



Casa Loma JSP13-52

Casa Loma, JSP13-52

Public hearing at the request of Interphase Land Development for Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 14.91 acres in Section 32, located at 21633 Beck Road on the west side of Beck Road, north of Eight Mile Road in the RA, Residential Acreage District. The applicant is proposing a ten unit single-family residential development using the Open Space Preservation Option.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03-05-14	Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	03-06-14	<ul style="list-style-type: none"> • Administrative DCS variance required for placement of franchise utilities outside of rear lot lines • City Council DCS variance required for lack of a second water main connection • City Council DCS variance to defer construction of the water main stub • City Council DCS variance required for the proposed cul-de-sac geometry • Items to be addressed on the Final Site Plan submittal
Traffic	Approval recommended	03-04-14	<ul style="list-style-type: none"> • City Council DCS variance required for the proposed cul-de-sac geometry • City Council DCS variance required for reduced boulevard width (24' required, 22' proposed) • Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	02-13-14	<ul style="list-style-type: none"> • Applicant has offered to explore a pedestrian connection from the cul-de-sac to the south or west into adjacent residential developments • Items to be addressed on the Final Site Plan submittal

Wetland	Approval recommended	02-28-14	<ul style="list-style-type: none"> • MEDQ Wetland Permit, City of Novi Non-Minor Use Wetland Permit and Authorization to Encroach into the 25' Natural Features Setback required • Conservation easement required • Items to be addressed on the Final Site Plan submittal
Woodland	Approval recommended	02-28-14	<ul style="list-style-type: none"> • Woodland Permit required • Planning Commission waiver required to permit greater credit for upsized woodland replacement plantings • Items to be addressed on the Final Site Plan submittal
Fire	Approval not recommended	02-25-14	<ul style="list-style-type: none"> • City Council DCS variance required for lack of a second water main connection • Applicant should provide a second point of access

Motion sheet

Approval – Preliminary Site Plan

In the matter of Casa Loma, JSP13-52, motion to **approve** the Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium based on and subject to the following:

- a. The Planning Commission has made the determination that the parallel plan is acceptable and, based on that plan, has determined the maximum number of dwelling units that would be permitted under the OSP Option is twelve units;
- b. The Planning Commission has made the determination that the Open Space Preservation Option Plan satisfies the intent of the Open Space Preservation Option;
- c. Administrative DCS variance for the placement of franchise utilities outside of rear lot lines;
- d. City Council DCS variance for the lack of a second water main connection;
- e. City Council DCS variance to defer construction of the water main stub;
- f. City Council DCS variance for the proposed cul-de-sac geometry;
- g. City Council DCS variance for the reduced boulevard width (24' required, 22' provided);
- h. 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
- i. *(additional conditions here if any)*

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

-AND-

Approval – Wetland Permit

In the matter of Casa Loma, JSP13-52, motion to **approve** the Wetland Permit based on and subject to the following:

- a. Applicant providing the required conservation easement;
- b. 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
- c. *(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 Casa Loma, JSP13-52, motion to **approve** the Woodland Permit based on and subject to the following:

- a. Planning Commission waiver to permit greater credit for upsized woodland replacement plantings, which is hereby granted;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters

- c. being addressed on the Final Site Plan; and
(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 Casa Loma, JSP13-52, 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 Casa Loma, JSP13-52, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial- Wetland Permit

In the matter of Casa Loma, JSP13-52, motion to **deny** the Wetland Permit...*(because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-AND-

Denial- Woodland Permit

In the matter of Casa Loma, JSP13-52, 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 Casa Loma, JSP13-52, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

Casa Loma JSP13-52

Location



Map Legend

 Subject Property



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

Map Author: Kristen Kapelanski
Date: 03-17-14
Project: Casa Loma JSP13-52

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.

Casa Loma JSP13-52

Zoning



Bellagio Residential Development

Beck Road

Map Legend

-  Subject Property
-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  RM-1: Low-Density Multiple Family



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Planning Division
Community Development Dept.
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Casa Loma JSP13-52

Future Land Use



Map Legend

-  Subject Property
-  Single Family
-  Private Park



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Casa Loma JSP13-52

Natural Features



Bellagio Residential Development

Beck Road

Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



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SITE PLAN



PROJECT: CASA LOMA
 600 UNIVERSITY AVENUE
SUBJECT: SITE AND STREET TREE PLAN
DATE: INTERPHASE LAND DEVELOPMENT LLC

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMIT
2	10/15/10	ISSUED FOR PERMIT
3	10/15/10	ISSUED FOR PERMIT
4	10/15/10	ISSUED FOR PERMIT
5	10/15/10	ISSUED FOR PERMIT
6	10/15/10	ISSUED FOR PERMIT
7	10/15/10	ISSUED FOR PERMIT
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99	10/15/10	ISSUED FOR PERMIT
100	10/15/10	ISSUED FOR PERMIT

SCALE: AS SHOWN
DATE: 10/15/10
DESIGNER: [Signature]
CHECKED BY: [Signature]
DATE: 10/15/10

PROJECT: CASA LOMA
SUBJECT: SITE AND STREET TREE PLAN
DATE: INTERPHASE LAND DEVELOPMENT LLC

LOGO: GREAT OAKS LANDSCAPE ARCHITECTURE
 811
 Call before you dig

COMPASS: NORTH

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 5, 2014

Planning Review

Casa Loma

JSP13-52

Petitioner

Interphase Land Development

Review Type

Revised Preliminary Site Plan with Open Space Preservation Option/Site Condominium

Property Characteristics

- Site Location: 21633 Beck Road, west side of Beck Road, north of Eight Mile Road (Section 32)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North, South and West: RA; East (across Beck Road and partially part of City of Northville): R-1 (One Family Residential) and R-1A (First Density Residential)
- Current Site Use: Vacant Land
- Adjoining Uses: North and West: Bellagio Single-Family Residential Development; West: Maybury Park Estates Single-Family Residential Development; South: Single-Family Residential; East (across Beck Road): Barclay Estates Single-Family Residential Development and Single-Family Residential in City of Northville
- School District: Northville Community School District
- Site Size: 14.91 acres
- Plan Date: 02-10-14

Project Summary

The parcel in question is located on the west side of Beck Road north of Eight Mile Road in Section 32 of the City of Novi. The property totals 14.91 acres. The current zoning of the property is RA, Residential Acreage. The applicant has proposed a 10 unit single-family residential development utilizing the Open Space Preservation Option.

The Open Space Preservation Option is intended "...to encourage the long-term preservation of open space and natural features and the provision of recreation and open space areas." The site meets the general eligibility requirements outlined in the ordinance detailing the Open Space Preservation Option. The site has a substantial amount of both regulated wetlands and woodlands. The Planning Commission will be asked to find that the Open Space Preservation Plan satisfies the intent of this option.

Recommendation

Approval of the ***Revised Preliminary Site Plan is recommended.*** Staff believes the applicant has provided the required information to justify the use of the open space preservation option.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (RA: Residential Acreage District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and incorporated as part of the final site plan submittal.

