



TERRA JSP17-52

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Public hearing at the request of Cambridge Homes, Inc for Planning Commission approval of a Woodlands Permit for Phase 1A. The subject property is currently zoned R-1 (One-Family Residential) with a Planned Rezoning Overlay Agreement. The subject property is approximately 30-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant previously received approval of a 41-unit single-family housing development. The previous Woodland Permit granted in 2018 has expired.

Required Action

Approve/Deny the Woodland Use Permit.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	Rev. 3-5-21	<ul style="list-style-type: none"> Items to be addressed on Electronic Stamping Set submittal
Engineering	Approval recommended	3-1-21	<ul style="list-style-type: none"> Items to be addressed on Electronic Stamping Set submittal
Landscaping	Approval recommended	3-1-21	<ul style="list-style-type: none"> Items to be addressed on Electronic Stamping Set submittal
Woodland	Approval recommended	3-1-21	<ul style="list-style-type: none"> Items to be addressed on Electronic Stamping Set submittal
Wetland	NA		
Traffic	NA		
Fire	NA		

MOTION SHEET

Approval – Woodland Permit

In the matter of Terra JSP17-52, motion to **approve** the Woodland Permit for Phase 1A of the project based on and subject to the following:

- a. The remaining plantings of the Phase 1 Woodland Permit shall be planted to the greatest extent possible, excluding that area being utilized for the construction of the sanitary main, no later than May 31, 2021;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

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

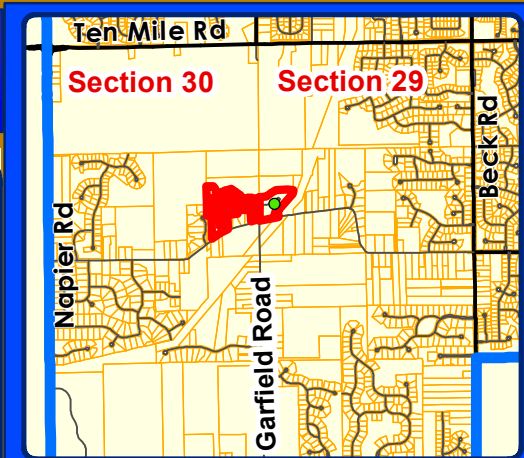
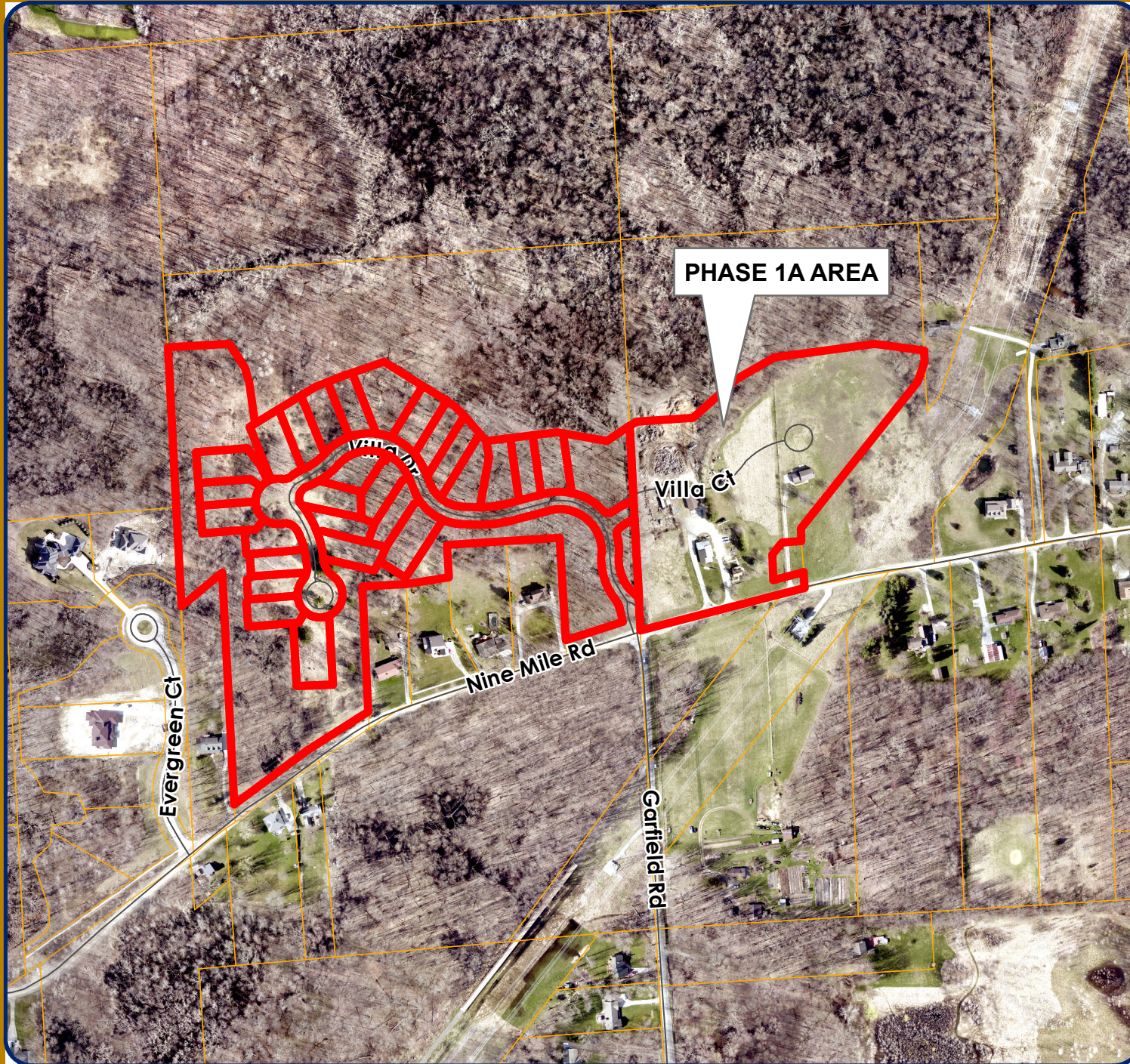
- OR -

