

CITY of NOVI CITY COUNCIL

Agenda Item 6
March 9, 2016

SUBJECT: Consideration of the request of Pulte Homes for Dixon Meadows, JSP 14-46, with Zoning Map Amendment 18.709, to rezone property in Section 10, located on the east side of Dixon Road, north of Twelve Mile Road from RA (Residential Acreage) to RT (Two-Family Residential) with a Planned Rezoning Overlay (PRO), and corresponding alternate concept plan as reviewed by the Planning Commission on March 9, 2016. The property totals 22.36 acres and the applicant is proposing to construct a 90-unit single family residential detached site condominium.

SUBMITTING DEPARTMENT: Community Development Department - Planning *Barb*

CITY MANAGER APPROVAL: *PA*

BACKGROUND INFORMATION:

The petitioner is requesting a Zoning Map amendment for a 22.36-acre property on the east side of Dixon Road, north of Twelve Mile Road (Section 10) from RA (Residential Acreage) to RT (Two Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the development of a 90-unit single-family site condominium (previous plan that appeared before Planning Commission showed 95 units, and the requested rezoning was to RM-1, Low-Density, Low-Rise Multiple Family Residential).

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA to RT, Two-Family Residential) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

The applicant has proposed a 90-unit single-family development. The PRO Concept Plan shows one on-site detention pond near the southwest corner of the site with an open space/park area located near east, north east and North West corners of the site. One boulevarded access point is proposed off Dixon Road, with a stub street connection proposed at the northeast corner of the site.

The applicant has indicated that the site's historical use was an orchard, and numerous pesticides were utilized that contained chemicals that are now banned for commercial application. The applicant indicates that remediation plans have been prepared by Pulte and their soils consultant. Soils that contain arsenic levels that exceed residential use standards are proposed to be removed from the site. The plan shows a significant amount

(83 percent) of the regulated woodland trees on site will be removed along with those soils to allow for the proposed development. A detailed woodland survey was presented with this application and reviewed by the City's Woodland consultant.

The Planning Commission reviewed a Concept Plan and Rezoning at a public hearing on January 13, 2016 and recommended approval to the City Council. Following the Planning Commission meeting, several residents of adjacent Liberty Park contacted staff and asked to review an alternate sketch the residents had prepared that highlighted a number of the resident's concerns. Staff and the applicant met with the residents' representatives on February 4th to hear those concerns. The applicant provided an "Alternate Plan" to the plan recommended for approval for consideration, along with a Summary Letter from Pulte Homes dated 2/12/16, and a Traffic Impact Study Addendum. The proposed changes were considered significant enough to return to the Planning Commission for another public hearing and recommendation on the alternate plan, prior to forwarding the request to the City Council for consideration, which was held on Wednesday March 9th. Changes provided on the Alternate Plan are as follows:

- Relocation of Dixon Meadows entry boulevard approximately 175 feet to the south, while shifting the proposed stormwater detention pond to the north in order to afford more privacy to residents of Liberty Park. The modifications also result in minor revisions to the lots along the south and west perimeter of the development, and an increase in the size of the small pocket park between lots 66 and 67 by approximately 5000 square feet.
- Landscaping along Dixon Road is proposed to be enhanced based on comments from the Planning Commission as well as from the residents who contacted Planning staff following the Planning Commission meeting in January. The revised plans now include a double row of oversized, 12-foot tall, evergreen trees behind the Liberty Park homes that back up to Dixon Road, adjacent to the subject property. Additional deciduous trees and shrubs are proposed in natural planting arrangements along the frontage of Dixon Meadows and other locations along Dixon Road to the south.
- The applicant has now offered an alternative to the paving of Dixon Road: the previously submitted plan showed new pavement for Dixon Road from Twelve Mile Road north to the Liberty Park boulevard entrance at Declaration Drive (approximately 1800 feet). The nearby Liberty Park residents expressed their desire to terminate the paving of Dixon Road at the south entrance to the proposed Dixon Meadows development (and not extending it to Declaration Drive). Pulte Homes is willing to offer pavement on Dixon Road for either option. **Engineering staff has recommended accepting the first offer, to pave Dixon Road from Twelve Mile Road to Declaration Drive to provide a public benefit to members of the community beyond the residents of the new Dixon Meadows development. The Planning Commission included staff's recommendation to accept the paving of Dixon Road to Declaration Drive in its recommendation to the City Council.**

Additionally, the applicant has provided a copy of the Incremental Soil Sampling and Analyses for a portion of the property, prepared in January 2015, which appears to indicate that certain areas that were tested do exceed the established Regional Background Level for arsenic, and may require remediation, while other areas of the site apparently do not exceed the established standards for remediation.

Master Plan for Land Use

The Future Land Use Map (adopted Aug. 25, 2010) of the City of Novi Master Plan for Land Use 2010 designates this property and the property to the north as "Single Family" with a recommended density of 1.65 units per acre. The property to the south also shares the "Single Family" designation and a portion is also designated as "Private Park." The property to the east (the existing Carlton Forest Development) is shown as the eligible for the "PD-1" or Planned Development option with a planned density of 6.5 units per acre and the property to the west, across Dixon Road, (the existing Liberty Park Development) is designated for "Multiple-Family", "Single-Family" and "Public Park" uses with a planned density of 15 units per acre.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: Encourage the use of functional open space in new residential developments. *(The applicant has a usable open space in four locations within the development.)*
2. Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. *The proposal would include smaller-lot single-family dwelling units, which is a product that has proven to be attractive to a wide demographic.*
3. Objective: Encourage residential developments that promote healthy lifestyles. *The concept plan's inclusion of pathways and connection to the City's larger pathway system enables walking and bicycling.*
4. Objective: Protect and maintain open space throughout the community. *15% of the site is preserved as open space, for areas in and around the stormwater detention basin, and to preserve quality woodlands and amenities for the residents of the development.*
5. Objective: Continue to strive toward making the City of Novi a more bikeable and more walkable community. *The development is proposed to be linked to the City's developing pathway system, and proposes an approximately 850-foot off-site sidewalk connection along the east side of Dixon Road, to the sidewalks along Twelve Mile Road.*

The rezoning request was presented to the Master Plan and Zoning Committee on October 22, 2014, along with a PRO conceptual plan with 95 parcels. Detention ponds have been relocated, and adjustments have been made to some of the parcels and the open space areas, as noted in detail, above. Members of the Committee were receptive to the concept plan, but requested additional information regarding surrounding planned and existing land uses be provided prior to the matter coming forward for formal review. The applicant has since provided additional information regarding surrounding land uses and densities of neighboring developments (Sheet 06).

Density proposed

The applicant is now proposing 90 units on the 21.6 net acres resulting in approximately 4.2 units/acre. As previously mentioned, the Master Plan for Land Use recommends 1.65 units per acre for the subject property and the properties immediately to the north and a portion to the south. The proposed density exceeds the recommended density of the

master plan. However, it should be noted that the adjacent Carlton Forest development was developed at approximately 5.6 units per acre and the Liberty Park development on the opposite side of Dixon Road has a maximum permitted density of 15 units per acre. Liberty Park - Multiple Family has developed at approximately 12.5 units/acre and the Liberty Park - Single Family has developed at 3.5 units/acre. The proposed density for the subject site would still be well below the densities of these adjacent developments.

The applicant is now requesting that the property is rezoned to RT zoning district per staff's recommendation. The proposed density of 4.2 units/acre is most consistent with the maximum permitted density in the RT zoning district.

Ordinance Deviations Requested

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that "each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas." Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning. Some of the deviations are supported by the staff.

The deviations requested are the following:

1. Lot Size and Width: Per Section 3.1.7.B of the Zoning Ordinance, one-family detached dwellings are to be reviewed against the regulations for the R-4 Zoning District. **The minimum lot size in the RT District, when single family detached homes are built, is 10,000 square feet and the minimum lot width is 80 feet (equivalent to the R-4, One-Family Residential District). The applicant has proposed a minimum lot size of 5,400 square feet and a minimum width of 45 feet. The overall density at 4.2 units to the acre is most consistent with the RT Zoning District (maximum density is 4.8 units to the net site area).** For reference, the lots in the Berkshire Pointe Development, which is currently under construction near the intersection of Twelve Mile Road and Wixom Road, are of similar size to the proposed lots in Dixon Meadows. Staff supports this deviation.
2. Setbacks: **The minimum side yard setback for a single-family dwelling in this district is 10 feet with an aggregate of 25 feet. The minimum front yard setback is 30 feet and the minimum rear yard setback is 35 feet. The applicant has proposed a minimum 5 foot side yard setback (with an aggregate of 10 feet) and a minimum 20 foot front yard setback and a minimum 30 foot rear yard setback.** Staff supports this deviation.
3. Lot Coverage: **The maximum permitted lot coverage per the Zoning Ordinance is 25 percent of the total site. The applicant is proposing 35 percent lot coverage for the smallest lots.** Staff supports this deviation.
4. Design and Construction Standards (DCS) Waiver: **DCS waiver is required for the lack of paved eyebrows.** See the Traffic Engineering Review letter for additional information. Staff supports this deviation.

Public Benefit under PRO Ordinance

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments:

1. Maximum number of units shall be 90.

2. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
3. Paving of 1,800 linear feet of Dixon Road (or ~600 feet less, if the Alternate Plan for paving is approved).
4. Planting of woodland replacement trees along the Dixon Road frontage.
5. Remediation of on-site arsenic contamination.
6. Pocket parks/tree preservation within the development.
7. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
8. Dedication of public right-of-way along Dixon Road.
9. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.

These proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. Of the seven benefits listed, two – woodland replacement plantings and the remediation of existing arsenic contamination - would be requirements of any conceivable residential subdivision development of the subject property under existing RA zoning. Housing style upgrades would be considered enhancements over the minimum requirements of the ordinance. (See the façade consultant's review letter.)

The remaining benefits – Dixon Road paving, pocket parks and right-of-way dedication along Dixon Road, financial contribution for the design and construction of approximately 850 feet of off-site sidewalks – are enhancements that would benefit the public that would not be required as part of a residential development under the existing RA zoning. However, it should be noted that the preservation of open space (i.e. pocket parks) and environmental features is something that would be encouraged as part of a development review and, although not required, the right-of-way dedication is typical of developments. Additionally, it should be noted that the City has no plans to pave portions of Dixon Road in the near future. The proposed construction of the off-site sidewalks (or equivalent payment for such sidewalks), along the east side of Dixon Road, are enhancements that would benefit the residents of the development and surrounding area.

PRO Conditions

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the internal roads units, the location of the proposed detention pond, and location of the proposed pathways and the preservation of area of natural features. The only "terms" or "conditions" within the submittal are the design elements illustrated on the conceptual plan and the public benefits outlined in the corresponding letter.

Public Hearings and Planning Commission Recommendation

The rezoning and concept plan first appeared for public hearing with the Planning Commission on August 26, 2015. The Planning Commission voted to postpone consideration to allow the applicant time to address certain concerns that had been identified.

The Planning Commission reviewed the Concept Plan and Rezoning request at the January 13, 2016 meeting and, following a public hearing, recommended approval of the plan as submitted at that time subject to a number of conditions.

Following the public hearing in January, residents from Liberty Park contacted planning staff to further review the request. Staff invited the resident's representatives and the applicant to a meeting on February 4, 2016 at which time the resident's concerns were discussed. The applicant provided an alternate plan following that meeting, and another public hearing was scheduled and held by the Planning Commission on March 9, 2016. At that meeting, the Planning Commission recommended approval of the rezoning request and Alternate Plan with a motion consistent with the motion provided below.

City Council Action

If the City Council is inclined to approve the rezoning request with PRO at this time, the City Council's motion would be to direct the City Attorney to prepare a PRO Agreement to be brought back before the City Council for approval with specified PRO Conditions.

RECOMMENDED ACTION:

Tentative indication that Council may **approve** the request of Pulte Homes for Dixon Meadows, JSP 14-46, with Zoning Map Amendment 18.709, to rezone the subject property from RA (Residential Acreage) to RT (Two-Family Residential) with a Planned Rezoning Overlay (PRO) and corresponding "alternate" concept plan as reviewed by the Planning Commission on March 9, 2016 and direction to the City Attorney to prepare a proposed PRO Agreement with the following ordinance deviations:

- a. Reduction in the required minimum lot size and minimum lot width for one-family detached dwellings reviewed against R-4 Zoning standards to allow for smaller lots (10,000 square feet and 80 feet required, 5,400 square feet and 45 feet provided);
- b. Reduction in minimum front yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (30 feet required, 20 feet provided);
- c. Reduction in minimum rear yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (35 feet required, 30 feet provided);
- d. Reduction in minimum side yard setback and aggregate side yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (10 feet with 25 feet aggregate required, 5 feet with 10 feet aggregate provided);
- e. Increase in maximum lot coverage permitted per Zoning Ordinance (maximum of 30 percent of total site required; 35 percent of total site provided);
- f. A Design and Construction Standards (DCS) waiver for the lack of paved eyebrows as per Traffic Engineering review.

If the City Council approves the rezoning, the following conditions shall be requirements of the Planned Rezoning Overlay Agreement:

- a. Acceptance of applicant's offer of Public benefits as proposed:
 - i. Maximum number of units shall be 90.
 - ii. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
 - iii. Paving of 1,800 linear feet of Dixon Road (as initially proposed by the applicant).
 - iv. Planting of woodland replacement trees along the Dixon Road frontage.
 - v. Remediation of on-site arsenic contamination.

- vi. Pocket parks/tree preservation within the development.
 - vii. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
 - viii. Dedication of public right-of-way along Dixon Road.
 - ix. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.
- b. Applicant complying with the conditions listed in the staff and consultant review letters.
 - c. Subject to City approval, the Applicant planting required replacement trees in the Dixon Road right-of-way on both sides of the road rather than satisfying its responsibility for those trees by payment into the City tree fund

This motion is made because:

- a. The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in the planning review letter.
- b. The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park – Single Family development to the west (approximately 3.5 units/acre), and the Carlton Forest development to the east (approximately 5.6 units/acre).
- c. The roadways and surrounding intersections are expected to maintain acceptable levels of service with the addition of the site generated traffic, and the proposed paving of approximately 1,800 linear feet of Dixon Road from the existing terminus point at Twelve Mile Road to the northern entrance of the proposed development may be seen as a public benefit to the potential residents of the new development, as well the residents who currently use Dixon Road.
- d. The site will be adequately served by public utilities.
- e. The City’s Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.
- f. Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed.

| | 1 | 2 | Y | N |
|----------------------|---|---|---|---|
| Mayor Gatt | | | | |
| Mayor Pro Tem Staudt | | | | |
| Council Member Burke | | | | |
| Council Member Casey | | | | |

| | 1 | 2 | Y | N |
|------------------------|---|---|---|---|
| Council Member Markham | | | | |
| Council Member Mutch | | | | |
| Council Member Wrobel | | | | |

Maps
Location
Zoning
Future Land Use
Natural Features

JSP 14-46 Dixon Meadows

Location

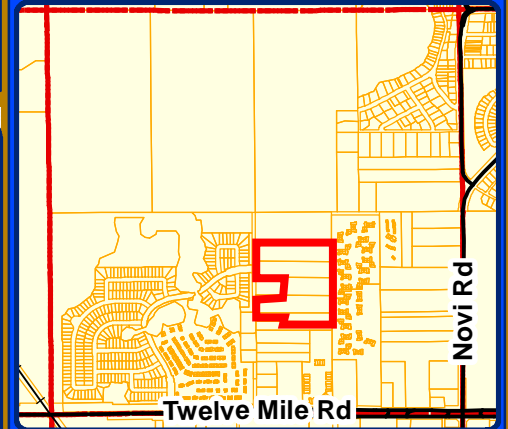
Twelve 1/2 Mile Road

Dixon Road

Subject Property

Section 10

Carlton Way Drive



Legend

 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 08/20/15
Project: JSP14-46 Dixon Meadows
Version #: 1



1 inch = 233 feet



MAP INTERPRETATION NOTICE

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JSP 14-46 Dixon Meadows

Zoning

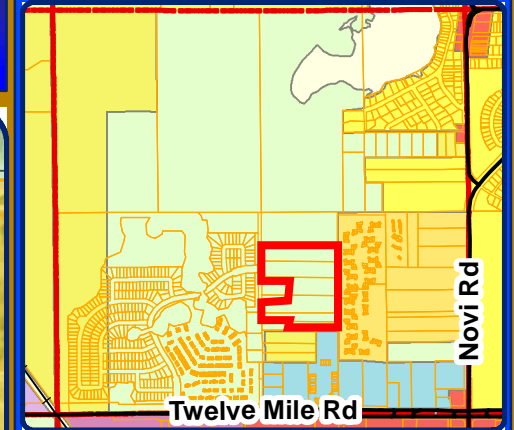
Twelve 1/2 Mile Road












Dixon Road

Subject Property

RA: Residential Acreage

Carlton Way Drive



-  Sections
-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  R-2: One-Family Residential
-  R-4: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  B-3: General Business District
-  I-1: Light Industrial District
-  OS-1: Office Service District
-  OST: Office Service Technology
-  RC: Regional Center District



City of Novi

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

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JSP 14-46 Dixon Meadows

Future Landuse

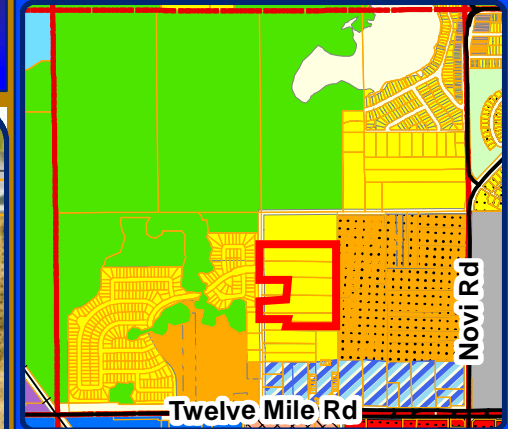
Twelve 1/2 Mile Road

Dixon Road

Subject Property

Single Family

Carlton Way Drive



| | |
|--|-------------------------|
| | SINGLE FAMILY |
| | PUD |
| | MULTIPLE FAMILY |
| | PD1 |
| | COMMUNITY OFFICE |
| | OFFICE RES DEV TECH |
| | INDUSTRIAL RES DEV TECH |
| | LOCAL COMMERCIAL |
| | REGIONAL COMMERCIAL |
| | PD2 |
| | PUBLIC |
| | PUBLIC PARK |
| | PRIVATE PARK |
| | CEMETERY |



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JSP 14-46 Dixon Meadows

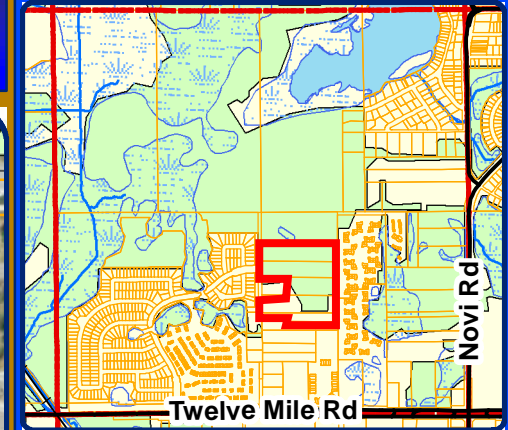
Natural Features

Twelve 1/2 Mile Road


Dixon Road

Subject Property

Carlton Way Drive



Legend

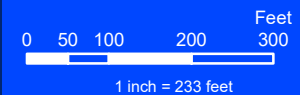
-  Sections
-  Wetlands
-  Woodlands



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CONCEPT PLAN

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

Revised Concept Plan submitted on February 16, 2016



Seal: _____

Title:
Landscape Plan

Project:
**Dixon Meadows
 Novi, Michigan**

Prepared for:
 Pulte Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, 48304

| Revision: | Issued: |
|------------|--------------------|
| Review | February 27, 2015 |
| Submission | March 6, 2015 |
| Revised | June 16, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | February 8, 2016 |
| Revised | February 29, 2016 |

Seating / Litter
 Bike Rack
 Play Structure

Play Structure



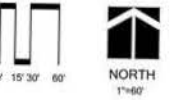
Play Structure by Superior Play
 Model #PS3-31765

Pergola



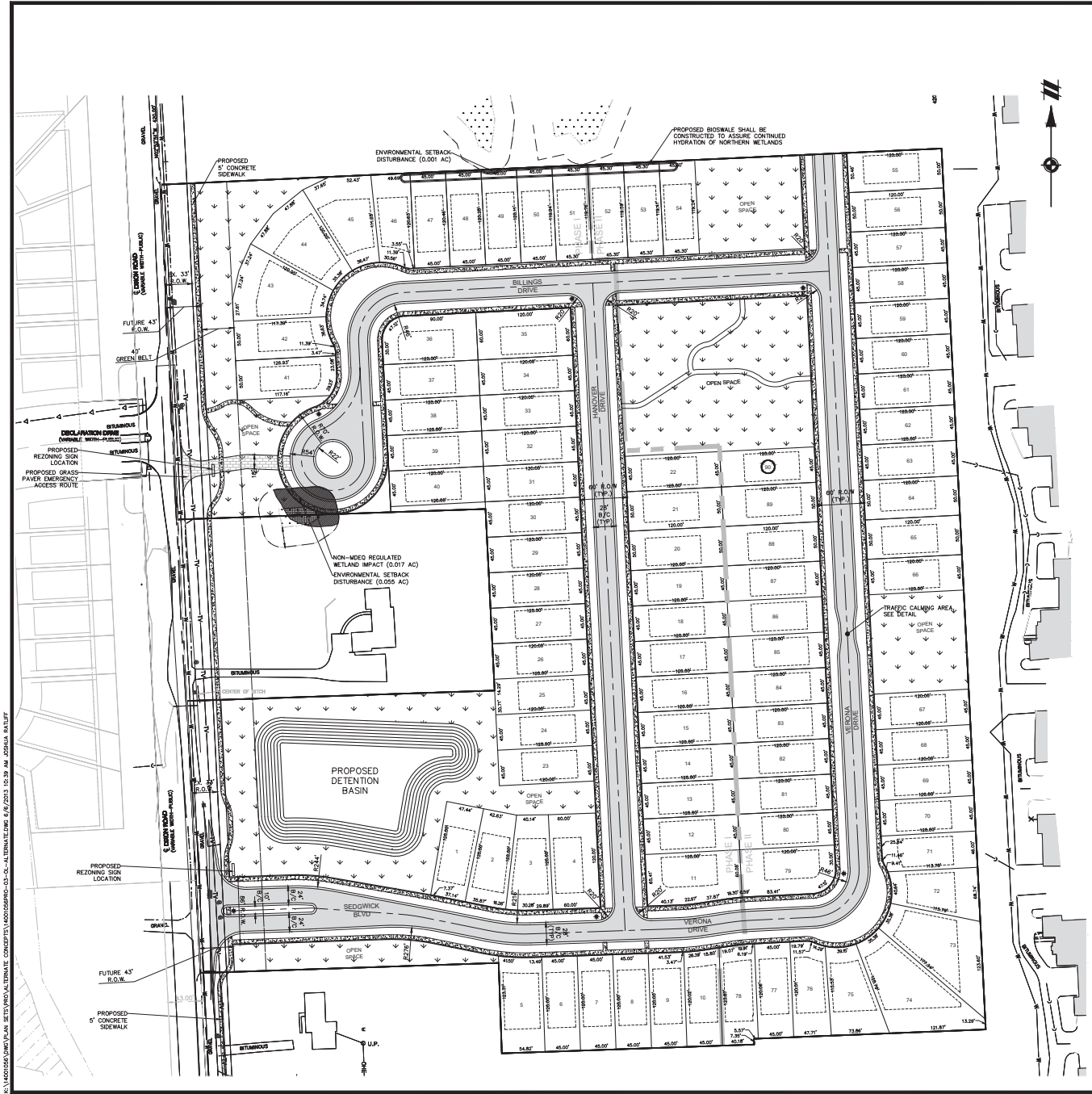
Job Number:
 14-042

Drawn By: _____ Checked By: _____
 jca jca



Sheet No. _____





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| 3 | 6035 |
| 4 | 7199 |
| 5 | 5400 |
| 6 | 5400 |
| 7 | 5400 |
| 8 | 5400 |
| 9 | 5400 |
| 10 | 5469 |
| 11 | 7692 |
| 12 | 5400 |
| 13 | 5400 |
| 14 | 5400 |
| 15 | 5400 |
| 16 | 5400 |
| 17 | 5400 |
| 18 | 5400 |
| 19 | 5400 |
| 20 | 6000 |

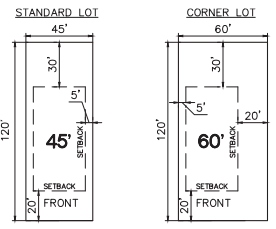
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| 27 | 5400 |
| 28 | 5400 |
| 29 | 5400 |
| 30 | 5400 |
| 31 | 5400 |
| 32 | 5400 |
| 33 | 5400 |
| 34 | 5400 |
| 35 | 7200 |
| 36 | 7007 |
| 37 | 5400 |
| 38 | 5400 |
| 39 | 5400 |
| 40 | 5400 |

| Parcel # | Area |
|----------|------|
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| 42 | 6065 |
| 43 | 8135 |
| 44 | 7787 |
| 45 | 7303 |
| 46 | 5400 |
| 47 | 5425 |
| 48 | 5417 |
| 49 | 5409 |
| 50 | 5401 |
| 51 | 5429 |
| 52 | 5421 |
| 53 | 5400 |
| 54 | 5405 |
| 55 | 4028 |
| 56 | 6000 |
| 57 | 5400 |
| 58 | 5400 |
| 59 | 5400 |
| 60 | 5400 |

| Parcel # | Area |
|----------|-------|
| 61 | 5400 |
| 62 | 5400 |
| 63 | 5400 |
| 64 | 6000 |
| 65 | 6000 |
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| 67 | 5400 |
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| 70 | 5400 |
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| 73 | 9886 |
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| 75 | 6366 |
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| 77 | 5413 |
| 78 | 5678 |
| 79 | 7007 |
| 80 | 5400 |

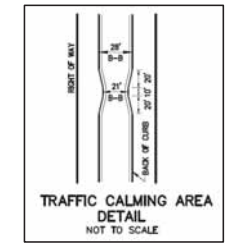
| Parcel # | Area |
|----------|------|
| 81 | 5400 |
| 82 | 5400 |
| 83 | 5400 |
| 84 | 5400 |
| 85 | 5400 |
| 86 | 5400 |
| 87 | 5400 |
| 88 | 5400 |
| 89 | 6000 |
| 90 | 5400 |

TOTAL LOT AREA: 523,065.23 SQ. FT.
 AVG. LOT SIZE: 5,811.84 SQ. FT.
 PHASE I = 51 LOTS
 PHASE II = 39 LOTS



TYPICAL LOT DETAILS

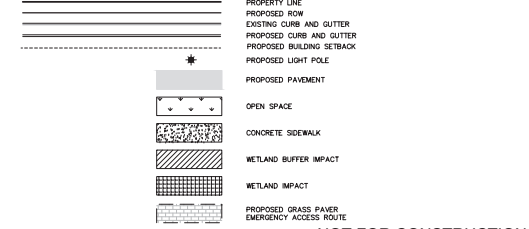
NOTE: LOT WIDTH IS THE STRAIGHT LINE DISTANCE BETWEEN THE SIDE LOT LINES, MEASURED AT THE TWO POINTS WHERE THE MINIMUM FRONT YARD SETBACK LINE INTERSECTS THE SIDE LOT LINES.



TRAFFIC CALMING AREA DETAIL NOT TO SCALE

- NOTES**
- SEE DETAIL SHEET FOR NON-PAVED EYEBROW DIMENSIONAL DETAIL.
- PROPOSED IMPROVEMENT NOTES:**
- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER ON THE WEST SIDE OF DIXON ROAD AT DECLARATION DRIVE.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 24" WATER MAIN LOCATED IN DIXON ROAD. ALL PROPOSED WATER MAIN SHALL BE 8".
 - STORM WATER DETENTION SHALL BE PROVIDED ON SITE. THE DETENTION PONDS WILL DISCHARGE TO AN EXISTING CITY WETLAND PROPERTY LOCATED ON THE WEST SIDE OF DIXON ROAD WHICH FLOWS NORTH, AND CONTIGUOUSLY WITH THE NORTH NOVI REGIONAL DRAINAGE BASIN.
 - 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADWAYS. A 5' WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ACROSS THE PROPERTY FRONTAGE ALONG DIXON ROAD. ALL WALK STUBS SHALL BE PROVIDED WITH RAMPS AND DETECTABLE WARNING SURFACES.
 - ALL ROADWAYS TO BE PUBLIC.
 - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
 - DIXON ROAD IMPROVEMENTS - THE DEVELOPER IS PROPOSING TO PAVE APPROXIMATELY 1800 LINEAR FEET OF DIXON ROAD, FROM TWELVE MILE ROAD UP TO THE ENTRANCE OF DECLARATION DRIVE. A 24" WIDE ASPHALT ROADWAY WILL BE PROPOSED, CONSISTING OF 10' ASPHALT LANES WITH 2" CONCRETE CURBS AND GUTTER. PULTE IS PREPARED TO COMMIT FOR THE FUNDING OF A FIVE (5') FEET WIDE CONCRETE SIDEWALK ALONG THE EAST SIDE OF DIXON DRIVE, STARTING FROM OUR SOUTH PROPERTY LINE SOUTH AND EXTENDING APPROXIMATELY 850' SOUTH TO THE EXISTING SIDEWALK AT THE BANK/OFFICE BUILDING AT THE CORNER OF 12 MILE ROAD. PULTE WILL PROVIDE THE FUNDING FOR THE DESIGN AND CONSTRUCTION OF THE SIDEWALK, IF THE CITY WILL SECURE THE NECESSARY EASEMENTS FROM THE PROPERTY OWNERS ALONG DIXON DRIVE. IF EASEMENTS ARE NOT SECURED AT THE TIME OF SITE DEVELOPMENT OF THE DIXON MEADOWS RESIDENTIAL COMMUNITY, THE CONSTRUCTION FUNDING PORTION WILL BE PAID TO THE CITY FOR FUTURE CONSTRUCTION OF THE WALK BY OTHERS. THE INTENT OF THE WALK WOULD BE TO MEANDER AROUND EXISTING HEALTHY TREES AND ENSURE REASONABLE TREE PRESERVATION ALONG THE ROUTE.

LEGEND



811
 Know what's below.
 Call before you dig.
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT KNOWN AND WILL NOT BE GUARANTEED BY ANY MEANS. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL UTILITIES AND ALL DAMAGES TO ANY UTILITIES SHALL BE FULLY RESPONSIBLE FOR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO ANY UTILITIES AND ALL DAMAGES TO ANY UTILITIES SHALL BE FULLY RESPONSIBLE FOR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO ANY UTILITIES AND ALL DAMAGES TO ANY UTILITIES SHALL BE FULLY RESPONSIBLE FOR THE CONTRACTOR.

ATWELL
 248.447.2000
 1000 WEST WILSON AVENUE
 TROY, MICHIGAN 48068

SECTION 10
 TOWN I NORTH, RANGE 8 EAST
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

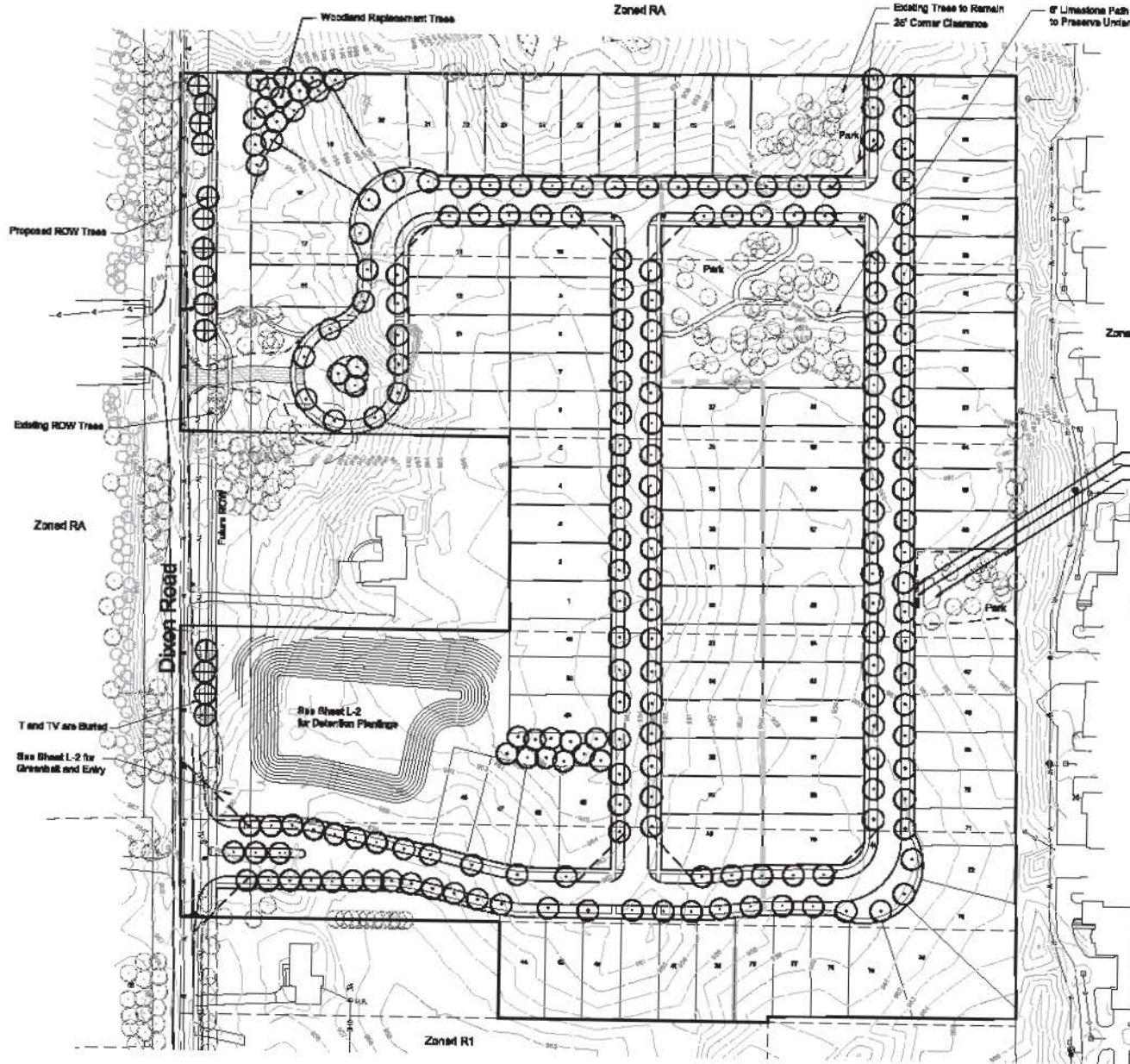
PULTE HOMES - MICHIGAN
 DIXON MEADOWS
 PLANNED REZONING OVERLAY
 ALTERNATE LAYOUT
 DIMENSIONAL PLAN

DATE: FEB. 15, 2016

REVISIONS

SCALE: 1" = 60 FEET
 DRAWN BY: C.R. / W.H.
 CHECKED BY: J. KNE
 P.L.M.: J. ACKERMAN
 JOB #: 14001056
 FILE CODE: -
 SHEET NO. 03A

NOT FOR CONSTRUCTION



Play Structure



Play Structures by Superior Play Model #P83-81708

Banking / Litter
Bike Rack
Play Structure

Landscape Summary

| | | |
|--|---|--|
| | Street Trees Total Labeled: 79 Crested Lira Trees Required Trees Provided | 82 Lira 6 Lira 104 Trees (82 + 8 x 2 Trees) 172 Trees (86 Additional Trees to be Crested Towards Windward Replacement) |
| | Street Lawn Total Street Frontage Trees Required Trees Provided | 770 L.F. 22 Trees (770 / 35) 22 Trees (5 Existing) |

- Notes:**
- No Overhead Lines Exist
 - Trees Shall be Planted 10' from Utility Structure
 - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn

Scale: _____



Title:
Landscape Plan

Project:
**Dixon Meadows
Novi, Michigan**

Prepared for:
Pulla Harris
180 Brentford Park Parkway, Suite 140
Brentwood Hills, 48004

| | |
|------------------|--------------------|
| Revision: | Issued: |
| Revised | February 27, 2015 |
| Revised | March 5, 2015 |
| Revised | June 18, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | January 26, 2016 |
| Revised | February 26, 2016 |

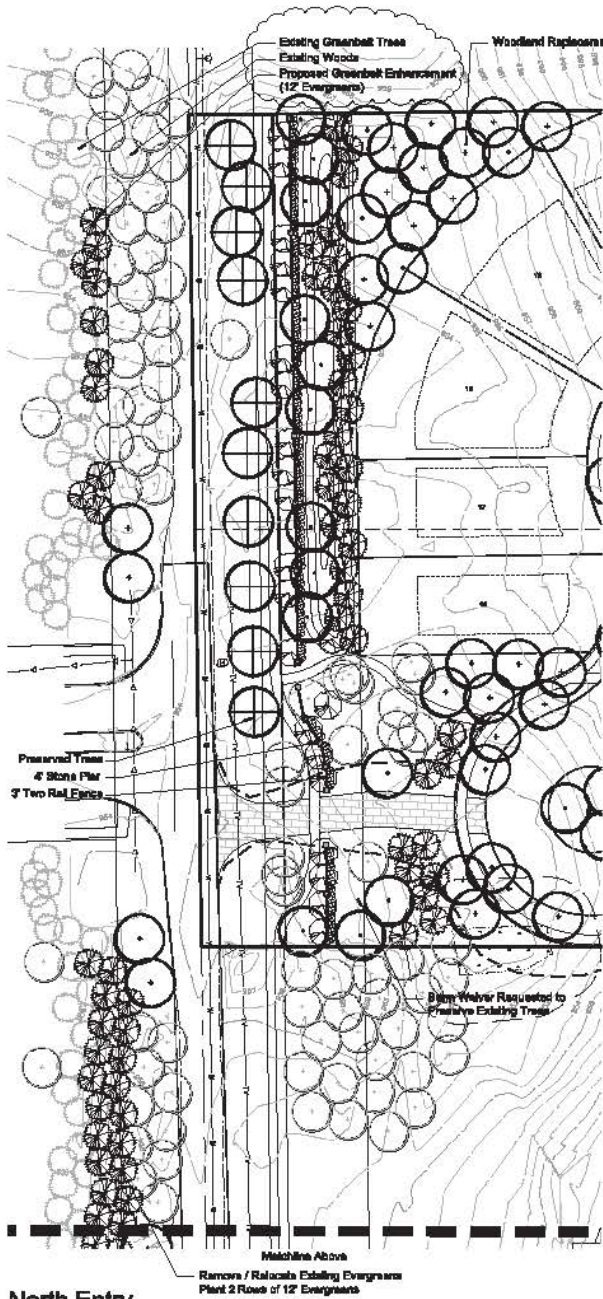
Job Number:
14-003

Drawn By: _____ Checked By: _____
 JM JM

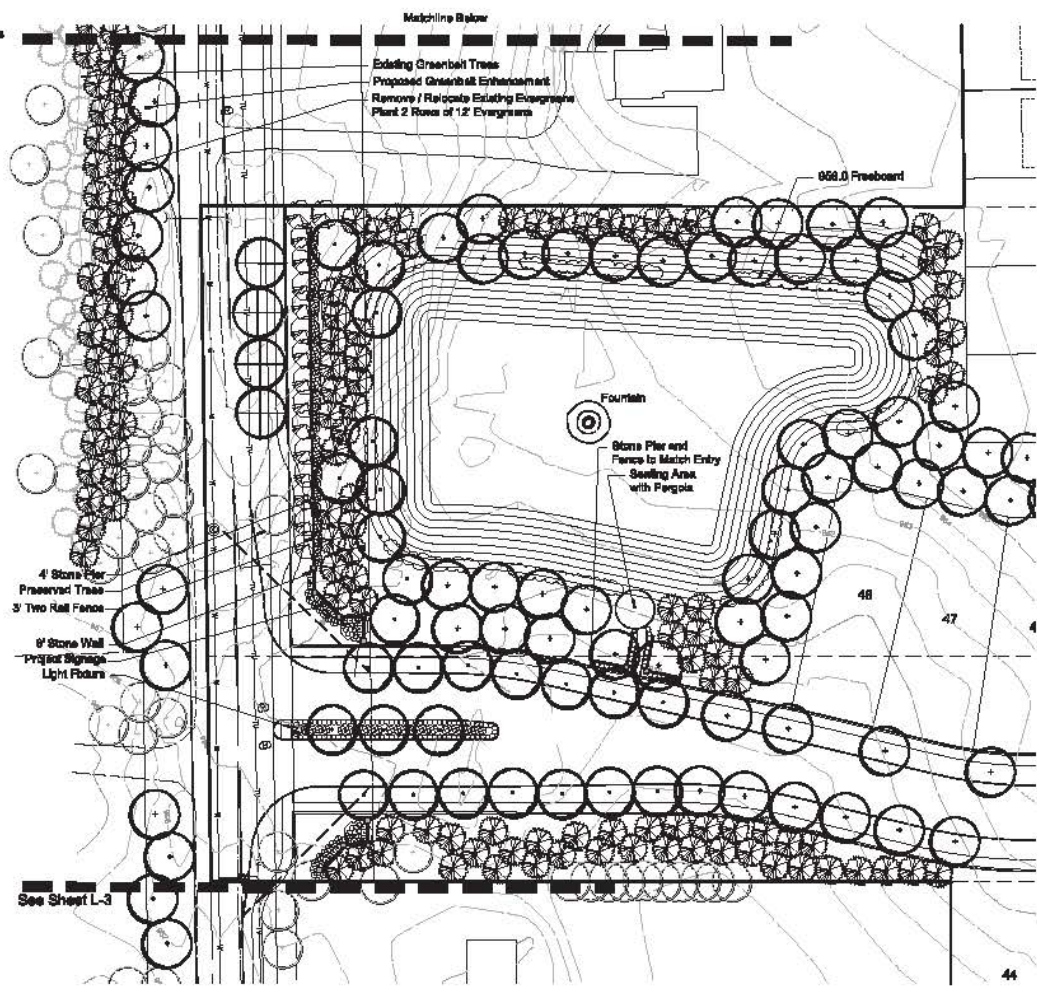


Sheet No. _____





North Entry



South Entry

Landscape Summary

| | |
|---------------------------|--------------------|
| Greenbelt Perforage | 778 LF |
| Total Street Perforage | 22 Trees (70 / 30) |
| Canopy Trees Required | 22 Trees |
| Canopy Trees Provided | 30 Trees (70 / 28) |
| Sub-Canopy Trees Required | 38 Trees |
| Sub-Canopy Trees Provided | 38 Trees |
| Detention Pond Plantings | |
| High-Water Elevation | 708 LF |
| Retained Perforage | 857 LF (208 = 70%) |
| Planting Provided | 858 LF (70%) |

| | |
|---|---------------------------------------|
| Woodland Replacement | 852 Trees |
| Replacement Provided | 86 Trees |
| Additional Street Trees | 34 Trees |
| Additional Drive Rd. Improvement | 58 Trees (355 shrubs / 6') |
| 38' Shrubs | |
| Trees Planted in Liberty Park Greenbelt | |
| 5.0' Deciduous | 16 Trees |
| 12' Evergreens | 98 Trees (86 Trees @ 1.5' r/1' Ratio) |
| On-Site Deciduous | 78 Trees |
| On-Site 12' Evergreens | 155 Trees (128 Trees @ 1.8:1 Ratio) |
| Total Trees Provided | 538 Trees |
| Trees to be Plant into Fund | 423 Trees |

* Shrubs Used in Calculations are Additional from Required Plantings. Trees Planted in Liberty Park Greenbelt are Subject to HCA Approval.