1. Open Space Preservation Option: The applicant is utilizing the Open Space Preservation Option which allows an applicant to develop the allowed number of units on a property on a portion of the site in exchange for the preservation of natural features and open space. The applicant has provided the required parallel plan showing twelve units could be developed on the site under conventional zoning. In order to qualify for the option, the applicant must save a minimum of 10% of the site as permanent open space. The applicant has proposed 25.23% of qualifying open space in this case. The minimum lot size and width may be reduced depending on the amount of open space proposed. In this case, the applicant could have reduced lot areas to 32,570 sq. ft. and lot widths to 131.07 ft. The applicant has proposed a minimum lot size of 34,761 sq. ft. and a minimum lot width of 176.25 ft. The Planning Commission shall make the determination that the parallel plan is acceptable and the number of units permitted under this option. The Planning Commission will hold the required public hearing prior to their consideration of the matter.
2. Open Space and Environmental Concerns: There are woodlands and wetlands on the site. The applicant has provided information detailing the proposed impacts to both. The plan shows woodlands, wetlands and other open space that will be preserved in perpetuity. The applicant must provide conservation easements for the undeveloped preservation areas. The applicant has indicated they will provide the required conservation easement(s). See the wetland, woodland and landscape review letters for additional information. The Open Space Preservation Option also requires the submission of a resource inventory as detailed in Section 2403.6.B of the Zoning Ordinance. **The applicant shall provide the required analysis as part of their response letter to be submitted prior to Planning Commission consideration.**
3. Economic Impacts: Consistent with the economic and fiscal goals of the City of Novi, as described in the City's Master Land Use Plan, staff has reviewed the plans to ensure the development contributes positively to the City. The proposed development appears to be similar to recent residential developments approved in the community and nearby single-family residential including Tuscan Reserve and Maybury Park Estates. Staff does not anticipate it will negatively impact the values of any surrounding properties. **The applicant should indicate the approximate home size and targeted price range for the proposed development as part of the response letter.**
4. Master Deed and By-laws: The Master Deed and By-laws must be submitted for review with the Final Site Plan submittal.
5. Lighting: The City Council recently passed a text amendment requiring an entrance light at all residential developments. **The applicant should contact Adam Wayne (248.735.5648) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.** Attached are the options available through DTE for residential development entrance lighting.
6. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Response Letter

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

Chapter 26.5

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

Pre-Construction Meeting

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

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
kkapelanski@cityofnovi.org or 248-347-0586

Planning Review Summary Chart

JSP13-52 Casa Loma

Revised Preliminary Site Plan Review

Plan Date: 02/10/14

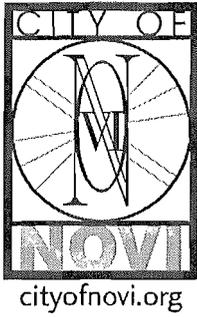
Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Single Family Residential @ 0.8 dwelling units per acre	Single Family	Yes	
Zoning	RA	No change	Yes	
Use (Sec. 401)	Use permitted per Article 4 of the Zoning Ordinance	Single-Family Site Condominium with Open Space Preservation Option	Yes	Public hearing required.
Lot Depth Abutting a Secondary Thoroughfare (Sec. 4.02.A.5 of the Sub. Ord.)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	No lots with reverse frontage along Beck Road	Yes	
Non-access greenbelt easements (Sec. 2509.3.e.b)	40 ft. wide non-access greenbelt easements required adjacent to major thoroughfares	40 ft. greenbelt provided	Yes	
Maximum length of blocks (Sec. 4.01 of the Sub. Ord.)	Blocks cannot exceed length of 1,400 ft. except where the Planning Commission determines that conditions may justify a greater length	Court is less than 1,000' long	Yes	
Depth to Width Ratio (Sec. 4.02.A.6 of the Sub. Ord.)	Single Family lots shall not exceed a 3:1 depth to width ratio	No lots greater than 3:1 depth	Yes	
Streets (Sec. 4.04.A.1.b of the Sub. Ord.)	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: <ul style="list-style-type: none"> • Impractical difficulties because of topographic 	Court is less than 1,000' long	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	<p>conditions or natural features</p> <ul style="list-style-type: none"> • Would create undesirable traffic patterns 			
Wetland and Watercourses (City Code Sec. 12-174(a)(4))	Lots cannot extend into a wetland or watercourse	No lots contain regulated wetlands	Yes	
Development in the Floodplain (Sec. 4.03 of the Sub. Ord.)	Areas in a floodplain cannot be platted	Lots do not extend into floodplain	Yes	
Open Space Preservation Option Requirements				
Qualification Requirements (Sec. 2403)	Zoning RA through R-4	RA	Yes	
	The total number of units permitted may be placed on 80% of the site area	10 units proposed	Yes	Applicant should provide the required Resource Inventory as outlined in the planning review letter.
	80% of site = 12.38 acres Permitted density = 0.8 units/acre			
	Bona-Fide Plan provided	Bona-Fide Plan provided		
	Resource Inventory required			
Min. 10% of the site area must be preserved as open space	Plans list open space at 28.1%		Yes	
The minimum lot area may be reduced by a percentage equal to the percentage of qualifying open space on the site permanently preserved and lot width may be reduced by a percentage equal to one half the	Min. lot area 34,761 sq. ft. Min. lot width 176.25 ft. Setbacks adequate		Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	<p>percentage of qualifying open space on the site permanently preserved.</p> <p>Min. Lot Area: 43,560 sq. ft. – 25.23% = 32,570 sq. ft.</p> <p>Min. Lot Width: 150 ft. – 12.62% = 131.07 ft.</p> <p>Min. side yard 15' with aggregate of 35'</p>			
	Open space must be accessible to all lots in the development	Open space accessible	Yes	
	<p>Conservation easement required for all open space areas except developed recreation areas</p> <p>Developed recreation areas shall be preserved via a restrictive covenant or other legal means</p>			<p>Applicant must provide a conservation easement for undeveloped woodland and wetland areas.</p> <p>Applicant must preserve any developed recreation areas.</p>
<p>Sidewalks (Sec. 2405.9)</p> <p>Bicycle & Pedestrian Master Plan</p> <p>Non-Motorized Plan</p>	<p>Five (5) foot wide concrete sidewalks are required on both sides of all internal streets</p> <p>An 8' pathway is required along Beck Rd.</p> <p>No additional trails or pathways beyond those identified in the Bicycle and Pedestrian Master Plan are</p>	<p>Five foot sidewalks proposed along internal street</p> <p>8' sidewalk proposed</p> <p>5' natural walking path proposed to western open space</p>	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	recommended for the subject property			
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal			Master Deed will be reviewed at the time of Final Site Plan submittal
Exterior Lighting (Section 2511)	<p>Photometric plan required at the time of Final Site Plan submittal</p> <p>The applicant has indicated entrance lighting as required.</p>			<p>If exterior lighting is proposed, applicant should provide photometric plan at the time of Final Site Plan submittal.</p> <p>The applicant will need to work with the Engineering Division during the site plan review and construction process to identify and install a lighting choice.</p>

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

March 6, 2014

Engineering Review

Casa Loma

JSP13-0052

Petitioner

Interphase Land Development, LLC, Developer

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: W. of Beck Road and N. of Eight Mile Road.
- Site Size: 14.91 acres
- Plan Date: February 10, 2014

Project Summary

- Construction of an approximately 1000 foot long boulevard to serve 10 proposed lots for single family homes.
- Water service would be provided from the existing water main on the east side of Beck Road with a single point of connection.
- Sanitary sewer service would be provided from the existing sanitary sewer on the west side of Beck Road.
- Storm water would be collected by the on-site storm sewer system, stored in a wet detention basin and released at a controlled rate to the Beck Road right-of-way and eventually to the east side of Beck Road.

Recommendation

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

Comments:

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

General

1. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
2. Note that all power and communication facilities shall be located in the rear yard of the proposed lots or **Administrative approval is needed for a variance from Appendix C – Subdivision Ordinance Article IV Section 4.06 – E.1 for the placement of franchise utilities outside of rear lot lines.** This variance must be requested under a separate cover.
3. Provide a utility crossing table indicating that at least eighteen (18) inches of vertical clearance will be provided at all crossings.