Denial – Woodland Use Permit


In the matter of Terra JSP17-52, motion to **deny** the Woodland Use Permit for Phase 1A of the project... *(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Natural Features

JSP 17-52 TERRA LOCATION




LEGEND

 Subject Property

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

Map Author: Lindsay Bell
Date: 3/5/2021
Project: TERRA
Version #: 1

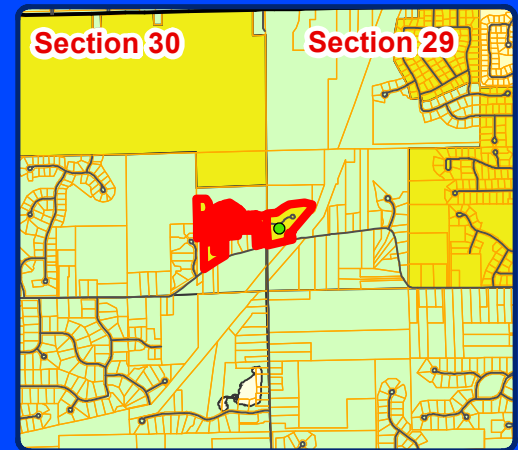
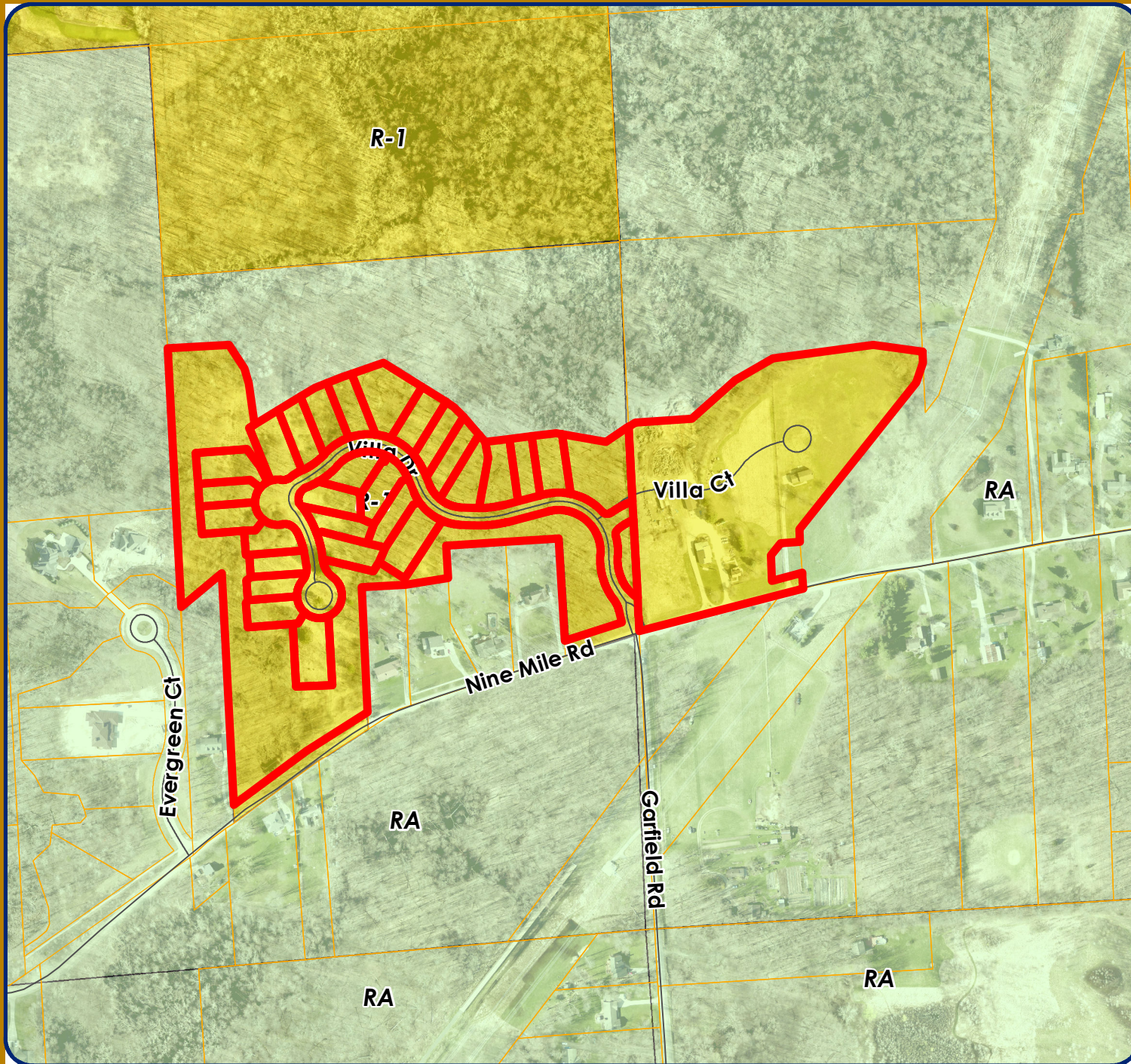
0 90 180 360 540 Feet
1 inch = 417 feet