Pergola



Title:
Greenbelt Plan

Project:
Dixon Meadows
Novi, Michigan

Prepared for:
 Pella Homes
 180 Stonerfield Hills Parkway, Suite 110
 Stonerfield Hills, MI 48304

| | |
|------------------|--------------------|
| Revision: | Issued: |
| Number | February 21, 2016 |
| Revision | March 9, 2016 |
| Revised | June 18, 2016 |
| Revised | September 12, 2016 |
| Revised | November 16, 2016 |
| Revised | November 21, 2016 |
| Revised | February 18, 2018 |

Job Number:
 1404

Drawn By: [Signature]
Checked By: [Signature]



Sheet No.



L-2

APPLICANT'S SUBMITTAL:

- **CONCEPT PLAN SUBMITTAL COVER LETTER 2/16/16**
- **PULTE HOMES SUMMARY LETTER DATED 2/12/16**
- **TRAFFIC IMPACT STUDY ADDENDUM 2/16/16**
- **LIBERTY PARK GREENBELT – SUPPLEMENTAL PLANTINGS**



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February 16, 2016

Ms. Barbara Macbeth, Community Planner

CITY OF NOVI

45175 W. Ten Mile Road

Novi, Michigan 48375

Re: Dixon Meadows Residential Development – Alternative Plan revisions
East side of Dixon Drive, north of Twelve Mile Road
Revised PRO Submittal

Dear Barb,

Pursuant to meetings set up with residents of the adjacent Liberty Park development on February 4th and a subsequent follow up meeting with the City of Novi on February 9th, we are providing you the attached alternative plan for your review. The specific sheets that comprise the alternate plan are the dimensional plan (sheet 3) and the landscape plans (sheets L-1 to L-9.) These additional 10 sheets have been added to the back of the Conceptual PRO Plan that was approved at your January 13th Planning Commission meeting and is being resubmitted with the following additional items:

- Cover Letter from Atwell - explains the specific revisions in detail
- Pulte Homes summary letter dated 2/12/16
- Traffic Impact Study Addendum from Fleis and Vandenbrink dated 2/16/16

Specifically, the Alternative Plans contain the following options for consideration, from the Planning Commission approved PRO plans:

1. Relocation of Dixon Meadows Entry Boulevard

The centerline of Dixon Meadows' boulevard entrance has been moved south by approximately 175 feet, and the storm water detention pond was shifted to the north side of the entrance road. Minor revisions were made to lots along the southern and western perimeter of the development, and provided the ability to increase the small pocket park between lots 66 and 67 by approximately 5,000 sf. A wooden pergola and pedestrian seating area are still proposed with the detention basin to ensure that this area provides an amenity for the development.

2. Landscaping Along Dixon Road

The landscape plans have been revised to reflect comments from feedback from the Planning Commission as well as from a select few residents of the neighboring Liberty Park development. In



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particular, we have incorporated an alternating double row of oversized 12' evergreen trees behind the Liberty Park homes that back up to Dixon Road adjacent to the proposed Dixon Meadows development. The following images provide a realistic idea of what this landscape treatment will look like from Dixon Road after being installed:

Before



After



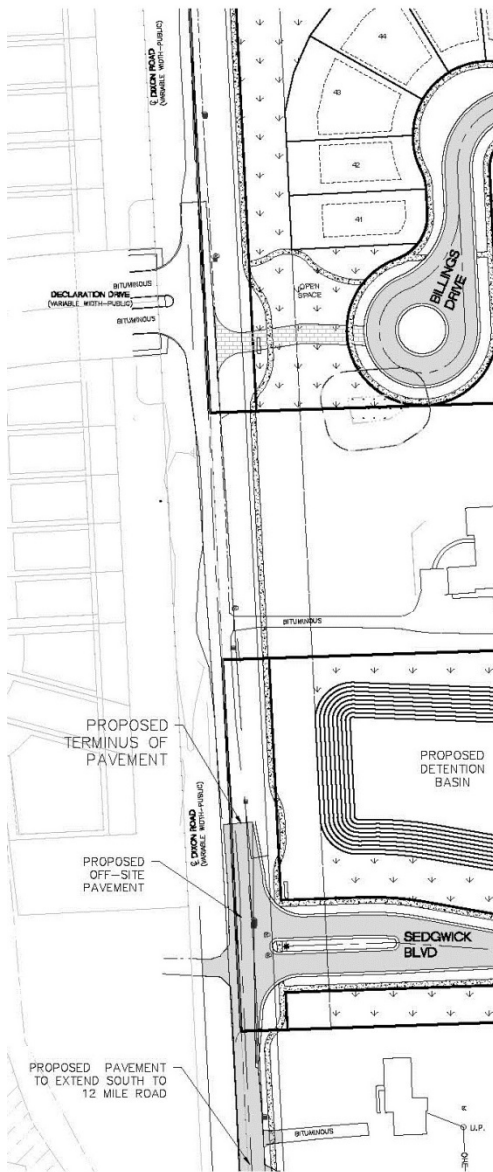


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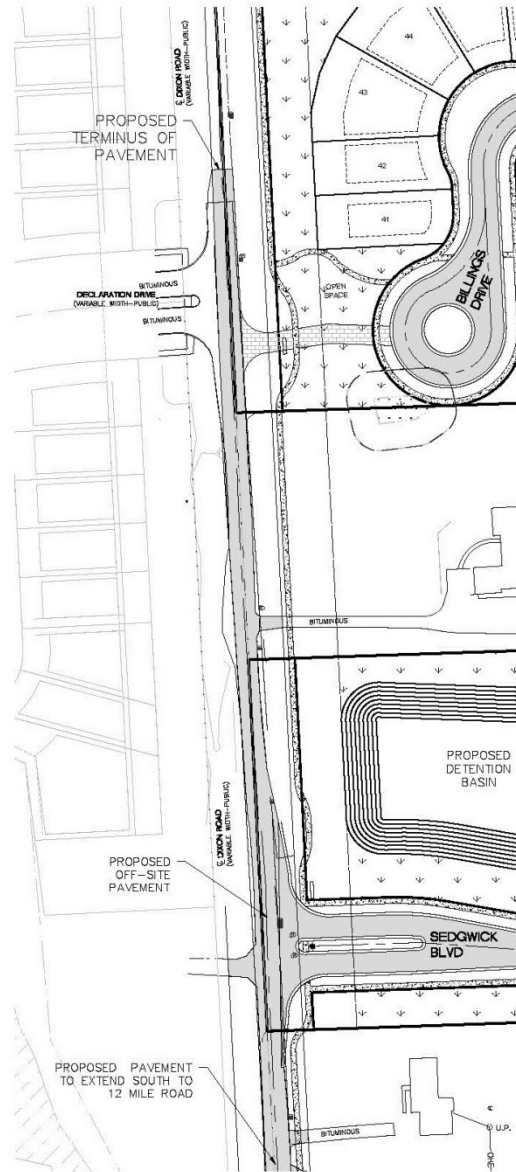
In addition to the Liberty Park landscape planting, additional deciduous trees and shrubs have been proposed in natural planting schemes along the frontage of Dixon Meadows and in other select locations along Dixon Road to the south.

3. Dixon Road Paving Alternatives

Currently Pulte is proposing to pave Dixon Road from the 12 Mile Road terminus pavement point, to the Liberty Park Boulevard entrance at Declaration Drive. The residents expressed their desire to terminate the paving of Dixon Road at the entrance to Dixon Meadows. The two options are shown as follows:



OPTION 1:
PAVING DIXON ROAD FROM SEDGWICK BLVD TO 12 MILE ROAD



OPTION 2:
PAVING DIXON ROAD FROM DECLARATION DRIVE TO 12 MILE ROAD



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Pulte is willing to construct either option and is looking to the City representatives to provide their formal input as to where to terminate the paving of Dixon Road.

As discussed with staff at the February 9th meeting, all three design alternatives have been designed and presented as an avenue to appease concerns from select residents from the neighboring Liberty Park development without compromising the integrity of the PRO plan that was previously approved by the City's Planning Commission. It is our understanding that each of these alternatives will be individually addressed by the Planning Commission on March 9th. These recommendations will be sent to the City Council for discussion and action on March 14th.

If you should have any questions or need any additional information, please contact us.

Sincerely,
Atwell

A handwritten signature in blue ink, appearing to read "John Ackerman", with a long horizontal flourish extending to the right.

John Ackerman
Project Manager

Xc: Robert Halso, Pulte Homes

February 13, 2016

Re: Dixon Meadows

Barbara McBeth
Deputy Director Community Development
City Hall
45175 10 Mile Road
Novi, MI 48375

Dear Barb,

I want to thank you and Sri for arranging the meeting on February 4th with Charu and Sanjay from Liberty Park. I have to admit that at this late juncture I was surprised at their requests. Sanjay attended the January 13th Planning Commission meeting and expressed his concerns. As you know after hearing his concerns the Planning Commission recommended approval of the plan at that meeting. In any event, it was good to meet them in a smaller group and have the opportunity to talk.

I believe there were three main concerns that we were asked to consider; (1) Relocation of the Dixon Meadows entry boulevard, (2) landscaping specifics on Dixon Rd and (3) a request to terminate the proposed Dixon Rd paving just north of our entry as opposed to north of the Liberty Park entry on Dixon. These items generally pertain to the request conveyed by Charu and Sanjay to reduce the traffic activity and screening behind the Liberty Park homes that back to Dixon Rd.

Immediately following the meeting we commissioned Atwell to evaluate moving the entry further south. As you know this also required relocating the detention pond. An "Alternative" plan was evaluated from an engineering perspective and prepared for your consideration.

We appreciate your efforts to again arrange a meeting with staff on February 9th to evaluate this Alternative plan. I believe it is fair to say that at that meeting this Alternative concept plan was deemed acceptable to City planning, engineering and woodlands. At that meeting you asked us to consider formally resubmitting this Alternative plan for formal City staff review as well as Planning Commission review.

Pulte has agreed to resubmit an Alternative plan for your review and for consideration by the Planning Commission. The schedule we agreed to calls for this resubmission to be made on February 16th. Planning Commission will consider this Alternative at its March 9th meeting and the City Council will consider the Commission's recommendations at its March 14th meeting.

I want you to know that I did arrange to meet with Charu and Sanjay on February 11th at her home. We reviewed and discussed the Alternative plan and concept landscape plan thoroughly. I left a large-scale copy of the plan with them for their further consideration.

The landscape elements of this Alternative plan were generally developed in response to the suggestion from the Planning Commission when they recommended Dixon Meadows for approval. We added an alternating double row screen of evergreens behind the Liberty Park homes backing on Dixon as well as numerous other plantings along Dixon Rd to enhance the interest and beauty of the streetscape.

The specific location and extent of screening behind the Liberty Park homes depends in part on the Liberty Park HOA approving additional plantings in their current landscaped common area. We are very flexible on this point and willing to work with staff and the neighbors on a specific plan. I think we all see this as an opportunity and not a problem.

As to the terminus point of the proposed paving we will defer to direction from the City. We originally proposed paving to the north side of the Liberty Park entrance essentially at the direction of the City. As you know we worked with engineering on a specific cross section that would serve to calm speeds on the newly paved stretch of road as well as the addition of sidewalks for non-motorized users of Dixon Rd.

Finally, I would like to reiterate that we are in complete agreement with you that it is important to keep this Alternative plan in context. We have worked together to offer this as an Alternative in an effort to satisfy neighboring concerns without prejudice to the plan originally recommended by the Planning Commission for approval. Each of the three points raised above can be addressed individually or collectively as alternatives to the originally approved plan. We will comply with the Planning Commission's recommendations as to each of these alternatives or move forward with their original recommendation as they may direct.

Thank you for your consideration,



Robert J Halso

Asset Management
Pulte Homes of Michigan

Memo

VIA EMAIL

To: **Mr. Joe Skore**
Pulte Group

From: **Michael J. Labadie, PE**
Julie M. Kroll, PE, PTOE
Steven J. Russo, E.I.T.
Fleis & VandenBrink

Date: **February 16, 2016**

Re: **Proposed Dixon Meadows Residential Development**
City of Novi, Michigan
Traffic Impact Study Addendum

Introduction

This memorandum is intended as an addendum to the original Traffic Impact Study (TIS) dated March 5, 2015 completed by Fleis & VandenBrink (F&V) for the proposed Dixon Meadows development in the City of Novi. This memorandum includes a summary of the site access and density revisions to the site plan and resulting traffic operations impact on the study intersections. The revised site plan includes 90 single family homes and one site driveway to Dixon Road.

Site Trip Generation and Assignment

The number of AM and PM peak hour vehicle trips that would be generated by the proposed residential development was forecast based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 9th Edition*. The revised site plan includes 90 single family homes, which is a reduction from the 95 single family homes evaluated in the March 5, 2015 TIS. The changes in the site trip generation forecast is summarized in Table 1.

Table 1: Trip Generation Comparison

| Site Plan | Land Use | ITE | | Units | Average Daily Traffic | AM Peak Hour | | | PM Peak Hour | | |
|---------------------|---------------------------|------|-----------|-------|--------------------------|--------------|-----------|-----------|--------------|-----------|-----------|
| | | Code | Amount | | | In | Out | Total | In | Out | Total |
| Original TIS 3/2015 | Single-Family Residential | 210 | 95 | DU | 1,002 | 19 | 57 | 76 | 63 | 37 | 100 |
| Revised TIS 2/2016 | Single-Family Residential | 210 | 90 | DU | 953 | 18 | 55 | 73 | 60 | 36 | 96 |
| Difference | | | -5 | | -49 | -1 | -2 | -3 | -3 | -1 | -4 |

Future Conditions

The revised site plan includes only one site access driveway to Dixon Road. The proposed site driveway is located approximately 600 feet south of Declaration Drive and 640 feet north of the Ellery Lane access road. Future peak hour vehicle delays and LOS **with the proposed development** were calculated at the proposed site driveway on Dixon Road based on the proposed lane use and traffic control, the proposed site access plan, the future traffic volumes, and the methodologies presented in the HCM. The results of the future conditions analysis are attached and shown in Table 2.

Table 2: Future Intersection Operations

| Intersection | Control | Approach | AM Peak | | PM Peak | |
|------------------------------|-----------------|----------|---------------|-----|---------------|-----|
| | | | Delay (s/veh) | LOS | Delay (s/veh) | LOS |
| 6. Dixon Road & Site Road | STOP (Minor) | WB | 8.8 | A | 9.2 | A |
| | | NB | Free | | Free | |
| | | SB LT | 7.3 | A | 7.4 | A |

The results of the future conditions analysis indicate that the proposed site driveway is expected to operate adequately during the peak hours. In addition, the reduction in site generated trips with the revised site plan will reduce the impact of the site traffic on the adjacent study intersections.

Turn Lane Warrants

The City of Novi warrants for right turn deceleration and left turn passing lanes were evaluated for the proposed site access locations with Dixon Road. The analysis was updated to reflect the changes in trip generation and the revised site plan with the one proposed site driveway.

The future ADT used in the turn lane warrant evaluation was calculated by adding the forecast 953 daily trips to the 250 vehicle trips on Dixon Road (from the original TIS calculations) resulting in a total future ADT of 1,203 vehicles per day. The results of the turn lane warrant evaluation based on the future ADT volume and the projected site-generated trips shown on the attached Figure, indicate that neither a left turn passing lane nor right turn deceleration lane or taper are required at either site access location. The turn lane warrant analyses are attached.

Conclusions

The conclusions of this Traffic Impact Study Addendum are as follows:

1. Future traffic operations **with the proposed development** at the proposed site driveway will be adequate.
2. The adjacent study intersection operations will be similar to existing conditions and minor increases in vehicle delays will not be discernable. In addition, the reduction in site generated trips with the revised site plan will reduce the impact of the site traffic on the adjacent study intersections.
3. Neither a left turn passing lane nor right turn deceleration lane or taper are required at the proposed site access points.

Any questions related to this memorandum, study, analyses, and results should be addressed to Fleis & VandenBrink.

Attached: Traffic Volume Figure
 Synchro Results
 Novi Turn Lane Warrants

SJR:JMK:mjl

000/000
AM/PM PEAK HOUR

CABARET DRIVE

12 MILE ROAD

DIXON ROAD

BANK DRIVE

NOVI ROAD

12 1/2 MILE ROAD

19/9
5/23



16/14
39/22

SITE ROAD

4/16
13/37

SITE



FUTURE TRAFFIC VOLUMES

DIXON MEADOWS RESIDENTIAL DEVELOPMENT - CITY OF NOVI, MI

LEGEND



SIGNALIZED INTERSECTION



UNSIGNALIZED INTERSECTION



TRAFFIC VOLUMES (AM/PM)



ROADS



NORTH
SCALE: NOT TO SCALE

| Intersection | |
|------------------|-----|
| Int Delay, s/veh | 4.6 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|--------------------------|------|------|------|------|------|------|
| Traffic Vol, veh/h | 39 | 16 | 4 | 13 | 5 | 19 |
| Future Vol, veh/h | 39 | 16 | 4 | 13 | 5 | 19 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 200 | 0 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 60 | 60 | 60 | 60 |
| Heavy Vehicles, % | 0 | 0 | 2 | 0 | 0 | 2 |
| Mvmt Flow | 42 | 17 | 7 | 22 | 8 | 32 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|----------------------|--------|------|--------|---|--------|---|
| Conflicting Flow All | 66 | 18 | 0 | 0 | 28 | 0 |
| Stage 1 | 18 | - | - | - | - | - |
| Stage 2 | 48 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | - | - | 4.1 | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | - | - | 2.2 | - |
| Pot Cap-1 Maneuver | 944 | 1066 | - | - | 1599 | - |
| Stage 1 | 1010 | - | - | - | - | - |
| Stage 2 | 980 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 939 | 1066 | - | - | 1599 | - |
| Mov Cap-2 Maneuver | 939 | - | - | - | - | - |
| Stage 1 | 1010 | - | - | - | - | - |
| Stage 2 | 975 | - | - | - | - | - |

| Approach | WB | | NB | | SB |
|----------------------|-----|--|----|--|-----|
| HCM Control Delay, s | 8.8 | | 0 | | 1.5 |
| HCM LOS | A | | | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|-----------------------|-----|-----|-------|-------|-------|-----|
| Capacity (veh/h) | - | - | 939 | 1066 | 1599 | - |
| HCM Lane V/C Ratio | - | - | 0.045 | 0.016 | 0.005 | - |
| HCM Control Delay (s) | - | - | 9 | 8.4 | 7.3 | 0 |
| HCM Lane LOS | - | - | A | A | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.1 | 0.1 | 0 | - |

| Intersection | |
|------------------|-----|
| Int Delay, s/veh | 3.6 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|--------------------------|------|------|------|------|------|------|
| Traffic Vol, veh/h | 22 | 14 | 16 | 37 | 23 | 9 |
| Future Vol, veh/h | 22 | 14 | 16 | 37 | 23 | 9 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 200 | 0 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 60 | 60 | 60 | 60 |
| Heavy Vehicles, % | 0 | 0 | 2 | 0 | 0 | 2 |
| Mvmt Flow | 24 | 15 | 27 | 62 | 38 | 15 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|----------------------|--------|------|--------|---|--------|---|
| Conflicting Flow All | 150 | 58 | 0 | 0 | 88 | 0 |
| Stage 1 | 58 | - | - | - | - | - |
| Stage 2 | 92 | - | - | - | - | - |
| Critical Hdwy | 6.4 | 6.2 | - | - | 4.1 | - |
| Critical Hdwy Stg 1 | 5.4 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.4 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | - | - | 2.2 | - |
| Pot Cap-1 Maneuver | 847 | 1014 | - | - | 1520 | - |
| Stage 1 | 970 | - | - | - | - | - |
| Stage 2 | 937 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 826 | 1014 | - | - | 1520 | - |
| Mov Cap-2 Maneuver | 826 | - | - | - | - | - |
| Stage 1 | 970 | - | - | - | - | - |
| Stage 2 | 914 | - | - | - | - | - |

| Approach | WB | | NB | | SB |
|----------------------|-----|--|----|--|-----|
| HCM Control Delay, s | 9.2 | | 0 | | 5.3 |
| HCM LOS | A | | | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|-----------------------|-----|-----|-------|-------|-------|-----|
| Capacity (veh/h) | - | - | 826 | 1014 | 1520 | - |
| HCM Lane V/C Ratio | - | - | 0.029 | 0.015 | 0.025 | - |
| HCM Control Delay (s) | - | - | 9.5 | 8.6 | 7.4 | 0 |
| HCM Lane LOS | - | - | A | A | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.1 | 0 | 0.1 | - |

DIXON ROAD & SITE ROAD LT LANE WARRANT

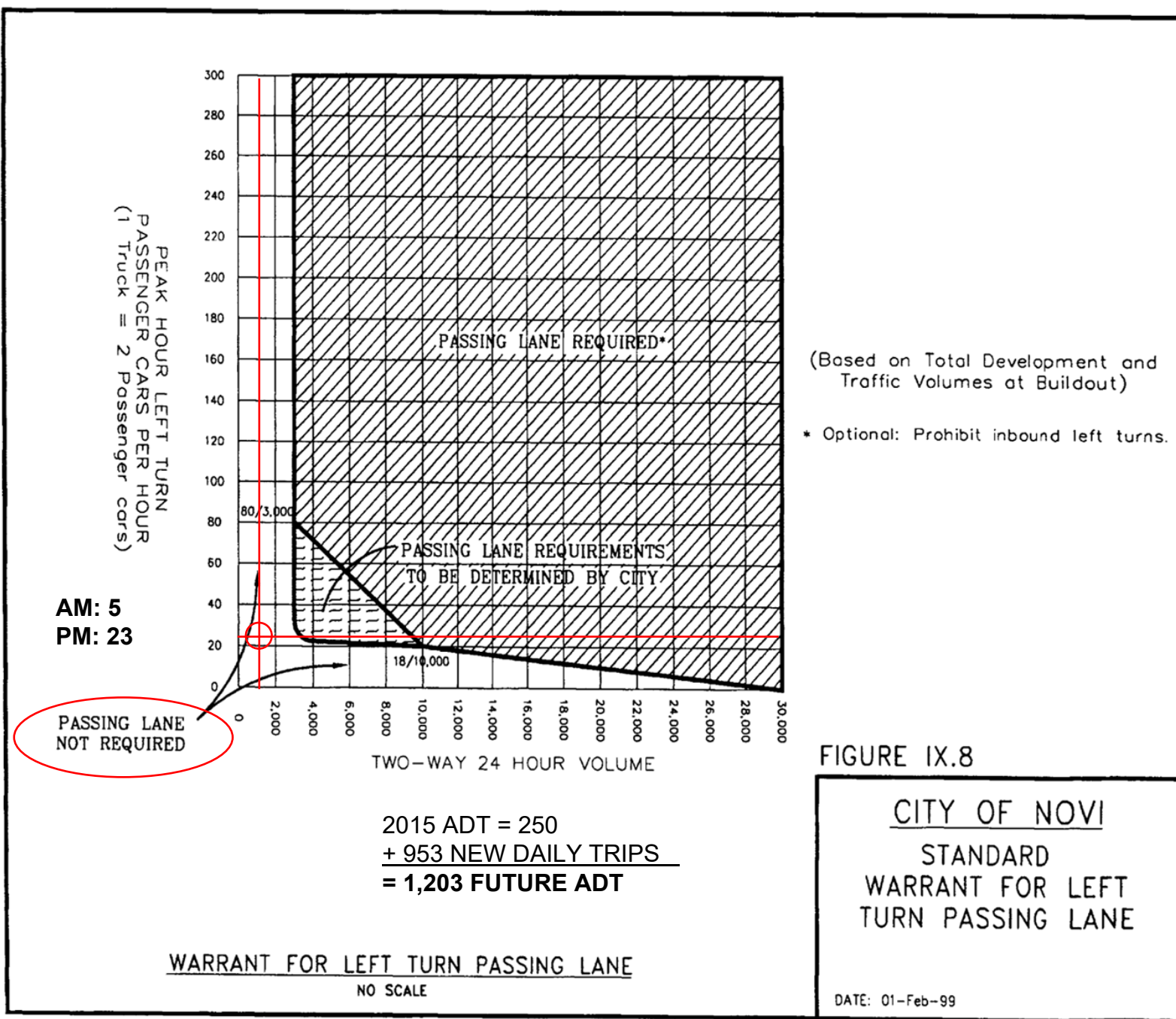


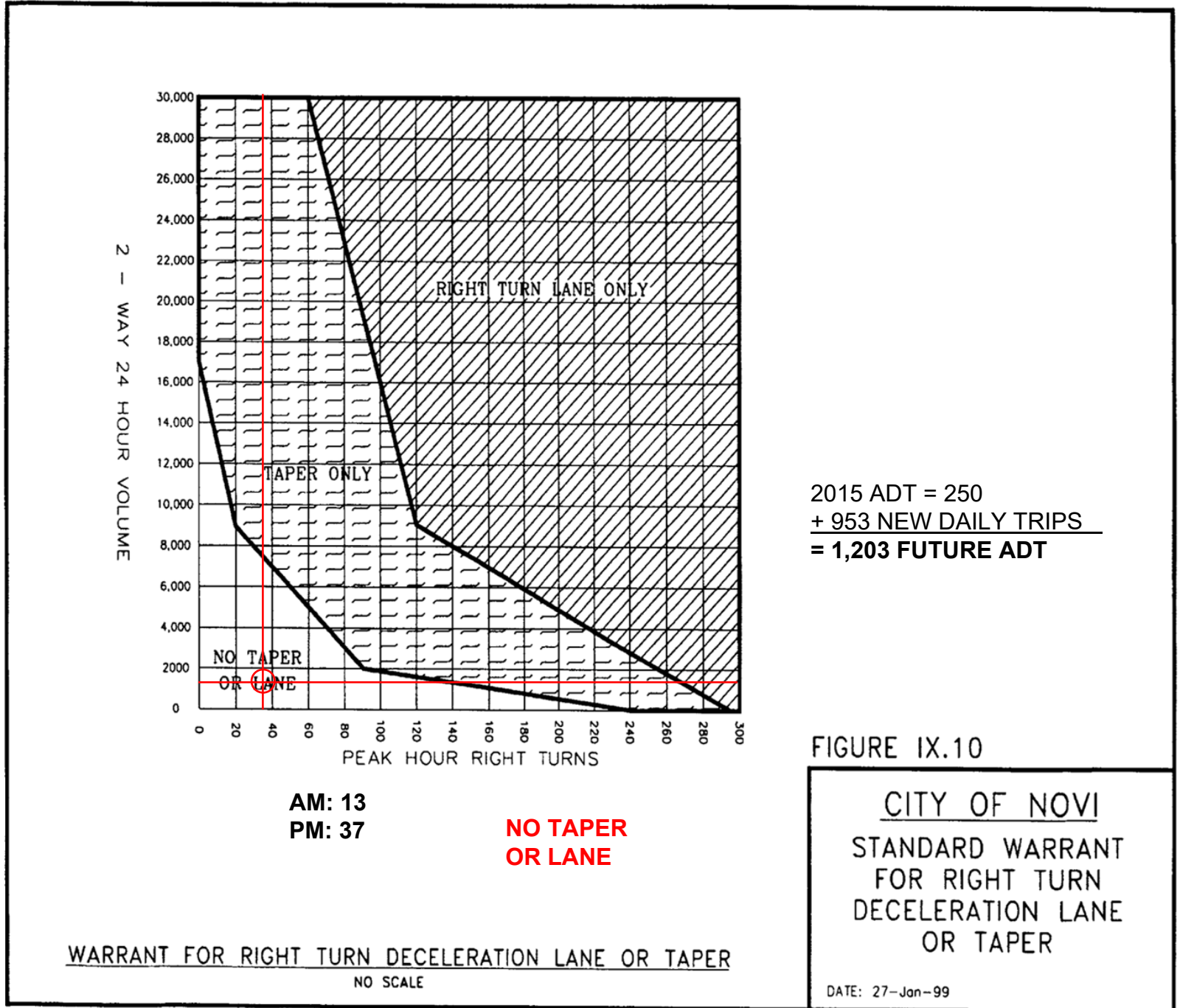
Figure IX.8

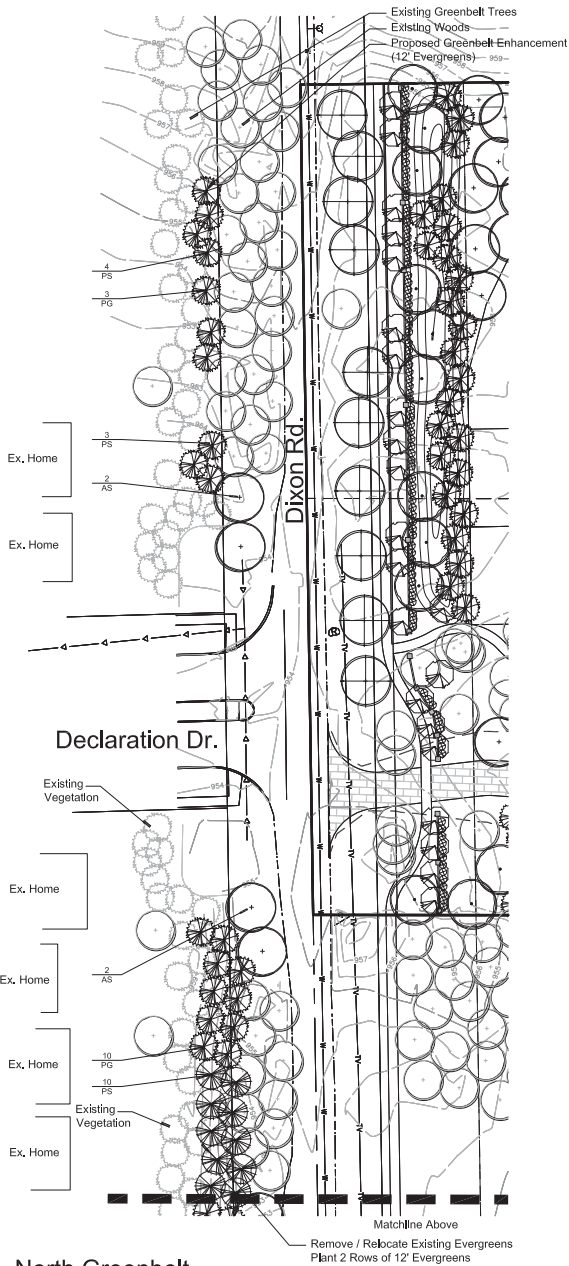
(Ord. No. 99-124, 11, Pt. XXXIII, 7-26-99)

DIXON ROAD & SITE ROAD RT LANE WARRANT

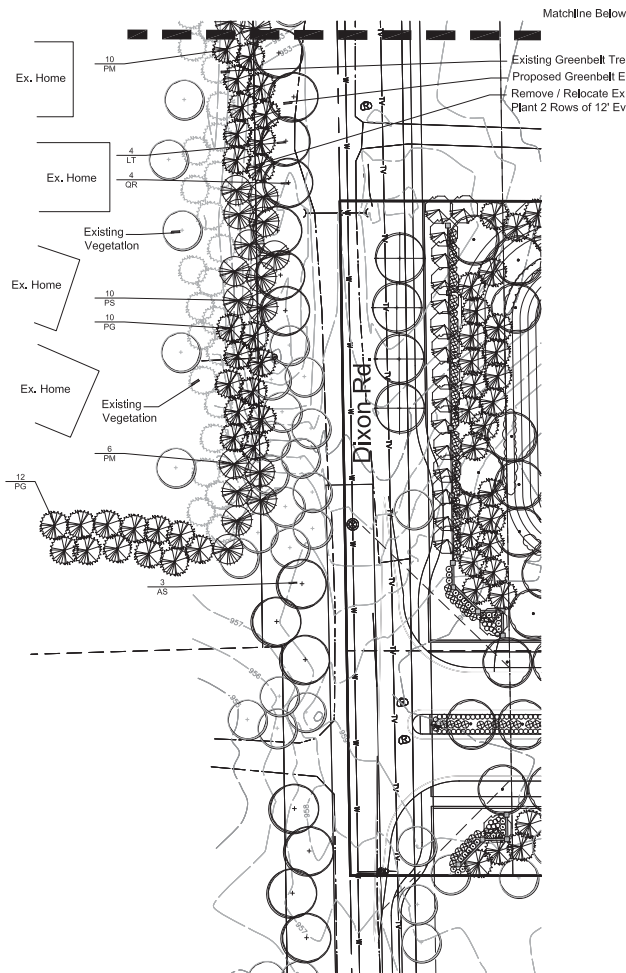
(Ord. No. 99-124.11, Pt. XXXIII, 7-26-99)

Figure IX.10





North Greenbelt



South Greenbelt

Plant List

| sym. | qty. | botanical name | common name | caliper | spacing | root height |
|------------------|------|-------------------------|--------------|----------|----------|-------------|
| Greenbelt | | | | | | |
| AS | 7 | Acer saccharum | Sugar Maple | 3.0" | as shown | B&B |
| LT | 4 | Liriodendron tulipifera | Tulip Tree | 3.0" | as shown | B&B |
| PG | 36 | Picea glauca | White Spruce | as shown | B&B | 12' |
| PM | 16 | Picea mariana | Black Spruce | as shown | B&B | 12' |
| PS | 27 | Pinus strobus | White Pine | as shown | B&B | 12' |
| QR | 4 | Quercus rubra | Red Oak | 3.0" | as shown | B&B |

Matchline Below

Existing Greenbelt Trees
Proposed Greenbelt Enhancement
Remove / Relocate Existing Evergreens
Plant 2 Rows of 12 Evergreens

NOTE:
GUY DECIDUOUS TREES ABOVE 20' CAL. STAKE DECIDUOUS TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH USING 2"x3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" x 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK, NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK.

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.

DECIDUOUS TREE PLANTING DETAIL

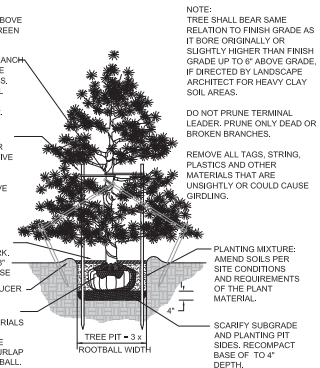
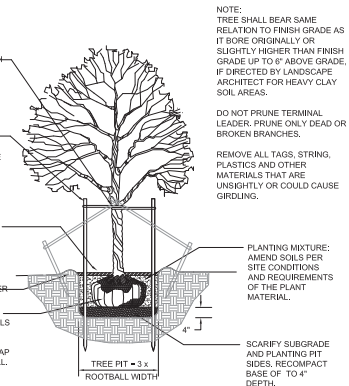
NOTE:
GUY EVERGREEN TREES ABOVE 12' HEIGHT, STAKE EVERGREEN TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH USING 2"x3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" x 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK, NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK. MOUND EARTH TO FORM SAUCER.

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



EVERGREEN TREE PLANTING DETAIL

CITY OF NOVI NOTES

- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Retrace Falling Material During the Next Appropriate Planting Period.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4", all bare area trees shall have a 4" diameter circle of shredded hardwood mulch 3" away from trunk. All perennial, annual and ground cover beds shall receive 2" of dark colored bark mulch as indicated on the plant list. Mulch to be free from debris and foreign material, and shall contain no pieces of inorganic fiber.
- All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

NOTES

- All Disturbed Turf Areas to be Repaired.
- Disturbed Irrigation Lines to be Repaired.

Seal:



Title:
Exhibit A

Project:

**Liberty Park Greenbelt
Novi, Michigan**

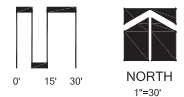
Prepared for:

Pulte Homes
100 Bloomfield Hills Parkway, Suite 140
Bloomfield Hills, MI 48304

Revision: Issued:
Review February 22, 2016
Revised February 29, 2016

Job Number:
14-042

Drawn By: Checked By:
jad jad



Sheet No.