Water Main

4. Revise the plan set to provide a second water main connection or City Council approval is needed for a **Design and Construction Standards Variance from Section 11-68(a)(1) of the Novi City Code.** This variance must be requested under a separate cover.
5. City Council approval is needed for a **Design and Construction Standards Variance from Section 11-68(a)(1) of the Novi City Code** if the applicant proposes to defer construction of the proposed water main stub. This variance may be included in the variance application for comment #4 above.
6. Provide additional detail regarding the staging and construction of the water main connection on Beck Rd, specifically how the proposed connection will be isolated from the water main during construction.
7. Provide the limits of disturbance for the bore pit on Beck Rd. Any off-site temporary construction easements must be submitted prior to stamping set approval.
8. Revise the plan set to realign the proposed water main outside of the influence of pavement to the greatest extent feasible. The current alignment places the water main directly under the sidewalk on Beck Road.
9. 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

10. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. The submitted application must meet all requirements listed in Wayne County's Sanitary Sewer Approval Checklist (8/28/2013) and is subject to any applicable review

fees by the Wayne County Department of Public Services. For information regarding an expedited review by the MDEQ, please contact their office directly.

Storm Sewer

11. Revise the storm sewer profile to clarify the pipe size between CB #2 and CB# 3. The label indicates 18" but the drawn profile differs from the 18" drawn between CB #5 and CB #3.
12. Revise the storm sewer profile to provide a drop of 0.10 feet in the downstream direction for every direction change in excess of thirty (30) degrees.

Storm Water Management Plan

13. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
14. Revise the plan set to provide a minimum length to width ratio of 3 to 1 for the proposed detention basin. Chapter 5 Section 2.2.2 of the Engineering Design Manual for the city of Novi does not discern between wet and dry detention basins for this requirement.
15. Clarify the overland flow route for the detention basin emergency spillway. This route cannot discharge or encroach onto adjacent parcels outside the ROW without an off-site drainage easement. The provided contours **do not** provide sufficient information for the extents of the open channel flow that the emergency spillway may experience.

Paving & Grading

16. City Council approval is required for the **Design and Construction Standards Variance from Article VIII Sec. 11-194 (a) (7) for the proposed cul-de-sac geometry**. Article VIII Sec. 11-194 (a) (7) states that "cul-de-sac shall be designed in accordance with Figures VIII-F" and "the standard outside pavement radius shall be sixty (60) feet in industrial areas and fifty-four (54) in all other areas." This variance must be requested under a separate cover.
17. Revise the plan set to provide an ADA compliant crossing at the intersection of Casa Loma Court and Beck Road. The plan set shall indicate the placement of detectable warning strips and all applicable grading information.
18. Provide a detail for each proposed ramp with elevations provided to demonstrate a level landing adjacent to each side of the pathway crossing and general ADA compliance.
19. Provide spot elevations where the proposed pathway terminates on Beck road.
20. Provide a note stating that all side and rear yard swales shall have a minimum slope of 2%.
21. Provide a striping plan for the associated work on Beck Road.

22. Revise the plan set to mill and overlay the travel lane on Beck Road adjacent to the proposed entrance for Casa Loma Court. The proposed tapers on Beck Road intersect the travel lane at the wheel path resulting in excessive wear on the pavement joint.

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

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

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

25. 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.
26. 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.
27. 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.
28. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.

The following must be addressed prior to construction:

29. 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).
30. 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.

31. 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.
32. 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.
33. A permit for work within the right-of-way of Beck 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.
34. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
35. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
36. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
37. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
38. An incomplete site work performance guarantee, equal to 1.5 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.
39. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
40. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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



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

TRAFFIC REVIEW

March 4, 2014

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

SUBJECT: Casa Loma, JSP13-0052; Traffic Review of Revised Preliminary Site Plan, PSP13-0183

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 revised preliminary site plan, subject to (a) granting of the needed Council variances and (b) final site plan satisfactorily addressing the issues shown below in **bold**.

Site Description

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

1. The applicant is proposing a development consisting of 10 single-family homes served by a 900-ft-long private residential boulevard. The site is on the west side of Beck Road between Eight and Nine Mile Roads.
2. Surrounding land uses include Bellagio to the north, another large-lot single-family development (see attached vicinity aerial). Other abutting properties, at least those within the City of Novi, are largely vacant.
3. Beck Road is a 45-mph, two-lane arterial under City of Novi jurisdiction. According to a speed study we performed nearby in 2009, the average daily volume on this section was then 15,700 vehicles.

Trip Generation

How much new traffic would be generated?

4. Ten single-family homes can be expected to generate 126 daily one-way trips, 8 in the AM peak hour (2 in and 6 out) and 13 in the PM peak hour (8 in and 5 out).

Vehicular Access Locations

Do the proposed “driveway” locations meet City spacing standards?

5. Per Sec 11-194(a)(19)a of the City’s Design and Construction Standards (DCS), a second point of access is not required.

6. Our attached aerial photo and the submitted site plan show, and the applicant has confirmed, that there are no existing streets or significant driveways with the minimum spacing distances prescribed in DCS Sec 11-216(d)(1)d and DCS Fig IX.12: 230 ft on the same side of the road (near-curb to near- curb) and 150-200 ft on the opposite side (center-to-center; in this case, 150 ft to the north and 200 ft to the south).

Vehicular Access Improvements

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

7. Yes. Consistent our pre-application comments, deceleration and acceleration tapers will be provided along Beck Road.

Access Drive Design and Control

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

8. The geometrics of the proposed entrance design are satisfactory.
9. The 25-mph speed limit (R2-1(25)) sign we requested in our last review has been added, but it is shown on the left side in the median. **Per standard practice and MMUTCD Sec 2A.16, this sign must be on the right side for entering traffic, not the left.**
10. **The applicant should contact the City Engineering Division regarding the process for making regulatory signs along the proposed private street legally enforceable.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

11. Yes.

Circulation

Can vehicles safely and conveniently maneuver through the site?

12. Scaled between the Beck Road centerline and the center of the turnaround island, the proposed cul-de-sac would be 900 ft long, or less than the 1,000 ft permitted in an R-A zoning district (per Sec 11-194(a)(7) of the City's Design and Construction Standards).
13. DCS Sec 11-194(a)(7) also requires that a cul-de-sac "be designed in accordance with Figure VIII-F," which shows a circular island and includes a note that the "center island may be omitted on bituminous pavement only." Here, the applicant is proposing a more restrictive island design, one which would keep traffic (such as bicycles) from easily circling the island. **A Council variance of this section is therefore needed, but only relative to the island design.**
14. The plan proposes a private residential boulevard with each roadway only 22 ft wide, back-of-curb to back-of-curb. Given the curb types detailed on plan sheet 3, each roadway will provide only 19'-4" of usable surface for a moving vehicle to pass a stationary (perhaps disabled)

- vehicle. While relatively narrow, this width should be adequate given the low speeds and very low traffic volumes expected.
15. DCS Table VIII-A calls for each roadway in a “Boulevard (Local)” to be 24 ft wide (back-to-back). **A Council variance of the Table VIII-A standard is needed to permit the 22-ft width proposed.**
 16. The narrow boulevard design proposed precludes on-street parking if U turns in both directions at the median breaks are to be facilitated. **The applicant has acknowledged the need for prohibiting all on-street parking, but the proposed signing plan to accomplish this is incomplete. No Parking symbol (R8-3) signs are shown along the median strip at acceptable intervals, but these would govern only the left side of each one-way roadway. Such signs are also needed along the right side of each roadway, preferably on the imaginary extensions of the “property” lines between units. The final site plan should specify that the minimum size for this sign – 12-inches x 12-inches – will be used.**
 17. **All traffic signs should be listed in a Sign Quantities Table including a verbal description of each sign type, the corresponding MMUTCD sign code, and the quantity required.**

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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

Attachment: Vicinity Aerial

clearzoning



Vicinity Aerial for Proposed Casa Loma Site Condominium

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

February 13, 2014

Revised Preliminary Site Plan

Casa Loma JSP13-52

Review Type

Revised Preliminary Site Plan Landscape Review

Property Characteristics

- Site Location: Beck Road
- Adjacent Zoning: R-3 - One Family Residential
- Site Zoning: R3 - One Family Residential
- Plan Date: February 11, 2014

Recommendation

Approval of the Revised Preliminary Site Plan for Casa Loma JSP13-52 is recommended.