MAP INTERPRETATION NOTICE

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

JSP 17-52 TERRA ZONING



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- Subject Property

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

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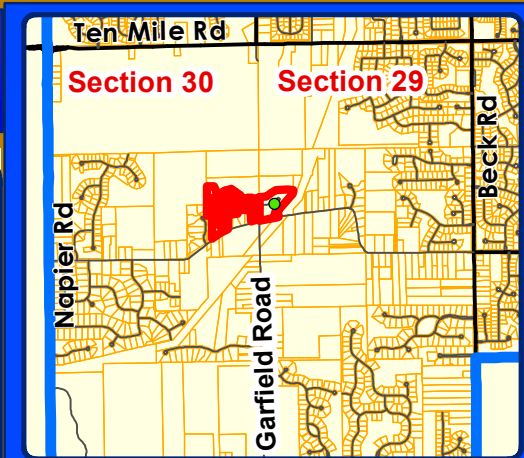
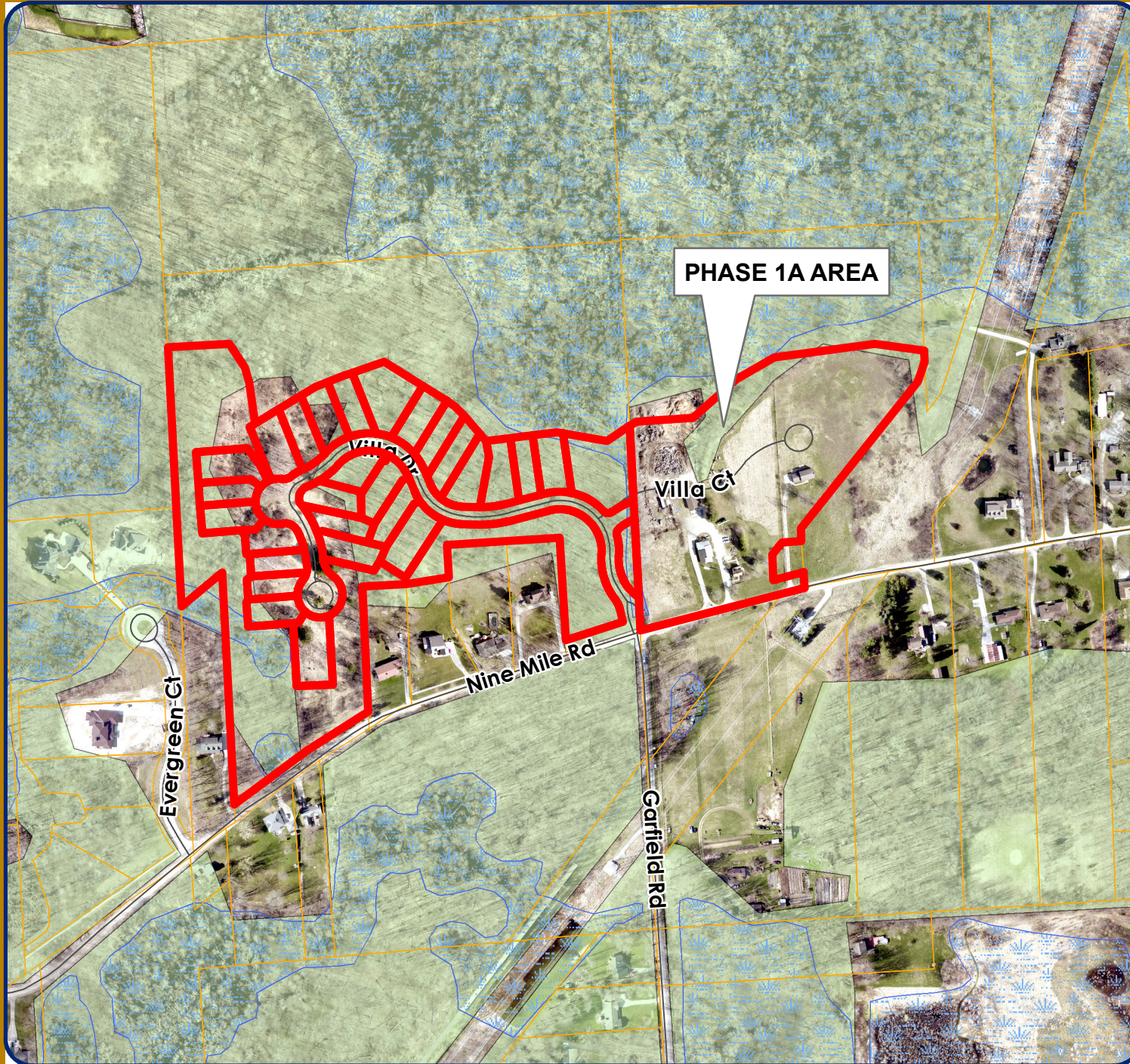
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JSP 17-52 TERRA NATURAL FEATURES



LEGEND


 Subject Property



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

Map Author: Lindsay Bell
Date: 3/5/2021
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0 90 180 360 540 Feet
1 inch = 417 feet



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SITE PLAN

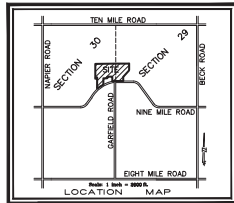
(Full plan set available for viewing at the Community Development Department.)

ENGINEERING PLANS AND FINAL SITE PLAN FOR:



SECTION 29/30, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PREPARED FOR:
CAMBRIDGE of NOVI, L.L.C.
47765 BELLAGIO DR.
NORTHVILLE, MICHIGAN 48167
PHONE: 248.348.3800



LEGAL DESCRIPTION:

OVERALL LEGAL DESCRIPTION PHASE 1&2 (EXCLUDES 47 1/2 R.O.W. FOR NINE MILE ROAD)
PART OF THE S.W. 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 8 EAST, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED IN THE C.C. OF NINE MILE ROAD, SOUTH 858.97 FEET ALONG SAID C.C. AND WESTWARD 99.80 FEET ALONG SAID C.C. AND WEST 207.27 FEET ALONG SAID C.C. AND WESTWARD 80.80 FEET FROM THE SOUTH S. CORNER OF SECTION 30, TOWN 1 NORTH, RANGE 8 EAST, THENCE SOUTH 87.28 FEET THENCE WEST 191.45 FEET THENCE NORTH 87.28 FEET THENCE WESTWARD 200.27 FEET THENCE NORTH 87.28 FEET THENCE WESTWARD 200.27 FEET THENCE SOUTH 87.28 FEET THENCE WESTWARD 200.27 FEET THENCE SOUTH 87.28 FEET THENCE WESTWARD 200.27 FEET THENCE SOUTH 87.28 FEET THENCE WESTWARD 200.27 FEET TO THE POINT OF BEGINNING CONTAINING 68 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