PREVIOUS
PLANNING COMMISSION MEETING MINUTES
DRAFT

JANUARY 13, 2016



Excerpt from *DRAFT* PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

January 13, 2016 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Rd.
(248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Giacometti (excused), Member Baratta, (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Chris Gruba, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Gary Dovre, City Attorney, Matt Klawon, Traffic Engineering Consultant; Matt Carmer and Pete Hill, ETC Consultants

2. DIXON MEADOWS JSP14-0046 AND ZONING MAP AMENDMENT 18.709

Public hearing at the request of Pulte Homes for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay associated with a Zoning Map amendment, from RA (Residential Acreage) to RT (Two-Family Residential). The subject property is approximately 22.36-acres and is located in Section 10 on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing a development of a 90-unit single-family residential detached site condominium.

Planner Sri Komaragiri stated that the proposed concept plan for Dixon Meadows was formerly known as Trailside. The applicant is now requesting a Zoning Map amendment for this 22.36 acre from RA (Residential Acreage) to RT (Two-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option to allow the development of a 90-unit single-family site condominium.

The subject property is located east of Dixon Road and north of Twelve Mile in Section 10. It is zoned Residential Acreage and is surrounded by the same zoning on all sides. The Future Land Use map indicates Single Family for the subject property and the surrounding properties. There are a few regulated wetlands and considerable regulated woodlands on the property.

The Planning Commission held a Public Hearing on August 26, 2015 and postponed their decision to give the applicant more time to make further modifications to the concept plan as per staff and consultant recommendations. The applicant has since made two revised submittals. The first one was reviewed by staff and additional comments were provided. Staff and the applicant felt that further revisions will be required before holding another public hearing. The second revised submittal is being presented today. The Planning review letter addresses the progression of changes in detail in the review letter.

Planner Komaragiri explained that the screen in front of the Commission shows the plan that was presented the last time they were before the board and what is being presented currently. The changes are each to see. Since the last time you have seen the plan, the applicant has made the following changes:

- Changed the rezoning request to RT from RM-1.
- Reduced the number of lots from 95 to 90, thus reducing the density from 4.4 units/acre to 4.2 units/acre.

- Changes to site layout to address staff's comments to address staff's concern to break the long lineal pattern along Verona Drive and other design considerations.
- Increased open space from 0.8 acres to 3.35 acres, by preserving high and medium quality woodlands on site.
- Opportunities for active and passive recreation are created on site by proposing a play area for kids, rustic trails and site amenities within the development.
- Reduced the percentage of tree removal from 89 percent to 83 percent
- The site now has single point of access with a secondary emergency access exiting onto Dixon Drive.
- Additional clarification with regards to arsenic removal, sanitary sewer capacity study has been provided.
- In addition to the previously offered Public benefits, the applicant is now willing to contribute for the design and construction of a five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.
- The applicant is requesting Ordinance deviations, listed in detail in the motion sheet to reduce the minimum lot size, lot width, front, rear and side yard setbacks and increase in maximum lot coverage.

With the recent modifications, planning staff believes the applicant has made considerable progress in addressing staff's comments, Planning staff is recommending approval. A Design and Construction Standards Variance to be granted by City Council is required for the lack of paved eyebrows. Engineering supports this variance request and recommends approval of the Concept plan with additional comments to be addressed during Preliminary Site Plan.

The proposed concept plan does not contain significant wetlands and the wetland and buffer impacts are minor. Wetlands are recommending approval noting that a City of Novi Wetland Minor Use Permit and an authorization to encroach into wetland buffers would be required at the time of Preliminary Site Plan approval. There are 745 regulated trees on site, of which 620 trees, or about 83 percent of the total, are proposed to be removed and 125 trees are being preserved. The removal calls for 946 replacement credits. The applicant is proposing to plant about 43 percent of the required replacement credits on site and pay into City of Novi tree fund for the remaining. With this revised submittal, the applicant tried to preserve high quality woodland trees towards the northeast corner of the site. Woodlands, Traffic and Fire are recommending approval noting that the applicant to provide additional details at the time of Preliminary Site Plan.

The Façade consultant reviewed the renderings of nine models provided by the applicant with the initial submittal. The Façade consultant notes that significant design diversity is evident and the façade elevations provided would be consistent with Section 3.7.1 also known as the Similar / Dissimilar Ordinance.

The Planning Commission is asked tonight to hold a public hearing and make a recommendation to the City Council on the proposed PRO and Concept Plan. The applicant, Bob Halso from Pulte Homes, is here with his Engineer Bill Anderson and would like to make a presentation and then answer any questions you may have. The wetland consultants, Pete Hill and Matt Carmer, are also present to answer any questions the board may have.

Chair Pehrson asked the applicant to come to the front to address the Planning Commission.

Bob Halso, representing Pulte Homes and the six owners of the subject property, stood before the board. He stated he wanted to give a brief presentation to highlight some of the things the board asked them to address the last time they were before them. They are confident in their product type. It is an urban infill product that is designed in Seattle and has been widely accepted across the United States and most notably in Berkshire Pointe in the Novi Community. The property sits in-between higher density with multi-family on either side. They started with a multi-family site plan and readily staff recommended they change it to detached units. This is what led to the initial plan brought to the Master Plan and Zoning Committee before they initially started. The Committee indicated that the density was appropriate given the surrounding area. This was the plan the Planning Commission had previously seen in August with 95 lots, and the plan brought to

the Committee was 102 lots. The lots are precious because of the benefits they are providing to the city; they are short in number but each very expensive. Mr. Halso's tree consultant went out at the Planning Commission's direction and met with the city's consultant. They walked the entire site and identified the high quality trees and where they were. The high quality trees are predominately located in the areas being preserved in the northeast corner, which also is adjacent to some wetland wooded area to the north, which will likely remain as such. This will provide an existing connection. Also, at the request of staff, they have added a neighborhood park, walking paths, pergola feature at the entry and a rustic trail through the high quality tree preservation area. They are saving 41% of the high quality trees identified by the consultants. They are inserting a traffic calming focal point in front of the children's park to break the linear street and call attention to the park, to save other quality trees, and the children's play scape will fit nicely into the trees. The sidewalk pedestrian connection has also been added to Twelve Mile to the south which will get these residents and the residents of Liberty Park down to Fountain Walk and to Twelve Mile conveniently. It also extends the City of Novi's non-motorized vehicle safety paths at least up to the northern boundary. They have retained McDowell and Associates, one of the finest geo-tech firms in the state to do an extensive study for arsenic remediation, which they believe is a benefit. They have conservatively estimated remediation to be 1.2 million dollars, but will be removing a lot of soil and replacing it with clean soil. Removing the contaminated soil will cause the removal of many of the trees.

Mr. Halso discussed Dixon Road and its features, showing what it looks like now and what it will look like. (He presented a slide to the board showing how it currently looks.) They are proposing to do tree replacements as heavy as staff and consultants and their consultants can work out, because they have excess trees they are removing and would like to replace and plant on Dixon Road. This will be a nice benefit. (He presented a slide showing how Dixon Road looks today.) He stated he feels the trees will enhance the road, and they will work with staff and the city to accomplish that.

Mr. Halso stated that he pulled the demographics of the Berkshire Pointe community thus far, and the average sale price in Berkshire Pointe is in the high four's, approximately \$470,000, and the buyers range in age from the early 30's to early 50's, with the average age being 40. Per home, they have slightly less than two kids on average and they are young urban professionals who are seeking this type of housing which is not readily available in metro Detroit. The taxable value is approximately 42 million dollars, and these are well paid families living in these homes. They pulled National Housing Information on projected revenue to local businesses in the area, Fountain Walk being a principal recipient; based on this project approximately two million dollars. He feels they are being consistent with many of the objectives of the Novi Master Plan, providing a diversity of housing, interconnecting the pedestrian pathways and providing some functional open space. It fits in nicely with the existing uses in the area of either side of them and to the south. Based on their research, this particular location and its walkability is what people are looking for today, and they are pleased to be able to offer it within the City of Novi. He thanked the Planning Commission for their time and stated he is happy to answer any questions that they might have.

Chair Pehrson opened the public hearing and asked anyone that wished to address the board to step forward at this time.

Tim Prieur, 28191 Dixon, stated that he disagrees with the proposal, and any changes and deviations to the zoning required to have this development be in place. There are existing homes in the area and this development will not match with what is existing in the direct area around Dixon Meadows. He feels it will not be part of the community that is already there. He assumes an easement will be required for sewers again to drain off for the retention ponds, and he does not want it running behind his home, which is where it would run because the wetlands are currently located there. Mr. Prieur stated that he originally purchased his home because he wanted to be on a quiet road, and this development is going to dramatically increase traffic flow. Twelve Mile Road already has traffic issues during certain hours where it backs up past Dixon Road and you cannot get off of Dixon. The developer claims there is a demand for this type of housing, yet in Liberty Park, they just redeveloped a unit and had to drop the price because it had not sold. It has been on the market since August. There are other homes in Liberty Park and Carlton Forest for sale, and the prices are steadily dropping due to them not selling. He stated that the developer mentioned residents needing to use the parks and shopping area, but plenty of people are using Lake Shore Park on a regular basis. You cannot park in a reasonably close distance to Fountain Walk during the weekend. In regards to the arsenic remediation, he feels his water is safe since he has had it tested, and it does not contain arsenic that is above safe levels. The ground and the soil containing arsenic is not going to hurt anything as long as it is not

disturbed and it is covered with ground cover. Parents also try to encourage their children to go play outside, and he doesn't know how they will be able to do so if there is no land left to play on. He feels the developer is just trying to make money and is not trying to benefit the community. He stated that he had additional notes that the board was welcome to look over.

Chair Pehrson asked his notes to be made part of the public records.

Sanjay Singh, 28370 Clymer Drive, stated that he is against the proposal. This proposal is going to cause traffic to increase on Dixon Road, and the back of his home faces Dixon Road. He and his neighbors are concerned about their safety and security as well as the security of his children who play in the backyard. Once the traffic increases, there will be additional noise and it is going to increase pollution and dust. He feels the value of his property is going to decrease his home will be on the road instead of off the road. He is also concerned about the number of trees that are going to be removed versus what will be left. The proposal is going to destroy the natural beauty that exists in this area.

Ravi Chiluka, 28395 Clymer Drive, is against the proposal. One of the reasons he purchased his home is because he loves nature and he was drawn to the properties natural beauty. If the proposal is allowed, it will draw traffic to the area, and it will affect the ecosystem around Lake Shore Park.

Violette Tuck, 28300 Dixon Road, stated that she is in favor of the development. When Old Orchard was being built, she was not in favor of it because it was near her apple orchards but it was built anyways. Another forty years later, a development was built on Dixon Road. She was against that as well, but once again it was built anyways, and everything turned out okay. Lastly, a subdivision was being built across the street from her and she was against it, but it was built. After all of this, the residents and contractors have not caused any problems. She has no intentions of leaving of home if Dixon Meadows obtains approval. She is in favor of the development because she understands that the developer knows what they are doing.

Nick Marini, 28180 Dixon Road, stated that he is the owner of the southern parcel. He has been here since 1960, and over the years there was construction to the east, and he likes the development.

Chair Pehrson asked the audience if there was anyone else that wished to speak. No one else came forward.

Member Lynch stated that there is correspondence and summarized the following:

- Debra Cox objects to the proposal.
- Surya Poliset, 28394 Clymer Drive objects to the proposal due to a number of reasons; the destruction of the large area of natural vegetation; loss of greenery; overcrowding; Dixon Road is a natural beauty road; high density; and cutting down huge trees.
- Nicola Narini and Florence Marini are in support of the development.
- Muthuraman Swaminadhan, 28358 Clymer Drive objects to the project. His letter stated he is concerned about potential health hazards of any arsenic when the earth is dug up.
- Venkata Gunturi objects because Dixon Road is a designated beauty road. They are concerned about existing wetlands and density.
- Yasuaki Watatani, 28460 Witherspoon Drive, objects to the development stating they would like to keep the natural beauty road as is.
- Anand S. Raichur, 28376 Clymer Drive is in objection because Dixon Road is designated natural beauty. The maintenance of a fifty foot buffer area is unclear to vegetation. The area is a quiet and serene place, and there are concerns about Twelve Mile Road, the health and safety of existing residents and children, removal of the arsenic, wetlands and a dramatic zoning change.
- Takahito Kakiuchi, 28507 Carlton Way objects to the proposal because more traffic is not needed and we do not need more condos. He also does not want constant construction and recommends widening Twelve Mile Road first.
- Stelian Birou, 28160 Dixon Road, objects stating he does not want a subdivision behind him because of traffic and arsenic. This person purchased their home because of the privacy.
- Richard Katterman, 23481 Middlebelt Road, wrote a letter stating that he is writing in support of the proposal by Pulte Homes for the redevelopment of the polluted property that he owns on Dixon Road. It is unfortunate about the arsenic that he did not know was in the ground when he purchased the property 20 years ago. The plan for the development seems to be consistent with the surrounding area.

- Meiling Shih is in objection to the development. The development will result in the reduction of trees, especially the ones bordering Dixon Road. If Dixon Road is paved, it will cause an issue with traffic.

Chair Pehrson closed the public hearing and turned it over to the Planning Commission for consideration.

Member Greco stated that they have looked at this before. After listening to the petitioner, and knowing that Pulte Homes is a great developer, there is no doubt in his mind that these homes would sell. The homes look great and he is sure that the promises and representations of the developer will be met. That being said there is still zoning in the City of Novi. This property is zoned R-A, and this is a significant jump in density, so he feels this may be a plan they need to study and look at. He is not against the higher density despite the representations from the community that this is a natural beauty road. It is in an area off of Twelve Mile Road where Residential Acreage or large lots is probably not something that is appropriate for the area with the way things have grown there, in accordance to Fountain Walk, the mall and Twelve Mile Road being a major road in the area. There are sections of Novi, particularly the southwest section, which they have tried to keep lower density with larger homes in that area. He is going to reserve his judgement until he hears the rest of the comments from the other Commissioners. His inclination is not to support the plan for the reason of the major jump in density from the way it is currently zoned, even though it is a beautiful plan, and he feels the demographics as discussed would fill it up. It is just not zoned right and we have an obligation to the residents and people in the community and moving into the community, to look at what they have and stand by what they have without there being a major study or change. He may not be against it in the future, because for those that are opposed to this project, with the location that is there, it will be developed at some point.

Member Lynch asked what the density is that surrounds the property.

Planner Komaragiri stated that Liberty Park is a single-family development to the west which is approximately 3.5 units/acre; and Carlton Forest to the east which is 5.6 units/acre. The proposed density of 4.2 units/acre provides a reasonable transitional use between the lower density at Liberty Park and to Carlton Forest to the east.

Director McBeth clarified that Liberty Park has a combination of single-family and attached units. The area for Liberty Park in its entirety is Master Planned for fifteen units to the acre, but overall about 12.3 units/acre.

Member Lynch stated that there is 12.3 units/acre on one side, and 5.6 units/acre on the other side. This plan is projected to be 4.2 units/acre. In regards to Dixon Road, there was mention of removal of multiple trees. He feels that if the trees are removed from that area, the trees should be replanted in that area instead of having money go into the Tree Fund. He asked if there is any way possible that the vegetation be used to buffer both sides of Dixon Road instead since there is an issue with Dixon Road and what appears at the back at one of the subdivisions. He asked how many trees are being required for the Tree Fund.

Planner Komaragiri stated that the total replacement trees required is 946 trees. The applicant is proposing to replace 405 trees on site and pay into the Tree Fund for the remaining 541 trees. There are woodlands replacements being proposed along Dixon Road and some are within the property mostly around the corners of the site.

Member Lynch stated that he feels this is an area of the Master Plan they have not looked at in quite some time. He agrees with Member Greco that it will be developed at some point in time. His suspicion is that if it goes into the Master Plan, the density is going to be much higher than what is currently being proposed based on the surrounding areas. He feels the issue is that there are surrounding subdivisions that buffer homes, and they are fairly isolated from anything else. Knowing that those lands can probably be developed since everything gets developed sooner or later, he is trying to figure out a way that we can maintain some semblance of isolation through the vegetation, and at the same time put a high quality subdivision from the area, remove the arsenic from the ground, and make it profitable for everyone. He is wondering if they can have much more vegetation along Dixon Road since it is an issue. He would like to ask the developer if this is doable.

Mr. Halso came to the podium and stated that he loves the idea. They would be happy to work with the city and plant as many or all of the requirement replacement trees on both sides of Dixon Road, not just on their side. The one side of Dixon Road definitely could use more trees than there are, and this is a great opportunity

to add them. From the slides that were seen previously, it is pretty open, and in addition to granting the right-of-way, which they will be doing across the entire frontage including Mrs. Tuck and Mr. Marini's properties which they have agreed to provide, their frontages will have an additional fifty feet of buffer, all of which they intend to plant as heavily as city staff will support. They have also worked with Engineering on the road design and the design is a smaller and narrower profile intended to calm the traffic. Adding a walkway will give pedestrians and children something to walk on besides an unpaved street. He thanks Member Greco for his comments and stated that he thought they were using the PRO to address the change in the Master Plan.

Member Lynch stated that looking at the density right now, with the Master Plan being opened up for review and with the density going up, he feels that 4.2 is reasonable for this area based on the 15 on one side and five on the other. He also thinks isolation is an issue since the neighbors are used to having the forest behind them, and when it gets removed, they have nothing. He is in support of this request if he can see an agreement between the city and the developer so they can recreate Dixon Road denser in trees and foliage to have the isolation that the existing homeowners have come to enjoy, instead of putting money into the Tree Fund, which goes elsewhere in the city. If this can be done, a high quality subdivision can be developed, which will happen at some point in time. With the density of the Master Plan, when it goes to the committee and they review five on one side and twelve on the other, maybe it will be required to have eight homes per acre. In his opinion, it will be a good solution if they can fix Dixon Road to be denser because the homes presented by Pulte will sell. There is only one entrance and he asked if the Fire Department has agreed to this or if there is a secondary entrance.

Planner Komaragiri stated that they have provided a second emergency access off of the cul-de-sac on the other side. They will be calling it a temporary secondary access because the other connection north of the site where the rustic trail and woodlands are preserved is hoped to become a permanent through access at some point. If it becomes a permanent access, the temporary access will no longer be in effect.

Member Lynch stated that "Skip" (Violette Tuck) made a valid point - he has been in a similar situation where homes have been built, he was nervous about it, and at the end of the day they turned out okay and there was nothing to worry about.

Member Zuchlewski asked the Traffic Engineer said he had question about the 'numbers' on Dixon Road.

Traffic Engineering consultant Matt Klawon told him to "fire away".

Member Zuchlewski stated that his question is similar to one heard a while ago. The density of this has had all kinds of numbers; 102 and originally down to 95 and now down to 90. If the zoning wasn't changed, how much of an increase of traffic flow would they have on Dixon Road?

Mr. Klawon stated that he pulled together the numbers proposed but he does not have the numbers in front of him if the zoning wasn't changed. The site as the study reads now during the peak hour is at about 100 vehicles new to the system, so those vehicles would exit the site and go either down to Twelve Mile Road or over to Novi Road. The questions came up of accessing Twelve Mile Road southbound on Dixon Road. It is proposed that the volume in the morning, which would be the peak period for exiting onto Twelve Mile, would go up to 58 cars per hour, and the existing number is currently 18 vehicles per hour. All the delay calculations are all within acceptable levels and essentially the changes would be not that discernable for the average motorist approaching the intersection to make their exit.

Member Zuchlewski stated that he has seen it before and has seen it in different configurations and it seems to him that the rezoning was never really an issue. They have worked with the developer and the developer has provided them with what they wanted the best that they could get. He feels this developer has done an awful lot with what he has, and the developer has tried to work with the city in all the different reviews that have been required and everyone says that they approve it. Based upon how long his project has been going along and the encouragement they have given the developer, this is where he would be coming from.

Member Lynch stated he feels their hand is forced relative to zoning density in this particular area and the consent judgment that occurred in Liberty Park. (He looked to Director McBeth for confirmation.)

Director McBeth stated their hand is not necessary forced relative to zoning density. The consent agreement

allowed a maximum of fifteen units to the acre. She also clarified that the multiple family portion of that development is at about 12.5 units/acre and the single family portions are developed at about 3.5 units/acre.

Chair Pehrson stated that the Master Plan on its own allows applicant to come forward using the PRO as a methodology, by which they can provide a reasonable discussion to sway the board in why their development would work. He feels that is what the developer has done in this case. Given the fact that the consent judgement set the tone and the standard for what the density is, 12 and 15 to the west, and 5 units to the east, we will not see RA zoning in this area. He does not think that what has been presented is out of the norm and it serves as a transition between the two areas. He also agrees with Member Lynch, that if in the PRO the developer and the city can get together and continue with the formulation of trees along Dixon Road, so it can continue its natural beauty road status, it will be prudent for them to do so at this point in time. He is glad to hear the developer wanting to do this. He is not sure why it is not already part of the proposal. Chair Pehrson stated that he is a big proponent of density changes when it makes sense, and with this case being unique, they will probably always end up right where they are now. He has heard what the residents have to say about the case, and this commission takes very seriously what has been discussed and brought forward to them, and they are not able to do anything about traffic per se. The Planning Commission asks for Traffic Consultants to give their opinion, and it is often based on worst case scenarios. The board does not have the ability or the authority to make specific roads wider or have a center turn lane installed. But they do have the ability to make some changes based upon this particular developer coming forward with a PRO, where they get to work with them to develop the language and what this proposal might look like. The things talked about need to be part of the PRO, and he has no problems with the mitigation going on since they are working with a company that has done this many times before. He cannot do anything relative to construction that takes place; they have ordinances as to when trucks cannot go up and down roads, so as not to bother people. People have recourses in the area if there is dirt or dust, they can contact the city so something can be done about it to mitigate the issue. This is a quality development and they have asked the developer to come back with certain amenities in the PRO, which he has provided. For these reasons, he is in support of this particular motion given that they tweak the PRO language to add a few more things; to address the concerns and some of the thoughts that have been brought forward on the Planning Commission.

Chair Pehrson asked if there were any additional comments.

Member Lynch stated that he wants to make a motion, but he asked how he includes the trees as a condition.

Attorney Dovre stated that if he wants to make a motion to approve, looking at the motion form they have been provided, the second part states that 'if Council approves the rezoning, Planning Commission recommends the following conditions'. At that part, there is already an 'a' and 'b' condition, and he could add a 'c' that might say, "subject to city approval, the applicant planting required replacement trees in the Dixon Road right-of-way on both sides of the road, rather than satisfying his responsibility for those trees by payment into the city Tree Fund".

Member Lynch stated that he could paraphrase that condition, but he wants what the attorney just stated to appear in the record.

Attorney Dovre stated that he could say 'with a new condition 'c' as outlined by the City Attorney'.

Motion by Member Lynch and seconded by Member Zuchlewski.

In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to recommend approval to the City Council to rezone the subject property RA (Residential Acreage) to RT (Two-family residential) with a Planned Rezoning Overlay. The recommendation shall include the following ordinance deviations for consideration by the City Council:

- a. **Reduction in the required minimum lot size and minimum lot width for one-family detached dwellings reviewed against R-4 Zoning standards to allow for smaller lots (10,000 square feet and 80 feet required, 5,400 square feet and 45 feet provided);**
- b. **Reduction in minimum front yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (30 feet required, 20 feet provided);**

- c. Reduction in minimum rear yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (35 feet required, 30 feet provided);
- d. Reduction in minimum side yard setback and aggregate side yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (10 feet with 25 feet aggregate required, 5 feet with 10 feet aggregate provided);
- e. Increase in maximum lot coverage permitted per Zoning Ordinance (maximum of 30 percent of total site required, 35 percent of total site provided); and
- f. A Design and Construction Standards (DCS) waiver for the lack of paved eyebrows as per Engineering review.

If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:

- a. Acceptance of applicant's offer of Public benefits as proposed:
 - i. Maximum number of units shall be 90.
 - ii. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
 - iii. Paving of 1,800 linear feet of Dixon Road.
 - iv. Planting of woodland replacement trees along the Dixon Road frontage.
 - v. Remediation of on-site arsenic contamination.
 - vi. Pocket parks/tree preservation within the development.
 - vii. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
 - viii. Dedication of public right-of-way along Dixon Road.
 - ix. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.
- b. Applicant complying with the conditions listed in the staff and consultant review letters.
- c. Subject to city approval, the applicant planting required replacement trees in the Dixon Road right-of-way on both sides of the road, rather than satisfying its responsibility for those trees by payment into the city Tree Fund.

This motion is made because:

- a. The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in this review letter.
- b. The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park – Single Family development to the west (approximately 3.5 units/acre), and the Carlton Forest development to the east (approximately 5.6 units/acre).
- c. The roadways and surrounding intersections are expected to maintain acceptable levels of service with the addition of the site generated traffic, and the proposed paving of approximately 1,800 linear feet of Dixon Road from the existing terminus point at Twelve Mile Road to the northern entrance of the proposed development may be seen as a public benefit to the potential residents of the new development, as well the residents who currently use Dixon Road.
- d. The site will be adequately served by public utilities.
- e. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.
- f. Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed.

Motion carried 3-1.

PLANNING REVIEW

Review based on 4th Revised Concept Site Plan on February 16, 2016

| CONCEPT PLAN SUBMITTAL SCHEDULE | | | |
|--------------------------------------|--|--|--------------------------|
| Type of Submittal | Date of Submittal | Reviewed by | Presented to PC |
| Concept Plan | March 09, 2015 | All Agencies | No |
| Revised Concept Plan | June 18, 2015 | All Agencies except Traffic, Wetlands and Facade | Yes. On August 26, 2015 |
| 2 nd Revised Concept Plan | September 14, 2015 | All Agencies except Facade | No |
| 3 rd Revised Concept Plan | Submitted: November 25, 2015 Updated: December 14, 2015 | All Agencies except Traffic and Facade | Yes. On January 13, 2016 |
| 4 th Revised Concept Plan | February 16, 2016 | All Agencies except Wetlands and Facade | Yes. On March 9, 2016 |



PLAN REVIEW CENTER REPORT

March 2, 2016

Planning Review

Dixon Meadows fka Trailside

JSP14-46 with Rezoning 18.708

4th revised Concept Plan Review (2/16/16)

Petitioner

Pulte Homes

Review Type

Rezoning Request from RA (Residential Acreage) to RT (Two-Family Residential) with Planned Rezoning Overlay (PRO)

Property Characteristics

- Site Location: East side of Dixon Road, north of Twelve Mile Road (Section 10)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North: RA; East: RM-1; West (across Dixon Road): RA; South: R-1, One-Family Residential and OS-1, Office Service
- Current Site Use: Single-family residential
- Adjoining Uses: North: vacant; East: Carlton Forest (multiple-family); West (across Dixon Road): Liberty Park (single-family); South: single-family residential and office
- School District: Novi Community School District
- Site Size: 22.36 gross acres; 21.6 net acres

Project Summary

The petitioner is requesting a Zoning Map amendment for a 22.36-acre property on the east side of Dixon Road, north of Twelve Mile Road (Section 10) from RA (Residential Acreage) to RT (Two Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the development of a 90-unit single-family site condominium (previous plan that appeared before Planning Commission showed 95 units, and the requested rezoning was to RM-1, Low-Density, Low-Rise Multiple Family Residential).

The Planning Commission most recently reviewed the Concept Plan and Rezoning at a public hearing on January 13, 2016 and recommended approval to the City Council. Following the Planning Commission meeting, several residents of adjacent Liberty Park contacted staff and asked to review an alternate sketch the residents had prepared that highlighted a number of the resident's concerns. Staff and the applicant met with the residents' representatives on February 4th to hear those concerns. The applicant has now provided an "Alternate Plan" to the plan recommended for approval for consideration, along with a Summary Letter from Pulte Homes dated 2/12/16, and a Traffic Impact Study Addendum. It is staff's opinion that the proposed changes are significant enough to return to the Planning Commission for another public hearing and recommendation on the alternate plan, prior to forwarding the request to the City Council for consideration. Changes provided on the Alternate Plan are as follows:

- Relocation of Dixon Meadows entry boulevard approximately 175 feet to the south, while shifting the proposed stormwater detention pond to the north in order to afford more privacy to residents of Liberty Park. The modifications also result in minor revisions to the lots

along the south and west perimeter of the development, and an increase in the size of the small pocket park between lots 66 and 67 by approximately 5000 square feet.

- Landscaping along Dixon Road is proposed to be enhanced based on comments from the Planning Commission as well as from the residents who contacted Planning staff following the Planning Commission meeting in January. The revised plans now include a double row of oversized, 12-foot tall, evergreen trees behind the Liberty Park homes that back up to Dixon Road, adjacent to the subject property. Additional deciduous trees and shrubs are proposed in natural planting arrangements along the frontage of Dixon Meadows and other locations along Dixon Road to the south.
- The applicant has now offered an alternative to the paving of Dixon Road: the previously submitted plan showed new pavement for Dixon Road from Twelve Mile Road north to the Liberty Park boulevard entrance at Declaration Drive. The nearby Liberty Park residents expressed their desire to terminate the paving of Dixon Road at the south entrance to the proposed Dixon Meadows (not extending it to Declaration Drive). Pulte Homes is willing to offer pavement on Dixon Road for either option. **The Planning Commission may wish to discuss this aspect in detail. Engineering staff has recommended accepting the first offer, to pave Dixon Road to Declaration Drive.**

The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA to RT, Two-Family Residential) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

The applicant has proposed a 90-unit single-family development. The PRO Concept Plan shows one on-site detention pond near the southwest corner of the site with an open space/park area located near east, north east and North West corners of the site. One boulevard access point is proposed off Dixon Road with a stub street connection proposed at the northeast corner of the site.

The applicant has indicated that the site’s historical use was an orchard, and numerous pesticides were utilized that contained chemicals that are now banned for commercial application. The applicant indicates that remediation plans have been prepared by Pulte and their soils consultant. Soils that contain arsenic levels that exceed residential use standards are proposed to be removed from the site. The plan shows a significant amount (83 percent) of the regulated woodland trees on site will be removed along with those soils to allow for the proposed development. A detailed woodland survey was presented with this application and reviewed by the City’s Woodland consultant.

Additionally, the applicant has provided a copy of the Incremental Soil Sampling and Analyses for a portion of the property, prepared in January 2015, which appears to indicate that certain areas that were tested do exceed the established Regional Background Level for arsenic, and may require remediation, while other areas of the site apparently do not exceed the established standards for remediation.

Planning Commission Actions

The rezoning and concept plan first appeared for public hearing with the Planning Commission on August 26, 2015. The Planning Commission voted to postpone consideration to allow the applicant

time to address certain concerns that had been identified. The Planning Commission most recently reviewed the Concept Plan and Rezoning at the January 13, 2016 meeting and, following a public hearing, recommended approval of the plan as submitted at that time with the following motion:

In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to recommend approval to the City Council to rezone the subject property RA (Residential Acreage) to RT (Two-family residential) with a Planned Rezoning Overlay. The recommendation shall include the following ordinance deviations for consideration by the City Council:

- a. Reduction in the required minimum lot size and minimum lot width for one-family detached dwellings reviewed against R-4 Zoning standards to allow for smaller lots (10,000 square feet and 80 feet required, 5,400 square feet and 45 feet provided);
- b. Reduction in minimum front yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (30 feet required, 20 feet provided);
- c. Reduction in minimum rear yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (35 feet required, 30 feet provided);
- d. Reduction in minimum side yard setback and aggregate side yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (10 feet with 25 feet aggregate required, 5 feet with 10 feet aggregate provided);
- e. Increase in maximum lot coverage permitted per Zoning Ordinance (maximum of 30 percent of total site required, 35 percent of total site provided); and
- f. A Design and Construction Standards (DCS) waiver for the lack of paved eyebrows as per Engineering review.

If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:

- a. Acceptance of applicant's offer of Public benefits as proposed:
 - i. Maximum number of units shall be 90.
 - ii. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
 - iii. Paving of 1,800 linear feet of Dixon Road.
 - iv. Planting of woodland replacement trees along the Dixon Road frontage.
 - v. Remediation of on-site arsenic contamination.
 - vi. Pocket parks/tree preservation within the development.
 - vii. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
 - viii. Dedication of public right-of-way along Dixon Road.
 - ix. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.
- b. Applicant complying with the conditions listed in the staff and consultant review letters.
- c. Subject to city approval, the applicant planting required replacement trees in the Dixon Road right-of way on both sides of the road, rather than satisfying its responsibility for those trees by payment into the city Tree Fund.

This motion is made because:

- a. The applicant has presented a reasonable alternative to the proposed Master Plan

designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in this review letter.

- b. The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park – Single Family development to the west (approximately 3.5 units/acre), and the Carlton Forest development to the east (approximately 5.6 units/acre).
- c. The roadways and surrounding intersections are expected to maintain acceptable levels of service with the addition of the site generated traffic, and the proposed paving of approximately 1,800 linear feet of Dixon Road from the existing terminus point at Twelve Mile Road to the northern entrance of the proposed development may be seen as a public benefit to the potential residents of the new development, as well the residents who currently use Dixon Road.
- d. The site will be adequately served by public utilities.
- e. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.
- f. Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed.

Motion carried 3-1.

Recommendation

Staff recommends the Planning Commission hold the scheduled public hearing and recommend approval to the City Council of the proposed PRO and revised Concept Plan Alternate including the applicant's offer to pave 1800 feet of Dixon Road, for the following reasons:

1. The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in this review letter.
2. The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park – Single Family development to the west (approximately 3.5 units/acre), and the Carlton Forest development to the east (approximately 5.6 units/acre).
3. The site will be adequately served by public utilities.
4. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.
5. Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed.

Planning Commission Options

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend City Council **approve** the request to rezone the parcel to RT Two-Family Residential with a Planned Rezoning Overlay Alternate Concept Plan (*APPLICANT REQUEST and STAFF RECOMMENDATION*); OR
2. Recommend City Council deny the request to rezone the parcel to RT with a PRO, with the zoning of the property to remain RA; OR
3. Recommend City Council rezone the parcel to a zoning district other than RA or RT (an additional public hearing may be required); OR
4. Postpone consideration of the request for further study.

Master Plan for Land Use

The Future Land Use Map (adopted Aug. 25, 2010) of the City of Novi Master Plan for Land Use 2010 designates this property and the property to the north as "Single Family" with a recommended density of 1.65 units per acre. The property to the south also shares the "Single Family" designation and a portion is also designated as "Private Park." The property to the east (the existing Carlton Forest Development) is shown as the eligible for the "PD-1" or Planned Development option with a planned density of 6.5 units per acre and the property to the west, across Dixon Road, (the existing Liberty Park Development) is designated for "Multiple-Family", "Single-Family" and "Public Park" uses with a planned density of 15 units per acre.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: Encourage the use of functional open space in new residential developments. *(The applicant has a usable open space in four locations within the development.)*
2. Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. *The proposal would include smaller-lot single-family dwelling units, which is a product that has proven to be attractive to a wide demographic.*
3. Objective: Encourage residential developments that promote healthy lifestyles. *The concept plan's inclusion of pathways and connection to the City's larger pathway system enables walking and bicycling.*
4. Objective: Protect and maintain open space throughout the community. *15% of the site is preserved as open space, for areas in and around the stormwater detention basin, and to preserve quality woodlands and amenities for the residents of the development.*
5. Objective: Continue to strive toward making the City of Novi a more bikeable and more walkable community. *The development is proposed to be linked to the City's developing pathway system, and proposes an approximately 850-foot off-site sidewalk connection along the east side of Dixon Road, to the sidewalks along Twelve Mile Road.*

The rezoning request was presented to the Master Plan and Zoning Committee on October 22, 2014, along with a PRO conceptual plan with 95 parcels. Detention ponds have been relocated, and adjustments have been made to some of the parcels and the open space areas, as noted in detail, above. Members of the Committee were receptive to the concept plan, but requested additional information regarding surrounding planned and existing land uses be provided prior to the matter coming forward for formal review. The applicant has since provided additional information regarding surrounding land uses and densities of neighboring developments (Sheet 06).

Density proposed

The applicant is now proposing 90 units on the 21.6 net acres resulting in approximately 4.2 units/acre. As previously mentioned, the Master Plan for Land Use recommends 1.65 units per acre for the subject property and the properties immediately to the north and a portion to the south. The proposed density exceeds the recommended density of the master plan. However, it should be noted that the adjacent Carlton Forest development was developed at approximately 5.6 units per acre and the Liberty Park development on the opposite side of Dixon Road has a maximum permitted density of 15 units per acre. Liberty Park - Multiple Family has developed at approximately 12.5 units/acre and the Liberty Park - Single Family developed at 3.5 units/acre. The proposed density for the subject site would still be well below the densities of these adjacent developments.

The applicant is now requesting that the property is rezoned to RT zoning district per staff's recommendation. The proposed density of 4.2 units/acre is most consistent with the maximum permitted density in the RT zoning district.

The Concept Plan has been modified from the plan that was reviewed for Pre-Application submittal, for the Planning Commission's first public hearing on the matter, and for the Planning Commission's second hearing. Open space near the center of the site has been relocated to the northeast part of the site in order to preserve quality trees. Additional open space is provided on the east by eliminating two lots in the middle of the east side, along Verona Drive, and around the proposed emergency access in the northwest corner along Dixon Road. Total usable open space has now increased from about 0.77 acre (3.5 percent of the total site area) to 3.35 acres (15 percent of the total site area).

Sheet 05 indicates proposed open spaces in four locations within the development. The current submittal proposed the following amenities as part of usable open space:

- Open Space A: Benches and Pergola
- Open Space B: a meandering path with benches to connect to the sidewalk system
- Open Space C: 6 feet wide limestone path to be located in field to preserve understory
- Open Space D: Seating, bike racks and play structure.

Staff agrees that the changes to the most recent plan are a considerable improvement from the last plan reviewed. The current site plan provide better pedestrian connectivity within the development, preservation of additional quality woodlands, and visual breaks from the linear form of development.

As a means for comparison, the Berkshire Pointe site plan, now under development on Wixom Road, south of Grand River, consists of 86 units on 29.15 acres of land, with similar size lots and home styles as proposed in Dixon Meadows. The Berkshire Pointe site contains quality woodlands and wetlands. The approved Final Site Plan for Berkshire Pointe included the preservation of 6.5 acres of open space, or approximately 22 percent of the site. A large portion of the open space contains wetlands on the north part of the site, buffering the homes from the commercial development to the north, with additional preservation area along the south and west property lines which provides a buffer between the homes and Catholic Central.

While the Dixon Meadows site does not appear contain the quality wetlands that the Berkshire Pointe development contains, the open space provided within Berkshire Pointe development offers an opportunity for some quality natural features to be integrated into the site design for the benefit of the residents. Staff's suggestion for additional open space preservation would be to redesign the northwest part of the site to increase the setback of the homes along Dixon Road (units 16, 17, 18 and 19) to further enhance the 40 foot greenbelt that is shown, in order to enhance the plan for Dixon Road to be maintained in its rural nature. The landscape plans have been modified with this Alternate Plan to enhance the proposed landscaping along Dixon Road as noted in the applicant's cover letter.

Staff suggested the applicant consider alternative designs to break up the long straight rows of homes that are proposed (especially the 22 homes that were previously shown along the east property line). In response, the applicant eliminated two lots to create additional open space, preservation of quality woodlands (outside of arsenic-affected areas) and proposed a traffic calming design along Verona drive. The applicant expanded further on the design concept in his cover letter. At the public hearing, the Planning Commission may wish to discuss with the applicant whether additional open space may benefit the development, as described above, or through the preservation of some additional quality woodlands or specimen trees.

Existing Zoning and Land Use

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

**Land Use and Zoning
 For Subject Property and Adjacent Properties**

| | Existing Zoning | Existing Land Use | Master Plan Land Use Designation |
|-------------------------------------|---|--|--|
| Subject Property | RA, Residential Acreage | Single-Family Residential | Single-Family Residential at a maximum of 1.65 units/acre |
| Northern Parcels | RA, Residential Acreage | Vacant | Single-Family Residential at a maximum of 1.65 units/acre (Public Park – further to the north) |
| Southern Parcels | R-1, One-Family Residential and OS-1, Office Service | Single-Family Residential and Office | Single-Family Residential |
| Eastern Parcels | RM-1, Low Density, Low-Rise Multiple-Family Residential | Carlton Forest Multiple-Family Development | PD-1 at a maximum of 6.5 units/acre |
| Western Parcels (across Dixon Road) | RA, Residential Acreage | Liberty Park Residential Development | Multiple-Family, Single-Family at a maximum of 15.0 units/acre and Public Park |

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the proposed PRO concept plan with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request with the PRO option.