Ordinance Considerations

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

1. A 3' tall landscaped berm is required along the Beck Road right-of-way and the proposed road. This requirement has been met.
2. Right-of-way greenbelt planting calculations have been provided and requirements have been met.
3. Twenty five foot clear vision areas has been provided as required. Please label the clear vision area on the plan.

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required per 35 linear feet of road frontage. This requirement has been met.
2. The required 25' clear vision corners have been shown as required.

Parking Landscape (Sec. 2509.3.c.)

1. No public parking areas are proposed.

Building Foundation Landscape (Sec. 2509.3.d.)

1. No public buildings are proposed.

Plant List (LDM)

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

Planting Notations and Details (LDM)

1. The Planting Details and Notations as provided meet the requirements of the Ordinance and the Landscape Design Manual.

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

1. An Irrigation Plan must be provided upon Stamping Set submittal. A note has been provided stating that such will be provided.

General

1. The proposed decorative fencing and brick piers are an attractive amenity and are in keeping with the spirit of the ordinance. These are not required, but offered as an amenity by the Applicant. In addition, low stacked stone planters are proposed within the boulevard median. The planters and plants at maturity must remain below 24" in order to assure clear site distance.
2. The Applicant has offered to explore a pedestrian connection from the cul-de-sac that would extend to the south or west into adjacent residential developments. *The Planning Commission may wish to discuss this opportunity. A record of discussions of any contacts with neighboring residential developments at the time of site plan approval consideration is advised.*

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



Reviewed by: David R. Beschke, RLA

WETLAND REVIEW



February 28, 2014

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

Re: Casa Loma (JSP13-0052)
Wetland Review of the Revised Preliminary Site Plan (JSP14-0018)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Site Plan (Plan) for the proposed Casa Loma site condominiums project prepared by Nederveld dated February 10, 2014 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT visited the site on Tuesday, July 16, 2013 in order to verify wetland boundaries.

The proposed development is located west of Beck Road, between 8 Mile Road and 9 Mile Road (Section 32). The proposed Plan would construct 10 site condominiums, associated roads and utilities and a stormwater detention basin.

The parcel is currently idle with a mixture of open, weedy "old-fields," woodland and several small wetlands. At the time of the on-site wetland boundary verification, the applicant's wetland consultant (King & MacGregor Environmental, Inc.) agreed to some minor modifications of the flagged wetland boundaries. These changes appear to have been incorporated into the current Plan.

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

Wetland Impact Review

The Plan indicates nine (9) areas of existing wetland on the development site (totaling 0.85-acre). A description of proposed wetland impacts on this parcel follows. The following table (Table 1) summarizes the existing wetlands and the proposed wetland impacts.

Table 1. Proposed Wetland Impacts

<i>Wetland Area</i>	<i>Wetland Area (square feet)</i>	<i>Wetland Area (acre)</i>	<i>City Regulated?</i>	<i>Impact Area (acre)</i>	<i>Impact Area (acre)</i>	<i>Impact Volume (cubic yards)</i>
A1	2,209	0.05	City/Essential	2,209	0.05	25 (Fill)
A2	9,194	0.21	City/Essential	9,194	0.21	100 (Fill)
B	4,064	0.09	City/Essential	300	0.01	5 (Fill)
C	10,530	0.24	City/Essential	0	None	None
D	2,431	0.06	City/Essential	0	None	None
E	1,736	0.04	City/Essential	0	None	None
F	4,939	0.11	City/Essential	0	None	None

G	449	0.01	City/Essential	449	0.01	5 (Fill)
K	1,295	0.03	City/Essential	1,295	0.03	14 (Fill)
TOTAL	36,847	0.85	--	13,447	0.31	149 (Fill)

As shown in Table 1, the current Plan indicates a permanent wetland impact of 0.31-acre and 149 cubic yards of associated fill.

Based on the essentiality criteria outlined in the City of Novi's Wetland and Watercourse Protection Ordinance, ECT believes that all of the on-site wetland areas appear to be essential (i.e., exhibit storm water storage function as well as provide wildlife habitat). This information has been noted in the *Proposed Wetland Impacts* table, above.

There is an existing drainage feature east of the property across from Beck Road as well as a potential drainage feature south of the property. It is unclear whether either of these features would be considered streams by the MDEQ. Based on proximity to these potential streams, some or all of the wetlands on the property could be state-regulated. This determination should be made by the MDEQ with any resulting documentation provided to the City for review.

The Plan avoids wetland impacts to the higher-quality wetlands on the west side of the property. Although wetlands A1, A2 and K appear to be of lower quality, they do store runoff and likely have some minor wildlife habitat value. The stormwater functions would need to be replaced in the project stormwater management plan.

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. Based on a preliminary review of the MDEQ's online wetland permit information system, it does not appear that the Applicant has submitted a permit application for the proposed project.

In addition to wetland impacts, the Plan also proposes impacts to the 25-foot natural features setbacks. The following table (Table 2) summarizes the areas of on-site wetland setbacks:

Table 2. Proposed Permanent Wetland Buffer Impacts

<i>Buffer Area</i>	<i>Buffer Area (square feet)</i>	<i>Buffer Area (acre)</i>	<i>Permanent Buffer Impact Area (square feet)</i>	<i>Permanent Buffer Impact Area (acre)</i>
A1	8,187	0.19	8,187	0.19
A2	14,993	0.34	14,993	0.34
B	7,854	0.18	1,402	0.03
C	10,974	0.25	0	0
D	6,582	0.15	0	0
E	6,037	0.14	0	0
F	8,592	0.20	0	0
G	4,613	0.11	4,613	0.11
K	4,338	0.10	4,338	
TOTAL	72,170	1.66	33,533	33,533

Comments

The following are repeat comments from our Wetland Review of the Preliminary Site Plan letter dated December 17, 2013. The current status of each comment is listed below in ***bold italics***:

1. It should be noted that the current Plan appears to propose encroachment into the 25-foot wetland buffers of Wetland C and Wetland D. The wetlands themselves are located within the proposed 2.98 acre Open Space Conservation Easement on the west side of the property however Lot 6 appears to encroach into the wetland buffers of each of these wetlands. ECT recommends that the Applicant consider revising the size/shape/orientation of Lot 6 in order to preserve the overall 25-foot buffers associated with Wetlands C & D.

The rear (west) lot line of Lot 6 has been revised to ensure that the wetland buffer areas associated with Wetland C and Wetland D fall within the proposed Conservation Easement. The Conservation Easement is indicated as being 3.40 acres. This comment has been sufficiently addressed.

