bed Rehab/Nursing Facility located on Twelve Mile West of Meadowbrook

Comments:

- 1) Maintain a 50'x30' turning radius at parking lot eyebrow located at the Northeast corner of the building. **Corrected 6/12/14**
- 2) Hydrant at the Northwest corner of the building must be 40' from the building. **Corrected 6/12/14**
- 3) **No Parking/ Fire Lane s required along drives with curbs including approach to the main entrance.**
- 4) **Clearance requirements for a carport/valet are a minimum 14' in height.**

Recommendation: Approval with conditions

- 1) Include Fire Lane signage on future submittals.
- 2) Include carport details on future submittals.
- 3) Reminder- Fire Department Connections must be within 100' of a hydrant.

Sincerely,

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

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

cityofnovi.org

cc: file

APPLICANT RESPONSE LETTER



KEBS, INC

Engineering • Surveying

August 22, 2014

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

Re: **Planning Review Response**
Trilogy Health Care
Twelve Mile Road, just West of Meadowbrook Road
JSP14-13

Dear Ms. Kapelanski,

We are submitting our responses to the plan review comments, along with revised drawings addressing the specific issues raised by the various agencies.

Planning Department Ordinance Requirements:

1. **Loading Spaces:** A roughly 600 sf loading area is proposed in one of the interior courtyards. The loading areas must be relocated to the rear yard or receive a variance from the Zoning Board of Appeals.

Response: The loading area has been left in the same location. The loading area is located in a courtyard which is screened on (3) sides by the building and we have provided additional screening along the drive to the West to make it fully screened. In my opinion it meet the requirements of sec. 2303A. Required Conditions. In the OST district, a loading/unloading area may be placed in a courtyard as long as it is properly screened on all sides visible to the adjacent properties. The Courtyard provides screening to the North, East and South, and a landscape buffer provides screening to the West.

2. **Bicycle Parking:** Information on the bicycle parking facilities shall be included on the plans in accordance with Ordinance requirements.

Response: Bicycle parking information has been added to the site data chart and (4) bicycle parking spaces have been added to the plan, adjacent to the sidewalk closest to the main entrance. A detail of the bicycle parking has been provided with this response.

3. **Photometric Plan – Lighting Information:** Information on the lighting plans shall be included on the plans in accordance with Ordinance requirements. Comments: The site lighting ratio must be provided, as noted in the lighting review chart.

Response: The lighting ratio will be addressed in the next submittal

4. **Facade Review:** There are several concerns noted in the facade review letter that must be addressed in the applicant's Planning Commission response letter.

Response: See Façade review comments in the back of the response letter.

5. **Landscaping Review:** See comments and responses below from the landscape review consultant, they have recommended preliminary site plan approval.

a. **Irrigation (Sec. 2509.3.f.(6)(b))**

1. An irrigation plan must be provided upon stamping set submittal.

Responses:

1. A preliminary irrigation plan has been done, a final plan will be submitted with the stamping set, when everything is finalized.

6. **Engineering Review:** See comments and responses below from the Engineering Department.

a. **General**

1. Provide a City of Novi benchmark
2. The City standard detail sheets are not required for the final site plan submittal. They will be required with the stamping set submittal.
3. A right-of-way permit will be required from the City of Novi and Oakland County.

Responses:

1. We are in the process of getting a benchmark added to the plan.
2. City details will be provided with the stamping set.
3. A ROW permit will need to be acquired before construction can begin.

b. **Water Main**

1. The water main stub to the south shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.
2. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the streamlined water main permit checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Responses:

1. The water main will be updated to show the south stub terminated at a hydrant and valve in well.
2. (3) sets of sealed plans have been provided separately to the Engineering Department with the MDEQ permit and checklist. (Mailed 8-21-14)

c. **Sanitary Sewer**

3. The depth of the sanitary sewer will likely require grading easements on the adjacent property. These should be identified and shown on the plan.
4. The Oakland County Water Resource Commission IWC form for non-domestic sites must be submitted prior to final stamping set approval
5. Five (5) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the streamlined sanitary sewer

permit certification checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard details sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Responses:

3. A grading easement has been shown on the property. The owner is working with the adjacent owner on a grading easement, he has it preliminarily drafted. I will forward a copy as soon as it is available.
4. The IWC form will be provided prior to stamping set approval.
5. (5) sets of sealed plans have been provided separately to the Engineering Department with the MDEQ permit and checklist. (Mailed 8-21-14)

d. Paving & Grading

6. Provide detailed grading for ADA parking spaces and ramps to ensure compliance with ADA standards.

Responses:

6. All ADA parking spaces and ramps are detailed to ensure compliance with ADA standards. Additional detail will be provided in final site plans.

e. Off-Site Easements

7. Provide a cross-access easement for the shared driveway and label on the plans.
8. Provide a temporary grading permit for the construction and disturbance associated with the sanitary sewer on parcel no. 50-22-14-200-025.
9. Provide an off-site sanitary sewer easement for the proposed sanitary sewer extension on parcel no. 50-22-14-200-025.
10. 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.