The property directly **north** of the subject property is vacant land. The properties further to the north (on the opposite side of Twelve and One-Half Mile Road) are currently preserved natural areas that are part of Lakeshore Park. Impacts to these properties as a result of the proposal would be expected as part of the development of any residential development on the subject property and could include construction noise and additional traffic.

Directly to the **south** of the subject property are a handful of single-family residential homes on residential lots along Dixon Road and an existing office development fronting on Twelve Mile Road. All of these properties would experience greater traffic volumes along Dixon Road than what would be expected with development under the current zoning. The loss of woodland area on the property would present an aesthetic change but that would also happen with development under the current zoning.

The property to the **west** of the subject property (across Dixon Road) is the Liberty Park residential development. Liberty Park is composed of both single- and multiple-family homes with a maximum density of 15 units/acre for the entire development. Single-family homes sites are similarly sized when compared to the proposal. Residents of the existing development would experience increased traffic and visual impacts similar to those described for properties to the south.

The property to the **east** of the subject parcels contains Carlton Forest multiple-family development (master planned for 6.5 units/acre). Similar to the other residential properties in the area, this development would experience greater traffic volumes in the area and the loss of the wooded buffer currently separating the development from Dixon Road. Traffic impacts may be slightly less as the entrance to Carlton Forest is off of Twelve Mile Road and the entrance to the proposed Dixon Meadows development is planned off of Dixon Road.

Comparison of Zoning Districts

The following table provides a comparison of the current (RA) and proposed (RT) zoning classifications.

| | RA Zoning (Existing) | RT Zoning (Proposed) |
|--------------------------|--|--|
| Principal Permitted Uses | 1. One-family dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks 4. Cemeteries 5. Schools 6. Home occupations 7. Accessory buildings and uses 8. Family day care homes | 1. All uses as regulated in the R-4 One Family Residential District 2. Two-family dwellings (site built). 3. Shared elderly housing 4. Accessory buildings and uses customarily incident to any of the above uses |
| Special Land Uses | 1. Raising of nursery plant materials 2. Dairies 3. Keeping and raising of livestock 4. All special land uses in Section 402 5. Nonresidential uses of historical buildings 6. Bed and breakfasts | 1. Reserved. |
| Minimum Lot Size | 43,560 square feet (1 acre) | 7,500 square feet (duplexes) 10,000 square feet (single family homes) |
| Minimum Lot Width | 150 feet | 50 feet (duplexes) 80 feet (single family homes) |
| Building Height | 2 1/2 stories -or- 35 feet | 2.5 stories -or- 35 feet whichever is less |
| Building Setbacks | Front: 45 feet Side: 20 feet (aggregate 50 feet) Rear: 50 feet | Front: 30 feet Side: 10 feet (aggregate 25 ft) Rear: 35 feet |

Infrastructure Concerns

An initial engineering review was done as part of the rezoning with PRO application to analyze the information that has been provided thus far. The applicant has submitted a sanitary sewer capacity study as requested by the Engineering staff. The Engineering staff agrees with the study's findings and notes that no modifications or upgrades to the existing facilities would be required. Water main is currently available to connect into along Dixon Road. Sanitary sewer would be extended as part of the development. There are minor items to be addressed on the Preliminary Site Plan submittal. A full scale engineering review would take place during the course of the Site Plan Review process for any development proposed on the subject property, regardless of the zoning.

The City's traffic consultant has reviewed the **Rezoning Traffic Impact Study** and notes a **minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low. Even with the addition of the development traffic, the Levels of Service at nearby intersections would also operate at acceptable levels.** There are some minor road design

issues on the concept plan which would need to be addressed in future plan submittals. See the traffic review letter for additional information.

Natural Features

There is a significant area of regulated woodlands on the site including trees that are considered specimen trees. The applicant has proposed woodland impacts and will need to plant woodland replacement trees and contribute money to the tree fund to account for said impacts. The applicant has submitted the required tree survey. The Woodland Review letter indicates that about 83 percent of the regulated woodland trees on the site are proposed to be removed, while 17 percent of the regulated woodland trees are proposed to be preserved. With the revised concept plan, the applicant relocated the open space areas further north to protect the higher quality woodland areas. Additional preservation is proposed to create open space along Verona drive. The applicant is proposing to reduce lot sizes to plant more replacement trees behind lots 42, 43, 18 and 19 as illustrated in sheet L-1. 1. **Staff suggests that the applicant commit to providing open space amenities on subsequent submittals, and consider modification of the Concept Plan to preserve additional quality woodlands on the site.** The applicant should consider providing woodland conservation easements for any areas containing woodland replacement trees and for those woodland areas being preserved as open space. The applicant is encouraged to further modify lot boundaries to minimize impacts to quality/specimen trees. Please refer to the woodland review letter or additional information.

Additionally, the applicant has provided a copy of the Incremental Soil Sampling and Analyses for a portion of the property, prepared in January 2015. The analyses focused on two former orchard areas located on primarily the western portions of the subject property. Soil samples were taken to determine the presence of arsenic in certain areas and if identified in sufficient concentrations that would require remediation and removal of soils from the site. The analyses indicated that certain areas that were tested do not exceed the established Regional Background Level for arsenic, and may not require remediation. **Planning staff previously suggested that the Planning Commission discuss with the applicant whether additional usable open space can be provided for the residents of the community.** The revised concept plan now provides 3.35 acres of open space/tree preservation in common open space, some of which will be preservation of higher quality woodlands near the northeast part of the property. **The plan now provides approximately 15 percent of the total site area as usable open space/tree preservation areas. By way of comparison, a similar development, Berkshire Pointe, provides approximately 22 percent of the site in open space, some of which consists of preserved natural features.**

There is a portion of one on-site regulated wetland and the concept plan proposes approximately 0.002 acres of impact to Wetland D, near the proposed cul de sac (reduced from the previously proposed impact of 0.011 acres of impact to the wetland). An impact on the 25 foot natural features setback is anticipated as well. The applicant is encouraged to modify lot boundaries to minimize impacts to the wetlands and wetland buffer areas. Please refer to the wetland review letter for additional information.

Development Potential

Development under the current RA zoning could result in the construction of up to 18 single-family homes under the allowable density and net acreage of the site. It is not known whether the site could be developed with 18 lots that meet the dimensional requirements of the RA zoning district. Development under the master-planned density of 1.65 units to the acre (equivalent to R-1 zoning) would be up to 36 single family homes. Development under the proposed RT zoning without a PRO option could result in as many as 104 single family detached homes. As proposed, the development would be limited to 90 single-family detached homes.

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the internal roads and lots, location of proposed detention ponds, location of proposed open space and preserved natural features and a general layout of landscaping throughout the development. Also included were conceptual renderings of housing styles and floor plans. (See the façade review letter for additional information on the provided renderings.) The applicant has provided a narrative describing the proposed public benefits and requested deviations.

1. Maximum number of units shall be 90.
2. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
3. Paving of 1,800 linear feet of Dixon Road (or ~600 feet less pavement, if the Alternate Plan for paving is approved).
4. Planting of woodland replacement trees along the Dixon Road frontage.
5. Remediation of on-site arsenic contamination.
6. Pocket parks/tree preservation within the development.
7. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
8. Dedication of public right-of-way along Dixon Road.
9. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.

Ordinance Deviations

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that *"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."* Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan. The applicant has submitted a narrative describing the requested deviations. **The applicant should consider submitting supplemental material discussing how if each deviation "...were not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."**

1. **Lot Size and Width:** Per Section 3.1.7.B of the Zoning Ordinance, one-family detached dwellings are to be reviewed against the regulations for the R-4 Zoning District. **The minimum lot size in the RT District, when single family detached homes are built, is 10,000 square feet and the minimum lot width is 80 feet (equivalent to the R-4, One-Family Residential District). The applicant has proposed a minimum lot size of 5,400 square feet and a minimum width of 45 feet. The overall density at 4.2 units to the acre is most consistent with the RT Zoning District (maximum density is 4.8 units to the net site area).** For reference, the lots in the Berkshire Pointe Development, which is currently under construction near the intersection of Twelve Mile Road and Wixom Road, are of similar size to the proposed lots in Dixon Meadows.
2. **Setbacks:** **The minimum side yard setback for a single-family dwelling in this district is 10 feet with an aggregate of 25 feet. The minimum front yard setback is 30 feet and the minimum rear yard setback is 35 feet. The applicant has proposed a minimum 5 foot side yard setback (with an aggregate of 10 feet) and a minimum 20 foot front yard setback and a minimum 30 foot rear yard setback.**
3. **Lot Coverage:** **The maximum permitted lot coverage per the Zoning Ordinance is 25 percent of the total site. The applicant is proposing 35 percent lot coverage for the smallest lots.**
4. **Design and Construction Standards (DCS) Waiver:** **DCS waiver is required for the lack of paved eyebrows.** See the Traffic Engineering Review letter for additional information.

Applicant Burden under PRO Ordinance

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

Public Benefit under PRO Ordinance

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments:

1. Maximum number of units shall be 90.

2. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
3. Paving of 1,800 linear feet of Dixon Road (or ~600 feet less, if the Alternate Plan for paving is approved).
4. Planting of woodland replacement trees along the Dixon Road frontage.
5. Remediation of on-site arsenic contamination.
6. Pocket parks/tree preservation within the development.
7. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
8. Dedication of public right-of-way along Dixon Road.
9. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.

These proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. Of the seven benefits listed, two – woodland replacement plantings and the remediation of existing arsenic contamination - would be requirements of any conceivable residential subdivision development of the subject property under existing RA zoning. Housing style upgrades would be considered enhancements over the minimum requirements of the ordinance. (See the façade consultant's review letter.)

The remaining benefits – Dixon Road paving, pocket parks and right-of-way dedication along Dixon Road, financial contribution for the design and construction of approximately 850 feet of off-site sidewalks – are enhancements that would benefit the public that would not be required as part of a residential development under the existing RA zoning. However, it should be noted that the preservation of open space (i.e. pocket parks) and environmental features is something that would be encouraged as part of a development review and, although not required, the right-of-way dedication is typical of developments. Additionally, it should be noted that the City has no plans to pave portions of Dixon Road in the near future. The proposed construction of the off-site sidewalks (or equivalent payment for such sidewalks), along the east side of Dixon Road, are enhancements that would benefit the residents of the development and surrounding area.

Submittal Requirements

This Site Plan is scheduled to go before the Planning Commission on March 9, 2016. Please note the following is requested:

1. A written **request for City Council approval of all deviations from the Ordinance as you see fit.**
2. A PDF version of the all Site Plan drawings that were dated 12-14-15 and 2-15-16. **NO CHANGES MADE.**
3. A color rendering of the Site Plan, if any.
4. Rezoning signs must be maintained along the property's frontage in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request.

Barbara McBeth, AICP – Deputy Director of Community Development
bmcbeth@cityofnovi.org or 248-347-0587

Attachments: Planning Review Chart

Planning Review Summary Chart

Dixon Meadows JSP14-46

Rezoning with Planned Rezoning Overlay Concept Plan Review

Plan Date: 2-16-16 (Alternate Plan showing relocation of Detention Basin and access drive)

Bolded items must be addressed by the applicant

| Item | Proposed | Meets Requirements? | Comments |
|---|---|---------------------|--|
| Master Plan Single Family Residential @ 1.65 dwelling units per acre | 4.2 dwelling units per acre | No | The proposed rezoning would not be in compliance with the current Master Plan. |
| Zoning RA | RT with PRO | | Density permitted in RT |
| The remainder of the review is against RT standards. (Single-family uses in the RT District are to be reviewed against the standards of the R-4 District.) | | | |
| Use Uses listed in Section 3.1.7 | Single-Family Site Condominium | Yes | |
| Min. Lot Size (Sec. 3.1.5.D) 10,000 sq. feet | Minimum lot size is 5,400 sq. feet | No | Applicant has indicated they will seek a deviation from the Ordinance as part of the PRO process. |
| Min. Lot Width (Sec. 3.1.5.D) 80 feet At no point between the front yard setback & the building can the lot width be less than 90% of the min. width (72 feet) | Min. 45 feet | No | Applicant has indicated they will seek a deviation from the Ordinance as part of the PRO process. |
| Max. Lot Coverage (Sec. 3.1.5.D) 25% | 35% | No | Applicant has indicated they will seek deviations from the Ordinance as part of the PRO process. |
| Min. Building Setbacks (Sec. 3.1.5.D) Front: 30 feet Rear: 35 feet Side (each): 10 feet Side (total): 25 feet | Front: 20 feet Rear: 30 feet Side (each): 5 feet Side (total): 10 feet | No | Applicant has indicated they will seek deviations from the Ordinance as part of the PRO process. |
| Min. Building Floor Area (Sec. 3.1.5.D) 1,000 sq. ft. | 2,500 sq. ft. – 3,000 sq. ft. | | Individual buildings are reviewed as part of the building permit application |
| Max. Building Height (Sec. 3.1.5.D) 2 ½ stories or 35 ft. | Building elevations not provided | | |
| Lot Depth Abutting a Secondary Thoroughfare (Sec. 4.02.A.5 of the Sub. Ord.) Lots abutting a major or secondary thoroughfare | No rear lot lines abutting a secondary thoroughfare | N/A | |

| Item | Proposed | Meets Requirements? | Comments |
|--|--|---------------------|---|
| must have a depth of at least 140 feet | | | |
| Non-access greenbelt easements (Sec. 5.5.3.E.i.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 | Largest block is less than 1,000 ft. 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 conditions or natural features • Would create undesirable traffic patterns | Street connection provided to adjacent property on northern boundary near 770 feet | Yes | |
| Wetland and Watercourses (City Code Sec. 12-174(a)(4)) Lots cannot extend into a wetland or watercourse | Wetland pocket located along Dixon Road | | See wetland review letter |
| Woodlands (City Code Chapter 37) Replacement of removed trees | Woodland impacts proposed | Yes? | See woodland review letter Applicant should demonstrate alternative layouts were considered Applicant is encouraged to provide woodland conservation easements within open space areas |
| Development in the Floodplain (Sec. 4.03 of the Sub. Ord.) | N/A | N/A | |

| Item | Proposed | Meets Requirements? | Comments |
|--|---|---------------------|---|
| Areas in a floodplain cannot be platted | | | |
| <p>Sidewalks and Pathways (Sub. Ord. Sec. 4.05, Bicycle & Pedestrian Master Plan & Non-Motorized Plan) The Non-Motorized Plan recommends a neighborhood connector on-road route for Dixon Road</p> <p>5 ft. sidewalk required on both sides of all internal streets</p> | <p>5 ft. sidewalk shown along both sides of internal streets</p> <p>Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.</p> | Yes | <p>If accepted, details will need to be incorporated into the PRO Agreement and finalized at the time of Site Plan review.</p> |
| <p>Master Deed/Covenants and Restrictions Applicant is required to submit this information for review with the Final Site Plan submittal</p> | Master Deed not submitted | Yes | Plans will not be stamped approved until the Master Deed has been reviewed and approved by staff and the City Attorney's office |
| Exterior Lighting (Section | Entrance lights | Yes | See the engineering review letter for |

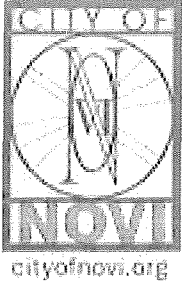
| Item | Proposed | Meets Requirements? | Comments |
|---|--|---|--|
| <p>5.7) Photometric plan required at FSP</p> <p>A residential development entrance light must be provided at the entrances to the development off of Dixon Road</p> | <p>now appear to be provided at Dixon Road</p> | | <p>more information.</p> |
| <p>Design and Construction Standards Manual</p> <p>Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).</p> | <p>Provided</p> | <p>Yes</p> | |
| <p>Development and Street Names</p> <p>Development and street names must be approved by the Street and Project Naming Committee before Preliminary Site Plan approval</p> | <p>The project name Dixon Meadows has been approved by the Street and Project Naming Committee.</p> <p>Street names still need to be submitted.</p> | <p>Yes/No</p> | <p>Contact Richelle Leskun at 248-347-0579 to proposed additional alternatives and schedule a meeting with the Committee</p> |
| <p>Residential Entryway Signs (Chapter 28)</p> <p>Signs are not regulated by the Planning Division or Planning Commission</p> | <p>Signage indicated</p> | <p>If a residential entryway sign is proposed, contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information</p> | |
| <p>Area for Future Development</p> | <p>2 areas for future development indicated along Dixon Road</p> | <p>NA</p> | <p>Plans have been modified</p> |
| <p>Economic Impact</p> <p>Total cost of the proposed building & site improvements</p> <p>Home size & expected sales price of new homes</p> <p>Number of jobs created (during construction, and if known, after a building is occupied)</p> | <p>Home size 2,500 – 3,000 square feet</p> | | <p>Applicant has provided a statement regarding the potential economic impact of the development in the response letter, including the following: The expected sales price of the new homes will be consistent with the homes currently being constructed in Berkshire Pointe, which start around \$400,000. The total anticipated cost will be approximately \$30 million dollars.</p> |

| Item | Proposed | Meets Requirements? | Comments |
|--|----------|--|----------|
| Additional Planned Rezoning Overlay Agreement Terms: Public Benefit (Sec. 7.13.2.D.ii) As part of a PRO, the applicant shall demonstrate an enhancement of area as compared to existing zoning that results in a public benefit | | | |
| Maximum number of units shall be 90. | | Proposed units are less than allowable units per RT density (4.8 DUA) Proposed density is 4.2 DUA | |
| Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet | | | |
| Dixon Road Improvements Pave approximately 1,800 linear feet of Dixon Road from existing Twelve Mile Road terminus point to Liberty Park's entrance at Declaration Drive. Alternate Plan indicates that paving will stop at entrance to proposed development, instead of extending to Liberty Park's entrance. The Planning Commission may wish to discuss this change. | | This would be considered a benefit. See the engineering review letter for additional information. | |
| Housing Style High end quality home construction | | See the façade review comments for additional information | |
| Dixon Road Landscaping Use of woodland replacement plantings along Dixon Road | | See the landscape review letter for additional information. Woodland replacement plantings are a requirement of the Woodland Ordinance. | |
| Arsenic Remediation Environmental cleanup | | This would be considered a benefit | |
| Provision of Housing Options Meets need for a wider diversity of housing choices no currently prevalent in the City | | Although this would meet one of the goals and objectives listed in the Master Plan for Land Use, this would not necessarily be considered a public benefit | |
| Proposed Park and Site Amenities A proposed pocket park and associated amenities within the development | | This would be considered a benefit, although relatively small in size. | |
| Additional ROW Property Donation Donate additional right-of-way along Dixon Road to City | | This is not required as part of the development of the property but it is fairly typical for developers to donate planned right-of-way | |

ENGINEERING REVIEW

Review based on 4th Revised Concept Site Plan on February 16, 2016

| CONCEPT PLAN SUBMITTAL SCHEDULE | | | |
|--------------------------------------|--|--|--------------------------|
| Type of Submittal | Date of Submittal | Reviewed by | Presented to PC |
| Concept Plan | March 09, 2015 | All Agencies | No |
| Revised Concept Plan | June 18, 2015 | All Agencies except Traffic, Wetlands and Facade | Yes. On August 26, 2015 |
| 2 nd Revised Concept Plan | September 14, 2015 | All Agencies except Facade | No |
| 3 rd Revised Concept Plan | Submitted: November 25, 2015 Updated: December 14, 2015 | All Agencies except Traffic and Facade | Yes. On January 13, 2016 |
| 4 th Revised Concept Plan | February 16, 2016 | All Agencies except Wetlands and Facade | Yes. On March 9, 2016 |



PLAN REVIEW CENTER REPORT

03/03/2016

Engineering Review

Dixon Meadows

JSP14-0046

Applicant

PULTE HOMES OF MICHIGAN

Review Type

Revised Concept Plan

Property Characteristics

- Site Location: N. of Twelve Mile Road and W. of Novi Road
- Site Size: 22.5 acres
- Plan Date: 02/17/16

Project Summary

- Construction of an approximately 90 lot residential development. Site access would be provided by an entrance from Dixon Rd. to proposed public roads.
- Water service would be provided by a looped extension from the existing 24-inch water main along the east side of Dixon Rd. along with 8 additional hydrants.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer stub at the intersection of Dixon Rd. and Declaration Dr.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site detention basin.
- An alternate plan with the entrance and storm basin locations switched was included in this submittal.

Recommendation

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

Comments:

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

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

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. They can be found on the City website (www.cityofnovi.org/DesignManual).
2. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on cityofnovi.org.
3. Provide a street light at the proposed north entrance on Dixon Road. The City will coordinate the installation with Detroit Edison and invoice the developer as stated in the Street Lighting Policy.
4. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
5. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
6. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
7. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
8. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
9. Provide a combination of easements and right-of-way to provide 20-feet of public access centered on the sanitary sewer and water main.
10. Remove "Convertible Area" between the remaining parcel and the Sedgwick Blvd. R.O.W.

Water Main

11. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
12. Provide a profile for all proposed water main 8-inch and larger.
13. The water main stub to the north 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.
14. Provide the size of the existing and proposed water main.
15. 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

16. Because Wayne County has expressed capacity concerns, a temporary moratorium has been placed on approval of sanitary sewer permits from the City. We are working with the County to resolve this as quickly as possible. Until then all sanitary sewer permit applications will be on hold.
17. Provide sanitary sewer along the Dixon frontage.
18. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
19. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
20. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
21. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

22. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
23. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
24. Match the 0.80 diameter depth above invert for pipe size increases.
25. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
26. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
27. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
28. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.

29. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

30. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
31. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
32. Provide a 5-foot wide stone bridge allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
33. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
34. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
35. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.
36. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.

Paving & Grading


37. Revise the sidewalk location around the road eyebrows to follow the road path and not the eyebrow right of way path.
38. Provide a paving cross-section for the proposed roadway and sidewalk.
39. Provide a proposed cross-section and plans for Dixon Rd. paving.
40. Provide plans for proposed sidewalk along Dixon Rd.
41. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
42. Provide the standard Type 'M' approach at the Dixon Rd. intersections.
43. A **Design and Construction Standards variance from Section 11-194(a)(8) of the Novi City Code** granted by City Council is required for the lack of paved eyebrows. City Staff supports this variance request.

Off-Site Easements

44. Any off-site utility easements anticipated must be executed by both parties **prior to final approval of the plans**. Drafts of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.

- a. An off-site storm sewer easement is required for the detention pond outlet.

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

A handwritten signature in cursive script, reading "Jeremy Miller", is written over a horizontal line.

cc: Adam Wayne, Engineering
Brian Coburn, Engineering
Barbara McBeth, Community Development
Beck Arold, Water & Sewer

LANDSCAPE REVIEW

Review based on 4th Revised Concept Site Plan on February 16, 2016

| CONCEPT PLAN SUBMITTAL SCHEDULE | | | |
|--------------------------------------|--|--|--------------------------|
| Type of Submittal | Date of Submittal | Reviewed by | Presented to PC |
| Concept Plan | March 09, 2015 | All Agencies | No |
| Revised Concept Plan | June 18, 2015 | All Agencies except Traffic, Wetlands and Facade | Yes. On August 26, 2015 |
| 2 nd Revised Concept Plan | September 14, 2015 | All Agencies except Facade | No |
| 3 rd Revised Concept Plan | Submitted: November 25, 2015 Updated: December 14, 2015 | All Agencies except Traffic and Facade | Yes. On January 13, 2016 |
| 4 th Revised Concept Plan | February 16, 2016 | All Agencies except Wetlands and Facade | Yes. On March 9, 2016 |



PLAN REVIEW CENTER REPORT

February 29, 2016

Revised Conceptual Site Plan

Dixon Meadows

Review Type

Conceptual Landscape Review – Revised #3

Job

JSP14-0046

Property Characteristics

- Site Location: Dixon Road
- Site Zoning: RA
- Adjacent Zoning: RM-1 to east, RA to north and south, RA to west
- Plan Date: 2/16/2016

Ordinance Considerations

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

Recommendation:

This concept is **recommended for approval**. While detailed landscape plans are needed to show that all requirements are met, the conceptual plans provided indicate that they can be. The alternative entry position is also recommended for approval.

Existing Soils (Preliminary Site Plan checklist #10, #17)

Soil information is provided.

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

1. Utilities are shown on the topographic survey and on the Landscape Plan.
2. A note has been added indicating that the T and TV lines are underground.

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

Existing trees and proposed removals have been shown.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

1. Proposed tree fencing is shown correctly on the Landscape Plan.
2. **Please also show tree fencing on Removal/Demolition plan in Preliminary and Final Site Plans.**
3. **Please show labels for existing trees to remain on Preliminary and Final Landscape Plans.**

Woodland Replacement Trees

1. Conceptual plans for additional replacement trees proposed to be planted off site – along Dixon Road and on Liberty Park property – have been added to the plans.
2. **On Preliminary and Final Site plans, please label the trees to indicate that they are woodland replacement trees to assist with verification in on-site inspections.**

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

1. Calculations have been provided and the proposed trees appear to meet the requirements.
2. **Please uniquely label plants according to the requirement they meet on Preliminary and Final Site Plans.**

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

1. Calculations have been provided and the proposed trees appear to meet the requirements for both Dixon and internal Roads.
2. **Ten of the existing trees counted toward the street tree requirement are actually outside of the right-of-way (slightly). If the trees are healthy trees of species that qualify as valid street trees (i.e. not invasive species such as black locusts), they can count toward that requirement, to help preserve the natural look of Dixon Road. If they do not meet those conditions, they should be replaced with trees that do.**
3. **Please uniquely label proposed plants according to the requirement they meet on the Preliminary and Final Site plans.**

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

1. Calculations have been provided and shrub clouds indicate compliance with the requirement for 70-75% of the rim being planted with clusters of large native shrubs.
2. A label stating the High Water Line (HWL) has been added.
3. **Please add contour labels for the Preliminary and Final Site Plans.**

Transformer/Utility Box Screening (Zoning Sec 5.5.3.D.)

When proposed transformers/utilities/fire hydrants are available, add to landscape plan and adjust plant spacing accordingly.

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

Plant lists are not required on conceptual plans, but need to be provided on Preliminary Site Plans.

Planting Notations and Details (LDM)

1. Details provided meet City of Novi requirements.
2. City of Novi landscape notes have been provided on plans.

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

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

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

Please show contours for entire site – not just berms and detention basin – on Preliminary Site Plans.

Corner Clearance (Zoning Sec 5.9)

Corner Clearance triangles for all roads as have been provided.

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



Rick Meader – Landscape Architect

WETLANDS REVIEW

Review based on 3rd Revised Concept Site Plan on December 14, 2015

| CONCEPT PLAN SUBMITTAL SCHEDULE | | | |
|--------------------------------------|--|--|--------------------------|
| Type of Submittal | Date of Submittal | Reviewed by | Presented to PC |
| Concept Plan | March 09, 2015 | All Agencies | No |
| Revised Concept Plan | June 18, 2015 | All Agencies except Traffic, Wetlands and Facade | Yes. On August 26, 2015 |
| 2 nd Revised Concept Plan | September 14, 2015 | All Agencies except Facade | No |
| 3 rd Revised Concept Plan | Submitted: November 25, 2015 Updated: December 14, 2015 | All Agencies except Traffic and Facade | Yes. On January 13, 2016 |
| 4 th Revised Concept Plan | February 16, 2016 | All Agencies except Wetlands and Facade | Yes. On March 9, 2016 |

December 17, 2015

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

Re: Dixon Meadows (fka Trailside) - JSP14-0046
Wetland Review of the Revised Concept Plan (PSP15-0173)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept Plan for the proposed Dixon Meadows single-family residential condominium project prepared by Atwell, L.L.C. dated November 25, 2015 (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 conducted a wetland evaluation for the property on October 10, 2014 with the Applicant's wetland consultant, King & MacGregor Environmental, Inc. (KME).

ECT recommends approval of the Revised Concept Plan for Wetlands; however, the Applicant should address the items noted below in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.

The proposed development is located north of Twelve Mile Road and east of Dixon Road in Section 10. The Plan proposes the construction of ninety (90) single-family residential site condominiums (reduced from 92 on the previous concept plan submittal), associated roads and utilities, and a storm water detention basin. Two home sites were removed from the Plan (previously units 67 & 68) and a pocket park has been provided along the eastern property boundary. Although not indicated on the City's Regulated Wetlands Map (see Figure 1), the proposed project site contains one area of City-Regulated Wetlands (see Figure 2). Some wetland areas are located to the north of the project property. A very small portion of 25-foot wetland buffer/setback extends onto the north side of the site from one of these wetlands (i.e., Wetland A).

Onsite Wetland Evaluation

ECT visited the site on October 10, 2014 for the purpose of a wetland boundary verification with the applicant's wetland consultant King & MacGregor Environmental (KME). The focus of the inspection was to review site conditions in order to determine whether on-site wetland is considered regulated under the City of Novi's Wetland and Watercourse Protection Ordinance. Wetland boundary flagging was not in place at the time of this site inspection. ECT and KME identified four wetland areas (Wetlands A, B, C and D) in the field. Property lines were not clearly marked at the time, and the three wetlands identified along the northern property line (Wetlands A, B, and C) have been shown to be located outside of the limits of the subject parcel. The approximate locations of the four wetland areas identified during the wetland boundary verification are depicted in Figure 2.

Wetlands A through D are all forested and scrub-shrub wetlands which may contain semi-permanent areas of standing water. Plant species identified include silver maple (*Acer saccharinum*), American elm (*Ulmus americana*), silky dogwood (*Cornus amomum*), rice-cut grass (*Leersia oryzoides*), sedge (*Carex intumescens*), false nettle (*Boehmeria cylindrica*), and wood reedgrass (*Cinna arundinacea*). A regulated wetland is depicted to the north on the adjacent parcel in the available mapping, and on the official City of Novi Regulated Wetland and Watercourse map. There are two additional wetlands (Wetlands B and C) located north of the property that don't

actually extend onto the subject site. It should be noted that the 25-foot wetland setback/buffer of Wetland A extends slightly onto the subject property.

Wetland D is located in the west/central portion of the property and appears to lie on a parcel line. As such, a portion of the small wetland lies on the subject property and a portion appears to be located on a residential property that is not included as part of the subject property. The overall area of this wetland is listed as 0.24-acre. Although it graphically appears that about ½ of Wetland D is located on the subject property, the Plan notes that 0.01-acre of this wetland is located on-site. ECT suggests that the applicant review and revise this area quantity as needed. This forested wetland area appears to be of fair quality and impact to this wetland is proposed as part the site design. ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan.

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

Wetland Impact Review

The Plan includes proposed impacts to the wetland and the 25-foot setback of the only on-site wetland (Wetland D) located on this property. This wetland is located in the west/central portion of the property and appears to lie on a parcel line. As such, a portion of the small wetland lies on the subject property and a portion appears to be located on a residential property that is not apparently included as part of the subject property. Although it graphically appears that about ½ of Wetland D is located on the subject property, the Plan notes that only 0.01-acre of this wetland is located on-site. Similarly, the Plan notes that the overall area of the 25-foot setback of Wetland D is 0.12-acre with 0.06-acre being located on the subject property. This calculation appears to be correct. Based on the wetland area quantities provided and the wetland impact hatch, the proposed wetland impact area amount is not completely clear. ECT suggests that the applicant review and revise these area quantities as needed.

The Plan proposes to fill a portion of Wetland D for the purpose of road (i.e., cul-de-sac) construction. The Plan notes the following impact:

- Wetland D Impact: 0.017-acre (fill)

As shown, the south-western portion of this small wetland area (and 25-foot wetland buffer) will remain on the residential property to the south that is not currently a part of the proposed site development.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The Plan proposes the following wetland buffer impacts:

- Wetland D Buffer Impact: 0.055-acre (fill);
- Wetland A Buffer Impact: 0.001-acre (fill).

The majority of the proposed development site consists of buildable upland. ECT continues to suggest that efforts should be made in order to avoid impacts to this existing area of on-site forested wetland (i.e., Wetland D). The small area (0.001-acre) of Wetland A 25-foot setback that is located on-site will be impacted for the purpose of constructing a bioswale intended to assure continued hydrology to the wetlands located north of the site (Wetlands A, B, and C). The intent appears to collect stormwater runoff from the rear yards of proposed Lots 21

through 26 and lots 52 through 54. The goal is to route this collected stormwater towards the off-site wetland areas.

Permits & Regulatory Status

The on-site wetland (i.e., Wetland D) does not appear to be regulated by the MDEQ as it does not appear to be within 500 feet of a watercourse/regulated drain. In addition, it is not greater than 5 acres in size. The Applicant has provided documentation from MDEQ that contains follow-up information to an October 16, 2014 pre-application meeting for the project (letter dated February 23, 2015). The letter states that based on the information provided by the applicant, the MDEQ's Water Resources Division (WRD) has determined that a permit is not required under Part 303 of the NREPA (Natural Resources and Environmental Protection Act, 1994 PA 451, as amended).

The project as proposed will require a City of Novi *Wetland 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. As noted, the on-site wetland appears to be considered essential by the City as it appears to 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.).

Wetland Comments

Please consider the following comments when preparing all subsequent site plans:

1. The overall area of Wetland D is noted as 0.24-acre, with only 0.01-acre being located on the subject property. Although it graphically appears that about ½ of Wetland D is located on the subject property, the Plan notes that only 0.01-acre of this wetland is located on-site. Similarly, the Plan notes that the overall area of the 25-foot setback of Wetland D is 0.12-acre with 0.06-acre being located on the subject property. This calculation appears to be correct. Based on the wetland area quantities provided and the wetland impact hatch, the proposed wetland impact area amount is not completely clear. ECT suggests that the applicant review and revise these area quantities as needed.
2. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed lot boundaries and/or site design in order to preserve wetland and wetland buffer areas. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

The on-site wetland is located in the western/central portion of the property and appears to lie on a parcel line. As such, a portion of the small wetland lies on the subject property and a portion appears to be located on a residential property that does not appear to be included as part of the subject property. The majority of the proposed development site consists of buildable upland. ECT suggests that efforts should be made in order to avoid impacts to this existing area of forested wetland and the 25-foot wetland buffer.

Dixon Meadows (JSP14-0046)
Wetland Review of the Revised Concept Plan (PSP15-0173)
December 17, 2015
Page 4 of 6

At a minimum, the applicant should provide written authorization for what appears to be the proposed filling of a portion of Wetland D that extends off of the subject property.

Recommendation

ECT recommends approval of the Revised Concept Plan for Wetlands; however, the Applicant should address the items noted in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Chris Gruba, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1 and Figure 2



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



Figure 2. Approximate Wetland Boundaries as observed (shown in red). Approximate property boundary is shown in white (aerial photo source: Google Earth, accessed January 27, 2015).

WOODLANDS REVIEW

Review based on 4th Revised Concept Site Plan on February 16, 2016

| CONCEPT PLAN SUBMITTAL SCHEDULE | | | |
|--------------------------------------|--|--|--------------------------|
| Type of Submittal | Date of Submittal | Reviewed by | Presented to PC |
| Concept Plan | March 09, 2015 | All Agencies | No |
| Revised Concept Plan | June 18, 2015 | All Agencies except Traffic, Wetlands and Facade | Yes. On August 26, 2015 |
| 2 nd Revised Concept Plan | September 14, 2015 | All Agencies except Facade | No |
| 3 rd Revised Concept Plan | Submitted: November 25, 2015 Updated: December 14, 2015 | All Agencies except Traffic and Facade | Yes. On January 13, 2016 |
| 4 th Revised Concept Plan | February 16, 2016 | All Agencies except Wetlands and Facade | Yes. On March 9, 2016 |

March 1, 2016

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

Re: Dixon Meadows (fka Trailside) - JSP14-0046
Woodland Review of the Revised Concept Plan (PSP16-0017)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept Plan for the proposed Dixon Meadows single-family residential condominium project prepared by Atwell, L.L.C. dated December 14, 2015. (Plan). In addition, pursuant to meetings set up with residents of the adjacent Liberty Park development held on February 4, 2016 and a subsequent follow-up meeting with the City of Novi on February 9, 2016, the applicant has provided an *Alternate Plan*. The specific sheets that comprise the alternate plan are the *Alternate Layout Dimensional Plan* (Sheet 3) and the landscape plans (Sheets L-1 to L-9).

The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT conducted a woodland evaluation for the property on Tuesday, March 17, 2015. ECT has reviewed previous iterations of this site plan.

ECT recommends approval of this revised Concept Plan for Woodlands at this time. ECT recommends that the Applicant address the items noted below in the *Woodland Comments* Section of this letter prior to receiving Final Stamping Set Plan approval.

The applicant has indicated that the *Alternate Plan* contain the following options for consideration that differ from the Planning Commission approved PRO plans:

1. Relocation of Dixon Meadows Entry Boulevard

The centerline of Dixon Meadows' boulevard entrance has been moved south by approximately 175 feet, and the storm water detention pond was shifted to the north side of the entrance road. Minor revisions were made to lots along the southern and western perimeter of the development, and provided the ability to increase the small pocket park between lots 66 and 67 by approximately 5,000 square feet. A wooden pergola and pedestrian seating area are still proposed with the detention basin to ensure that this area provides an amenity for the development.

2. Landscaping Along Dixon Road

The landscaping plans have been revised to reflect feedback from the Planning Commission as well as from a select few residents of the neighboring Liberty Park development. In particular, we have incorporated an alternating double row of oversized 12-foot evergreen trees behind

the Liberty Park homes that back up to Dixon Road adjacent to the proposed Dixon Meadows development. It should be noted that the specific location and extent of screening behind the Liberty Park homes depends in part on the Liberty Park Home Owners Association (HOA) approving additional plantings in their current landscaped common area.

3. Dixon Road Paving Alternatives

Currently Pulte Homes is proposing to pave Dixon Road from the 12 Mile Road terminus pavement point, to the Liberty Park Boulevard entrance at Declaration Drive. The residents expressed their desire to terminate the paving of Dixon Road at the entrance to Dixon Meadows.

The proposed development is located north of Twelve Mile Road and east of Dixon Road in Section 10. The Plan continues to propose the construction of ninety (90) single-family residential site condominiums (reduced from 92 on a previous concept plan submittal), associated roads and utilities, and a storm water detention basin. Two home sites were previously removed from the Plan (previously units 67 & 68) and a pocket park has been provided along the eastern property boundary. The proposed project site contains several areas of City-Regulated Woodland (see Figure 1 and Site Photos).

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.*

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Tuesday, March 17, 2015. An existing tree survey has been completed for this property by Allen Design. The *Woodland Plan* (Sheets L-4 and L-5) contain existing tree survey information (tree locations and tag numbers). The *Woodland List* is included on Sheets L-6 and L-7, and includes tree tag

numbers, diameter-at-breast-height (DBH), common/botanical name, and condition of all surveyed trees as well as the required woodland replacement credit requirements.

The surveyed trees have been marked with aluminum tree tags allowing ECT to compare the tree diameters reported on the *Woodland List* to the existing tree diameters in the field. ECT found that the *Woodland Plan* and the *Woodland List* appear to accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (DBH) measurements and found that the data provided on the Plan was consistent with the field measurements.

The entire site is approximately 22 acres with regulated woodland mapped across a significant portion of the property. The mapped City-regulated woodlands area is generally located within the northern and central sections of the site (see Figure 1). It appears as if the proposed site development will involve a significant amount of impact to regulated woodlands and will include a significant number of tree removals.