SITE BENCHMARKS:

CITY OF NOVI BM #3041
98214
NORTH FLANGE BOLT ON FIRE HYDRANT LOCATED 140 FEET SOUTHWEST OF INTERSECTION OF EVERGREEN ESTATES AND 9 MILE ROAD.
CITY OF NOVI BM #3042
98343
SANITARY MANHOLE LOCATED IN FRONT ON WEST SIDE OF #49750 9 MILE ROAD.

FIRE DEPARTMENT NOTES

- ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION AS EACH PHASE IS BUILT.
- ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 35 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
- BUILDING 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.
- PROVIDE 4-6" DIAMETER CONCRETE FILLED STEEL POSTS 48" ABOVE FINISH GRADE AT EACH HYDRANT WITH A PARKING AREA AS REQUIRED.
- FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE #65.99.02.
- THE SECONDARY ACCESS ROAD MUST BE KEPT CLEAR AT ALL TIMES OF THE YEAR INCLUDING SNOW REMOVAL.

GENERAL NOTES

- NOTIFY THE CITY OF NOVI AT (248) 347-0454 A MIN. OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF NOVI.
- CALL 811 ONE-CALL UTILITY LOCATING A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL SOIL EROSION AND SILTATION MUST BE CONTROLLED AND CONTAINED ON-SITE.
- ALL EXCAVATION UNDER OR WITHIN 10' INFLUENCE OF ANY PAVEMENT, EXISTING OR PROPOSED, OR WHERE SAND BACKFILL IS CALLED FOR ON THE PLAN, SHALL BE BACKFILLED AND COMPACTED WITH GRANULAR MATERIAL (SAND) MOST CLASS II TO 95 PERCENT MARSHM W/UM DENSITY (ALL OTHERS 90 PERCENT).
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND FACILITIES. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AT THE PROPOSED UTILITY CROSSINGS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER.
- WHERE TWO UTILITIES CROSS, INCLUDING SANITARY SEWER LEADS, PROVIDE POROUS GRADE "B" BACKFILL MATERIAL COMPACTED TO THE UNDERSIDE OF THE HIGHER UTILITY OR AS SPECIFIED ON THE DETAIL SHEET.
- DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
- ANY MUD TRACKED ONTO NINE MILE ROAD SHALL BE REMOVED DAILY.
- IF Dewatering is determined to be required, it will be the responsibility of the contractor to identify the area to be dewatered, submit a dewatering plan to the city of novi engineering division for review, to monitor and to determine that there will not be any impact to any adjoining or off-site properties dewatering procedures shall be in compliance with ordinance no. 07-124.06.
- IF DRAIN TILE IS LOCATED IN THE FIELD DURING CONSTRUCTION, TILE WILL NEED TO BE CONNECTED TO PROPOSED STORM SEWER.
- A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY ON NINE MILE ROAD AND/OR CITY EASEMENT.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO THE START OF ANY WORK.
- ALL SIDEWALKS IN COMMONS AREAS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT, EXCLUDING MOBILE HOMES.
- TWO (2) COPIES OF AS-BUILT PLANS SHALL BE CONSTRUED TO THE CITY ENGINEER WITHIN THIRTY (30) DAYS OF THE COMPLETION OF THE UTILITY INSTALLATION AS PER SECTION 31-7(A) CITY OF NOVI ORDINANCE.
- WHERE THE MINIMUM 18" SEPARATION BETWEEN UTILITIES AT ALL CROSSINGS OF STORM SEWER, SANITARY SEWER AND WATER MAIN CANNOT BE ACHIEVED, THE PROPER BEDDING/ENCASEMENT SHALL BE DETERMINED BY THE INSPECTOR.
- A BACK FLOW PREVENTION DEVICE SHALL BE PROVIDED ON ALL IRRIGATION SYSTEMS. (SEE IRRIGATION PLANS FOR DETAILS)