2. Proposed Lots 3 and 4 appear to be directly adjacent to Wetland B. As such, Lots 3 and 4 encroach into the 25-foot wetland buffer associated with Wetland B. ECT recommends that a conservation easement be proposed in order to protect all wetlands and wetland buffers to remain on the site.

The Applicant has noted that a Conservation Easement will be provided for Wetland B and the associated wetland buffer at the rear of Lots 3 & 4. This proposed Conservation Easement should be indicated and labeled on future site plan submittals.

3. The following information shall be provided on future site plan submittals:

- Acreages of all on-site wetlands;
- Indicate graphically and label all 25-foot wetland buffers/setbacks on the Plan;
- Indicate, label and quantify any proposed impacts to wetlands **and** 25-foot wetland buffers on the Plan.

The Wetland Impact Table on the Existing Conditions Plan (Sheet C-201) has been updated to include the acreages of all on-site wetlands and the quantity of impact to the wetlands and the 25-foot wetland buffers. In addition, the wetland buffers are labeled on the Plan. This comment has been sufficiently addressed.

4. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information. Based on a search of the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), there does not appear to be an active file associated with this project location.

The Applicant has stated that a copy of the MDEQ wetland use permit will be provided prior to Final Site Plan Approval. ECT requests that a copy of the permit application package be sent to the City for their files.

5. The MDEQ generally requires mitigation for impacts greater than one-third acre and the City usually requires mitigation for impacts greater than one-quarter acre. The Plan does not appear to propose any compensatory wetland mitigation although the proposed wetland impacts exceed the City's 0.25-acre threshold for wetland mitigation requirement. As stated in the City of Novi's Wetland and Watercourse

Protection Ordinance (Chapter 12 – Drainage and Flood Damage Prevention, Article V, Division II – Use Permit, Section 12-176 - Mitigation):

In those cases where an activity results in the impairment or destruction of wetland areas of one-quarter (¼) acre or greater that are determined to be: (1) essential under subsection 12-174(b) of this article; (2) two (2) acres in size or greater; or (3) contiguous to a lake, pond, river or stream, mitigation shall be required, the applicant shall submit for approval a mitigation plan which provides for the establishment of replacement wetlands at a ratio of 1:1 through 2:1 times the area of the natural wetland impaired or destroyed. The replacement ratio shall be determined using the criteria set forth in subsection (b), below. Where an activity results in the impairment or destruction of wetland areas of less than one-quarter (¼) 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. Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical.

ECT recommends that the Applicant incorporate wetland mitigation into the Plan should impacts to on-site wetlands remain greater than 0.25-acre.

The Applicant has proposed an area of wetland mitigation north of Lot 6, in the northwest corner of the site. ECT recommends that additional details with regard to wetland mitigation grading, planting and proposed hydrology be provided with subsequent site plan submittals, and prior to permit issuance.

6. ECT urges the Applicant to strive to further minimize wetland and wetland buffer impacts in their site layout. If this is not feasible, please provide an additional alternative analysis to rule out less intrusive choices.

The Applicant has provided some discussion of alternatives in their preliminary site plan response letter. This comment has been sufficiently addressed.

Permits

It appears as though a MDEQ *Wetland Permit*, City of Novi *Wetland Non-Minor Use Permit*, and *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for the proposed impacts.

Recommendation

The Revised Preliminary Site Plan is **Approved as Noted** for Wetlands. ECT recommends that the Applicant address the concerns noted above under the **Comments** section in the final site plan submittal.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

A handwritten signature in blue ink that reads "Pete Hill". The signature is written in a cursive style and is contained within a thin black rectangular border.

Pete Hill, P.E.
Senior Associate Engineer

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

WOODLAND REVIEW



Environmental Consulting & Technology, Inc.

February 28, 2014

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

Re: Casa Loma (JSP13-0052)
Woodland Review of the Revised Preliminary Site Plan (JSP14-0018)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Site Plan (Plan) for the proposed Casa Loma site condominiums project prepared by Nederveld dated February 10, 2014 (Plan). The Plan and supporting documentation were reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

ECT visited the site on Tuesday, July 16, 2013 in order to conduct a woodland evaluation.

The proposed development is located west of Beck Road, between 8 Mile Road and 9 Mile Road (Section 32). The proposed Plan would construct 10 site condominiums, associated roads and utilities and a stormwater detention basin. The parcel is currently idle with a mixture of open, weedy "old-fields," woodland and several small wetlands.

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

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Tuesday, July 16, 2013. ECT found that the *Existing Conditions Plan* (Sheet 2 of 7) and the *Tree Removal List* (Sheet 2 of 7) appear to accurately depict the location, species composition and the size of the existing trees. 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.

The entire site is approximately 15 acres with regulated woodland mapped across a significant portion of the property. On-site woodland is dominated by red oak, sugar maple, shagbark and bitternut hickory and several other species.

Woodland Impact Review

Per the *Tree Removal List* provided on Sheet C-201 (2 of 8) the Plan proposes the removal of **160** live, regulated trees (with a total of 176 live regulated stems) with d.b.h. greater than or equal to 8 inches, requiring a total of **278** replacement credits.

Discrepancies continue to exist between the information provided in the *Tree Replacement Summary* table and that shown in the *Tree List* information provided on Sheet C-201.

2200 Commonwealth
Boulevard, Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

An Equal Opportunity/Affirmative Action Employer

Per the Planting Details and Plant Calculations Sheet (Sheet #3 of 6) the proposed tree removals require 274 Woodland Replacement credits. In addition, the Plan notes that 283.5 Woodland Replacement Credits will be provided.

Assessment of the *Tree List* information indicates that a total of 293 Woodland Replacements are required (*i.e., this quantity has been calculated by ECT*). This result appears to be in conflict with the quantities provided by the Applicant in the summary table (278) or on the *Planting Details and Plant Calculations* Plan (Sheet 3 of 6). ECT suggests that the Applicant review and revise the Woodland Replacement requirements as necessary. All information in the *Tree List* should be consistent with that shown in the Plan Sheets.

In addition, for multi-stemmed trees, Woodland Replacements required are calculated by summing the d.b.h. of each stem greater than or equal to 8 inches and dividing the total by 8. All fractional Woodland Replacements required are rounded up to the nearest whole tree replacement.

Comments

The following are repeat comments from our Woodland Review of the Preliminary Site Plan letter dated December 17, 2013. The current status of each comment is listed below in ***bold italics***:

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

This comment still applies.

2. There appear to be several items on the *Planting Details and Plant Calculations* (Sheet 3 of 5) that appear to require revision:
 - a. Several of the tree species (*i.e., Armstrong maple and honeylocust, etc.*) proposed as Woodland Replacement trees are not acceptable species according to the *Suggested Plant Material List* in the *City of Novi Landscape Design Manual*. Please refer to the *City of Novi Landscape Design Manual Suggested Plant Material List* for acceptable replacement tree species (<http://www.cityofnovi.org/services/commdev/InfoSheetsManualsAndPubs/LandscapeDesignManual.pdf>).

The Applicant states that "Armstrong Maples have been changed to Bowhall Red Maples, Honeylocust have been changed to Greenspire Lindens". This comment has been satisfactorily addressed.

- b. It should also be noted that evergreen trees (pine and spruce, etc.) are acceptable Woodland Replacement Trees; however these species are acceptable at a 2:1 replacement ratio. It is not clear whether the *plant material list* (Sheet 3 of 5; *Planting Details and Plant Calculations* sheet) is using this or a 1:1 replacement ratio. This item should be clarified on the Plan.