On-site woodland within the project area consists of black cherry (*Prunus serotina*), sugar maple (*Acer saccharum*), American elm (*Ulmus americana*), green spruce (*Picea pungens*), box elder (*Acer negundo*), black locust (*Robinia pseudoacacia*), aspen (*Populus spp.*), eastern red cedar (*Juniperus virginiana*), common pear (*Prunus communis*), common apple (*Malus spp.*), sweet cherry (*Prunus avium*), black walnut (*Juglans nigra*), silver maple (*Acer saccharinum*), scotch pine (*Pinus Sylvestris*), norway spruce (*Picea abies*), red maple (*Acer rubrum*), white cedar (*Thuja occidentalis*), eastern cottonwood (*Populus deltoides*) and several other species. Black cherry trees comprise approximately 34% of the on-site trees and sugar maple trees comprise approximately 14% of the on-site trees.

Based on the information provided on the Plan, the maximum size tree diameter on the site is a sugar maple (54-inch DBH). The *Woodland List* includes eight (8) other trees greater than or equal to 36-inches DBH. The *Woodland List* also includes thirty-two (32) total trees greater than or equal to 24-inches DBH. In terms of habitat quality and diversity of tree species, the project site is of fair quality. The majority of the woodland areas consist of relatively immature growth trees of good to fair health. Although disturbed in many areas, this wooded area provides a fair level of environmental benefit; however the subject property is surrounded by existing residential use. In terms of a scenic asset, wind block, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of fair quality. It should be noted that areas of the existing understory have been disturbed. In particular the understory within the wooded area on the south side of the property appears to have been brush-hogged or cleared relatively recently.

Proposed Woodland Impacts and Replacements

Although the applicant has previously made some plan revisions that have resulted in the preservation of some City-Regulated Woodlands, there continue to be substantial impacts to regulated woodlands associated with the proposed site development. It appears as if the proposed work (proposed lots and roads) will cover a large portion of the site and will involve a considerable number of tree removals. It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h.

greater than or equal to 8 inches. The previously-proposed open space/park located on the east side of the site served to preserve an additional fourteen (14) regulated trees. In addition, the proposed open spaces in the north-central and the northeastern areas of the site propose to preserve approximately fifty-four (54) and twenty-one (21) regulated trees, respectively.

The following tables serve to summarize the differences in proposed woodland impacts as well as the proposed Woodland Replacement scenarios for both the current plan as well as the *Alternate Plan*. The *Alternate Plan* includes the newly-proposed relocation of the Dixon Meadows Entry Boulevard as well as additional landscaping along Dixon Road. The following table (Table 1) summarizes the proposed Woodland Impacts:

Table 1. Proposed Woodland Impacts

| | Current Plan | Alternate Plan |
|---|---------------------|-----------------------|
| Net Regulated Trees | 745 | 745 |
| Regulated Trees Removed | 619 (83%) | 618 (83%) |
| | | |
| Non-Woodland Trees Preserved | 23 | 16 |
| Non-Woodland Preservation Credits (i.e., varies by tree DBH) | 77 | 52 |
| | | |
| Trees 8" – 11" | 367 x 1 = 367 | 367 x 1 = 367 |
| Trees 11" – 20" | 164 x 2 = 328 | 164 x 2 = 328 |
| Trees 20" – 30" | 19 x 3 = 57 | 19 x 3 = 57 |
| Trees 30"+ | 2 x 4 = 8 | 2 x 4 = 8 |
| Multi-stem trees | 259 | 254 |
| Subtotal | 1,019 | 1,014 |
| Less Non-Woodland Preservation Credit | 77 | 52 |
| Woodland Replacements Required | 942 | 962 |

A main difference in proposed tree removals between the current plan and the *Alternate Plan* is that partly due to the shifting the Dixon Meadows Entry Boulevard to the south, the applicant is able to preserve fewer Non-Woodland Trees that would otherwise be preserved under the current revised concept plan. Specifically, sixteen (16) non-woodland trees would be preserved under the *Alternate Plan* development compared to the preservation of 23 non-woodland trees in the current revised concept plan. This difference in non-woodland tree preservation quantity results in a net difference of 25 Woodland Replacement credits. It can also be noted that there is a small difference in the number of multi-stem trees being removed between the current concept plan and the *Alternate Plan*. The applicant has also noted that the *Alternate Plan* proposes to remove four (4) more potential specimen trees than does the current plan.

Specifically, the proposed entry boulevard on the *Alternate Plan* will remove the following non-regulated trees located near Dixon Road that would otherwise be preserved:

- Tree No. 658 – 43” sugar maple (6 Woodland Replacement Credits for preservation);
- Tree No. 659 – 11” sugar maple (2 Woodland Replacement Credits for preservation);
- Tree No. 666 – 44” sugar maple (6 Woodland Replacement Credits for preservation);
- Tree No. 667 – 15” spruce (3 Woodland Replacement Credits for preservation).

These four trees, if preserved as shown on the current concept plan, provide for a total of 17 Woodland Replacement Credits for the preservation of non-woodland trees. The following table summarizes the proposed Woodland Replacements:

Table 2. Proposed Woodland Replacements

| | Current Plan | Alternate Plan |
|---|-------------------------|---|
| Woodland Replacements Required | 942 | 962 |
| Proposed Replacement Tree Categories: | | |
| Additional Street Trees | 68 | 69 |
| Additional Dixon Road Plantings | | |
| Trees | 34 | 34 |
| 6’ shrubs (6:1 replacement ratio) | N/A | 59 credits (355 shrubs @ 6:1 replacement ratio) |
| Liberty Greenbelt Plantings | | |
| 2.5” Deciduous Trees | 21 | 16 |
| 12’ Evergreens (1.5:1 replacement ratio) | 17 (25 trees planted) | 66 (99 trees planted) |
| On-Site Deciduous | 45 | 79 |
| On-Site Evergreen (1.5:1 replacement ratio) | 113 (169 trees planted) | 122 (183 trees planted) |
| Total Tree Credits Provided On-site | 298 | 445 |
| Tree Credit Required to be Paid to Tree Fund | 644 | 517 |

It should be noted that the *Alternate Plan* proposes a total of 147 more “on-site” Woodland Replacement Credits than does the current revised plan. This increase is a result of the planting of 355 large shrubs (providing 59 Woodland Replacement Credits) along the Dixon Road corridor, as well as additional on-site deciduous and coniferous trees and a total of 49 additional credits along the Liberty Park Greenbelt through the planting of 49 more 12-foot evergreen trees. It is our understanding that all of the Liberty Greenbelt plantings are subject to approval from the Liberty Park Home Owner’s Association (HOA). 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 planted in some fashion (i.e., on-site, along Dixon Road, or within Liberty Park Greenbelt). The applicant should be aware that the “upsizing” of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. As such acceptable replacement evergreen trees shall be provided at a 1.5:1 replacement ratio. The applicant should review and revise the calculations on the Plan as necessary.

The current Plan does not clearly quantify the proposed number, location and species of the trees that will satisfy the proposed Woodland Replacement Tree credits to be planted. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted. The applicant should review and revise the Plan in order to better indicate how the on-site and off-site portions of the Woodland Replacement requirements will be met. It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees. It should also be noted that all deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). The “upsizing” of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. Finally, all proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached) and shall be species native to Michigan.

With regard to the location of woodland replacement trees, the Woodland Ordinance states:

- *The location of replacement trees shall be subject to the approval of the planning commission and shall be such as to provide the optimum enhancement, preservation and protection of woodland areas. Where woodland densities permit, tree relocation or replacement shall be within the same woodland areas as the removed trees. Such woodland replanting shall not be used for the landscaping requirements of the subdivision ordinance or the zoning landscaping;*
- *Where the tree relocation or replacement is not feasible within the woodland area, the relocation or replacement plantings may be placed elsewhere on the project property;*
- *Where tree relocation or replacement is not feasible within the woodland area, or on the project property, the permit grantee shall pay into the city tree fund monies for tree replacement in a per tree amount representing the market value for the tree replacement as approved by the planning commission. The city tree fund shall be utilized for the purpose of woodland creation and enhancement, installation of aesthetic landscape vegetation, provision of care and maintenance for public trees and provision and maintenance of specialized tree care equipment. Tree fund plantings shall take place on public property or within right-of-ways with approval of the agency of jurisdiction. Relocation or replacement plantings may be considered on private property provided that the owner grants a permanent conservation easement and the location is approved by the planning commission;*
- *Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the 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.*

The applicant shall demonstrate that the all proposed Woodland Replacement Trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city.

City of Novi Woodland Review Standards and Woodland Permit Requirements

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

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

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

There are a significant number of replacement trees required for the construction of the proposed development. The Dixon Meadows development consists of 90 single-family residences. The subject property is surrounded by existing residential use on the east, west and south sides, and by an undeveloped parcel and 12 ½ Mile Road to the north. Some degree of impact to on-site woodlands is deemed unavoidable if these properties are to be developed for residential use. Since the previous plan submittal, the applicant has worked with City staff and consultants in order to better “qualify” the woodland areas on the project, and has made efforts to modify the open space plan to better preserve quality woodland areas on-site.

Woodland Comments

Please consider the following comments when preparing all subsequent site plans:

1. The current Plan (both current plan and *Alternate Plan*) does not clearly quantify the proposed number, location and species of the trees that will satisfy the proposed Woodland Replacement Tree credits to be planted. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted. The applicant should review and revise the Plan in order to better indicate how the on-site and off-site portions of the Woodland Replacement requirements will be met. It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees. It should also be noted that all deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). The “upsizing” of Woodland Replacement trees for additional Woodland

Replacement credit is not supported by the City of Novi. Finally, all proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached) and shall be species native to Michigan.

2. Any proposed shrubs that are to be provided as Woodland Replacement material shall be 6-foot in height and shall be provided at a 6:1 Woodland Replacement ratio. All shrubs shall be species that are native to Michigan and otherwise satisfy all requirements of the City of Novi Landscape Design Manual.
3. It should be noted that the “upsizing” of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. As such acceptable replacement evergreen trees shall be provided at a 1.5:1 replacement ratio. The applicant should review and revise the Woodland Replacement calculations indicated on the Plan as necessary.
4. The Applicant is encouraged to provide preservation/conservation easements for any areas of remaining woodland.
5. The Applicant is encouraged to provide woodland conservation easements for any areas containing woodland replacement trees, if applicable. It is not clear how all of the proposed replacement trees will be guaranteed in perpetuity. As stated in the woodland ordinance:

Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the 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.

6. 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 deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and provide for 1:1 replacement. All evergreen replacement trees shall be 6-feet (minimum) in height and be provided at a 1.5:1 replacement ratio. All Woodland Replacement trees shall meet the requirements included in the *Woodland Tree Replacement Chart* (attached).
7. A Woodland Replacement financial guarantee for the planting of replacement trees will be required, if applicable. 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*.

8. 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.
9. 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*.

Recommendation

ECT recommends approval of this revised Concept Plan for Woodlands at this time. ECT recommends that the Applicant address the items noted in the *Woodland Comments* Section of this letter prior to receiving Final Stamping Set Plan approval.

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: Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

Attachments: Figure 1, Site Photos, Woodland Tree Replacement Chart



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

Site Photos



Photo 1. Looking west near the central portion of the northern property boundary (ECT, 3/17/15).



Photo 2. Looking south near the central portion of the northern property boundary (ECT, 3/17/15).



Photo 3. Looking north near the central portion of the property (ECT, 3/17/15).



Photo 4. Looking southwest near the south portion of the property (ECT, 3/17/15).



Photo 5. Looking west near the southern property boundary – area appears to have been brush-hogged/cleared (ECT, 3/17/15).



Photo 6. Trees have been marked with aluminum tags.
Tree #936, 9" DBH black cherry, to be removed (ECT, 3/17/15).

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)
 (All canopy trees to be 2.5" cal or larger, evergreens as listed)

| Common Name | Botanical Name |
|-------------------------------------|-------------------------------|
| Black Maple | Acer nigrum |
| Striped Maple | Acer pennsylvanicum |
| Red Maple | Acer rubrum |
| Sugar Maple | Acer saccharum |
| Mountain Maple | Acer spicatum |
| Ohio Buckeye | Aesculus glabra |
| Downy Serviceberry | Amelanchier arborea |
| Yellow Birch | Betula alleghaniensis |
| Paper Birch | Betula papyrifera |
| American Hornbeam | Carpinus caroliniana |
| Bitternut Hickory | Carya cordiformis |
| Pignut Hickory | Carya glabra |
| Shagbark Hickory | Carya ovata |
| Northern Hackberry | Celtis occidentalis |
| Eastern Redbud | Cercis canadensis |
| Yellowwood | Cladrastis lutea |
| Beech | Fagus sp. |
| Thornless Honeylocust | Gleditsia triacanthos inermis |
| Kentucky Coffeetree | Gymnocladus dioica |
| Walnut | Juglans sp. |
| Eastern Larch | Larix laricina |
| Sweetgum | Liquidambar styraciflua |
| Tuliptree | Liriodendron tulipifera |
| Tupelo | Nyssa sylvatica |
| American Hophornbeam | Ostrya virginiana |
| White Spruce_(1.5:1 ratio) (6' ht.) | Picea glauca |
| Black Spruce_(1.5:1 ratio) (6' ht.) | Picea mariana |
| Red Pine | Pinus resinosa |
| White Pine_(1.5:1 ratio) (6' ht.) | Pinus strobus |
| American Sycamore | Platanus occidentalis |
| Black Cherry | Prunus serotina |
| White Oak | Quercus alba |
| Swamp White Oak | Quercus bicolor |
| Scarlet Oak | Quercus coccinea |
| Shingle Oak | Quercus imbricaria |
| Burr Oak | Quercus macrocarpa |
| Chinkapin Oak | Quercus muehlenbergii |
| Red Oak | Quercus rubra |
| Black Oak | Quercus velutina |
| American Bladdernut | Staphylea trifolia |
| Bald Cypress | Taxodium distichum |
| American Basswood | Tilia americana |
| Hemlock (1.5:1 ratio) (6' ht.) | Tsuga canadensis |

TRAFFIC REVIEW

Review based on 4th Revised Concept Site Plan on February 16, 2016

| CONCEPT PLAN SUBMITTAL SCHEDULE | | | |
|--------------------------------------|--|--|--------------------------|
| Type of Submittal | Date of Submittal | Reviewed by | Presented to PC |
| Concept Plan | March 09, 2015 | All Agencies | No |
| Revised Concept Plan | June 18, 2015 | All Agencies except Traffic, Wetlands and Facade | Yes. On August 26, 2015 |
| 2 nd Revised Concept Plan | September 14, 2015 | All Agencies except Facade | No |
| 3 rd Revised Concept Plan | Submitted: November 25, 2015 Updated: December 14, 2015 | All Agencies except Traffic and Facade | Yes. On January 13, 2016 |
| 4 th Revised Concept Plan | February 16, 2016 | All Agencies except Wetlands and Facade | Yes. On March 9, 2016 |

February 26, 2016

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**SUBJECT: Dixon Meadows Traffic Review for PRO Concept Plan
JSP14-0046**

Dear Ms. McBeth,

The traffic impact study (TIS) was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

General TIS Comments:

1. The site is expected to generate 953 daily trips with 73 trips during the AM peak hour and 96 trips during the PM peak hour.
2. The site access drive at Dixon Road is expected to operate at an acceptable LOS A. The LOS remains the same as existing conditions at all affected approaches with insignificant increases in delay per vehicle (one to three seconds).
3. There are no modifications, such as a left turn passing lane or right turn deceleration lane, warranted for Dixon Road.
4. Minor comments related to the clarity of the TIS are included in the attached document.

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

Sincerely,

AECOM



Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer



Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS
Engineering Services

Memorandum

To Barbara McBeth, AICP Page 1
 CC Sri Komaragiri, Kirsten Mellem, Brian Coburn, Jeremy Miller, Richelle Leskun
 Subject JSP 14-0046– Dixon Meadows – Revised PRO – Traffic Review

From Matt Klawon, PE
 Date February 26, 2016

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

GENERAL COMMENTS

1. The applicant, Pulte Homes of Michigan, is proposing to develop the 22.36 acre parcel located on the east side of Dixon Road, north of 12 Mile Road, in the City of Novi.
2. The site is currently zoned as RA (Residential Acreage). The applicant is proposing to rezone the site as RT (Two family residential district), but will be developing 90 single family residential homes.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 8th Edition, as follows:

ITE Code: 210 (Single-Family Residential)
 Development-specific Quantity: 90 units
 Zoning Change: RA to RT

| Trip Generation Summary | | | | | |
|------------------------------|------------------------|---|---|----------------------|----------|
| | City of Novi Threshold | Estimated Trips (Permitted under existing zoning) | Estimated Trips (Permitted under proposed zoning) | Proposed Development | Analysis |
| AM Peak-Hour, Peak-Direction | 100 | 23 | 83 | 73 | N/A |

| | | | | | |
|---|-----|-----|------|-----|-----|
| Trips | | | | | |
| PM Peak-Hour, Peak-Direction Trips | 100 | 23 | 109 | 96 | N/A |
| Daily (One-Directional) Trips | 750 | 217 | 1089 | 953 | N/A |

2. A full traffic impact study was provided for 95 units with an addendum for 90 units. All comments regarding the traffic impact study can be found in the traffic impact study review letter. It should be noted; however, that the development is not expected to impact the surrounding roadways in a manner that will degrade traffic operations to unacceptable levels.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. Please provide the length of the island at the Sedgwick Boulevard entrance.
2. Provide dimensions for the entering and exiting tapers.
3. Provide site distance dimensions for the Sedgwick Boulevard entrance.
4. Driveway spacing is adequate.
5. The number of site access drives meets the City's standards.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General Traffic Flow
 - a. An emergency access driveway is provided and designed to City standards. However, a permanent "breakaway" gate should be provided at the secondary access driveway's intersection with the public roadway.
2. Parking Facilities
 - a. Parking will be provided by residential driveways as well as on-street parking.
3. The typical roadway cross-section is designed to City standards.
4. The applicant is requesting a variance for the unpaved eyebrow design. Please provide additional demensions for the eyebrow design.
5. The temporary "T" turn-around is designed to City standards.
6. The minimum turning radius at local street intersections is 25 feet; however, only 20 feet is provided in the plans.
7. The choker on Verona Drive is not considered a necessity and is not expected to have a considerable impact at it's current location. Vehicles will not have the opportunity to speed due to the proximity to trip originations or trip destinations and the horizontal curve. If the choker is installed please include signing details for the choker in future plans.
8. Sidewalk Requirements

- a. All site sidewalks are proposed to be five feet wide.
- b. Provide ADA ramp locations and details.
9. All on-site signing shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices. Signing was not included in this review and will be reviewed for compliance in future submittals, as available.
10. Please provide bike rack design details and dimensions.

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

Sincerely,

AECOM



Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer



Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

FIRE REVIEW

Review based on 4th Revised Concept Site Plan on February 16, 2016

| CONCEPT PLAN SUBMITTAL SCHEDULE | | | |
|--------------------------------------|--|--|--------------------------|
| Type of Submittal | Date of Submittal | Reviewed by | Presented to PC |
| Concept Plan | March 09, 2015 | All Agencies | No |
| Revised Concept Plan | June 18, 2015 | All Agencies except Traffic, Wetlands and Facade | Yes. On August 26, 2015 |
| 2 nd Revised Concept Plan | September 14, 2015 | All Agencies except Facade | No |
| 3 rd Revised Concept Plan | Submitted: November 25, 2015 Updated: December 14, 2015 | All Agencies except Traffic and Facade | Yes. On January 13, 2016 |
| 4 th Revised Concept Plan | February 16, 2016 | All Agencies except Wetlands and Facade | Yes. On March 9, 2016 |



March 3, 2016

TO: Barbara McBeth- Deputy Director of Community Development

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

City Manager
Pete Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrold S. Hart

RE: Dixon Road site development

PSP#16-0017

Project Description: Proposed single family development on the east side of Dixon rd.

Comments:

- 1) Emergency access roadway must meet City of Novi Standards.
- 2) Include hydrants and water main details on future submittals.

Recommendation: Approval with above comments.

Sincerely,

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

cc: file

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

cityofnovi.org

FACADE REVIEW

Review based on Concept Site Plan on March 09, 2015

| CONCEPT PLAN SUBMITTAL SCHEDULE | | | |
|--------------------------------------|--|--|--------------------------|
| Type of Submittal | Date of Submittal | Reviewed by | Presented to PC |
| Concept Plan | March 09, 2015 | All Agencies | No |
| Revised Concept Plan | June 18, 2015 | All Agencies except Traffic, Wetlands and Facade | Yes. On August 26, 2015 |
| 2 nd Revised Concept Plan | September 14, 2015 | All Agencies except Facade | No |
| 3 rd Revised Concept Plan | Submitted: November 25, 2015 Updated: December 14, 2015 | All Agencies except Traffic and Facade | Yes. On January 13, 2016 |
| 4 th Revised Concept Plan | February 16, 2016 | All Agencies except Wetlands and Facade | Yes. On March 9, 2016 |



April 27, 2015

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE – Conceptual Plan**

Trailside, PSP15-0033

Façade Region: 1, Zoning District: B-2, Building Size: 500 S.F.

Dear Ms. McBeth:

The following is the Façade Review for the above referenced project based on the Development Plan provided Atwell Group dated March 6, 2015, including eight (8) conceptual façade renderings, pictured below. This project consists of 95 detached single family condominium units. Façade of the detached residential units are subject to Ordinance Section 3.7, the Similar / Dissimilar Ordinance. The overall project is also subject to the Planned Rezoning Overlay (PRO) Ordinance (Section 7.13).

Similar / Dissimilar Ordinance (Section 3.7) - The Similar / Dissimilar Ordinance requires a variation in appearance in the front elevations of adjacent homes (Sec. 3.7.2), and requires that homes within the larger development be consistent in design quality based on certain criteria; size (square footage), types of material, and overall architectural design character (Sec. 3.7.1).

With respect to Section 3.7.2, all nearby homes (two on the left, two on the right and any across the street that overlap by 50%) must not be “substantially similar” in appearance to the proposed home. Specific criteria for compliance can be found in the Ordinance. The applicant has provided renderings of nine models. Significant design diversity is evident in these models. Based on our experience on similar projects we believe that compliance with the Similar / Dissimilar Ordinance can readily be achieved assuming approximately equal distribution of the nine models.



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 6



ELEVATION 7



ELEVATION 8

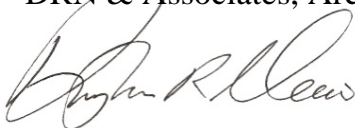
With respect to Section 3.7.1 of the Ordinance, the proposed facades consist of quality materials with a brick or stone extending to the second floor belt line on 6 models and full brick on two models. The façades exhibit pleasing proportions and architectural details. The features include return cornices, gable truss feature, stepped trim and fascia, wood columns, wrought iron balustrades, decorative shutters, and divided light windows. Of particular note is that upper roof areas are delineated by dormers, and arched or gabled window tops on all models. The renderings also indicate raised panels and window features on the front facing garage doors. A soldier coursed arched headers above the garage door occurs on two models. Based on the type and quantity of materials and architectural features indicated on these examples it is our recommendation that the façade elevations provided would be consistent with Section 3.7.1 of the Similar / Dissimilar Ordinance.

Planned Rezoning Overlay Ordinance (Section 7.13) - The PRO Ordinance requires that the development “result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.” *It is our recommendation that type and quantity of materials and architectural features indicated on the façade elevations represent an enhancement to what may otherwise be constructed in the absence of the PRO.*

It should be noted that the renderings are defined as “conceptual” and lack notations as to the proposed materials. This review is based on our understanding of the materials as depicted artistically. Notations should be added to all elevations to clearly identifying all façade materials and side and rear elevations should be provided. It should be noted that the type and quantity architectural features and materials is key to compliance with the City Ordinances, particularly the PRO Ordinance. It is anticipated that the type and extent of these materials and features will be maintained on all elevations, including side and rear elevations, on the drawings eventually submitted for Building Permits.

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA



DIXON MEADOWS

A SINGLE-FAMILY RESIDENTIAL CONDOMINIUM
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
PLANNED REZONING OVERLAY

DEVELOPER / APPLICANT

PULTE HOMES
100 BLOOMFIELD HILLS PARKWAY, SUITE 150
BLOOMFIELD HILLS, MI 48304
CONTACT: BOB HALSO
PHONE: (313) 580-1600

ENGINEER / SURVEYOR

ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
CONTACT: JOHN ACKERMAN
PHONE: (248) 447-2000
FAX: (248) 447-2001

NOTES:

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED IN THE PRO AGREEMENT.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF DIXON AND 12 MILE ROAD. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE ROAD COMMISSIONER FOR OAKLAND COUNTY FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF DENOR ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

FIRE DEPARTMENT NOTES:

1. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION CONSTRUCTION AT EACH PHASE IS BUILT.
2. ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 15 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
3. BILBOARDS, ADDRESSES SHALL BE POSTED FACING THE STREET DURING ALL PHASES OF CONSTRUCTION. ADDRESSES SHALL BE A MINIMUM OF THREE INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
4. PROVIDE 4'-6" DIAMETER OF CONCRETE FILLED STEEL POST 4" ABOVE FINISH GRADE AT EACH HYDRANT AS REQUIRED.
5. FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE 98.0902.



LOCATION MAP
NOT TO SCALE

SHEET INDEX

| | |
|-----|-----------------------------|
| 01 | COVER SHEET |
| 02 | EXISTING CONDITIONS PLAN |
| 03 | DIMENSIONAL PLAN |
| 04 | STORM WATER MANAGEMENT PLAN |
| 05 | OPEN SPACE EXHIBIT |
| 06 | SITE CONTENT MAP & DETAILS |
| L-1 | LANDSCAPE PLAN |
| L-2 | GREENBELT PLAN |
| L-3 | LANDSCAPE DETAILS |
| L-4 | WOODLAND PLAN |
| L-5 | WOODLAND LIST |
| L-6 | WOODLAND LIST |
| L-7 | WOODLAND LIST |
| L-8 | WOODLAND LIST |
| L-9 | WOODLAND ANALYSIS |

ALTERNATE SHEETS

| | |
|-----|----------------------------|
| 03A | ALTERNATE DIMENSIONAL PLAN |
| L-1 | LANDSCAPE PLAN |
| L-2 | GREENBELT PLAN |
| L-3 | LANDSCAPE DETAILS |
| L-4 | WOODLAND PLAN |
| L-5 | WOODLAND LIST |
| L-6 | WOODLAND LIST |
| L-7 | WOODLAND LIST |
| L-8 | WOODLAND LIST |
| L-9 | WOODLAND ANALYSIS |

SITE DATA

| | |
|--|----------------------|
| GROSS AREA | 22.36 ACRES |
| NET AREA | 21.6 ACRES |
| (LESS FUTURE 43' WIDE DIXON ROAD & C/W.) | |
| EXISTING ZONING | RA |
| PROPOSED ZONING | RT (PRC) |
| TYPICAL LOT SIZE: | 45' x 120' = 5400 SF |
| MINIMUM LOT WIDTH: | 45' |
| LOT SETBACKS: | |
| FRONT- | 30' |
| SIDE- | 5'10" TOTAL |
| REAR- | 30' |
| LOT COVERAGE: | 35% MAX. |
| NUMBER OF PROPOSED LOTS: | 90 |
| OPEN SPACE PROVIDED: | 3.35 ACRES |



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FOR MORE INFORMATION, VISIT US AT www.811.org. IF YOU HAVE ANY QUESTIONS, PLEASE CALL 811. IF YOU ARE A HOMEOWNER, YOU MAY WANT TO CALL 811 BEFORE YOU START ANY CONSTRUCTION PROJECT. IF YOU ARE A BUSINESS, YOU MAY WANT TO CALL 811 BEFORE YOU START ANY CONSTRUCTION PROJECT.

ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
CONTACT: JOHN ACKERMAN
PHONE: (248) 447-2000
FAX: (248) 447-2001



SECTION TO:
TOWN OF NORTH BRANCE B TAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

PULTE HOMES - MICHIGAN
DIXON MEADOWS
PLANNED REZONING OVERLAY
COVER SHEET

DATE: MAR 06 2010

| | | |
|--------|------|-------------|
| NO. 1 | DATE | DESCRIPTION |
| NO. 2 | DATE | DESCRIPTION |
| NO. 3 | DATE | DESCRIPTION |
| NO. 4 | DATE | DESCRIPTION |
| NO. 5 | DATE | DESCRIPTION |
| NO. 6 | DATE | DESCRIPTION |
| NO. 7 | DATE | DESCRIPTION |
| NO. 8 | DATE | DESCRIPTION |
| NO. 9 | DATE | DESCRIPTION |
| NO. 10 | DATE | DESCRIPTION |

REVISIONS
SCALE: 1" = 40 FEET
DRAWN BY: JH / JH
CHECKED BY: JH
DATE: 11/03/2009
JOB # 11010204
FILE CODE:
SHEET NO. 01

CALL BEFORE YOU DIG
FOR A LIST OF UTILITIES TO BE LOCATED BY THE CITY OF NOVA, OAKLAND COUNTY, MICHIGAN, CONTACT THE CITY ENGINEER AT 248-244-3300. THE CITY ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES. THE CITY ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES.

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SECTION 10
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVA
OAKLAND COUNTY, MICHIGAN

PLATE HOMES - MICHIGAN
DIXON HOMES EAST
PLANNED REZONING OVERLAY
EXISTING CONDITIONS PLAN

MAR 06 2010

REVISIONS

SCALE: 1" = 400 FEET
DATE: 03/06/10
JOB NO.: 10-000000
JOB A: 1000000
JOB B: 1000000
JOB C: 1000000
JOB D: 1000000
JOB E: 1000000
JOB F: 1000000
JOB G: 1000000
JOB H: 1000000
JOB I: 1000000
JOB J: 1000000
JOB K: 1000000
JOB L: 1000000
JOB M: 1000000
JOB N: 1000000
JOB O: 1000000
JOB P: 1000000
JOB Q: 1000000
JOB R: 1000000
JOB S: 1000000
JOB T: 1000000
JOB U: 1000000
JOB V: 1000000
JOB W: 1000000
JOB X: 1000000
JOB Y: 1000000
JOB Z: 1000000

LEGEND

- EXIST. CONTIGUOUS
- EXIST. DND SECTION
- EXIST. MANHOLE
- EXIST. CATCH BASIN
- EXIST. STORM SEWER
- EXIST. SANITARY SEWER
- EXIST. WATER MAIN
- EXIST. UNDERGROUND GAS
- EXIST. UNDERGROUND ELECTRIC
- EXIST. UNDERGROUND FIBER
- EXIST. WOODS LINE
- EXIST. CLEAR AND CUTLINE
- EXISTING STAKE
- EXISTING WALL
- EXISTING TELEPHONE WELLS
- EXISTING UNDERGROUND ELECTRICAL WELLS
- EXIST. ELECTRIC TRANSFORMER
- EXISTING UNDERGROUND ELECTRIC WELLS
- EXISTING UNDERGROUND GAS METER
- EXISTING UNDERGROUND WATER MAIN METER
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING SIGN
- EXISTING SPOT ELEVATION
- EXISTING CURB
- EXISTING UTILITY POLE
- EXISTING IRON ROD
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING CAPPED IRON ROD
- EXIST. WETLAND
- EXIST. WETLAND BUFFER



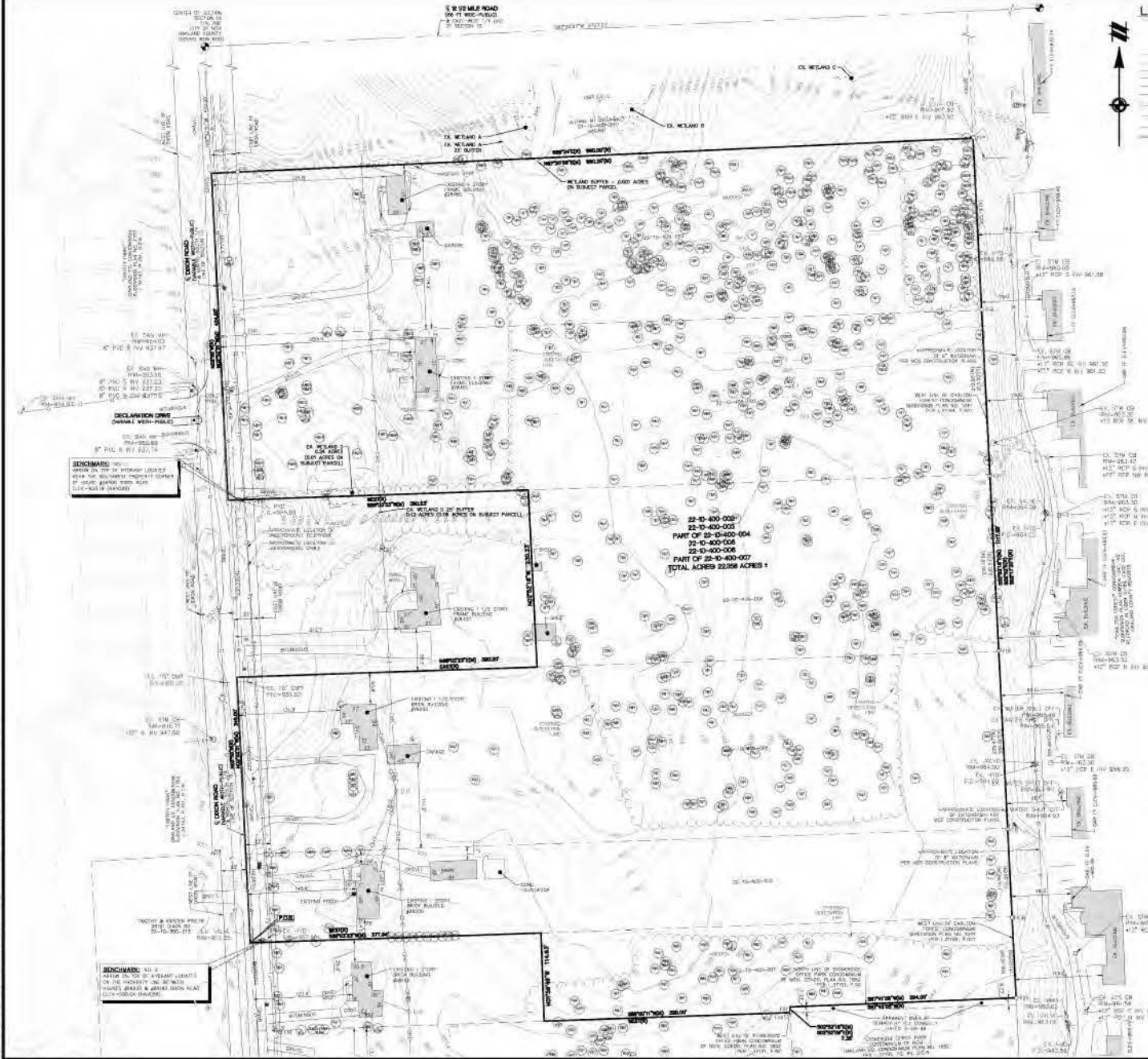
DESCRIPTION OF A 22.358 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N R8E, CITY OF NOVA, OAKLAND COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)

Commencing at the South 1/4 corner of Section 10, T1N R8E, City of Nova, Oakland County, Michigan; thence N02°52'51"W (recorded as N02°52'W) 1184.72 feet along the North-South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width) for a PLACE OF BEGINNING; thence continuing N02°52'51"W (recorded as N02°52'W) 345.00 feet along the North-South 1/4 line of said Section 10 and the centerline of said Dixon Road; thence N88°03'23"E (recorded as East) 390.20 feet; thence N02°52'18"W 230.23 feet; thence S88°03'23"W (recorded as West) 390.23 feet; thence N02°52'51"W (recorded as N02°52'W) 424.80 feet along the North-South 1/4 line of said Section 10 and the centerline of said Dixon Road; thence N87°20'56"E 990.25 feet (recorded as N87°24'E 990.00 feet); thence S02°52'18"E (recorded as S02°52'E and S02°17'20"E) 117.20 feet along the West line of "Canton Forest"; Oakland County Condemnation Plan Number 1241, recorded in Liber 2184, Page 001, Oakland County Records; thence the following two courses along the North and West lines of "Stonegate Office Park Condominium of Nova", Oakland County Condominium Plan Number 1852, recorded in Liber 37191, Page 62, Oakland County Records: S87°41'56"W (recorded as S87°42'05"W) 294.00 feet and S02°52'18"E (recorded as S02°52'09"E) 7.35 feet; thence S88°03'11"W (recorded as West) 320.00 feet; thence N07°59'49"W 114.83 feet; thence S88°03'23"W (recorded as West) 377.94 feet to the Place of Beginning; being a part of the Southeast 1/4 of said Section 10, containing 22.358 acres of land, more or less being subject to the rights of the public over the roadway 53 feet thereof or occupied by said Dixon Road and subject to easements, conditions, restrictions and exceptions of record, if any.

NOTES

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE, SOUTH ZONE, NAD83, INTERNATIONAL FEET.
2. UTILITY AND UTILITY INVERT INFORMATION SHOWN WITH AN ASTERISK (*) DENOTES INFORMATION OBTAINED FROM AS-BUILT PLANS OR CONSTRUCTION PLANS PROVIDED BY THE CITY OF NOVA.
3. FRANCHISE UTILITY MAPS AND TOWNSHIP UTILITY MAPS HAVE BEEN REFERENCED; BUT NOT ALL MAPS HAVE BEEN RECEIVED AT THE DATE OF THE FIELD SURVEY. NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF THESE LOCATIONS.
4. UNDERGROUND UTILITY LINES ARE SHOWN PER FIELD OBSERVATIONS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF THESE LOCATIONS.

NOT FOR CONSTRUCTION



BENCHMARKS: AREAS ON THE SURVEY LOCATED WITHIN THE BOUNDARY OF THE PROPERTY OF THE CITY OF NOVA, OAKLAND COUNTY, MICHIGAN, SHALL BE CONSIDERED TO BE BENCHMARKS.

BENCHMARKS: TO 3
CANTON FOREST OFFICE PARK
ON THE SOUTHWEST CORNER OF THE PROPERTY OF THE CITY OF NOVA, OAKLAND COUNTY, MICHIGAN, SHALL BE CONSIDERED TO BE BENCHMARKS.

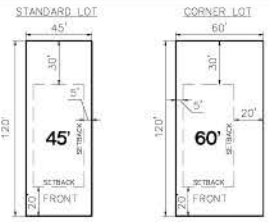
ATWELL & ASSOCIATES, INC. 10000 N. HAWTHORNE AVENUE, SUITE 100, NOVA, MI 48069
 248-244-3300 FAX 248-244-3301
 www.atwellinc.com
 DATE: 03/06/10
 JOB NO.: 10-000000
 JOB A: 1000000
 JOB B: 1000000
 JOB C: 1000000
 JOB D: 1000000
 JOB E: 1000000
 JOB F: 1000000
 JOB G: 1000000
 JOB H: 1000000
 JOB I: 1000000
 JOB J: 1000000
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 JOB S: 1000000
 JOB T: 1000000
 JOB U: 1000000
 JOB V: 1000000
 JOB W: 1000000
 JOB X: 1000000
 JOB Y: 1000000
 JOB Z: 1000000

THE LOCATION OF BURIED UTILITIES MAY VARY FROM AN OFFICIAL RECORD. ANY INFORMATION RECEIVED BY THE USER OF THIS SERVICE IS PROVIDED AS IS. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION RECEIVED. THE USER SHALL NOT HOLD ATWELL INC. OR ITS REPRESENTATIVES RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR AS A RESULT OF ANY INFORMATION RECEIVED FROM THIS SERVICE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.

NOTES:
SUBJECT TO THE APPROVAL OF THE CITY OF HOWLAND COUNTY, OHIO, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.

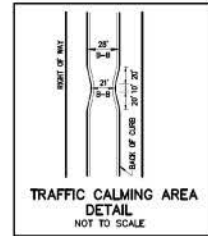
ATWELL INC. SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.

ATWELL
866.850.4200 www.atwellgroup.com
1801 W. HANCOCK BLVD., SUITE 100, COLUMBUS, OHIO 43260
PH: 614.443.2500



TYPICAL LOT DETAILS

NOTES:
LOT WIDTH IS THE STRAIGHT LINE DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE TWO POINTS WHERE THE FRONT FRONT YARD SETBACK LINE INTERSECTS THE SIDE LOT LINES.