LANDSCAPE AND WOODLAND PLANS PREPARED BY: TOPOGRAPHIC & BOUNDARY SURVEY BY: WETLAND FLAGGING PREPARED BY:
ALLEN DESIGN, LLC **JCK GROUP, INC.** **WILSON ROAD GROUP, INC.**
LANDSCAPE ARCHITECTURE
8615 RICHARDSON ROAD, 323 JEFFERSON
557 CARPENTER, COMMERCE TWP., MICHIGAN 48390
NORTHVILLE, MICHIGAN 48167 PHONE: 248.363.2550
PHONE: 248.467.4668 PHONE: 810.664.6300

SHEET INDEX:

- ENGINEERING PLANS:**
- COVER SHEET
 - EXISTING CONDITIONS AND BOUNDARY SURVEY
 - OVERALL SITE PLAN & PHASING PLAN
 - COMPOSITE UTILITY PLAN
 - S.E.S.C. PLAN
 - S.E.S.C. PLAN PHASE 2
 - GRADING, WETLAND, FLOODPLAIN, AND S.E.S.C. PLAN
 - GRADING, WETLAND, FLOODPLAIN, AND S.E.S.C. PLAN
 - GRADING, WETLAND, FLOODPLAIN, AND S.E.S.C. PLAN
 - ROAD, SANITARY, AND WATER MAIN PLAN
 - ROAD, SANITARY, AND WATER MAIN PLAN
 - OFF ROAD WATER MAIN PLAN
 - STORM SEWER PLAN TRIBUTARY TO BASIN "A"
 - STORM SEWER PROFILES TRIBUTARY TO BASIN "A"
 - STORM SEWER PLAN TRIBUTARY TO BASIN "B"
 - STORM SEWER PROFILES TRIBUTARY TO BASIN "B"
 - DETENTION BASIN PLAN AND PROFILE
 - DRAINAGE DISTRIBUTION PLAN
 - STORM SEWER CALCULATIONS
 - NINE MILE & GARFIELD ROAD TRAFFIC PLAN
 - ND1-ND2 NOTES AND DETAILS
 - SB1 MCDOWELL AND ASSOCIATES SOIL BORING LOGS
 - SB2 TEC SOIL BORING LOGS
- LANDSCAPE PLANS: GREAT OAKS LANDSCAPE:**
- L-1 – L-3 SITE PLANTING PLANS
L-4 ENTRANCE AND CUL DE SAC PLANS
- WOODLAND PLANS: ALLEN DESIGN, LLC**
- W-1 – W-2 WOODLAND PLAN
W-3 – W-5 WOODLAND LIST
FOR REFERENCE ONLY:
PREVIOUSLY APPROVED WOODLAND PLAN ("W-5 WOODLAND PLAN")
- CITY OF NOVI:**
- SANITARY SEWER DETAILS (3) – DATED: 03/2014
WATER MAIN DETAILS (5) – DATED: 03/2014
STORM SEWER DETAILS (2) – DATED: 06/2012
PAVING DETAILS (2) – DATED: 03/2016