Responses:

7. A cross-access easement will be put together for the shared driveway, at this time a final draft is not complete.
8. A temporary grading permit will be applied for prior to stamping set approval, at this time it has not been completed.
9. An off-site sanitary easement will be provided when it is finalized, at this time it is not completed.
10. Easements will be provided prior to final site plan and/or stamping set approvals. Easement descriptions can be provided, but the language is not complete yet.

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

11. 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 of the demolition work. The cost estimate must be itemized for each utility (water, sanitary, storm sewer), on-site paving, ROW

- paving, grading and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).
12. Draft copies of any off-site utility or grading easement must be submitted to Community Development for review by the City.

Responses:

11. An itemized cost estimate has been started, it will be provided when complete.
12. Draft copies of the off-site easements are being prepared, they will be provided when they are complete.

g. The following must be submitted at the time of Stamping Set submittal (13-29):

Responses:

- 13-29. Remaining items will be addressed prior to stamping set and construction.

7. Clearzoning Review: See comments and responses below from Clearzoning (SAME comments and responses from June 23)

a. Vehicular Access Improvements (Responses to Bold comments only) - Will there be any improvements to the abutting road(s) at the proposed access point(s)?

1. Yes – But the deceleration taper should be 100 ft long and the deceleration lane should be either 25 ft long or – if made tangential to the entering curb return – 0 ft long (RCOC will decide). The final site plan should revise and then dimension the lengths of these two design elements.

Response:

- i. A 100 ft deceleration taper and a 25 ft deceleration lane has been provided on the revised plans.

b. Access Drive Design and Control - Are the proposed design, pavement markings and signage satisfactory?

2. Yes, However, prior to submitting the final site plan, the applicant should secure an appropriate cross-access agreement with the neighboring site. The city attorney should review and approve that agreement as part of the final site plan review.

Response:

- 5 A cross-access agreement will be provided as soon as it is complete.

c. Pedestrian Access - Are the pedestrians safely and reasonably accommodated?

3. The proposed 12 Mile safety path across the site frontage should be labeled as Portland cement concrete and dimensioned as 8-ft wide. ADA-compatible ramps should be shown both where that path intersects the proposed site access drive and where the path connecting to the building pad intersects the internal drive.
4. Sidewalk ramps also need to be shown at a number of internal locations where sidewalk stubs intersect paved areas.

Response:

- 6 The pathway along the 12 mile frontage has been labeled as Portland cement concrete and dimensioned as 8 foot. In addition, ADA-compatible ramps are shown and better detailed at the road/drive intersections and at the building. Ramp details and BF detectable warning details were included on the plans.
1. Sidewalk ramps have been shown internally where they are necessary when intersecting paved areas.

d. Circulation and Parking - Are the pedestrians safely and reasonably accommodated?

5. The first bank of parking spaces North of the building, as well as the southernmost bank of parking spaces on the site, are dimensioned 19 ft long. These spaces should be shortened to 17 ft and abut a 4-inch-high curb. A sheet showing elevation data supporting this concept – as well as the 4-inch-high walk with abutting parking spaces - should be added to the plans.
6. Details on sheet 3 for both (a) an Integral Sidewalk and Curb and (b) standard concrete curb & gutter should indicate 4-6 inch heights “as labeled on plan”. Appropriate labels should then be added to appropriate plan sheets to clearly indicate which sections will have which heights.
7. On sheet 2, the boxed note specifying the colors of pavement markings is incomplete. As requested in our pre-application comments, the plan should specify: Blue striping to mark all barrier-free parking spaces and associated access aisles. White striping to mark all non-barrier free parking spaces. Abutting blue and white stripes separating abutting barrier-free and non-barrier free spaces.
8. Per the MMUTCD, the proposed crosswalk near the northwest corner of the building should be indicated as white.
9. The traffic control sign table, also on sheet 2, lists only three VAN ACCESSIBLE (R7-8P) signs. The cited table should list six VAN ACCESSIBLE signs, not three.
10. “Barrier free sign details” on sheet 2 should dimension the height of the bottom of the VAN ACCESSIBLE sign as 6’-3” (Minimum). (Since that standard sign is 6 inches high, it should be possible to provide an even more desirable clearance of 6’-6”.)
11. NO PARKING FIRE LANE signs should be proposed at appropriate locations and reviewed by the Fire Marshall.