The Applicant states that "we have added a column on the plant list for the "Woodland Replacement Credits" which indicates the proposed woodland replacement credits for each tree. After discussion with David Beschke, Landscape Architect for Novi, we are proposing to use larger sized evergreens (12'-14' ht.) for the Woodland replacement credits. We are proposing 1 Evergreen count for 2 Woodland replacement credits. The developer will seek a waiver on this proposed substitution if needed".

It should be noted that the increased credits for planting larger-sized vegetation applies only to Landscape plantings and not to Woodland Replacement plantings. The Planning Commission will need to determine if a waiver shall be permitted under the ordinance for greater credit for upsized woodland replacement plantings.

- c. It should be noted that the Applicant appears to have proposed up-sized woodland replacement trees (evergreens) in order to receive additional credits as woodland replacements. The minimum sizing for Woodland Replacement canopy trees is 2.5" caliper and for evergreens a minimum height of 7' is required. The Applicant has proposed upsizing the evergreen woodland replacement trees with 12'-14' tall evergreen trees.

See Item No. 2b, above.

- d. It should be noted that increased credits for planting larger-sized vegetation applies only to Landscape plantings and not to Woodland Replacement plantings. *The Planning Commission will need to determine if a waiver shall be permitted under the ordinance for greater credit for upsized woodland replacement plantings.*

See Item No. 2b, above.

3. 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 trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

The Applicant states that "we have adjusted the location of all proposed trees and shrubs to conform to this requirement. This comment has been satisfactorily addressed.

4. 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.

This comment still applies.

Recommendation

ECT currently recommends Approval of the Revised Preliminary Site Plan for Woodlands contingent on the Applicant addressing the concerns noted above in the Final Site Plan. In addition, the Planning Commission will need to determine if a waiver shall be permitted under the ordinance for greater credit for upsized woodland replacement plantings.

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

Casa Loma (JSP13-0052)
Woodland Review of the Revised Preliminary Site Plan (PSP14-0018)
February 28, 2014
Page 4 of 4

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

FIRE REVIEW



December 30, 2013

February 25, 2014

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

RE: Casa Loma
~~PSP# 13-0183~~
PSP# 14-0018

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

City Manager
Clay J. Pearson

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

Project Description:

10 single family homes off Beck north of Eight Mile in section # 32

Comments:

- 1) The distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system. **(D.C.S. Sec. 11-68(a))**
- 2) Site plan shall provide more than one point of external access to the site. A boulevard entranceway shall not be considered as providing multiple points of access. Multiple access points shall be as remote from one another as is feasible. The requirement for secondary access may be satisfied by access through adjacent property where an easement for such access is provided.
- 3) The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. The current water model does not meet the minimum requirements. See engineering comments. **(D.C.S. Sec.11-68(a) Corrected 2/25/14**
- 4) An additional hydrant shall be required at lot line shared by units #2 and #3 to meet hydrant distance standards Please note all hydrant distances are measured in actual travel distances, the hydrant located in the west end cul de sac is the last hydrant available to the south side homes. **Corrected 02/25/14**

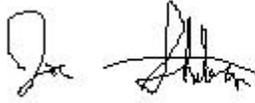
Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

Recommendation:

Not recommended for approval

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Shelton', with a stylized flourish at the end.

Joseph Shelton
City of Novi – Fire Dept.

cc: file

APPLICANT RESPONSE LETTER



March 19, 2014

Kristen Kapelanski, AICP
City of Novi Planning Department
45175 W. Ten Mile Road
Novi, MI 48375
(248) 347-0586
(248) 735-5633 Fax

**RE: Casa Loma Site Condominium
City of Novi, Oakland County, Michigan
JSP13-52**

Dear Ms. Kapelanski,

We have received review comments for the above referenced project from **March 2014**. Listed below are our responses (**in bold**) to these review comments (*in italics*). Please find enclosed 10 sets of revised plans.

City of Novi - Planning Review: Casa Loma JSP13-52 March 5 2014

2. *Open Space and Environmental Concerns: There are woodlands and wetlands on the site. The applicant has provided information detailing the proposed impacts to both. The plan shows woodlands, wetlands and other open space that will be preserved in perpetuity. The applicant must provide conservation easements for the undeveloped preservation areas. The applicant has indicated they will provide the required conservation easement(s). See the wetland, woodland and landscape review letters for additional information. The Open Space Preservation Option also requires the submission of a resource inventory as detailed in Section 2403.6.B of the Zoning Ordinance. The applicant shall provide the required analysis as part of their response letter to be submitted prior to Planning Commission consideration.*

Resource Inventory information provided below.

- 1) *All floodplains, wetlands, and water bodies;*
 - a. **Per FEMA FIRM Panel: 26125C0609, no 1% Annual Chance Flood Hazards exists on-site**
 - b. **Wetland delineation was performed and reviewed by the MDEQ. See attached MDEQ wetland assessment for the site. An existing wetland inventory is provided on the Site Plan, Sheet C-201.**
 - c. **No water bodies exist on-site**
- 2) *A woodlands analysis identifying all regulated woodlands;*

580 regulated site trees are tagged and identified in the attached table. Tree removals are identified in the Tree Removal list on Sheet C-201 of the plan set. The approximate woodland limits, according to the City of Novi Woodland inventory map, are identified on the Site Plan, Sheet C-201. A 3.4 acre conservation easement is proposed to preserve the majority of the woodlands located on-site.

3) *All wildlife habitat areas, per the City's Wildlife Habitat Master Plan.*

Based on the City's Wildlife Habitat Master Plan, no significant wildlife habitat areas were identified on-site. A substantial portion of the woodland areas of the site will be preserved within the proposed conservation easement. In addition, the creation of a wetland mitigation area is proposed to compensate for impacted wetlands at a ratio of 1.5 acres of created wetland for each acre of wetland impact.

4) *An analysis of onsite soils and topography to identify limitations to development;*

The on-site soils consist of sand and clay loam. The approximate soil boundaries and soil types are identified on the Site Plan, C-201. In Addition, existing topography is provided on the Site Plan, C-201. No limitations to development are anticipated.

5) *An analysis of the contextual features of the site, such as scenic views, historic structures, patterns of original farm fields, fences or stone walls, recreational uses and the like.*

No scenic views, historic structures, patterns of original farm fields, fences or stone walls, recreational uses and the like exist on the proposed parcel. The proposed conservation area of the site is intended to preserve and enhance the existing woodland and wetland areas located on the western portion of the site and serve as a passive recreation area for the residents of the development.

3. *Economic Impacts: Consistent with the economic and fiscal goals of the City of Novi, as described in the City's Master Land Use Plan, staff has reviewed the plans to ensure the development contributes positively to the City. The proposed development appears to be similar to recent residential developments approved in the community and nearby single-family residential including Tuscany Reserve and Maybury Park Estates. Staff does not anticipate it will negatively impact the values of any surrounding properties. The applicant should indicate the approximate home size and targeted price range for the proposed development as part of the response letter.*

Both single story and multiple story homes will be available. The ranch homes will provide a minimum 2,800 square feet, not including the walkout basement, and a minimum of a 3 car garage. The non-ranch homes will provide a minimum 3,500 square feet, not including the walkout basement, and a minimum of a 3 car garage. Home prices will start at \$500,000. Lot prices will start at \$200,000.

5. *Lighting: The City Council recently passed a text amendment requiring an entrance light at all residential developments. The applicant should contact Adam Wayne (248.735.5648) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light. Attached are the options available through DTE for residential development entrance lighting.*

The applicant will coordinate the entrance light installation with the City and DTE.