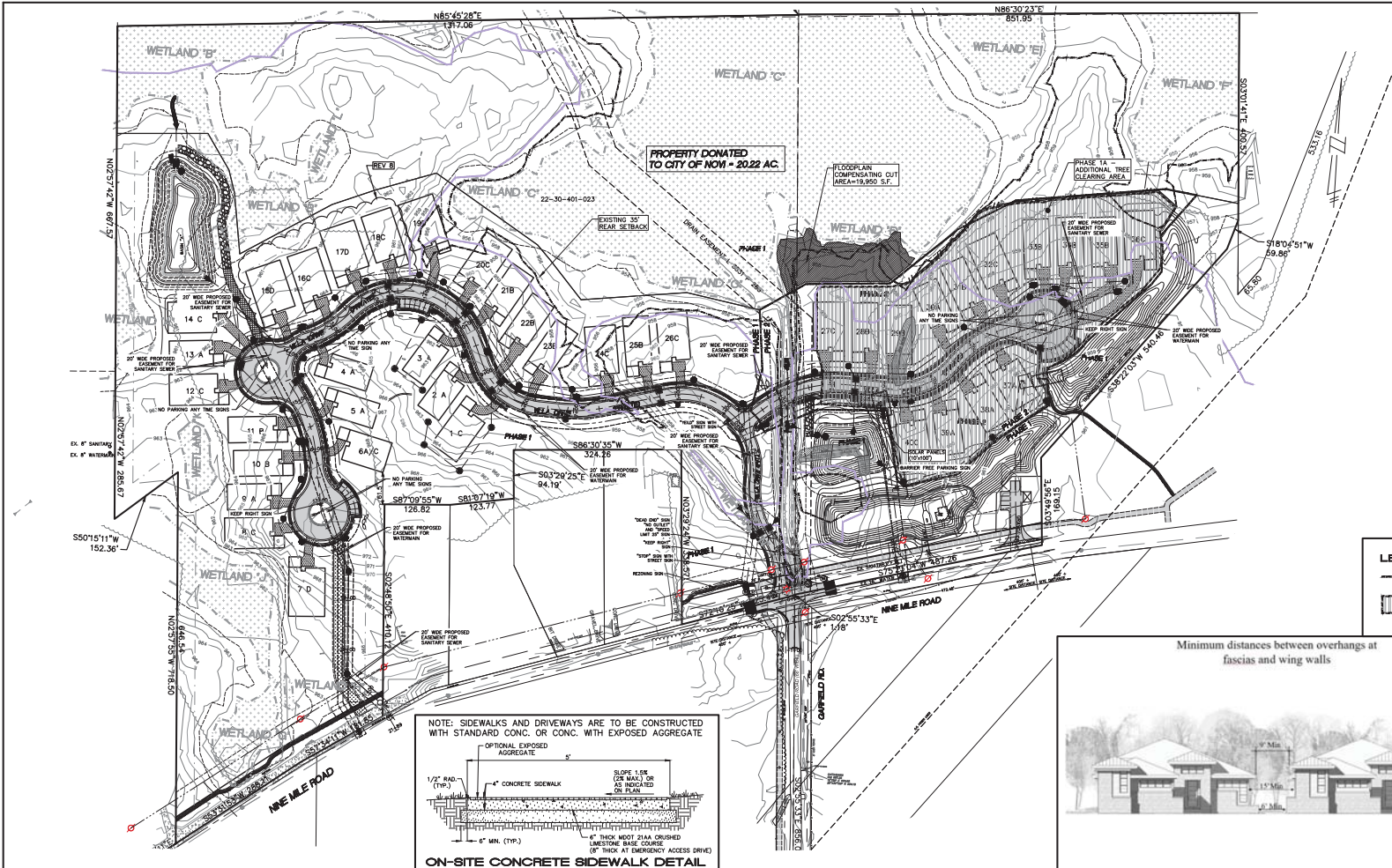
TERRA Quantity Summary			
PHASE	QUANTITY	PHASE 2	QUANTITY
SANITARY SEWER			
1" PVC SDR 25.5 HOUSE LEAD	2,192 L.F.	3,047 L.F.	
8" PVC TRUSS SANITARY SEWER	2,122 L.F.	308 L.F.	
4" DIA. CONC. MANHOLE	2 EA.	4 EA.	
4" LEAD CLEANOUP	27 EA.	14 EA.	
WATER MAIN			
8" WATER MAIN D.L. CL 54	2,139 L.F.	769 L.F.	
HYDROTE VALVES & BOX	4 EA.	2 EA.	
TELEPHONY HYDRANT	2 EA.	1 EA.	
8" CV SW	4 EA.	4 EA.	
5 12" X 8" TS&V W/LL	1 EA.		
16" X 8" TS&V W/LL	1 EA.		
STORM SEWER			
1" PVC SCH 40 S&W P/PP LEAD	302 L.F.	465 L.F.	
6" PVC SCH 40 S&W P/PP	414 L.F.	35 L.F.	
8" P/PP SCH 40 S&W	1,000 L.F.	100 L.F.	
4 12" P/PP-CL 4	1,107 L.F.	407 L.F.	
5 15" P/PP-CL 4	134 L.F.	321 L.F.	
6 18" P/PP-CL 4	201 L.F.	169 L.F.	
7 21" P/PP-CL 4	595 L.F.		
8 36" P/PP-CL 4	120 L.F.		