TRAFFIC CALMING AREA DETAIL

| Parcel # | Area |
|----------|------|
| 1 | 7000 |
| 2 | 5400 |
| 3 | 5400 |
| 4 | 5400 |
| 5 | 5400 |
| 6 | 5400 |
| 7 | 5400 |
| 8 | 5400 |
| 9 | 5400 |
| 10 | 7000 |
| 11 | 7001 |
| 12 | 5400 |
| 13 | 5400 |
| 14 | 5416 |
| 15 | 5989 |
| 16 | 5263 |
| 17 | 6063 |
| 18 | 8739 |
| 19 | 7781 |
| 20 | 7303 |

| Parcel # | Area |
|----------|------|
| 21 | 5406 |
| 22 | 5425 |
| 23 | 5417 |
| 24 | 5409 |
| 25 | 5401 |
| 26 | 5393 |
| 27 | 5400 |
| 28 | 8000 |
| 29 | 8000 |
| 30 | 5400 |
| 31 | 5454 |
| 32 | 5400 |
| 33 | 5400 |
| 34 | 5400 |
| 35 | 5400 |
| 36 | 5994 |
| 37 | 5400 |
| 38 | 5400 |
| 39 | 5400 |
| 40 | 5472 |

| Parcel # | Area |
|----------|------|
| 41 | 7021 |
| 42 | 8772 |
| 43 | 9708 |
| 44 | 7009 |
| 45 | 5419 |
| 46 | 7000 |
| 47 | 5400 |
| 48 | 5400 |
| 49 | 5400 |
| 50 | 5400 |
| 51 | 5454 |
| 52 | 5400 |
| 53 | 5378 |
| 54 | 5378 |
| 55 | 4022 |
| 56 | 5994 |
| 57 | 5400 |
| 58 | 5400 |
| 59 | 5400 |
| 60 | 5400 |

| Parcel # | Area |
|----------|-------|
| 61 | 5400 |
| 62 | 5400 |
| 63 | 5400 |
| 64 | 8000 |
| 65 | 8000 |
| 66 | 5400 |
| 67 | 5400 |
| 68 | 5400 |
| 69 | 5400 |
| 70 | 5400 |
| 71 | 5400 |
| 72 | 5778 |
| 73 | 8455 |
| 74 | 12194 |
| 75 | 8342 |
| 76 | 5436 |
| 77 | 5422 |
| 78 | 5508 |
| 79 | 7002 |
| 80 | 5400 |

| Parcel # | Area |
|----------|------|
| 81 | 5400 |
| 82 | 5400 |
| 83 | 5400 |
| 84 | 5400 |
| 85 | 5400 |
| 86 | 5400 |
| 87 | 5400 |
| 88 | 6000 |
| 89 | 6000 |
| 90 | 5400 |

TOTAL LOT AREA: 538,457 SQ. FT.
AVG. LOT SIZE: 5,960.83 SQ. FT.
PHASE I = 51 LOTS
PHASE II = 39 LOTS

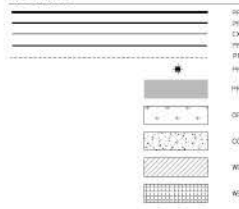
NOTES:

- SEE DETAIL SHEET FOR NON-PAVED EYEBROW DIMENSIONAL DETAIL.

PROPOSED IMPROVEMENT NOTES:

- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER ON THE WEST SIDE OF DIXON ROAD AT DECLARATION DRIVE.
- MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 24" WATER MAIN LOCATED IN DIXON ROAD. ALL PROPOSED WATER MAIN SHALL BE 8".
- STORM WATER DETENTION SHALL BE PROVIDED ON SITE. THE DETENTION PONDS WILL DISCHARGE TO AN EXISTING CITY WETLAND PROPERTY LOCATED ON THE WEST SIDE OF DIXON ROAD WHICH FLOWS NORTH, AND CONTIGUOUSLY WITH THE NORTH NOW REGIONAL DRAINAGE BASIN.
- 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADWAYS. A 5' WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ACROSS THE PROPERTY FRONTAGE ALONG DIXON ROAD. ALL WALK STUBS SHALL BE PROVIDED WITH RAMPS AND DETECTABLE WARNING SURFACES.
- ALL ROADWAYS TO BE PUBLIC.
- A CITY OF HOW RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
- DIXON ROAD IMPROVEMENTS - THE DEVELOPER IS PROPOSING TO PAVE APPROXIMATELY 1800 LINEAR FEET OF DIXON ROAD, FROM TWELVE MILE ROAD UP TO THE ENTRANCE OF DECLARATION DRIVE. A 24" WIDE ASPHALT ROADWAY WILL BE PROPOSED, CONSISTING OF 10' ASPHALT LANES WITH 2" CONCRETE CURB AND GUTTER. PULTE IS PREPARED TO COMMIT FOR THE FUNDING OF A FIVE (5)' FEET WIDE CONCRETE SIDEWALK ALONG THE EAST SIDE OF DIXON DRIVE, STARTING FROM OUR SOUTH PROPERTY LINE SOUTH AND EXTENDING APPROXIMATELY 850' SOUTH TO THE EXISTING SIDEWALK AT THE BANK/OFFICE BUILDING AT THE CORNER OF 12 MILE ROAD. PULTE WILL PROVIDE THE FUNDING FOR THE DESIGN AND CONSTRUCTION OF THE SIDEWALK, IF THE CITY WILL SECURE THE NECESSARY EASEMENTS FROM THE PROPERTY OWNERS ALONG DIXON DRIVE. IF EASEMENTS ARE NOT SECURED AT THE TIME OF SITE DEVELOPMENT OF THE DIXON MEADOWS RESIDENTIAL COMMUNITY, THE CONSTRUCTION FUNDING PORTION WILL BE PAID TO THE CITY FOR FUTURE CONSTRUCTION OF THE WALK BY OTHERS. THE INTENT OF THE WALK WOULD BE TO MEANDER AROUND EXISTING HEALTHY TREES AND ENSURE REASONABLE TREE PRESERVATION ALONG THE ROUTE.

LEGEND



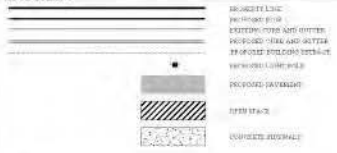
PROPERTY LINE
PROPOSED CURB
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED BUILDING SETBACK
PROPOSED UTILITY POLE
PROPOSED PAVEMENT
OPEN SPACE
CONCRETE SIDEWALK
WETLAND BUFFER IMPACT
WETLAND IMPACT
PROPOSED GRASS PAVEMENT EMERGENCY ACCESS ROUTE

SECTION TO:
TOWN 1 NORTH, RANGE 8 EAST
CITY OF HOWLAND
OAKLAND COUNTY, MICHIGAN
PULTE HOMES - MICHIGAN
DIXON MEADOWS
PLANNED REZONING OVERLAY
DIMENSIONAL PLAN

DATE: MAR 06, 2010

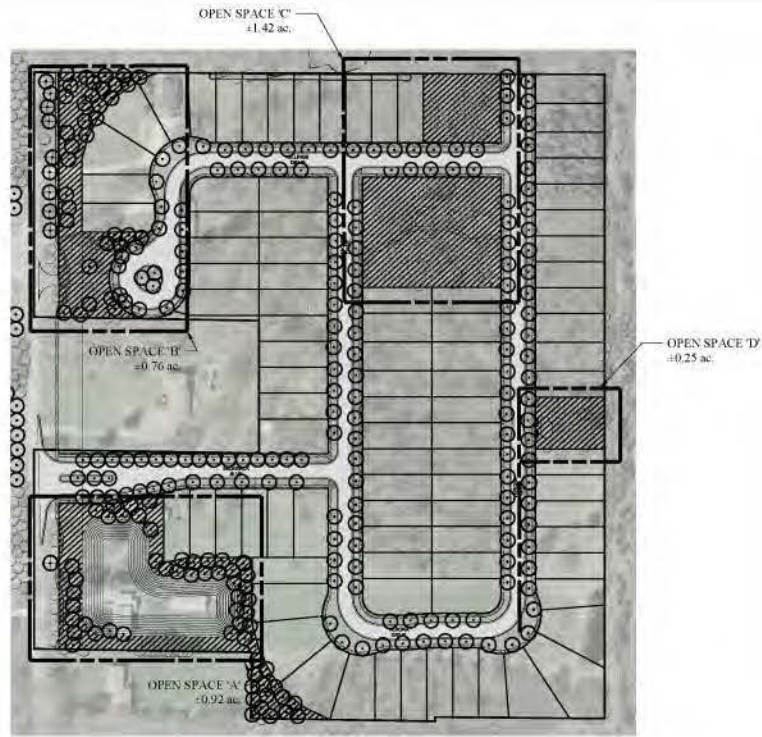


LEGEND

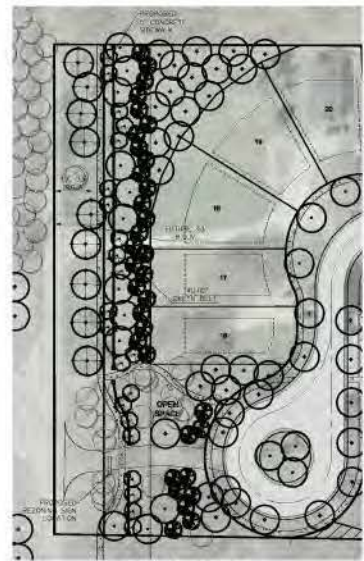


SITE DATA:

| | |
|----------------------|-------------|
| TOTAL GROSS ACREAGE: | 22.36 ACRES |
| OPEN SPACE PROVIDED: | +3.35 ACRES |
| % OF TOTAL ACREAGE: | 15.0% |

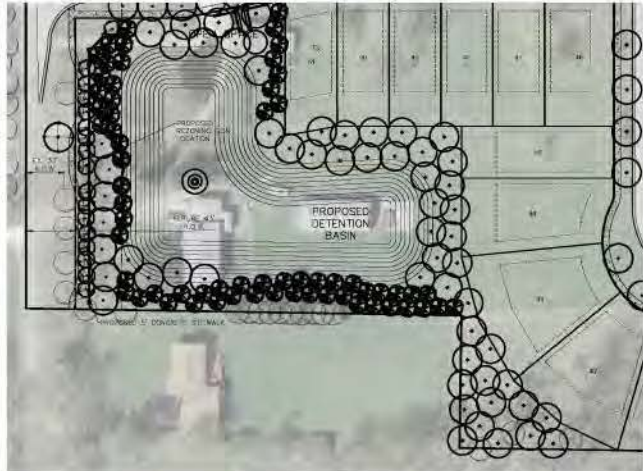


OVERALL LAYOUT
SCALE: 1"=100'



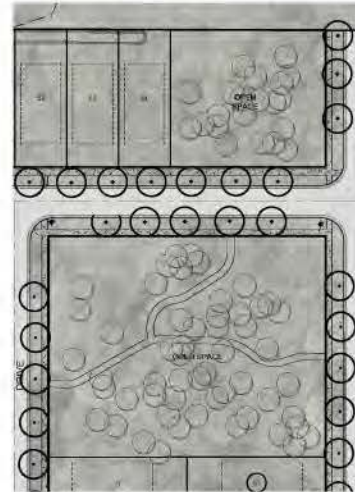
OPEN SPACE 'B'
SCALE: 1"=50'

OPEN SPACE 'B' DESCRIPTION:
This area was originally designed to be the primary entrance into Dixon Meadows but was converted to open space to assist with tree preservation. In addition to preservation of several high quality Sugar Maples, a meander like path with bench seating is proposed to connect the animal shelter system to Dixon Road, which provides residents a short walk to the entrance of the City's 6000 acre Lakeview Park.



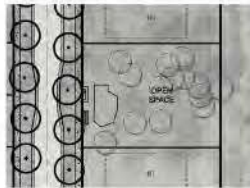
OPEN SPACE 'A'
SCALE: 1"=50'

OPEN SPACE 'A' DESCRIPTION:
This area's primary function is stormwater management. The intent is to incorporate this area into Dixon Meadows to an extent similar by incorporating natural landscape planting, pond, wetland and a pedestrian walking area with benches and a pergola.



OPEN SPACE 'C'
SCALE: 1"=50'

OPEN SPACE 'C' DESCRIPTION:
These two open space areas are being preserved in their natural state to assist in preserving the higher quality hardwood trees located on the overall parcel, including numerous Red, Cherry trees and Sugar Maples. The riparian boundary will be preserved as well to enhance a walking corridor to the wood area south of Dixon Meadows.



OPEN SPACE 'D'
SCALE: 1"=50'

OPEN SPACE 'D' DESCRIPTION:
This area was designed to provide a view look along Verona Drive. This park's location was chosen to preserve a healthy stand of hardwood trees, including sugar maples, oaks & black walnuts. A play structure and pedestrian seating are proposed for this area and traffic calming is proposed directly adjacent to the park by a combination of road narrowing and landscape plantings adjacent to the pavement.

811 Know what's below. Call before you dig.

FOR INFORMATION ONLY: THE CITY OF DIXON, ILLINOIS, IS PROVIDING THIS SERVICE AS A CONVENIENCE AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS SERVICE. THE CITY OF DIXON IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS SERVICE.

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ATWELL
PLANNED REZONING OVERLAY
OPEN SPACE EXHIBIT

| | |
|---------------|---------------------------|
| SECTION 10 | TOWN OF NORTH BRIDGE EAST |
| CITY OF DIXON | |

SECTION 10
TOWN OF NORTH BRIDGE EAST
CITY OF DIXON

PLANNED REZONING OVERLAY
OPEN SPACE EXHIBIT

MAR 06 2010

REVISIONS

NO. DATE BY

DATE: 03/06/2010

DESIGNER: J. WOODS

DRAWN: J. WOODS

CHECKED: J. WOODS

DATE: 03/06/2010

DRAWN: J. WOODS

CHECKED: J. WOODS

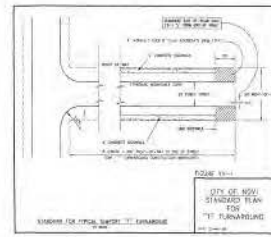
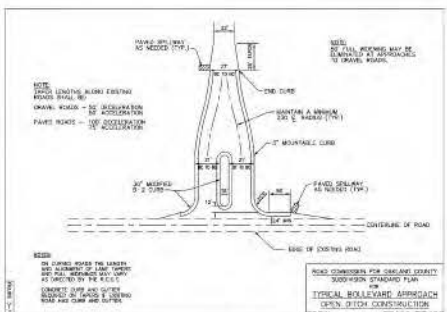
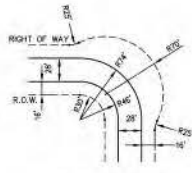
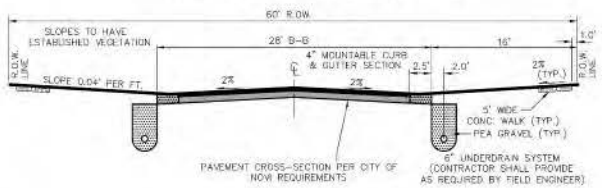
DATE: 03/06/2010

DRAWN: J. WOODS

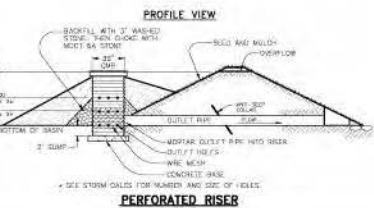
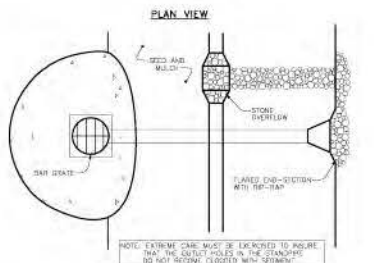
CHECKED: J. WOODS

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ROAD CROSS SECTION



NOTE: BOULEVARD DETAIL FOR DIMENSIONAL PURPOSES ONLY



Dixon Meadows | Site Context Map



- 1 LAKESHORE PARK
~ 600 acres of active / passive recreation
- 2 LIBERTY PARK (SINGLE FAMILY)
3.5 dwelling units per acre
- 3 LIBERTY PARK (MULTIFAMILY)
12.5 dwelling units per acre
- 4 DIXON MEADOWS
4.1 dwelling units per acre
- 5 CARLETON FOREST
5.6 dwelling units per acre
- 6 12 MILE CROSSING SHOPPING DISTRICT
Fountain Walk / 12 Mile Mall

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811
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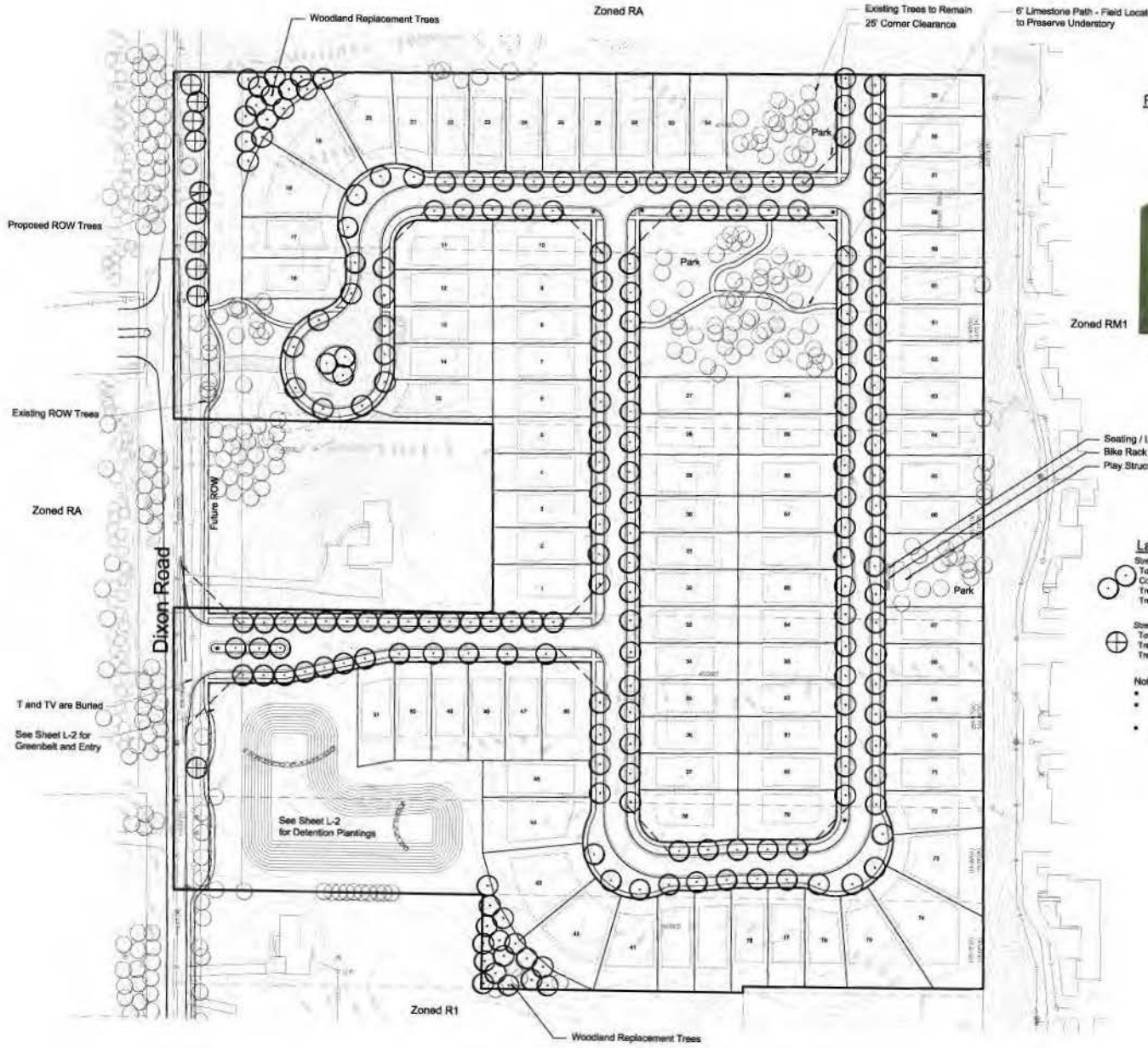
FOR LOCATIONS BY PHONE, VISIT www.811.com OR VISIT US AT 1-800-487-7744. FOR MORE INFORMATION, VISIT US AT 1-800-487-7744. FOR MORE INFORMATION, VISIT US AT 1-800-487-7744.

ATWELL
180 SOUTH ZEEB ROAD
ANN ARBOR MI 48106
734.447.2500
www.atwellgroup.com

SECTION TO
TOWN OF NORTH BRAMBLE & EAST
CITY OF NOVI
GAGLIARDI COUNTY, MICHIGAN

PULTE HOMES - MICHIGAN
DIXON MEADOWS
PLANNED REZONING OVERLAY
SITE CONTEXT MAP &
DETAIL SHEET

| | |
|---------------|-------------|
| DATE | MAR 06 2010 |
| DESIGNED BY | ATWELL |
| CHECKED BY | ATWELL |
| DATE | MAR 06 2010 |
| PROJECT NO. | 1001000001 |
| SHEET NO. | 06 |
| REVISIONS | |
| QUANTITY LIST | |
| SCALE | AS SHOWN |
| JOB # | 1001000001 |
| FILE CODE | |



Play Structure



Play Structure by Superior Play Model #PS3-31765

Zoned RM1

- Seating / Litter
- Bike Rack
- Play Structure

Landscape Summary

| | | |
|--------------------------|--|--|
| Street Trees | | |
| Total Lots less than 70' | 92 Lots | |
| Corner Lots | 6 Lots | |
| Trees Required | 104 Trees (52 x (6 x 2 Trees)) | |
| Trees Provided | 172 Trees (68 Additional Trees to be Counted Towards Woodland Replacement) | |
| Street Lanes | | |
| Total Street Frontage | 770 L.F. | |
| Trees Required | 22 Trees (7/0 / 35) | |
| Trees Provided | 22 Trees (13 Existing) | |

- Notes:**
- No Overhead Lines Exist
 - Trees Shall be Planted 10' from Utility Structures
 - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn

Seal:



Title:
Landscape Plan

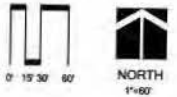
Project:
**Dixon Meadows
 Novi, Michigan**

Prepared for:
 Fuller Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, 48304

| | |
|------------------|--------------------|
| Revision: | Issued: |
| Revised | February 23, 2015 |
| Revised | March 6, 2015 |
| Revised | June 16, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | January 28, 2016 |

Job Number:
 14-042

Drawn By: *jm* Checked By: *jm*



Sheet No.

L-1



Seal:



Title:
Greenbelt Plan

Project:
**Dixon Meadows
 Novi, Michigan**

Prepared for:
 Public Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

Revision: Issued:
 Revision: February 27, 2015
 Submission: March 6, 2015
 Revised: June 18, 2015
 Revised: September 12, 2015
 Revised: November 14, 2015
 Revised: November 24, 2015

Job Number:
 14-042

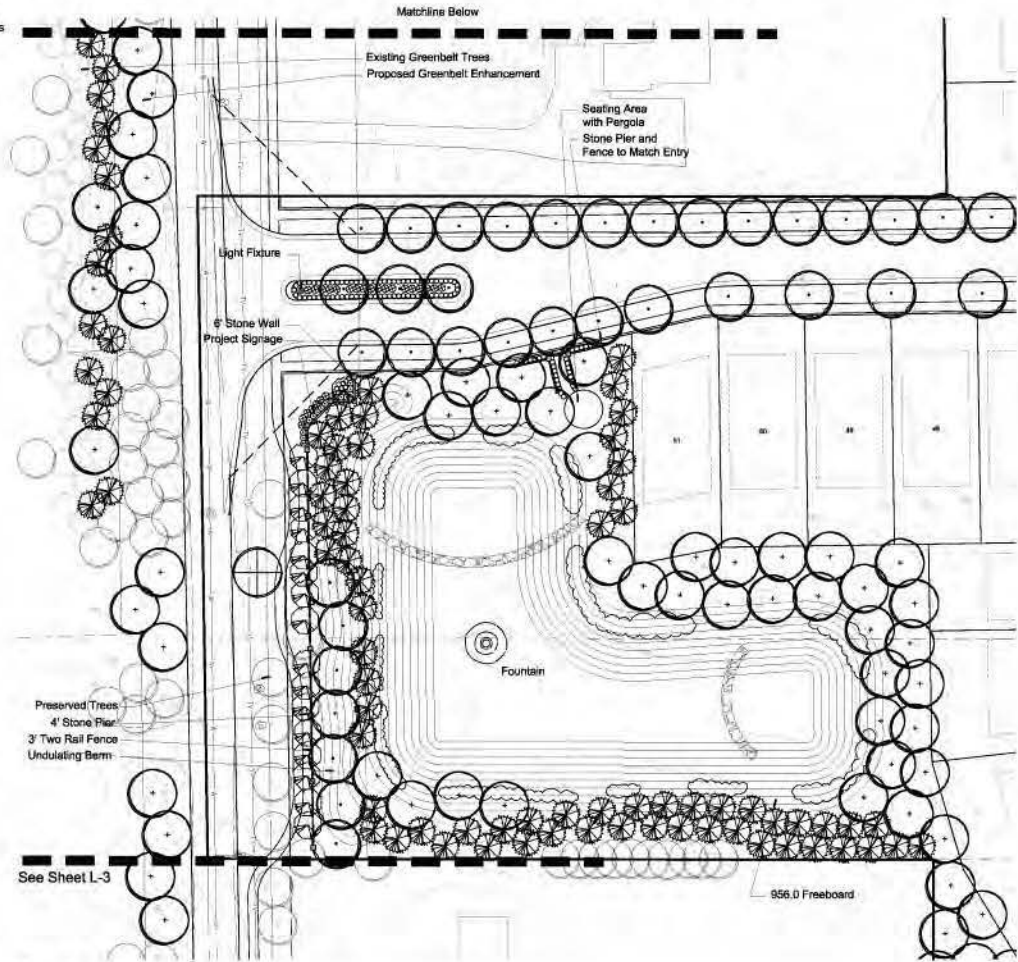
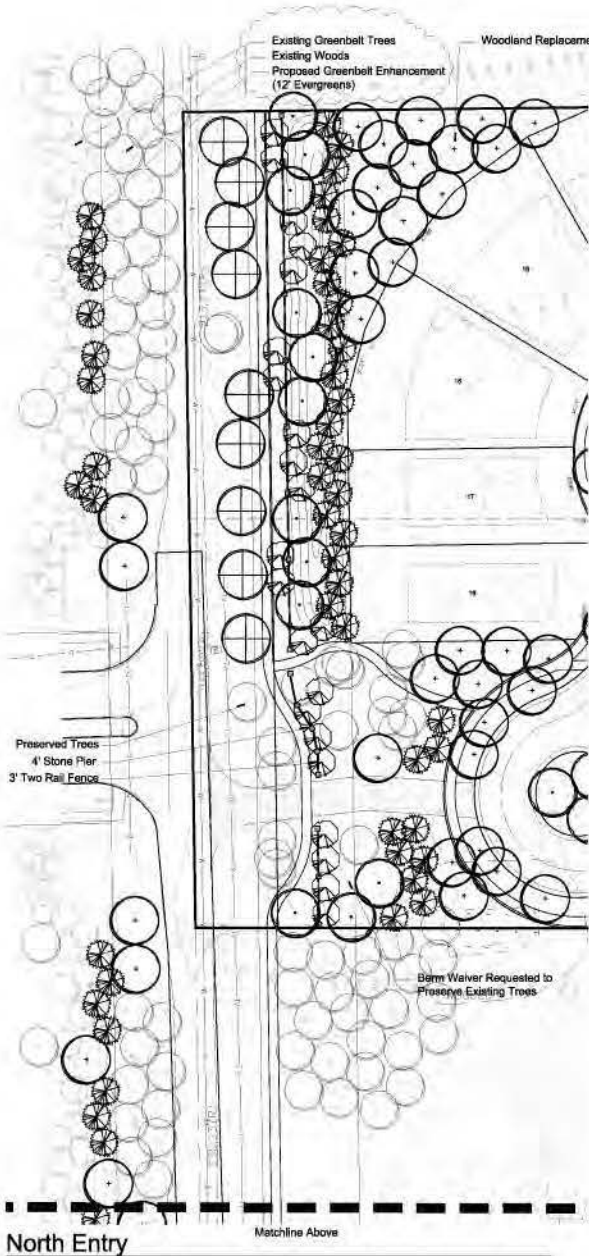
Drawn By: Checked By:
 jan jan



Sheet No.



L-2



South Entry

Landscape Summary

| | |
|---------------------------|---------------------|
| Greenbelt Plantings | |
| Total Street Frontage | 770 Lf. |
| Canopy Trees Required | 22 Trees (770 / 35) |
| Canopy Trees Provided | 22 Trees |
| Sub-Canopy Trees Required | 39 Trees (770 / 20) |
| Sub-Canopy Trees Provided | 39 Trees |
| Dakota Pond Plantings | |
| High-Water Elevation | 839 Lf. |
| Required Planting | 587 Lf. (839 x 70%) |
| Planting Provided | 862 Lf. (79%) |

| | | |
|---|--|---------------------------------------|
| Woodland Replacement | | 942 Trees |
| Replacement Required | | |
| Replacement Provided | | |
| Additional Street Trees | | 58 Trees |
| Additional Dixon Rd. Improvement | | 34 Trees |
| Trees Planted in Liberty Park Greenbelt | | |
| 2.5' Deciduous | | 21 Trees |
| 12' Evergreens | | 26.5 Trees (17 Trees @ 1.5:1 Ratio) |
| On-Site Deciduous | | 45 Trees |
| On-Site Evergreens | | 169.5 Trees (113 Trees @ 1.5:1 Ratio) |
| Total Trees Provided | | 363 Trees |
| Trees to be Paid into Fund | | 579 Trees |

Trees Planted in Liberty Park Greenbelt are Subject to HOA Approval

Pergola



Seal:



Title:

**Dixon Road
 Mitigation**

Project:

**Dixon Meadows
 Novi, Michigan**

Prepared for:

Pulte Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

Revision:

| Revision | Issued: |
|-----------|--------------------|
| Revised | February 27, 2015 |
| Submittal | March 8, 2015 |
| Revised | June 18, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | January 28, 2016 |

Job Number:

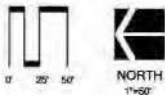
14-042

Drawn By:

DR

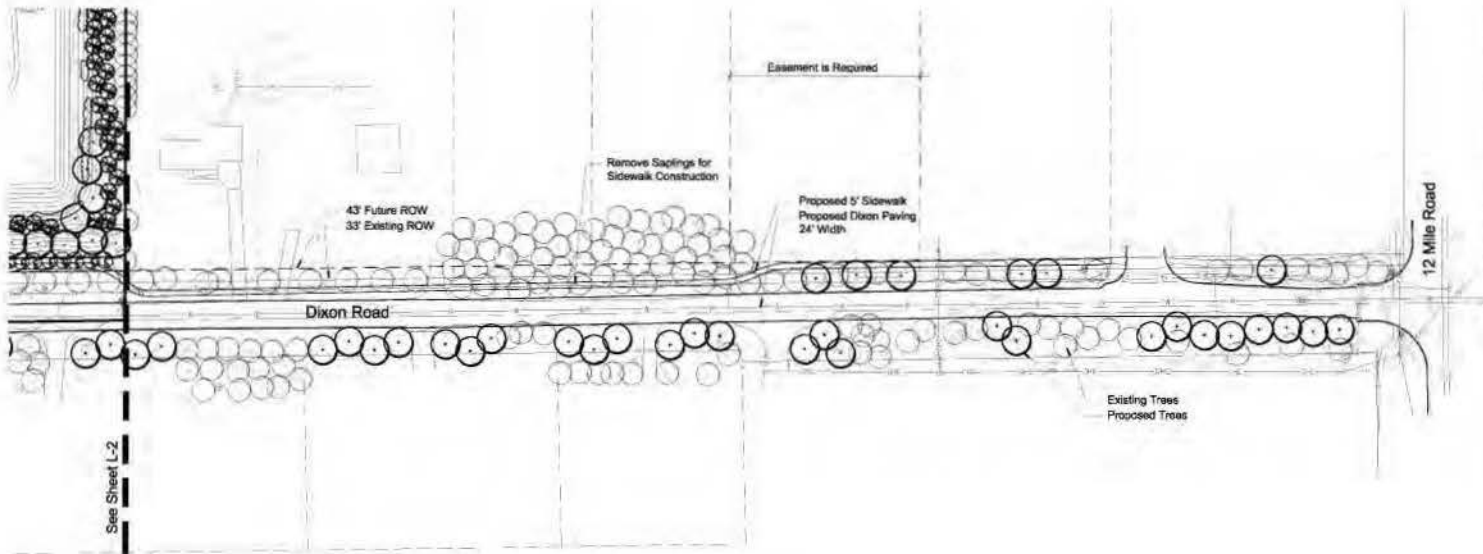
Checked By:

JM



Sheet No.

L-3



Landscape Summary

Deciduous Mitigation Trees Provide on Sheet L-3 34 Trees

Sidewalk and Off-Site Mitigation Notes:

Pulte will construct funding of a five (5') feet wide concrete sidewalk along the east side of Dixon Drive starting from the south property line and extending approximately 850' south to the existing walk at the bank located on the corner of 12 Mile Road. Pulte will provide the funding for the design and construction of the sidewalk if the City will secure the necessary easements from the property owners along Dixon Drive. If easements are not secured at the time of site development of the Dixon Meadows residential community, the construction funding portion will be paid to the City for future construction of the walk by others. The intent of the work is to meander around existing healthy trees, and ensure reasonable tree preservation along route.

Mitigation Trees will be provided on both sides of Dixon Drive to enhance the rural character of the street. The corridor tree replacements will be coordinated with City staff during the final design process.

NOTE:
GUY DECIDUOUS TREES AVOID
TYPICAL STAKES DECIDUOUS
TREES BELOW 3' CAL.

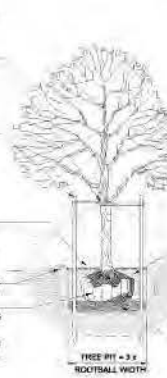
STAKE TREES AT FIRST BRANCH
USING 2" X 4" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS
ALLOW FOR SOME MINIMAL
FLEXING OF THE TREE.
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES
MIN. 36" ABOVE GROUND FOR
UPRIGHT, 18" IF ANGLED. DRIVE
STAKES A MIN. 10" INTO
UNDISTURBED GROUND
OUTSIDE ROOTBALL. REMOVE
AFTER ONE YEAR.

MULCH 4" DEPTH WITH
SHREDED HARDWOOD BARK
NATURAL IN COLOR. LEAVE 3"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK.

MOUND EARTH TO FORM SAUCER

REMOVE ALL
NON-Biodegradable MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURLAP
FROM TOP 1/3 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME
RELATION TO FINISH GRADE AS
IT BORE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 10" ABOVE GRADE,
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

DO NOT PRUNE TERMINAL
LEADER. PRUNE ONLY DEAD OR
BROKEN BRANCHES.

REMOVE ALL TAGS, STRIPS,
PLASTICS AND OTHER
MATERIALS THAT ARE
UNDESIRABLE OR COULD CAUSE
GIRDLING.

PLANTING MIXTURE
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.

SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF 10" X
DEPTH.

NOTE:
GUY EVERGREEN TREES ABOVE
12" HEIGHT. STAKE EVERGREEN
TREES BELOW 12" HEIGHT.

STAKE TREES AT FIRST BRANCH
USING 2" X 4" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS.
ALLOW FOR SOME MINIMAL
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PLANTING MIXTURE
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.

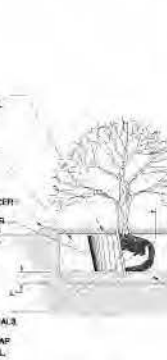
SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF 10" X
DEPTH.

MULCH 4" DEPTH WITH
SHREDED HARDWOOD BARK
NATURAL IN COLOR.

PLANTING MIXTURE
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL TO FORM SAUCER.

REMOVE COLLAR OF ALL FIBER
POTS. POTS SHALL BE CUT TO
PROVIDE FOR ROOT GROWTH.
REMOVE ALL NONDRAMAIC
CONTAINERS COMPLETELY.

REMOVE ALL
NON-Biodegradable MATERIALS
COMPLETELY FROM THE
ROOTBALL. FOLD DOWN BURLAP
FROM TOP 1/3 OF THE ROOTBALL.



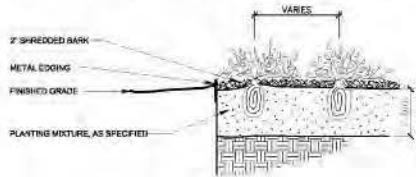
NOTE:
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IT BORE ORIGINALLY OR
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GRADE UP TO 10" ABOVE GRADE,
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN
BRANCHES.

REMOVE ALL TAGS, STRIPS,
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UNDESIRABLE OR COULD CAUSE
GIRDLING.

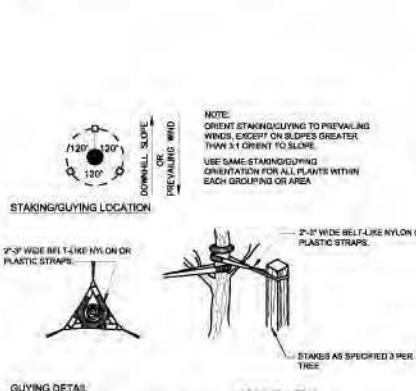
SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF 10" X
DEPTH.

DECIDUOUS TREE PLANTING DETAIL



PERENNIAL PLANTING DETAIL

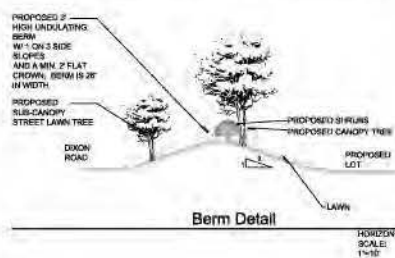
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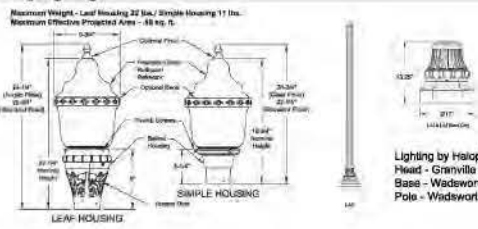
TREE STAKING DETAIL

Not to scale

EVERGREEN TREE PLANTING DETAIL



Entry Lighting



Site Furnishings



Scarborough Series by Landscape Forms

SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown. No. 1 grade plant materials, well suited to be true to name, free from physical damage and all wood burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting to conserve.
- All trees must be staked, fertilized and mulched and shall be guaranteed to survive a normal growth cycle for at least one (1) full year following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clear traffic and utility markers installed on site. Soil shall be screened and free of any debris, foreign material, and snow.
- "Agform" tags or similar slow-release fertilizer shall be added to the planting pit before being backfilled.
- Approved planting mix shall consist of 1/3 screened topsoil, 1/2 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on the plans.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of locations, or plant types shall be made without the approval of the Landscape Architect.
- The City of Novi Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for stocking plant quantities to ensure quantities on drawings are met on site. In the event of a discrepancy, the quantities on the plans prevail.
- The Landscape Contractor shall meet and install (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A fire-retardant weed control agent, "Premer" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All installations must be protected with an underground automatic irrigation system.
- Soil shall be two year old "Baron's Choice" Kentucky Blue Grass grown in a sod nursery or lawn lot.