Response:

2. The plans have been updated to show the parking spaces mentioned at 17 ft, and they abut a 4-inch high curb. The curbs have been better detailed to show heights.
3. A note has been added to the integral sidewalk and standard curb details noting that curb heights may vary – per plan design.
4. On sheet 2, the pavement markings have been updated to include blue striping for all barrier-free spaces and aisles, white striping for all non-barrier free striping and an abutting blue-white line to separate the two.
5. The crosswalk at the NW corner of the building has been indicated as white striping.
6. The table has been updated to show (6) Van accessible signs instead of (3).
7. The sign detail has been updated to show the dimension as 6’-3”.
8. NO PARKING FIRE LANE signs have been added to the plan.

8. **Fire Department Review:** See comments and responses below from the Fire Department.

a. **Comments**

1. Maintain a 50'x30' turning radius at parking lot eyebrow located at the Northeast corner of the building.
2. Hydrant at the Northwest corner of the building must be 40' from the building.
3. No parking/fire lane signs are required along the drives and curbs, including the approach to the main entrance.
4. Clearance requirements for a carport/valet are a minimum 14' in height.

Responses:

1. (Corrected 6/12/14)
2. (Corrected 6/12/14)
3. No parking/fire lane signs have been added to the plans, additional signs can be added where necessary.
4. Clearance requirements have been included on the plans, a detail will be provided in future submittals.

9. **Environmental Consulting & Technology – Wetland Review:** See comments and responses below from ECT.

a. **Comments**

1. It should be noted that it is the Applicant's responsibility to confirm the need for a permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. A City of Novi Wetland Permit cannot be issued prior to receiving this information. **(this comment still applies. In addition, the MDEQ has noted (email from Sue Tepatti dated July 23, 2014) that it would be preferable if the applicant incorporated Wetland A into the proposed site design. Wetland A is, however, not likely regulated by the MDEQ. ECT recommends that the applicant minimize impacts to existing on-site wetlands to the greatest extent possible. Is it possible to modify the proposed site design enough to avoid impacts to Wetland A?**
2. In addition to wetland impacts, the plan also specifies impacts to the 25-foot natural features setbacks of Wetlands A and C. These 25-foot setbacks do not appear to have been indicated on the plan. The existing on-site wetland buffer areas as well as all permanent and temporary impacts proposed to the wetland buffers shall be shown on the plan **(this comment has been partially addressed. The 25-foot wetland setback boundaries have been shown on some, but not all of the plan sheets. These boundaries should be added to all plan sheets, as appropriate).**
3. Because the current plan includes 0.27 acre of wetland impacts, wetland mitigation will likely be a requirement of the City of Novi Wetland and Watercourse permit. The applicant should prepare to address this requirement in future site plan submittals. The requirements for mitigation are outlined in Section 12-176 (Mitigation) of the wetlands and watercourse impacts to emergent wetland and scrub/shrub wetlands shall be mitigated at a 1.5:1 ratio and impacts to forested wetlands shall be mitigated at a 2:1 ratio. **(this comment has been partially addressed. A wetland mitigation plan has now been submitted by the**

applicant that appears to meet the required wetland replacement ratios. The applicant states that a full scale design (including a planting plan and monitoring plan) will be provided. The proposed mitigation location appears to be acceptable. It should be noted that at least (2) existing trees will need to be removed in order to complete the grading of the proposed wetland mitigation area as shown. The applicant should review the plan and revise the tree removal/woodland replacement requirements as necessary. Subsequent site plan submittals shall contain additional wetland mitigation design details (i.e. planting and mitigation monitoring plans)).