City of Novi - Engineering Review : Casa Loma JSP13-0052 March 6, 2014

General:

1. *The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.*

So noted

2. *Note that all power and communication facilities shall be located in the rear yard of the proposed lots or Administrative approval is needed for a variance from Appendix C - Subdivision Ordinance Article IV Section 4.06 - E.1 for the placement of franchise utilities outside of rear lot lines. This variance must be requested under a separate cover*

The applicant will submit a variance request under separate cover

3. *Provide a utility crossing table indicating that at least eighteen (18) inches of vertical clearance will be provided at all crossings.*

A utility crossing table will be provided during Final Site Plan submittal.

Water Main:

4. *Revise the plan set to provide a second water main connection or City Council approval is needed for a Design and Construction Standards Variance from Section 11 -68(a)(1) of the Novi City Code. This variance must be requested under a separate cover.*

The applicant will submit a variance request under separate cover

5. *City Council approval is needed for a Design and Construction Standards Variance from Section 11-68(a)(1) of the Novi City Code if the applicant proposes to defer construction of the proposed water main stub. This variance may be included in the variance application for comment #4 above.*

The applicant will submit a variance request under separate cover

6. *Provide additional detail regarding the staging and construction of the water main connection on Beck Rd, specifically how the proposed connection will be isolated from the water main during construction.*

Connection details for the water main connection on Beck Road will be provided during Final Site Plan submittal.

7. *Provide the limits of disturbance for the bore pit on Beck Rd. Any off-site temporary construction easements must be submitted prior to stamping set approval.*

The limits of disturbance for the bore pit on Beck Road will be provided during Final Site Plan submittal.

8. *Revise the plan set to realign the proposed water main outside of the influence of pavement to the greatest extent feasible. The current alignment places the water main directly under the sidewalk on Beck Road.*

The proposed water main location along Beck Road is moved outside of the influence of the proposed sidewalk, as requested. These changes will be reflected in the Final Site Plan submittal.

9. *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.*

The MDEQ water main package shall be submitted to the Engineering Department for review along with the Final Site Plan submittal.

Sanitary Sewer:

10. *Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. The submitted application must meet all requirements listed in Wayne County's Sanitary Sewer Approval Checklist (8/28/2013) and is subject to any applicable review fees by the Wayne County Department of Public Services. For information regarding an expedited review by the MDEQ, please contact their office directly.*

The MDEQ sanitary sewer package shall be submitted to the Engineering Department for review along with the Final Site Plan submittal.

Storm Sewer:

11. *Revise the storm sewer profile to clarify the pipe size between CB #2 and CB#3. The label indicates 18" but the drawn profile differs from the 18" drawn between CB #5 and CB #3.*

The proposed storm sewer profile is revised to accurately portrait the pipe size between CB#2 and CB#3, as requested. These changes will be reflected in the Final Site Plan submittal.

12. *Revise the storm sewer profile to provide a drop of 0.10 feet in the downstream direction for every direction change in excess of thirty (30) degrees.*

The proposed storm sewer profile is revised to provide a drop of 0.10 feet in the downstream direction for every direction change in excess of 30 degrees, as requested. These changes will be reflected in the Final Site Plan submittal.

Storm Water Management Plan:

13. *The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.*

So noted

14. *Revise the plan set to provide a minimum length to width ratio of 3 to 1 for the proposed detention basin. Chapter 5 Section 2.2.2 of the Engineering Design Manual for the City of Novi does not discern between wet and dry detention basins for this requirement.*

The applicant will submit a variance request under separate cover

15. *Clarify the overland flow route for the detention basin emergency spillway. This route cannot discharge or encroach onto adjacent parcels outside the ROW without an off-site drainage easement. The provided contours do not provide sufficient information for the extents of the open channel flow that the emergency spillway may experience.*

Additional spot grades will be provided during Final Site Plan submittal, ensuring overflow discharge will not encroach onto adjacent parcels.

Paving & Grading:

16. *City Council approval is required for the Design and Construction Standards Variance from Article VIII Sec. 11-194 (a) (7) for the proposed cul-de-sac geometry. Article VIII Sec. 11-194 (a) (7) states that "cul-de-sac shall be designed in accordance with Figures VIII-F" and "the standard outside pavement radius shall be sixty (60) feet in industrial areas and fifty-four (54) in all other areas." This variance must be requested under a separate cover.*

The applicant will submit a variance request under separate cover

17. *Revise the plan set to provide an ADA compliant crossing at the intersection of Casa Loma Court and Beck Road. The plan set shall indicate the placement of detectable warning strips and all applicable grading information.*

Final grading and ADA compliant crossings will be provided during Final Site Plan

18. *Provide a detail for each proposed ramp with elevations provided to demonstrate a level landing adjacent to each side of the pathway crossing and general ADA compliance.*

Final grading and ADA compliant crossings will be provided during Final Site Plan

19. *Provide spot elevations where the proposed pathway terminates on Beck road.*

Additional grading information will be provided during Final Site Plan

20. *Provide a note stating that all side and rear yard swales shall have a minimum slope of 2%.*

The proposed note is provided to Sheet C-300, as requested. These changes will be reflected in the Final Site Plan submittal.

21. *Provide a striping plan for the associated work on Beck Road.*

The Beck Road striping plan will be provided during Final Site Plan

22. *Revise the plan set to mill and overlay the travel lane on Beck Road adjacent to the proposed entrance for Casa Loma Court. The proposed tapers on Beck Road intersect the travel lane at the wheel path resulting in excessive wear on the pavement joint.*

The proposed tapers on Beck Road intersect the travel lane at the existing edge of pavement, approximately 2 ft outside of the wheel path of the travel lane (the maximum track width in Michigan is 8.5 ft and the existing travel lane is 14' wide). No impact is proposed to either travel lane on Beck Road, therefore we are requesting that this requirement be removed. Refer to Sheet C-205 for labels identifying the limits of the southbound through lane.

Clearzoning - Traffic Review of Preliminary Site Plan, PSP13-0183: March 4, 2014

Access Drive Design and Control:

9. *The 25-mph speed limit (R2-1(25)) sign we requested in our last review has been added, but it is shown on the left side in the median. Per standard practice and MMUTCD Sec 2A.16, this sign must be on the right side for entering traffic, not the left.*

The speed limit sign location is revised, as requested. This change will be reflected in the Final Site Plan submittal.

10. *The applicant should contact the City Engineering Division regarding the process for making regulatory signs along the proposed private street legally enforceable.*

The applicant will contact the City Engineering Division to discuss.

Circulation:

13. *DCS Sec 11-194(a)(7) also requires that a cul-de-sac “be designed in accordance with Figure VIII-F,” which shows a circular island and includes a note that the “center island may be omitted on bituminous pavement only.” Here, the applicant is proposing a more restrictive island design, one which would keep traffic (such as bicycles) from easily circling the island. A Council variance of this section is therefore needed, but only relative to the island design.*

The applicant will submit a variance request under separate cover

15. *DCS Table VIII-A calls for each roadway in a “Boulevard (Local)” to be 24 ft wide (back-to-back). A Council variance of the Table VIII-A standard is needed to permit the 22-ft width proposed.*

The applicant will submit a variance request under separate cover

16. *The narrow boulevard design proposed precludes on-street parking if U turns in both directions at the median breaks are to be facilitated. The applicant has acknowledged the need for prohibiting all on-street parking, but the proposed signing plan to accomplish this is incomplete. No Parking symbol (R8-3) signs are shown along the median strip at acceptable intervals, but these would govern only the left side of each one-way roadway. Such signs are also needed along the right side of each roadway, preferably on the imaginary extensions of the “property” lines between units. The final site plan should specify that the minimum size for this sign – 12-inches x 12-inches – will be used.*

“No Parking” signs are added, as requested. This change will be reflected in the Final Site Plan submittal.