9 LEACHING BASIN	17 EA.	4 EA.	
10 24" DIA. BASIN	3 EA.	2 EA.	
12 24" DIA. INLET	1 EA.	2 EA.	
13 24" DIA. CLEANOUP	8 EA.	4 EA.	
14 30" DIA. CATCH BASIN	12 EA.	7 EA.	
15 30" DIA. CATCH BASIN	2 EA.		
15 48" DIA. MANHOLE	7 EA.		
16 6" DIA. JWP WITH OIL/GAS SEPARATOR	1 EA.		
17 6" DIA. GR WITH OIL/GAS SEPARATOR	6 EA.	2 EA.	
18 30" CMP STANDPIPE	1 EA.	1 EA.	
19 12" CONC. END SECTION W/PP RAP	4 EA.	1 EA.	
20 12" CONC. END SECTION W/PP RAP	1 EA.		
21 18" CONC. END SECTION W/PP RAP	1 EA.	1 EA.	
22 24" CONC. END SECTION W/PP RAP	1 EA.		
23 36" CONC. END SECTION W/PP RAP	2 EA.		
PAVING			
1 ASPHALT PAVEMENT (4" ON 8")	5,830 S.Y.	2,656 S.Y.	
2 CONC. CURB & GUTTER	3,954 L.F.	1,332 L.F.	
3 CONC. SIDEWALK	17,645 L.F.	6,595 L.F.	
4 5" THICKENED EDGE CONC. WALK	1,000 S.F.	1,045 S.F.	