CITY OF NOVI NOTES

- All landscape islands shall be installed with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Chemical utility lines and poles to be installed as directed by utility company of record.
- Excavation and canopy areas shall be protected a minimum of 10' from the street, and enclose, 10' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. "Replace Failing Material During the Next Appropriate Planting Period."
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and adjacent walkway.
- All live and shrub planting beds shall be mulched with amended hardwood bark, spread to minimum depth of 4". All lawn areas shall have a 4" diameter circle of amended hardwood mulch 2' away from trunk. All perennial, annual and ground cover beds shall receive 2" of soil covered bark which be installed on the plant. All mulch is to be free from debris and foreign material, and shall contain no pieces of household saw.
- All Substitutions or Disruptions from the Landscape Plan Must be Approved by the City of Novi Prior to the Installation.

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE SPRING OR FALL OF 2016.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI GENERAL ORDINANCE. FIRST FLOODING REQUIRED AND MAINTENANCE AS IS REQUIRED BY NORMAL MAINTENANCE PRACTICES.

DEAD DRIPS SHALL BE RESPONSIBLE FOR NEAR ADJACENT TREES WITH UTILITY SUBSTITUTIONS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR NEARBY PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. PLANTING MATERIALS AT THE TIME OF CITY APPROVAL. MATERIALS OR NECESSARY SHALL OBTAIN DURING THE WORKING PERIOD.

Seal:



Title: Landscape Details

Project:

Dixon Meadows
Novi, Michigan

Prepared for:

Pulte Homes
100 Bloomfield Hills Parkway, Suite 140
Bloomfield Hills, MI 48304

| Revision: | Issued: |
|-----------|--------------------|
| Revised | February 22, 2015 |
| Revised | March 6, 2015 |
| Revised | June 18, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | January 26, 2016 |

Job Number:

14-042

Drawn By: Checked By:

(in)

(in)



NORTH

Sheet No.



811
Get alerts below
PULL

Seal:



Title:
Woodland Plan

Project:
**Dixon Meadows
 Novi, Michigan**

Prepared for:
 Pulte Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

| Revision: | Issued: |
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| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
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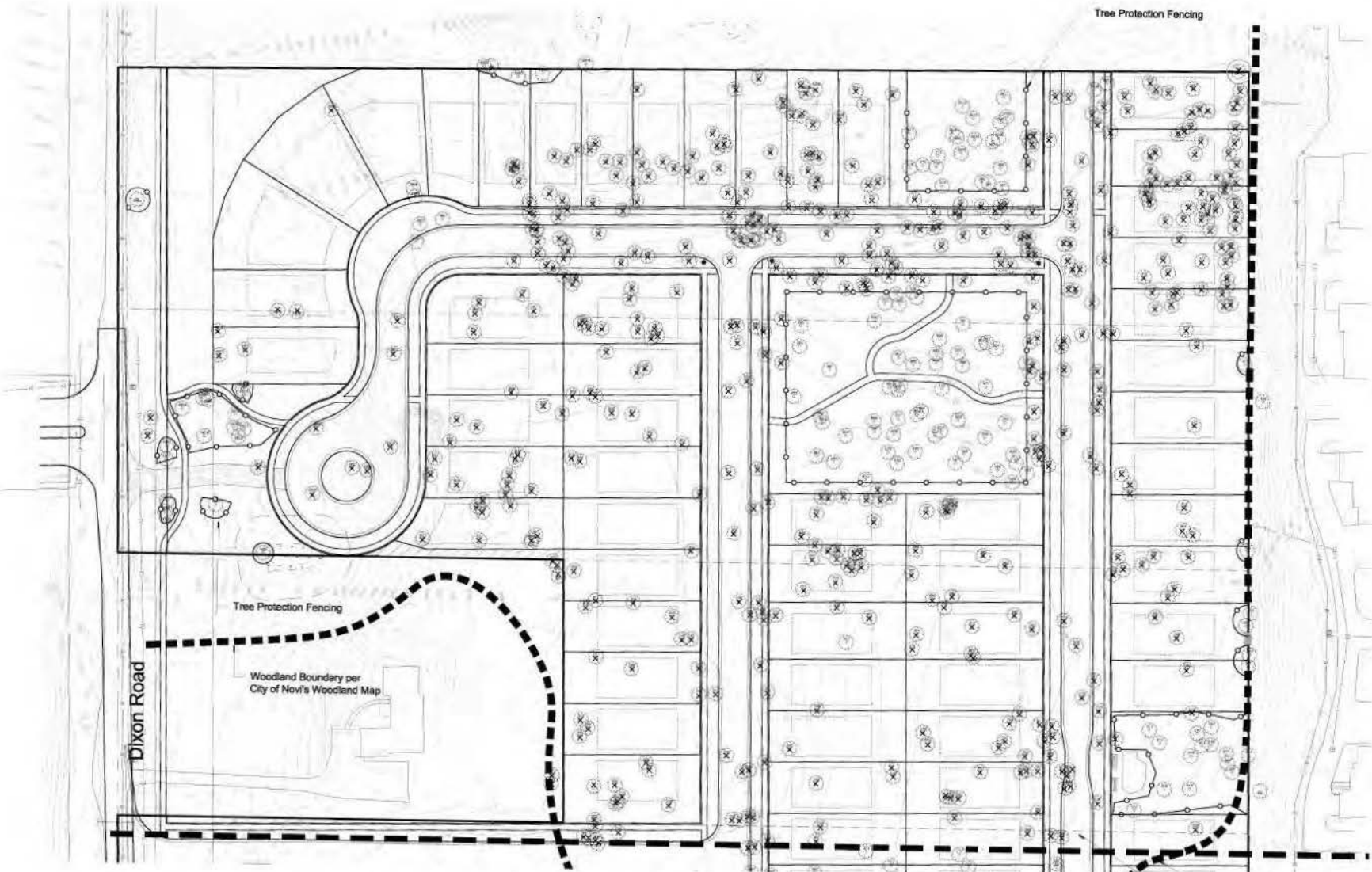
Job Number:
 14-042

Drawn By: Checked By:
 JM JM



Sheet No.

Tree Protection Fencing



Dixon Road

Tree Protection Fencing

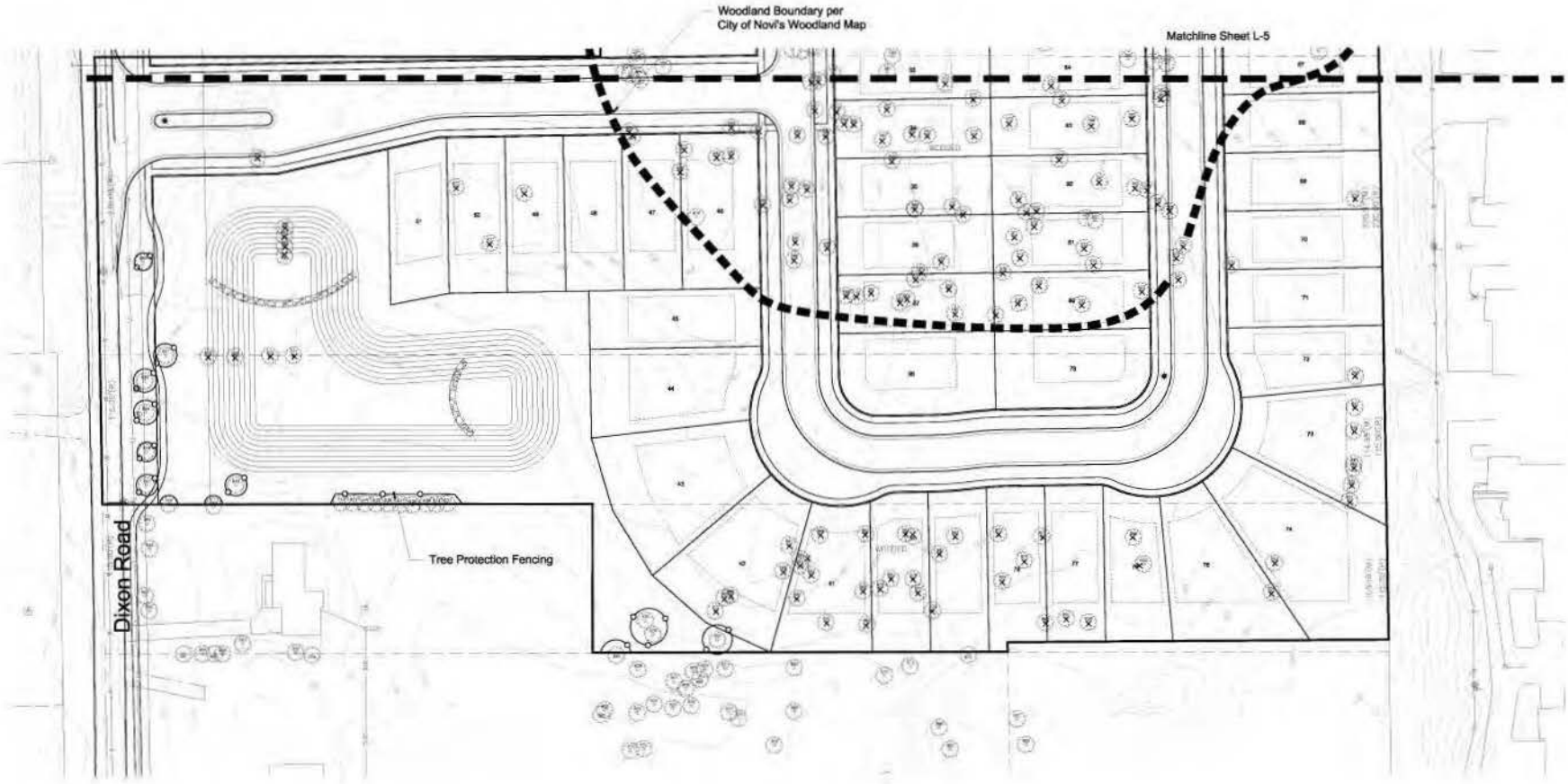
Woodland Boundary per
 City of Novi's Woodland Map

Matchline Sheet L-6

Woodland Boundary per
 City of Novi's Woodland Map
 Specimen Tree

Key
 X Denotes Removed
 See Sheets L-7, L-8 for Woodland List





Seal: _____



Title:
Woodland Plan

Project:
**Dixon Meadows
 Novi, Michigan**

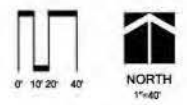
Prepared for:
 Puller Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

| Revision: | Issued: |
|------------|--------------------|
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| Revised | June 16, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | January 26, 2016 |

Job Number:
 14-042

Drawn By: _____
 JJA

Checked By: _____
 JJA



Key
 x Denotes Removed
 See Sheets L-7, L-8 for Woodland List

Sheet No. _____



Tree List

| TAG NO. | DATE | CUSTOMER NAME | TAXONOMICAL NAME | CONDITION | REMARKS | REQUIRED REPLACEMENT | TAG NO. | DATE | CUSTOMER NAME | TAXONOMICAL NAME | CONDITION | REMARKS | REQUIRED REPLACEMENT | TAG NO. | DATE | CUSTOMER NAME | TAXONOMICAL NAME | CONDITION | REMARKS | REQUIRED REPLACEMENT | | | |
|---------|----------|---------------|------------------|-----------|---------|----------------------|----------|------------|---------------|------------------|-----------|---------|----------------------|------------|--------------|---------------|------------------|-----------|----------|----------------------|--------------|------|--------|
| 250 | 10/11/14 | John Smith | Quercus alba | Good | Remove | 250 | 10/11/14 | John Smith | Quercus alba | Good | Remove | 250 | 10/11/14 | John Smith | Quercus alba | Good | Remove | 250 | 10/11/14 | John Smith | Quercus alba | Good | Remove |

Seal:



Title:
Woodland List

Project:
**Dixon Meadows
Novi, Michigan**

Prepared for:
Pulte Homes
100 Bloomfield Hills Parkway, Suite 140
Bloomfield Hills, MI 48304

Revision: Issued:
Review: February 22, 2015
Submission: March 5, 2015
Revised: June 16, 2015
Revised: September 12, 2015
Revised: November 14, 2015
Revised: November 24, 2015
Revised: January 26, 2016

Job Number:
14-042

Drawn By: Checked By:
jam jam



NORTH

Sheet No.

L-7



Tree List

| LAG ID | DATE | COMMON NAME | BOTANICAL NAME | CONDITION | REMARKS | REGULATED REPLACEMENT | TAG NO | DIAMETER | COMMON NAME | BOTANICAL NAME | CONDITION | REMARKS | REGULATED REPLACEMENT |
|--------|----------|-------------|----------------|-----------|---------|-----------------------|--------|----------|-------------|----------------|-----------|---------|-----------------------|
| 481 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 481 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 482 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 482 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 483 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 483 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 484 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 484 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 485 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 485 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 486 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 486 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 487 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 487 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 488 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 488 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 489 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 489 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 490 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 490 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 491 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 491 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 492 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 492 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 493 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 493 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 494 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 494 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 495 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 495 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 496 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 496 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 497 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 497 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 498 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 498 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 499 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 499 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |
| 500 | 11/11/15 | Red Pine | Pinus strobus | Good | Save | Save | 500 | 1.5 | Red Pine | Pinus strobus | Good | Save | Save |

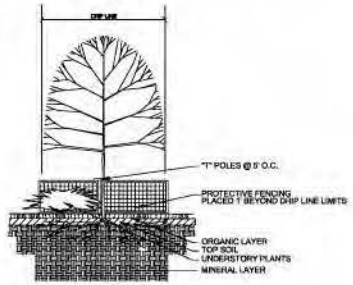
Woodland Summary

| | |
|--|---------------------|
| Total Trees | 821 Trees |
| Least Non-Regulated Trees Removed / Exempt Trees | 57 Trees |
| Non-Woodland Trees | 19 Trees |
| New Regulated Trees | 745 Regulated Trees |
| Regulated Trees Removed | 619 Trees |
| Replacement Required | 367 Trees |
| Trees 8" - 11" | 164 trees x 1= 164 |
| Trees 11" - 20" | 19 trees x 2= 38 |
| Trees 20" - 30" | 19 trees x 3= 57 |
| Trees 30"+ | 2 trees x 4= 8 |
| Multi-Stemmed Trees | 258 Trees |
| Sub-total Replacement Required | 1,019 Trees |
| Less Credit | 77 Trees |
| Replacement Required | 942 Trees |

| Woodland Credits for Non-Woodland Preservation | | | | | | |
|--|---------|----------|----------|----------|----------|-----------------|
| Tree Size | 8"-12" | 12"-17" | 17"-20" | 23"-29" | 29"-36" | 36"+ |
| Quantity | 0 | 9 | 7 | 2 | 3 | 0 |
| Credits | 1 tree | 2 trees | 3 trees | 4 trees | 5 trees | 6 trees |
| Total | 0 trees | 16 trees | 21 trees | 12 trees | 10 trees | 18 trees |
| | | | | | | 77 Tree Credits |

Tree Survey Work was Conducted in January, 2015

- Remarks Key:
- Save: Tree will be saved
 - Credit: Tree is located outside of a woodland area and will be saved.
 - Remove: Tree is located in a regulated woodland and will be removed.
 - Remove/Exempt: Tree is dead or located outside of a woodland area.



1. After Project or Wood Change, Trees Remaining Shall be Replaced or Replaced the Originals, Within 60 Days.
2. Species: Plant as follows: "P" - Plant Species or Further than 2' of Canopy.
3. Diameter: Diameter shall be 100% of the Original Tree's Diameter at Breast Height (DBH) of the Tree to be Replaced.
4. Planting: Shall be planted 100% in Compliance. The Tree shall be installed using the following planting procedure.
5. Soil: The soil shall be amended with a 2:1:1 ratio of topsoil, peat moss, and perlite. The Soil shall be amended to a depth of 12 inches.
6. The Replacement of a Tree shall be completed within 60 days of the Original Tree's Removal.
7. The Replacement of a Tree shall be completed within 60 days of the Original Tree's Removal.
8. The Replacement of a Tree shall be completed within 60 days of the Original Tree's Removal.
9. The Replacement of a Tree shall be completed within 60 days of the Original Tree's Removal.
10. The Replacement of a Tree shall be completed within 60 days of the Original Tree's Removal.

TREE PROTECTION DETAIL
NO SCALE

Seal:



Title:
Woodland List

Project:

**Dixon Meadows
Novi, Michigan**

Prepared for:

Pulte Homes
100 Bloomfield Hills Parkway, Suite 140
Bloomfield Hills, MI 48304

| Revision: | Issued: |
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| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |

Job Number:
14-042

Drawn By: [initials] Checked By: [initials]



NORTH

Sheet No.



Seal:



Title:
Woodland Analysis

Project:
**Dixon Meadows
 Novi, Michigan**

Prepared for:
 Pulte Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

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| Revised | October 2, 2015 |
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| Revised | November 26, 2015 |
| Revised | January 26, 2016 |

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Drawn By: *JA* Checked By: *JA*



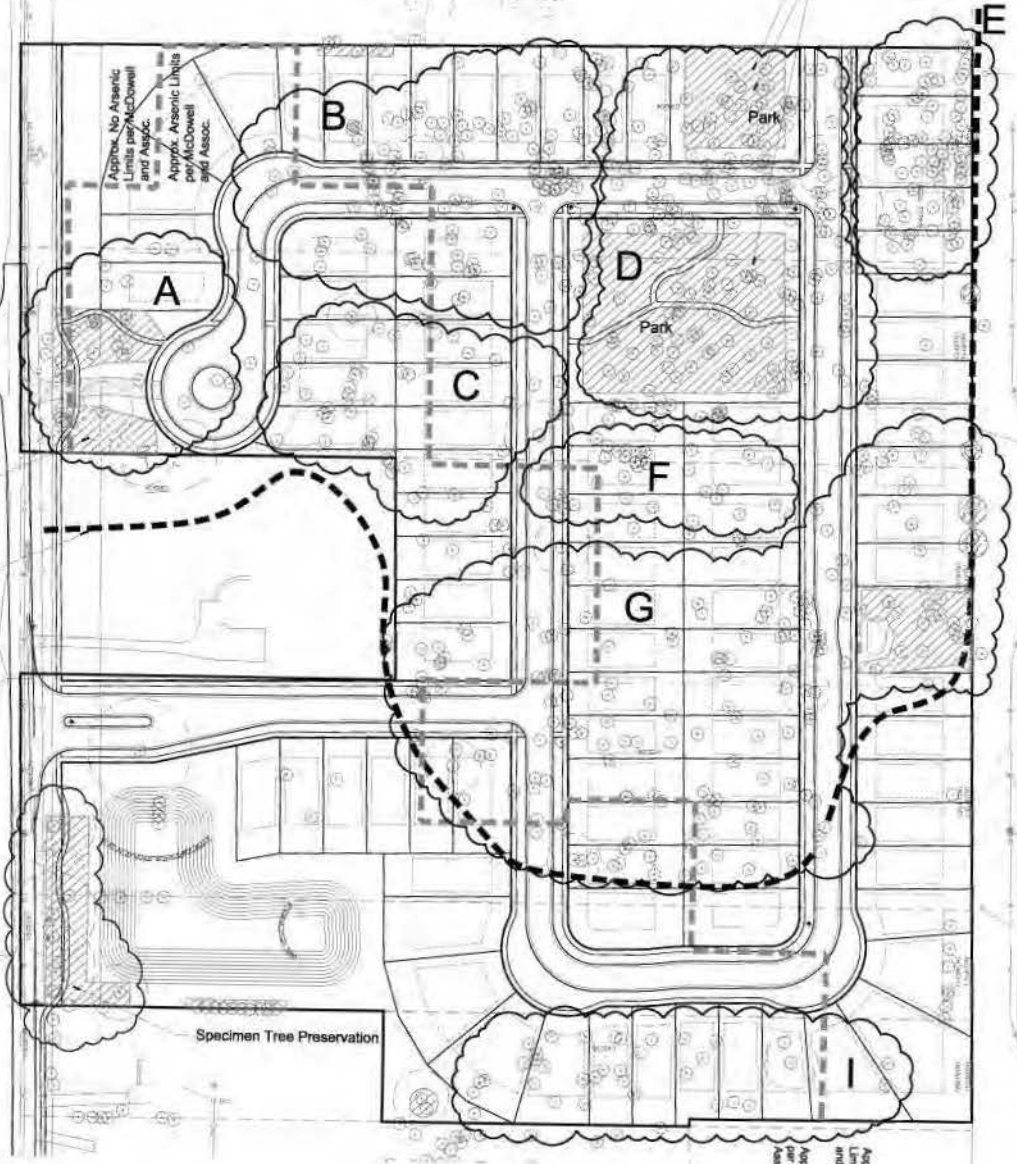
Sheet No.

L-9

Wildlife Habitat Connection to
 Existing Woodland to the North
 High Quality Tree Preservation

Specimen Tree
 Preservation

Woodland
 Boundary



Vegetation Zones

| Zone | Quality | Species |
|------|---------|---|
| A | Medium | Mature Sugar Maple in Lawn |
| B | Low | Black Locust and Aspen |
| C | Medium | Black Locust, Some Sugar Maple |
| D | High | Black Cherry and Sugar Maple |
| E | Low | Tightly Planted Pines |
| F | Medium | Pear and Red Cedar |
| G | Medium | Pear, Red Cedar, Elm Black Cherry, Some Sugar Maple |
| H | Medium | Mature Sugar Maple in Lawn |
| I | Low | Apple, Box Elder some Walnut |

Tree Larger than 24" Dia.

Woodland Summary

| | |
|---|---------------------|
| Total Trees | 821 Trees |
| Less Non - Regulated Trees: Removed / Existing Trees | 57 Trees |
| Non - Woodland Trees | 19 Trees |
| Net Regulated Trees | 743 Regulated Trees |
| Regulated Trees Removed | 615 Trees (83%) |
| Required Replacement Trees | 942 Trees |
| High Quality Trees (Zone D) | 196 Trees |
| Total Regulated Trees | 117 Trees (59%) |
| Trees Removed | 79 Trees (41%) |
| Tree Preserved | 79 Trees (41%) |
| Specimen Trees | 18 Trees |
| Total Specimen Trees | 8 Trees (42%) |
| Specimen Trees to Remain | 8 Trees (42%) |
| Specimen Trees to be Removed | 10 Trees |
| Percent of Total Removal | 21% |

Note:
 The Specimen Trees Located Adjacent to Dixon Road are Located
 Within the Approximate Arsenic Areas. Additional Soils Testing
 Will be Performed at the Time of Construction to Verify the Tree Preservation.





| Parcel # | Area |
|----------|------|
| 1 | 5535 |
| 2 | 5641 |
| 3 | 6030 |
| 4 | 5400 |
| 5 | 5400 |
| 6 | 5400 |
| 7 | 5400 |
| 8 | 5400 |
| 9 | 5400 |
| 10 | 5400 |
| 11 | 5400 |
| 12 | 5400 |
| 13 | 5400 |
| 14 | 5400 |
| 15 | 5400 |
| 16 | 5400 |
| 17 | 5400 |
| 18 | 5400 |
| 19 | 5400 |
| 20 | 6000 |

| Parcel # | Area |
|----------|------|
| 21 | 6000 |
| 22 | 5400 |
| 23 | 5400 |
| 24 | 5400 |
| 25 | 5400 |
| 26 | 5400 |
| 27 | 5400 |
| 28 | 5400 |
| 29 | 5400 |
| 30 | 5400 |
| 31 | 5400 |
| 32 | 5400 |
| 33 | 5400 |
| 34 | 5400 |
| 35 | 5400 |
| 36 | 7007 |
| 37 | 5400 |
| 38 | 5400 |
| 39 | 5400 |
| 40 | 5400 |

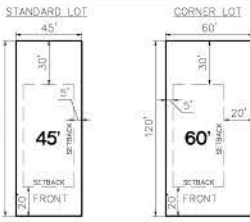
| Parcel # | Area |
|----------|------|
| 41 | 6263 |
| 42 | 6084 |
| 43 | 6735 |
| 44 | 7267 |
| 45 | 7303 |
| 46 | 6404 |
| 47 | 5425 |
| 48 | 5417 |
| 49 | 6409 |
| 50 | 5407 |
| 51 | 5407 |
| 52 | 5421 |
| 53 | 5413 |
| 54 | 5405 |
| 55 | 6028 |
| 56 | 6001 |
| 57 | 5407 |
| 58 | 5402 |
| 59 | 5402 |
| 60 | 5402 |

| Parcel # | Area |
|----------|-------|
| 61 | 5400 |
| 62 | 5400 |
| 63 | 5400 |
| 64 | 5400 |
| 65 | 5400 |
| 66 | 5400 |
| 67 | 5400 |
| 68 | 5400 |
| 69 | 5400 |
| 70 | 5400 |
| 71 | 5444 |
| 72 | 6005 |
| 73 | 5886 |
| 74 | 10694 |
| 75 | 5286 |
| 76 | 5465 |
| 77 | 5313 |
| 78 | 5578 |
| 79 | 7007 |
| 80 | 5400 |

| Parcel # | Area |
|----------|------|
| 81 | 5400 |
| 82 | 5400 |
| 83 | 5400 |
| 84 | 5400 |
| 85 | 5400 |
| 86 | 5400 |
| 87 | 5400 |
| 88 | 6000 |
| 89 | 6000 |
| 90 | 5400 |

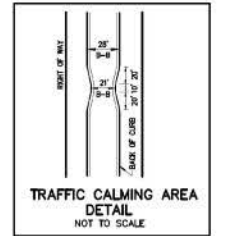
TOTAL LOT AREA: 523,065.23 SQ. FT.
 AVG. LOT SIZE: 5,811.84 SQ. FT.

PHASE I = 51 LOTS
 PHASE II = 39 LOTS



TYPICAL LOT DETAILS

NOTE: LOT WIDTH IS THE STRAIGHT LINE DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE TWO POINTS WHERE THE WORKING FRONT YARD SETBACK LINE INTERSECTS THE SIDE LOT LINES.



TRAFFIC CALMING AREA DETAIL
 NOT TO SCALE

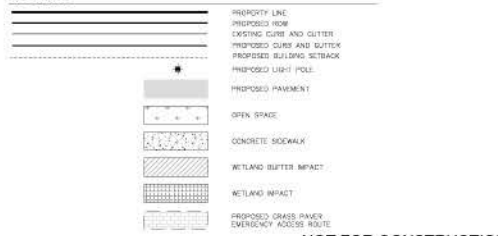
NOTES:

- SEE DETAIL SHEET FOR NON-PAVED EYEBROW DIMENSIONAL DETAIL.

PROPOSED IMPROVEMENTS NOTES:

- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER ON THE WEST SIDE OF DIXON ROAD AT DECLARATION DRIVE.
- MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 24" WATER MAIN LOCATED IN DIXON ROAD. ALL PROPOSED WATER MAIN SHALL BE 8".
- STORM WATER DETENTION SHALL BE PROVIDED ON SITE. THE DETENTION PONDS WILL DISCHARGE TO AN EXISTING CITY WETLAND PROPERTY LOCATED ON THE WEST SIDE OF DIXON ROAD WHICH FLOWS NORTH, AND CONTIGUOUSLY WITH THE NORTH NOW REGIONAL DRAINAGE BASIN.
- 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADWAYS. A 5' WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ACROSS THE PROPERTY FRONTAGE ALONG DIXON ROAD. ALL WALK STUDIES SHALL BE PROVIDED WITH RAMPS AND DETECTABLE WARNING SURFACES.
- ALL ROADWAYS TO BE PUBLIC.
- A CITY OF NOW RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
- DIXON ROAD IMPROVEMENTS - THE DEVELOPER IS PROPOSING TO PAVE APPROXIMATELY 1800 LINEAR FEET OF DIXON ROAD, FROM TWELVE MILE ROAD UP TO THE ENTRANCE OF DECLARATION DRIVE. A 24" WIDE ASPHALT ROADWAY WILL BE PROPOSED, CONSISTING OF 12' ASPHALT LANES WITH 2' CONCRETE CURB AND GUTTER. PULTE IS PREPARED TO COMMIT FOR THE FUNDING OF A FIVE (5) FEET WIDE CONCRETE SIDEWALK ALONG THE EAST SIDE OF DIXON DRIVE, STARTING FROM OUR SOUTH PROPERTY LINE SOUTH AND EXTENDING APPROXIMATELY 850' SOUTH TO THE EXISTING SIDEWALK AT THE BANK/OFFICE BUILDING AT THE CORNER OF 12 MILE ROAD. PULTE WILL PROVIDE THE FUNDING FOR THE DESIGN AND CONSTRUCTION OF THE SIDEWALK, IF THE CITY WILL SECURE THE NECESSARY EASEMENTS FROM THE PROPERTY OWNERS ALONG DIXON DRIVE. IF EASEMENTS ARE NOT SECURED AT THE TIME OF SITE DEVELOPMENT OF THE DIXON MEADOWS RESIDENTIAL COMMUNITY, THE CONSTRUCTION FUNDING PORTION WILL BE PAID TO THE CITY FOR FUTURE CONSTRUCTION OF THE WALK BY OTHERS. THE INTENT OF THE WALK WOULD BE TO MEANDER AROUND EXISTING HEALTHY TREES AND ENSURE REASONABLE TREE PRESERVATION ALONG THE ROUTE.

LEGEND



NOT FOR CONSTRUCTION

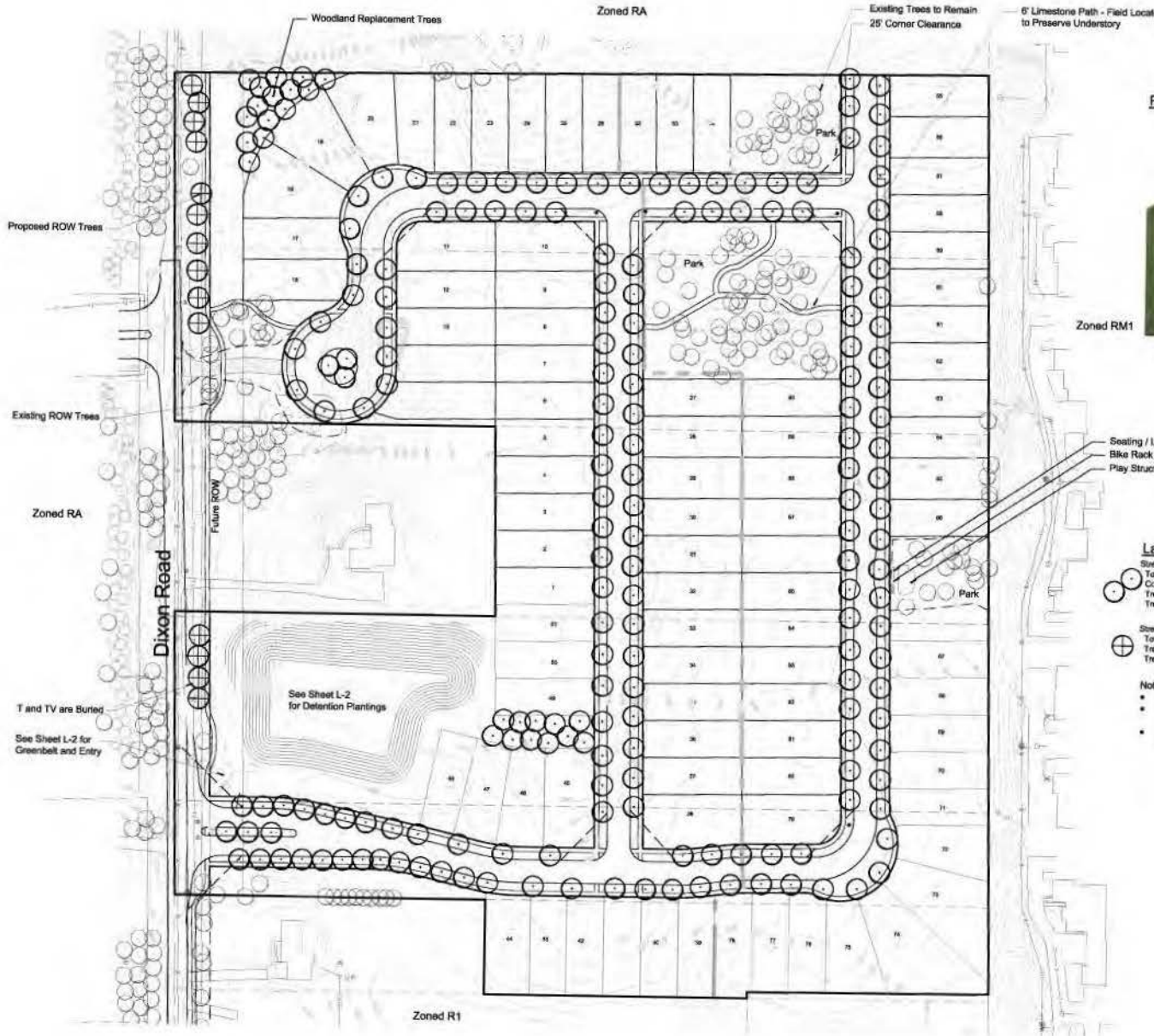
Know what's below.
 Call before you dig.
 THE LOCATION OF BURIED UTILITY LINES AND SERVICES ARE NOT GUARANTEED. ANY INFORMATION RECEIVED BY THE USER IS FOR INFORMATIONAL PURPOSES ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION OR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE APPROPRIATE AGENCIES.

ATWELL
 666.850.4200 www.atwellgroup.com
 10000 W. 120th St., Suite 100
 Overland Park, KS 66204
 913.441.9200

SECTION TO: PULTE HOMES - MICHIGAN
 TOWN 11 NORTH, RANGE B EAST
 CITY OF NOW
 OAKLAND COUNTY, MICHIGAN

PLANNED REZONING OVERLAY
 ALTERNATE LAYOUT
 DIMENSIONAL PLAN

DATE: FEB 15, 2016
 DRAWN BY: G.B. / H.W.
 CHECKED BY: H.W.
 DATE: 1/20/16
 JOB #: 1700206
 FILE CODE: 11-001-0000
 SHEET NO: 03A



Play Structure



Play Structure by Superior Play Model #PS3-31765

Zoned RM1

Seating / Litter
Bike Rack
Play Structure

Landscape Summary

| | | |
|--------------------------|--|--|
| Street Trees | | |
| Total Lots less than 70' | 92 Lots | |
| Corner Lots | 6 Lots | |
| Trees Required | 104 Trees (92 + (6 x 2 Trees)) | |
| Trees Provided | 173 Trees (69 Additional Trees to be Counted Towards Woodland Replacement) | |
| Street Lanes | | |
| Total Street Frontage | 770 L.F. | |
| Trees Required | 22 Trees (770 / 35) | |
| Trees Provided | 22 Trees (9 Existing) | |

- Notes:**
- No Overhead Lines Exist
 - Trees Shall be Planted 10' from Utility Structures
 - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn

Seal:



Title:
Landscape Plan

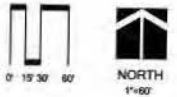
Project:
**Dixon Meadows
Novi, Michigan**

Prepared for:
Pulte Homes
100 Bloomfield Hills Parkway, Suite 140
Bloomfield Hills, 48304

| | |
|------------------|--------------------|
| Revision: | Issued: |
| Revised | February 23, 2015 |
| Revised | March 6, 2015 |
| Revised | June 16, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | January 26, 2016 |
| Revised | February 18, 2016 |

Job Number:
14-042

Drawn By: *jm* Checked By: *jm*



Sheet No.



Seal:



Title:
Greenbelt Plan

Project:
**Dixon Meadows
 Novi, Michigan**

Prepared for:
 Puller Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

| Revision: | Issued: |
|------------|--------------------|
| Revision | February 27, 2015 |
| Submission | March 6, 2015 |
| Revised | June 18, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | February 16, 2016 |

Job Number:
 14-042

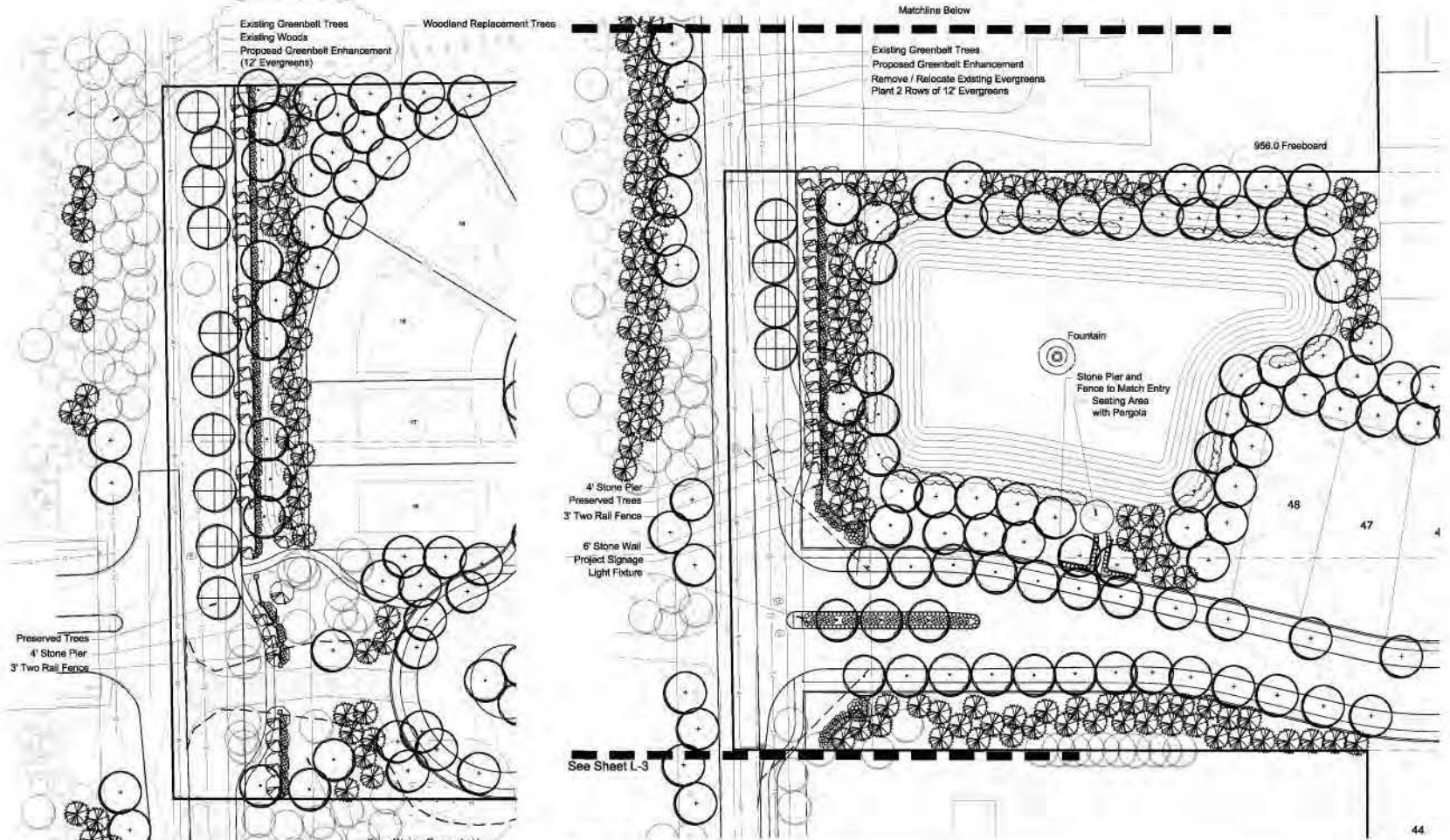
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Sheet No.



L-2



South Entry

Landscape Summary

| | | | |
|---------------------------------|----------------------|--|-------------------------------------|
| Greenbelt Plantings | 770 I.I. | Woodland Replacement Replacement Required | 962 Trees |
| Total Street Frontage | 22 Trees (770 / 35) | Replacement Provided | 59 Trees |
| Canopy Trees Required | 32 Trees | Additional Street Trees | 34 Trees |
| Sub-Canopy Trees Required | 39 Trees (770 / 20) | Additional Drainage Improvement | 38" Shrubs |
| Sub-Canopy Trees Provided | 39 Trees | Trees Planted in Liberty Park Greenbelt | 59 Trees (355 shrubs / 8") |
| Detention Pond Plantings | | 2.5' Deciduous | 16 Trees |
| High-Water Elevation | 756 I.F. | 12' Evergreens | 90 Trees (86 Trees @ 1.5:1 Ratio) |
| Required Planting | 557 I.F. (736 x 70%) | On-Site Deciduous | 78 Trees |
| Planting Provided | 862 I.F. (79%) | On-Site 12' Evergreens | 183 Trees (122 Trees @ 1.5:1 Ratio) |
| | | Total Trees Provided | 530 Trees |
| | | Trees to be Paid Into Fund | 423 Trees |

* Shrubs Used in Calculation are Additional from Required Plantings.
 Trees Planted in Liberty Park Greenbelt are Subject to HOA Approval.