17. *All traffic signs should be listed in a Sign Quantities Table including a verbal description of each sign type, the corresponding MMUTCD sign code, and the quantity required.*

A sign table will be provided during Final Site Plan submittal.

ECT - Wetland Review of the Preliminary Site Plan (JSP13-0183): February 28, 2014

Comments:

2. *Proposed Lots 3 and 4 appear to be directly adjacent to Wetland B. As such, Lots 3 and 4 encroach into the 25-foot wetland buffer associated with Wetland B. ECT recommends that a conservation easement be proposed in order to protect all wetlands and wetland buffers to remain on the site. The Applicant has noted that a Conservation Easement will be provided for Wetland B and the associated wetland buffer at the rear of Lots 3 & 4. This proposed Conservation Easement should be indicated and labeled on future site plan submittals.*

The Conservation Easement is provided at the rear of Lot 3 & 4, as requested. This change will be reflected in the Final Site Plan submittal.

4. *The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information. Based on a search of the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), there does not appear to be an active file associated with this project location. The Applicant has stated that a copy of the MDEQ wetland use permit will be provided prior to Final Site Plan Approval. ECT requests that a copy of the permit application package be sent to the City for their files.*

A copy of the MDEQ Wetland Joint Permit Application package is attached.

5. *The MDEQ generally requires mitigation for impacts greater than one-third acre and the City usually requires mitigation for impacts greater than one-quarter acre. The Plan does not appear to propose any compensatory wetland mitigation although the proposed wetland impacts exceed the City's 0.25-acre threshold for wetland mitigation requirement. As stated in the City of Novi's Wetland and Watercourse Protection Ordinance (Chapter 12 – Drainage and Flood Damage Prevention, Article V, Division II – Use Permit, Section 12-176 - Mitigation):*

In those cases where an activity results in the impairment or destruction of wetland areas of one-quarter (1/4) acre or greater that are determined to be: (1) essential under subsection 12-174(b) of this article; (2) two (2) acres in size or greater; or (3) contiguous to a lake, pond, river or stream, mitigation shall be required, the applicant shall submit for approval a mitigation plan which provides for the establishment of replacement wetlands at a ratio of 1:1 through 2:1 times the area of the natural wetland impaired or destroyed. The replacement ratio shall be determined using the criteria set forth in subsection (b), below. Where an activity results in the impairment or destruction of wetland areas of less than one-quarter (1/4) 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. Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical.

ECT recommends that the Applicant incorporate wetland mitigation into the Plan should impacts to on-site wetlands remain greater than 0.25-acre. The Applicant has proposed an area of wetland mitigation north of Lot 6, in the northwest corner of the site. ECT recommends that additional details with regard to wetland mitigation grading, planting and proposed hydrology be provided with subsequent site plan submittals, and prior to permit issuance.

Additional wetland mitigation details will be provided during Final Site Plan.

ECT - Woodland Review of the Preliminary Site Plan (JSP13-0183): February 28, 2014

Woodland Impact Review

Per the Tree Removal List provided on Sheet C-201 (2 of 8) the Plan proposes the removal of 160 live, regulated trees (with a total of 176 live regulated stems) with d.b.h. greater than or equal to 8 inches, requiring a total of 278 replacement credits.

Discrepancies continue to exist between the information provided in the Tree Replacement Summary table and that shown in the Tree List information provided on Sheet C-201.

Per the Planting Details and Plant Calculations Sheet (Sheet #3 of 6) the proposed tree removals require 274 Woodland Replacement credits. In addition, the Plan notes that 283.5 Woodland Replacement Credits will be provided.

Assessment of the Tree List information indicates that a total of 293 Woodland Replacements are required (i.e., this quantity has been calculated by ECT). This result appears to be in conflict with the quantities provided by the Applicant in the summary table (278) or on the Planting Details and Plant Calculations Plan (Sheet 3 of 6). ECT suggests that the Applicant review and revise the Woodland Replacement requirements as necessary. All information in the Tree List should be consistent with that shown in the Plan Sheets.

The Tree Replacement Summary on Sheet C-201 is revised and now reflects 293 replacement trees required. This information will be provided during the Final Site Plan submittal.

In addition, for multi-stemmed trees, Woodland Replacements required are calculated by summing the d.b.h. of each stem greater than or equal to 8 inches and dividing the total by 8. All fractional Woodland Replacements required are rounded up to the nearest whole tree replacement.

So noted

Comments:

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

So noted

2. *There appear to be several items on the Planting Details and Plant Calculations (Sheet 3 of 5) that appear to require revision:*
 - b. *It should also be noted that evergreen trees (pine and spruce, etc.) are acceptable Woodland Replacement Trees; however these species are acceptable at a 2:1 replacement ratio. It is not clear whether the plant material list (Sheet 3 of 5; Planting Details and Plant Calculations sheet) is using this or a 1:1 replacement ratio. This item should be clarified on the Plan.*

The Applicant states that “we have added a column on the plant list for the “Woodland Replacement Credits” which indicates the proposed woodland replacement credits for each tree. After discussion with David Beschke, Landscape Architect for Novi, we are proposing to use larger sized evergreens (12’-14’ ht.) for the Woodland replacement credits. We are proposing 1 Evergreen count for 2 Woodland replacement credits. The developer will seek a waiver on this proposed substitution if needed”.

It should be noted that the increased credits for planting larger-sized vegetation applies only to Landscape plantings and not to Woodland Replacement plantings. The Planning Commission will need to determine if a waiver shall be permitted under the ordinance for greater credit for upsized woodland replacement plantings.

So noted

- c. *It should be noted that the Applicant appears to have proposed up-sized woodland replacement trees (evergreens) in order to receive additional credits as woodland replacements. The minimum sizing for Woodland Replacement canopy trees is 2.5" caliper and for evergreens a minimum height of 7’ is required. The Applicant has proposed upsizing the evergreen woodland replacement trees with 12’-14’ tall evergreen trees. See Item No. 2b, above.*

So noted

- d. *It should be noted that increased credits for planting larger-sized vegetation applies only to Landscape plantings and not to Woodland Replacement plantings. The Planning Commission will need to determine if a waiver shall be permitted under the ordinance for greater credit for upsized woodland replacement plantings.*

See Item No. 2b, above.

So noted

4. *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. This comment still applies.*

So noted

City of Novi - Preliminary Site Plan, Fire Department Review: February 25, 2014

Comments:

1. *The distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system. (D.C.S. Sec. 11-68(a))*

No stub was provided by the Bellagio Development to the north for a loop connection. An 8" water main stub and easement is proposed between Lots 2 and 3 to the south property line. This proposed stub and easement will allow for a future water main connection to the south when the south parcel is developed. The applicant will submit a variance request under separate cover.

2. *Site plan shall provide more than one point of external access to the site. A boulevard entranceway shall not be considered as providing multiple points of access. Multiple access points shall be as remote from one another as is feasible. The requirement for secondary access may be satisfied by access through adjacent property where an easement for such access is provided.*

The applicant will submit a variance request under separate cover

We trust that you will find this find the above comments acceptable, and we look forward to your approval of the plans. Should you have any questions or concerns with these responses please feel free to contact us for clarification.

Sincerely,

Nederveld



Jason Van Ryn, PE

C: Interphase Land Development LLC, David Compo, 901 McDonald Drive, Northville, MI 48167
Bagley & Langan, PLLC, Bob Langan, 45380 W. 10 Mile Rd., Suite 140, Novi, MI 48375