Responses:

1. The MDEQ has received the application and is currently reviewing the application. It was received and sent to the field on 6/18/2014, and is being reviewed by Sue Tepatti. Any correspondence will be provided to the City. Wetland A has been reviewed since the project was started. One of the issues is that we have to bring sanitary and water up to 12 mile and both will be installed on this path. I tried to incorporate a small stormwater feature in this area that will collect stormwater and potentially be a smaller wetland-type area.
2. The 25-foot natural features setback for wetland A and C have been added to the plans. It will be shown on additional plans as necessary.
3. A wetland mitigation area (a new sheet has been added to the plan set) has been proposed on the plans per the required ratios. The mitigation plan shows the proposed location, proposed grading and proposed site impacts that will take place. A preliminary plan has been provided that shows proposed elevations, required planting ratios for emergent, scrub shrub and forested areas, and additional data for review. At this time, a planting plan and plant data have not been completed, a full scale design and monitoring plan will be provided as soon as it is available. However, before it is completed, we would like to be sure the chosen location would be acceptable to the City.

10. **Environmental Consulting & Technology – Woodland Review:** See comments and responses below from ECT.

b. Comments

1. ECT suggests that the applicant include a column on the Woodland tree inventory plan that denotes how many woodland replacement credits are required for each associated tree to be removed. After review of the Woodland Tree Inventory Plan (sheet 16 of 17), and a woodland spreadsheet provided by the Applicant's Engineer (KEBS Inc.), ECT has calculated a greater number of required woodland replacement credits. The applicant should review and revise the Woodland Replacement requirements as necessary.
2. All stems (greater than/equal-inch d.b.h.) for multi-stemmed trees shall be listed on the Tree Inventory Plan.
3. The applicant shall estimate the number of woodland replacement credits that will be provided on-site. It should be noted that replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the plant material spacing relationship chart for landscape purposes found in the City of Novi landscape design manual. The

applicant shall review and revise the plan as necessary with regard to woodland replacement trees.

4. Where woodland replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the City. Such easement or other provision shall be in a form acceptable to the City attorney and provide for the perpetual preservation of the replacement trees and related vegetation (City Woodland Ordinance, Section 37-8.h, Relocation or replacement of trees)
5. A woodland replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400. Based on a successful inspection of the installed on-site woodland replacement trees, (75%) of the original woodland financial guarantee shall be returned to the applicant. (25%) of the original woodland replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a woodland maintenance and guarantee bond.
6. 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.

Responses:

1. Comment has been addressed.
2. Comment has been addressed.
3. Comment has been addressed.
4. Comment no longer applies.
5. Comment no longer applies.
6. Comment still applies,

11. **Façade Review:** See comments from DRN & Associates, Architects PC, and responses

c. Comments

1. As shown in the chart, the percentage of brick is below the minimum amount required and the percentages of cement fiber siding and asphalt shingles exceed the maximum amount allowed by the Façade Ordinance. We are unable to recommend a Section 9 waiver for these significant deviations from the Façade Ordinance. It is recommended that the design be revised to more closely coincide with the Ordinance. With respect to overage of asphalt shingles, we believe the design may qualify for a section 9 waiver if a reasonable attempt is made to mitigate the expanse of asphalt shingles. This can be accomplished, for example by incorporating architectural features such as gables or dormers in the roof area. With respect to the overage of cement fiber siding, although this material is not allowed in Region 1, in this case its use is consistent with the building's overall design. Therefore, the cement fiber siding may qualify for a section 9 waiver if the extent of the deviation can be reduced. This can be achieved by simply increasing the percentage of brick to more closely coincide with the minimum percentage required by the ordinance (30%). Please note that the window and door areas are not included when calculating façade material percentages.

Responses:

1. The architect has updated the building elevations from the original submittal as follows (A section 9 waiver is still requested):
 1. North Elevation #1 – A gable roof with additional brick and quoins were added. Architect is working with
 2. East Elevation #2 – A gable roof with additional brick and quoins were added on the North end and a full brick wall and a gable with columns were added on the South end.
 3. South Elevation #3 – Additional brick was added to the front entrance and a gable roof with additional brick and quoins were added on the East end.
 4. West Elevation #4 – Two gable roofs with additional brick and quoins were added on the North end.
 5. All porch canopies at the ends of the wings were widened and brick was added to the walls.
 6. In consultation with DRN & Associates, the architect is also making adjustments to the façade consistent with recommendations set forth in DRN's August 14, 2014 letter to the Novi Planning Department.

If you have any additional questions or concerns, please feel free to contact me at gpetru@kebs.com, or at (517) 819-5338.

Sincerely,



Greg Petru, P.E.
KEBS Inc.

Cc: Michael Kitchen