Pergola



North Entry

Seal:



Title:

**Dixon Road
 Mitigation**

Project:

**Dixon Meadows
 Novi, Michigan**

Prepared for:

Pulte Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

Revision:

| Revision | Issued: |
|-----------|--------------------|
| Revised | February 27, 2015 |
| Submitted | March 6, 2015 |
| Revised | June 18, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | January 26, 2016 |
| Revised | February 18, 2016 |

Job Number:

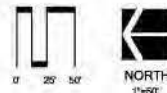
14-042

Drawn By:

jar

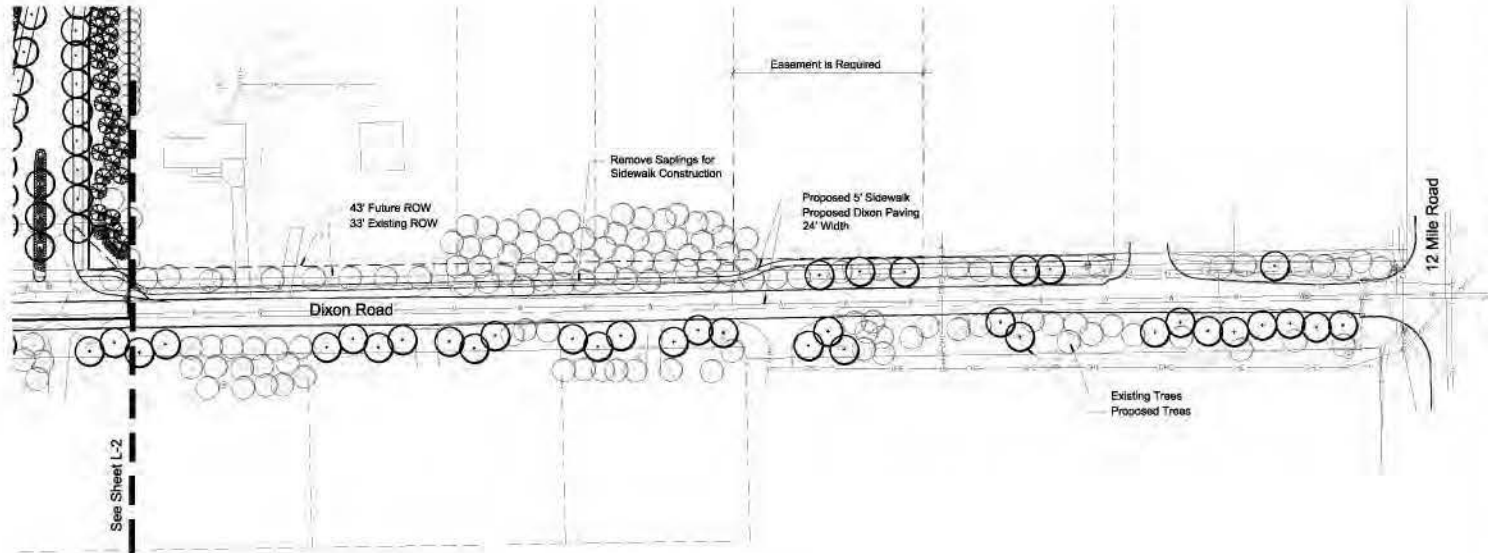
Checked By:

jar



Sheet No.

L-3



Landscape Summary

Deciduous Mitigation Trees Provide on Sheet L-3 34 Trees

Sidewalk and Off-Site Mitigation Notes:

Pulte will commit funding of a five (5') feet wide concrete sidewalk along the east side of Dixon Drive, starting from the south property line and extending approximately 850' south to the existing walk at the bank located on the corner of 12 Mile Road. Pulte will provide the funding for the design and construction of the sidewalk if the City will secure the necessary easements from the property owners along Dixon Drive. If easements are not secured at the time of site development of the Dixon Meadows residential community, the construction funding portion will be paid to the City for future construction of the walk by others. The intent of the walk is to meander around existing healthy trees, and ensure reasonable tree preservation along route.

Mitigation Trees will be provided on both sides of Dixon Drive to enhance the rural character of the street. The corridor tree replacements will be coordinated with City staff during the final design process.



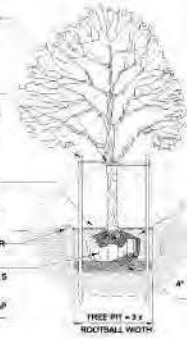
NOTE:
GUY DECIDUOUS TREES AVOID
TYPICAL STAKES DECIDUOUS
TREES BELOW 3' CAL.

STAKE TREES AT FIRST BRANCH
USING 2" X 4" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS
ALLOW FOR SOME MINIMAL
FLEXING OF THE TREE.
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES
MIN. 36" ABOVE GROUND FOR
UPRIGHT, 18" IF ANGLED. DRIVE
STAKES A MIN. 10" INTO
UNDISTURBED GROUND
OUTSIDE FOOTBALL. REMOVE
AFTER ONE YEAR.

MULCH 4" DEPTH WITH
SHREDED HARDWOOD BARK
NATURAL IN COLOR. LEAVE 3"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK.

REMOVE ALL
NON-Biodegradable MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURLAP
FROM TOP 1/3 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAT SAME
RELATION TO FINISH GRADE AS
IT BORE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 4" ABOVE GRADE,
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

DO NOT PRUNE TERMINAL
LEADER. PRUNE ONLY DEAD OR
BROKEN BRANCHES.

REMOVE ALL TAGS, STRIPS,
PLASTICS AND OTHER
MATERIALS THAT ARE
UNDESIRABLE OR COULD CAUSE
GIRDLING.

PLANTING MIXTURE
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.

SCARBOROUGH SUBGRADE
AND PLANTING PIT
SIDES RECOMPACT
BASE OF 10" X 4"
DEPTH.

NOTE:
GUY EVERGREEN TREES ABOVE
12" HEIGHT. STAKE EVERGREEN
TREES BELOW 12" HEIGHT.

STAKE TREES AT FIRST BRANCH
USING 2" X 4" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS.
ALLOW FOR SOME MINIMAL
FLEXING OF THE TREE.
REMOVE AFTER ONE YEAR.

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MIN. 36" ABOVE GROUND FOR
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STAKES A MIN. 10" INTO
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OUTSIDE FOOTBALL. REMOVE
AFTER ONE YEAR.

MULCH 4" DEPTH WITH
SHREDED HARDWOOD BARK
NATURAL IN COLOR. LEAVE 3"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK TO FORM SAUCER.

REMOVE ALL
NON-Biodegradable MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURLAP
FROM TOP 1/3 OF THE ROOTBALL.



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SOIL AREAS.

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REMOVE ALL TAGS, STRIPS,
PLASTICS AND OTHER
MATERIALS THAT ARE
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GIRDLING.

PLANTING MIXTURE
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.

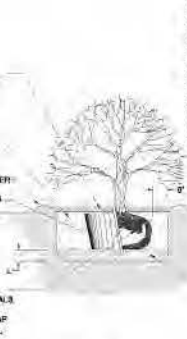
SCARBOROUGH SUBGRADE
AND PLANTING PIT
SIDES RECOMPACT
BASE OF 10" X 4"
DEPTH.

MULCH 4" DEPTH WITH
SHREDED HARDWOOD BARK
NATURAL IN COLOR.

PLANTING MIXTURE
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL TO FORM SAUCER.

REMOVE COLLAR OF ALL FIBER
POTS. POTS SHALL BE CUT TO
PROVIDE FOR ROOT GROWTH.
REMOVE ALL NONDRAMAIC
CONTAINERS COMPLETELY.

REMOVE ALL
NON-Biodegradable MATERIALS
COMPLETELY FROM THE
ROOTBALL. FOLD DOWN BURLAP
FROM TOP 1/3 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAT SAME
RELATION TO FINISH GRADE AS
IT BORE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 4" ABOVE GRADE,
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN
BRANCHES.

REMOVE ALL TAGS, STRIPS,
PLASTICS AND OTHER
MATERIALS THAT ARE
UNDESIRABLE OR COULD CAUSE
GIRDLING.

PLANTING MIXTURE
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL TO FORM SAUCER.

REMOVE ALL
NON-Biodegradable MATERIALS
COMPLETELY FROM THE
ROOTBALL. FOLD DOWN BURLAP
FROM TOP 1/3 OF THE ROOTBALL.

Seal:



Title:
Landscape Details

Project:

**Dixon Meadows
Novi, Michigan**

Prepared for:

Public Homes
100 Bloomfield Hills Parkway, Suite 140
Bloomfield Hills, MI 48304

| Revision: | Issued: |
|-----------|--------------------|
| Revised | February 27, 2015 |
| Revised | March 6, 2015 |
| Revised | June 16, 2015 |
| Revised | September 12, 2015 |
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| Revised | November 24, 2015 |
| Revised | January 26, 2016 |
| Revised | February 16, 2016 |

Job Number:

14-042

Drawn By: Checked By:

(in)

(in)

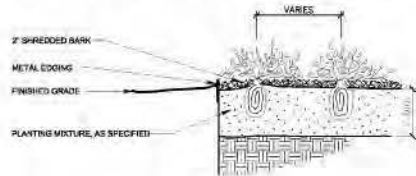


NORTH

Sheet No.

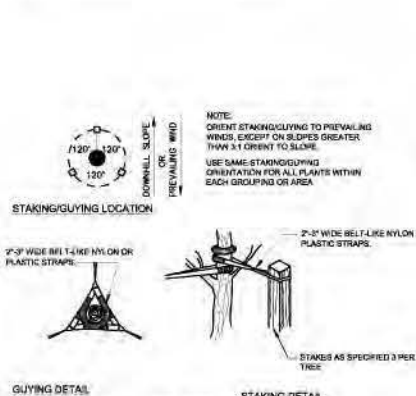


DECIDUOUS TREE PLANTING DETAIL



PERENNIAL PLANTING DETAIL

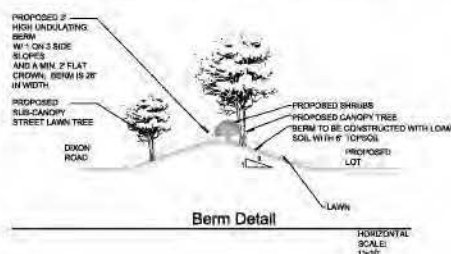
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TREE STAKING DETAIL

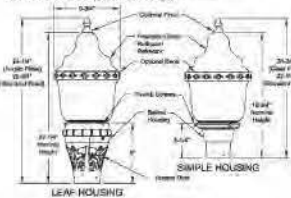
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EVERGREEN TREE PLANTING DETAIL



Entry Lighting

Maximum Weight - Leaf Housing 22 lbs / Simple Housing 11 lbs.
Maximum Obstacle Protection Area - 48 sq. ft.



Lighting by Halophane
Head - Granville Mini, Simple Housing
Base - Wadsworth
Pole - Wadsworth

Site Furnishings



SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown. No. 1 grade plant materials, well suited to be true to name, free from physical damage and all wild burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting to conserve.
- All trees must be staked, fertilized and mulched and shall be guaranteed to survive or receive prompt credit for all issues (see 15) but never below zero.
- City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clear traffic cut, using material stippled on site. Soil shall be screened and free of any debris, foreign material, and snow.
- "Agriborn" tags or similar slow-release fertilizer shall be added to the planting mix before using backfill.
- Approved planting mix shall consist of 1/3 screened topsoil, 1/2 sand and 1/3 peat, well mixed and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details localized on the sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of locations, or plant types shall be made without the approval of the Landscape Architect.
- The City of Novi Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for stocking plant quantities to ensure quantities on drawings are met (see note 15). In the event of a discrepancy, the quantities on the plans prevail.
- The Landscape Contractor shall meet and install (see indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A fire-retardant weed control agent, "Treat" or equal, shall be applied uniformly on top of all mulches in all planting beds.
- All landscape areas shall be protected with an underground automatic sprinkler system.
- Soil shall be two year old "Baron's Choice" Kentucky Blue Grass grown in a sod nursery or lawn lot.

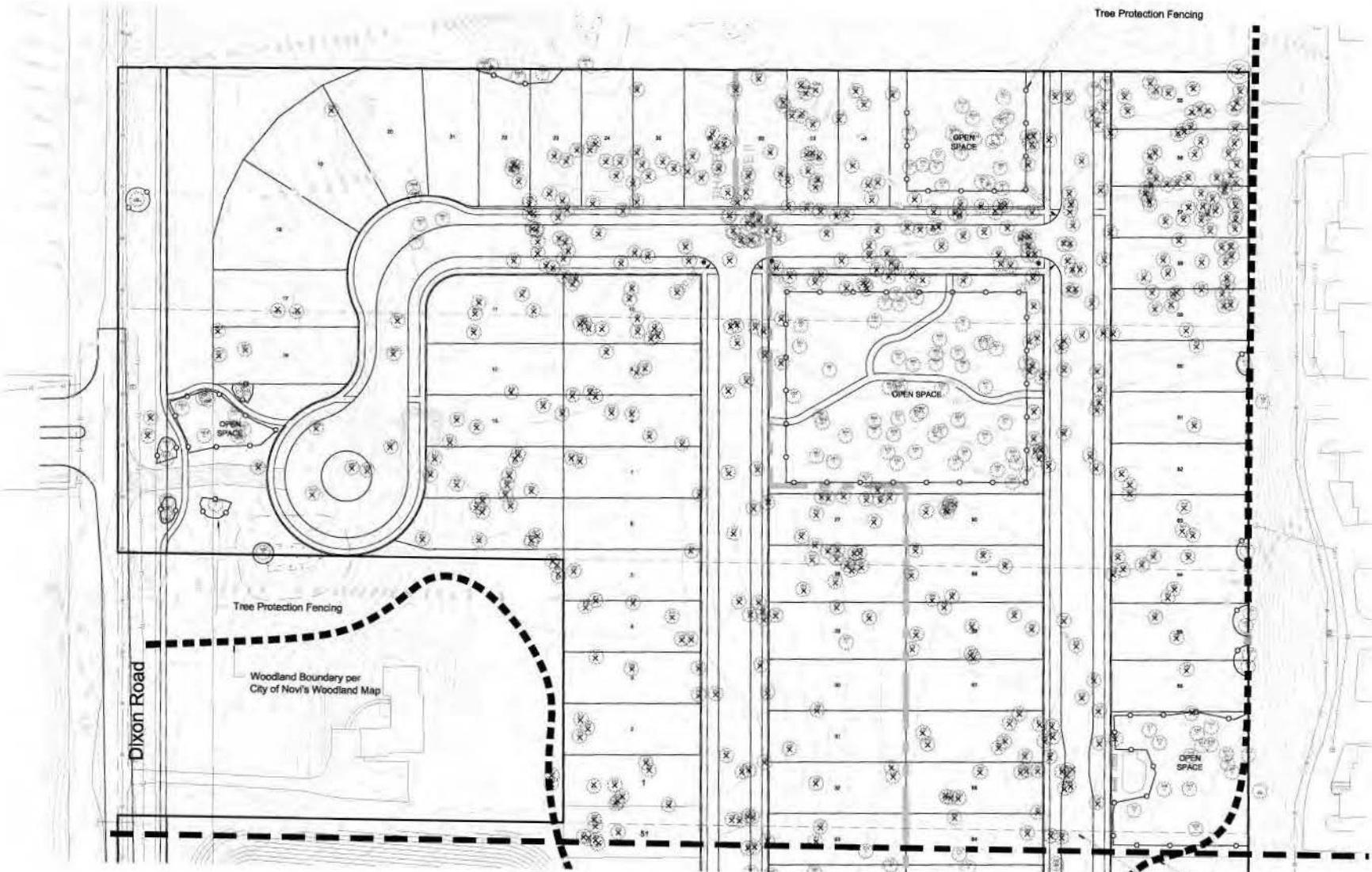
CITY OF NOVI NOTES

- All landscape islands shall be installed with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be staked.
- All landscape areas shall be irrigated.
- Chemical utility lines and poles to be relocated are directed by utility company of record.
- Excavation and canopy areas shall be protected a minimum of 10' from the street, and encroaches 10' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. (Includes Filing Material During the Next Appropriate Planting Period)
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and occupied walkway.
- All live and shrub planting beds shall be mulched with amended hardwood bark, spread to minimum depth of 4". All lawn areas shall have a 4" diameter circle of amended hardwood mulch 2' away from trunk. All perennial, annual and ground cover beds shall receive 2" of soil covered bark which be installed on the plant. All mulch is to be free from debris and foreign material, and shall contain no pieces of household glass.
- All substitutions or deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their installation.

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE SPRING OR FALL OF 2016.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STAKING AND TIES TO BE SET BY THE CITY OF NOVI GENERAL ORDINANCE. FIRST INCLUDING RECORDS AND WITHDRAWALS AS IS GOVERNED BY NORMAL LANDSCAPE PRACTICES.

DEAD ORS SHALL BE RESPONSIBLE FOR REPLACING TREES WITH UTILITY SUBSTITUTIONS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR NEARBY PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. PLANTING PERSONNEL AT THE TIME OF CITY APPROVAL, MATERIALS OR NECESSARY SHALL OBTAIN DURING THE WARRANTY PERIOD.



Seal:



Title:
Woodland Plan

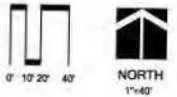
Project:
**Dixon Meadows
 Novi, Michigan**

Prepared for:
 Pulte Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

| Revision: | Issued: |
|-----------|--------------------|
| Revised | February 27, 2015 |
| Revised | March 6, 2015 |
| Revised | June 16, 2015 |
| Revised | September 12, 2015 |
| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | January 26, 2016 |
| Revised | February 12, 2016 |

Job Number:
14-042

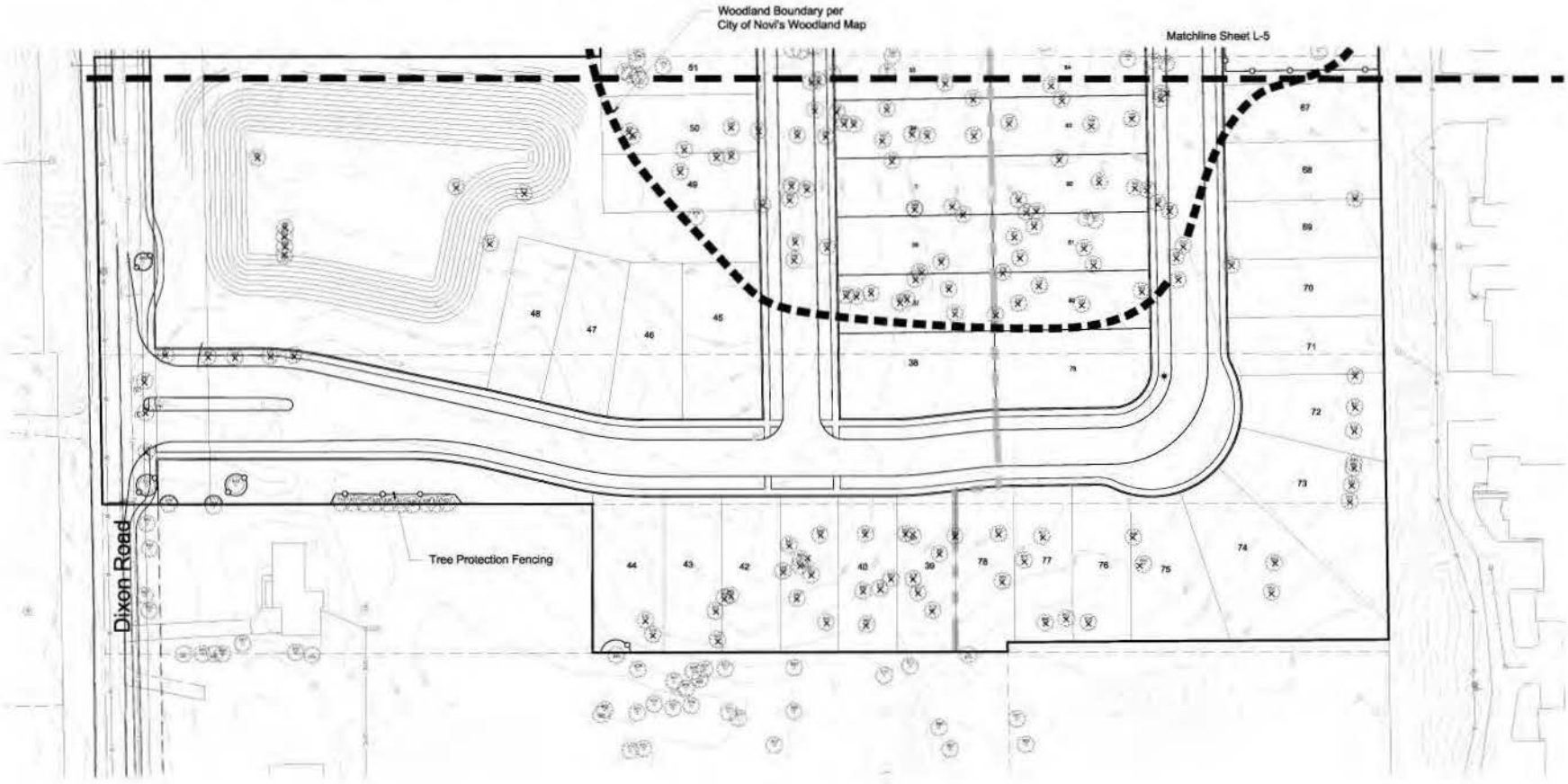
Drawn By: JM
 Checked By: JM



Sheet No.

Key
 X Denotes Removed
 See Sheets L-7, L-8 for Woodland List





Seal:



Title:
Woodland Plan

Project:
**Dixon Meadows
 Novi, Michigan**

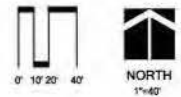
Prepared for:
 Pulla Homes
 100 Bloomfield Hills Parkway, Suite 140
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| Revised | February 27, 2015 |
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| Revised | January 26, 2016 |
| Revised | February 16, 2016 |

Job Number:
 14-042

Drawn By: JA Checked By: JM

Key
 X Denotes Removed
 See Sheets L-7, L-8 for Woodland List



Sheet No. _____



Tree List

| REQUIRED REPLACEMENT | | | | | | | | | | REQUIRED REPLACEMENT | | | | | | | | | | | | | | | | | | | |
|----------------------|----------|-------------|----------------|-----------|---------|---------|----------|-------------|----------------|----------------------|---------|---------|----------|-------------|----------------|-----------|---------|---------|----------|-------------|----------------|-----------|---------|-----|----------|-----------|-------------|------|--------|
| TAG NO. | DATE | COMMON NAME | BOTANICAL NAME | CONDITION | REMARKS | TAG NO. | DATE | COMMON NAME | BOTANICAL NAME | CONDITION | REMARKS | TAG NO. | DATE | COMMON NAME | BOTANICAL NAME | CONDITION | REMARKS | TAG NO. | DATE | COMMON NAME | BOTANICAL NAME | CONDITION | REMARKS | | | | | | |
| 100 | 10/10/15 | Red Maple | Acer rubrum | Good | Remove | 101 | 10/10/15 | Red Maple | Acer rubrum | Good | Remove | 102 | 10/10/15 | Red Maple | Acer rubrum | Good | Remove | 103 | 10/10/15 | Red Maple | Acer rubrum | Good | Remove | 104 | 10/10/15 | Red Maple | Acer rubrum | Good | Remove |

Seal:



Title:
Woodland List

Project:
**Dixon Meadows
Novi, Michigan**

Prepared for:
**Pulte Homes
100 Bloomfield Hills Parkway, Suite 140
Bloomfield Hills, MI 48304**

Revision: Issued:
 Review Submission February 27, 2015
 Revised March 5, 2015
 Revised June 16, 2015
 Revised September 12, 2015
 Revised November 14, 2015
 Revised November 24, 2015
 Revised January 26, 2016
 Revised February 10, 2016

Job Number:
14-042

Drawn By: Checked By:
jam jam



NORTH

Sheet No.



Tree List

| TAG NO. | DIAMETER | COMMON NAME | BOTANICAL NAME | CONDITION | REMARKS | REQUIRED REPLACEMENT | TAG NO. | DIAMETER | COMMON NAME | BOTANICAL NAME | CONDITION | REMARKS | REQUIRED REPLACEMENT |
|---------|----------|-------------|----------------|-----------|---------|----------------------|---------|----------|-------------|----------------|-----------|---------|----------------------|
| 101 | 12" | Red Oak | Quercus rubra | Good | | | 101 | 12" | Red Oak | Quercus rubra | Good | | |
| 102 | 10" | White Oak | Quercus alba | Good | | | 102 | 10" | White Oak | Quercus alba | Good | | |
| 103 | 8" | Red Oak | Quercus rubra | Good | | | 103 | 8" | Red Oak | Quercus rubra | Good | | |
| 104 | 6" | White Oak | Quercus alba | Good | | | 104 | 6" | White Oak | Quercus alba | Good | | |
| 105 | 4" | Red Oak | Quercus rubra | Good | | | 105 | 4" | Red Oak | Quercus rubra | Good | | |
| 106 | 3" | White Oak | Quercus alba | Good | | | 106 | 3" | White Oak | Quercus alba | Good | | |
| 107 | 2" | Red Oak | Quercus rubra | Good | | | 107 | 2" | Red Oak | Quercus rubra | Good | | |
| 108 | 1" | White Oak | Quercus alba | Good | | | 108 | 1" | White Oak | Quercus alba | Good | | |
| 109 | 12" | Red Oak | Quercus rubra | Good | | | 109 | 12" | Red Oak | Quercus rubra | Good | | |
| 110 | 10" | White Oak | Quercus alba | Good | | | 110 | 10" | White Oak | Quercus alba | Good | | |
| 111 | 8" | Red Oak | Quercus rubra | Good | | | 111 | 8" | Red Oak | Quercus rubra | Good | | |
| 112 | 6" | White Oak | Quercus alba | Good | | | 112 | 6" | White Oak | Quercus alba | Good | | |
| 113 | 4" | Red Oak | Quercus rubra | Good | | | 113 | 4" | Red Oak | Quercus rubra | Good | | |
| 114 | 3" | White Oak | Quercus alba | Good | | | 114 | 3" | White Oak | Quercus alba | Good | | |
| 115 | 2" | Red Oak | Quercus rubra | Good | | | 115 | 2" | Red Oak | Quercus rubra | Good | | |
| 116 | 1" | White Oak | Quercus alba | Good | | | 116 | 1" | White Oak | Quercus alba | Good | | |
| 117 | 12" | Red Oak | Quercus rubra | Good | | | 117 | 12" | Red Oak | Quercus rubra | Good | | |
| 118 | 10" | White Oak | Quercus alba | Good | | | 118 | 10" | White Oak | Quercus alba | Good | | |
| 119 | 8" | Red Oak | Quercus rubra | Good | | | 119 | 8" | Red Oak | Quercus rubra | Good | | |
| 120 | 6" | White Oak | Quercus alba | Good | | | 120 | 6" | White Oak | Quercus alba | Good | | |
| 121 | 4" | Red Oak | Quercus rubra | Good | | | 121 | 4" | Red Oak | Quercus rubra | Good | | |
| 122 | 3" | White Oak | Quercus alba | Good | | | 122 | 3" | White Oak | Quercus alba | Good | | |
| 123 | 2" | Red Oak | Quercus rubra | Good | | | 123 | 2" | Red Oak | Quercus rubra | Good | | |
| 124 | 1" | White Oak | Quercus alba | Good | | | 124 | 1" | White Oak | Quercus alba | Good | | |
| 125 | 12" | Red Oak | Quercus rubra | Good | | | 125 | 12" | Red Oak | Quercus rubra | Good | | |
| 126 | 10" | White Oak | Quercus alba | Good | | | 126 | 10" | White Oak | Quercus alba | Good | | |
| 127 | 8" | Red Oak | Quercus rubra | Good | | | 127 | 8" | Red Oak | Quercus rubra | Good | | |
| 128 | 6" | White Oak | Quercus alba | Good | | | 128 | 6" | White Oak | Quercus alba | Good | | |
| 129 | 4" | Red Oak | Quercus rubra | Good | | | 129 | 4" | Red Oak | Quercus rubra | Good | | |
| 130 | 3" | White Oak | Quercus alba | Good | | | 130 | 3" | White Oak | Quercus alba | Good | | |
| 131 | 2" | Red Oak | Quercus rubra | Good | | | 131 | 2" | Red Oak | Quercus rubra | Good | | |
| 132 | 1" | White Oak | Quercus alba | Good | | | 132 | 1" | White Oak | Quercus alba | Good | | |
| 133 | 12" | Red Oak | Quercus rubra | Good | | | 133 | 12" | Red Oak | Quercus rubra | Good | | |
| 134 | 10" | White Oak | Quercus alba | Good | | | 134 | 10" | White Oak | Quercus alba | Good | | |
| 135 | 8" | Red Oak | Quercus rubra | Good | | | 135 | 8" | Red Oak | Quercus rubra | Good | | |
| 136 | 6" | White Oak | Quercus alba | Good | | | 136 | 6" | White Oak | Quercus alba | Good | | |
| 137 | 4" | Red Oak | Quercus rubra | Good | | | 137 | 4" | Red Oak | Quercus rubra | Good | | |
| 138 | 3" | White Oak | Quercus alba | Good | | | 138 | 3" | White Oak | Quercus alba | Good | | |
| 139 | 2" | Red Oak | Quercus rubra | Good | | | 139 | 2" | Red Oak | Quercus rubra | Good | | |
| 140 | 1" | White Oak | Quercus alba | Good | | | 140 | 1" | White Oak | Quercus alba | Good | | |

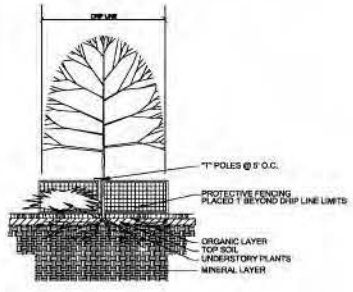
Woodland Summary

| | |
|---------------------------------|--------------------------|
| Total Trees | 821 Trees |
| Less Non-Regulated Trees | 764 Trees |
| Removed / Exempt Trees | 57 Trees |
| Non - Woodland Trees | 57 Trees |
| Net Regulated Trees | 745 Regulated Trees |
| Regulated Trees Removed | 618 Trees |
| Replacement Required | 367 Trees |
| Trees 8" - 11" | 367 trees x 1= 367 Trees |
| Trees 11" - 20" | 164 trees x 2= 328 Trees |
| Trees 20" - 30" | 19 trees x 3= 57 Trees |
| Trees 30"+ | 2 trees x 4= 8 Trees |
| Multi-Stemmed Trees | 254 Trees |
| Sub-total Replacements Required | 1,014 Trees |
| Less Credit | 52 Trees |
| Replacement Required | 962 Trees |

| Woodland Credits for Non-Woodland Preservation | | | | | | |
|--|---------|----------|----------|----------|---------|-----------------|
| Tree Size | 5'-7' | 7'-12' | 12'-17' | 17'-25' | 25'-29' | 29'-36' |
| Quantity | 0 | 5 | 6 | 3 | 0 | 2 |
| Credits | 1 tree | 2 trees | 3 trees | 4 trees | 5 trees | 6 trees |
| Total | 0 trees | 10 trees | 18 trees | 12 trees | 0 trees | 12 trees |
| | | | | | | 52 Tree Credits |

Tree Survey Work was Conducted in January, 2015

- Remarks Key:
- Save Tree will be saved
 - Credit Tree is located outside of a woodland area and will be saved.
 - Remove Tree is located in a regulated woodland area and will be removed.
 - Remove/Exempt Tree is dead or located outside of a woodland area.



1. Other Plants or Wood Change (e.g., Mulch) shall be installed at or beyond the Outside Line.
2. Stakes shall be placed 18" P.O.C. (Point of Contact) on either side of the Outside Line.
3. Protective Fencing shall be placed 18" P.O.C. (Point of Contact) on either side of the Outside Line.
4. Fencing shall be placed 18" P.O.C. (Point of Contact) on either side of the Outside Line.
5. The Outside Line shall be placed 18" P.O.C. (Point of Contact) on either side of the Outside Line.
6. The Outside Line shall be placed 18" P.O.C. (Point of Contact) on either side of the Outside Line.
7. The Outside Line shall be placed 18" P.O.C. (Point of Contact) on either side of the Outside Line.
8. The Outside Line shall be placed 18" P.O.C. (Point of Contact) on either side of the Outside Line.
9. The Outside Line shall be placed 18" P.O.C. (Point of Contact) on either side of the Outside Line.
10. The Outside Line shall be placed 18" P.O.C. (Point of Contact) on either side of the Outside Line.

TREE PROTECTION DETAIL

NO SCALE

Seal:



Title:
Woodland List

Project:

**Dixon Meadows
Novi, Michigan**

Prepared for:

Pulte Homes
100 Bloomfield Hills Parkway, Suite 140
Bloomfield Hills, MI 48304

| Revision: | Issued: |
|------------|--------------------|
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| Submission | March 6, 2015 |
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| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | February 16, 2016 |

Job Number:
14-042

Drawn By: _____ Checked By: _____



Sheet No.



Seal:



Title:
Woodland Analysis

Project:
**Dixon Meadows
 Novi, Michigan**

Prepared for:
 Pulte Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

| | |
|------------------|--------------------|
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| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | January 26, 2016 |
| Revised | February 16, 2016 |

Job Number:
 14-042

Drawn By: **JA** Checked By: **JA**

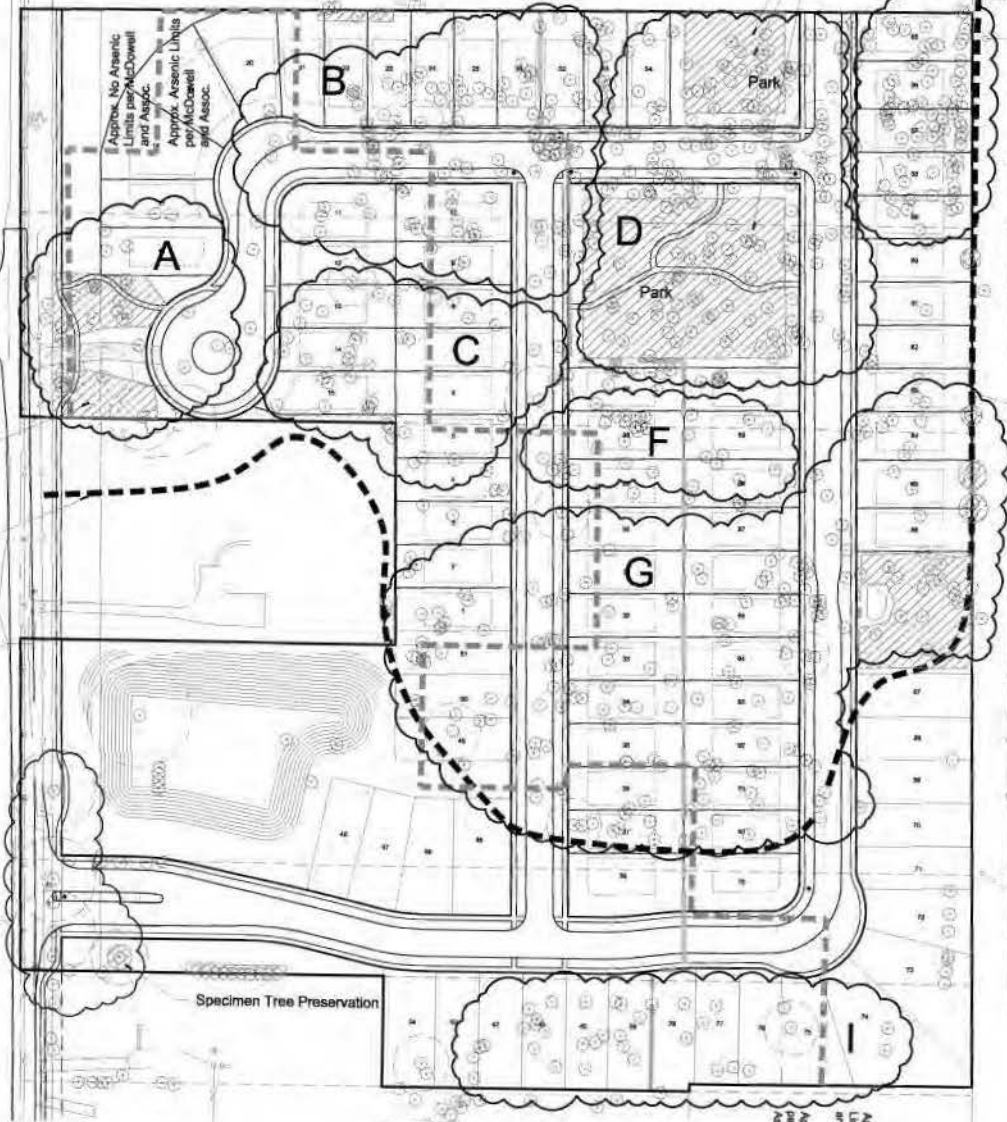


Sheet No.

Wildlife Habitat Connection to
 Existing Woodland to the North
 High Quality Tree Preservation

Specimen Tree
 Preservation

Woodland
 Boundary



Vegetation Zones

| | | |
|-------------|----------------|---|
| Zone | Quality | Species |
| A | Medium | Mature Sugar Maple in Lawn |
| B | Low | Black Locust and Aspen |
| C | Medium | Black Locust, Some Sugar Maple |
| D | High | Black Cherry and Sugar Maple |
| E | Low | Tightly Planted Pines |
| F | Medium | Pear and Red Cedar |
| G | Medium | Pear, Red Cedar, Elm Black Cherry, Some Sugar Maple |
| H | Medium | Mature Sugar Maple in Lawn |
| I | Low | Apple, Box Elder some Walnut |

Tree Larger than 24" Dia.

Woodland Summary

| | |
|-----------------------------|---------------------|
| Total Trees | 821 Trees |
| Less Non - Regulated Trees: | |
| Removed / Existing Trees | 57 Trees |
| Non - Woodland Trees | 19 Trees |
| Net Regulated Trees | 745 Regulated Trees |
| Regulated Trees Removed: | 618 Trees (83%) |
| Required Replacement Trees | 952 Trees |
| High Quality Trees (Zone D) | |
| Total Regulated Trees | 199 Trees |
| Trees Removed | 117 Trees (59%) |
| Trees Preserved | 79 Trees (41%) |
| Specimen Trees | |
| Total Specimen Trees | 18 Trees |
| Specimen Trees to Remain | 4 Trees (21%) |
| Arisevic Area Trees | |
| Trees to be Removed | 131 Trees |
| Percent of Total Removal | 21% |

Note:
 The Specimen Trees Located Adjacent to Dixon Road are Located Within the Approximate Arisevic Area. Additional Soils Testing Will be Performed at the Time of Construction to Verify the Tree Preservation.





Seating / Litter
Bike Rack
Play Structure

Play Structure



Play Structure by Superior Play Model #PS3-31765

Pergola



Seal: _____

Title:
Landscape Plan

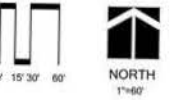
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| Revised | November 14, 2015 |
| Revised | November 24, 2015 |
| Revised | February 8, 2016 |
| Revised | February 29, 2016 |

Job Number:
14-042

Drawn By: _____ Checked By: _____
jca jca



Sheet No. _____