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	03-22-14	REVISED PER CIVIL	SM
2	03-27-14	REVISED PER CIVIL	SM
3	04-08-14	REVISED PER CIVIL	SM
4	04-22-14	REVISED PER CIVIL	SM
5	05-01-14	REVISED PER CIVIL	SM
6	06-04-14	REVISED PER CIVIL	SM
7	06-11-14	REVISED PER CIVIL	SM
8	07-23-14	REVISED PER CIVIL	SM
9	08-28-14	REVISED PER CIVIL	SM
10	09-15-14	REVISED PER CIVIL	SM
11	10-13-14	REVISED PER CIVIL	SM
12	10-13-14	REVISED PER CIVIL	SM
13	10-13-14	REVISED PER CIVIL	SM
14	10-29-14	REVISED PER CIVIL	SM
15	10-29-14	REVISED PER CIVIL	SM

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com



- Phase 1 Construction Activities and Improvements**
- Units 1-26
 - All tree removal within the Phase 1 boundary and within Phase 1A - "Additional Tree Clearing Area"
 - Phase 1 site grading which includes flood plain compensating cut area north of unit 28
 - Construct detention basins A and B
 - All sanitary sewer in phase 1 only
 - All storm sewer in phase 1 which includes detention basin B inlet and outlet pipes.
 - All water mains in phase 1 which includes the water main located in an easement between detention basin B and unit 40 from Nine Mile Road north to Villa Court
 - All landscaping, berms and tree planting within the phase 1 boundary
 - All road paving and sidewalks in phase 1.

- Phase 2 Construction Activities and Improvements**
- Units 27-40
 - All phase 2 site grading
 - All sanitary sewer in phase 2
 - All storm sewer in phase 2
 - All water mains in phase 2.
 - All landscaping and tree planting within the phase 2 boundary
 - All road paving and sidewalks in phase 2.

SITE DATA

PROPOSED PLANNED REZONING OVERLAY (PRO)

CURRENT ZONING: "R-A"

ALLOWABLE DENSITY (GROSS) = 0.8 UNITS/ACRE

AREA GROSS	= 50.61 ACRES
PROPOSED NO. OF UNITS	= 40
PROPOSED DENSITY	= 0.79 UNITS/ACRE

PROPOSED ZONING: "R-1"

ALLOWABLE DENSITY (GROSS) = 1.65 UNITS/ACRE

PROPOSED DENSITY EXCLUDING WETLANDS AND R.O.W.

ON-SITE WETLAND AREA	= 12.01 AC.
STATEWAY 9 MILE R.O.W. AREA	= 0.96 AC.
AREA NET = 50.61-12.01-0.90	= 37.70 AC.
NET DENSITY (EXCLUDING WETLANDS)	= 40/37.70
	= 1.06 UNITS/ACRE

WETLAND DELINEATION BY: WILSON ROAD GROUP, INC.

SQUARE FOOTAGE OF PAVEMENT AREAS = 88,226.56 S.F.



PARKING CALCULATIONS

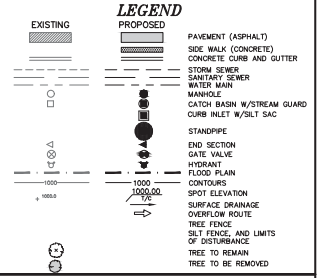
NO. OF PARKING SPACES REQUIRED = 13 SPACES

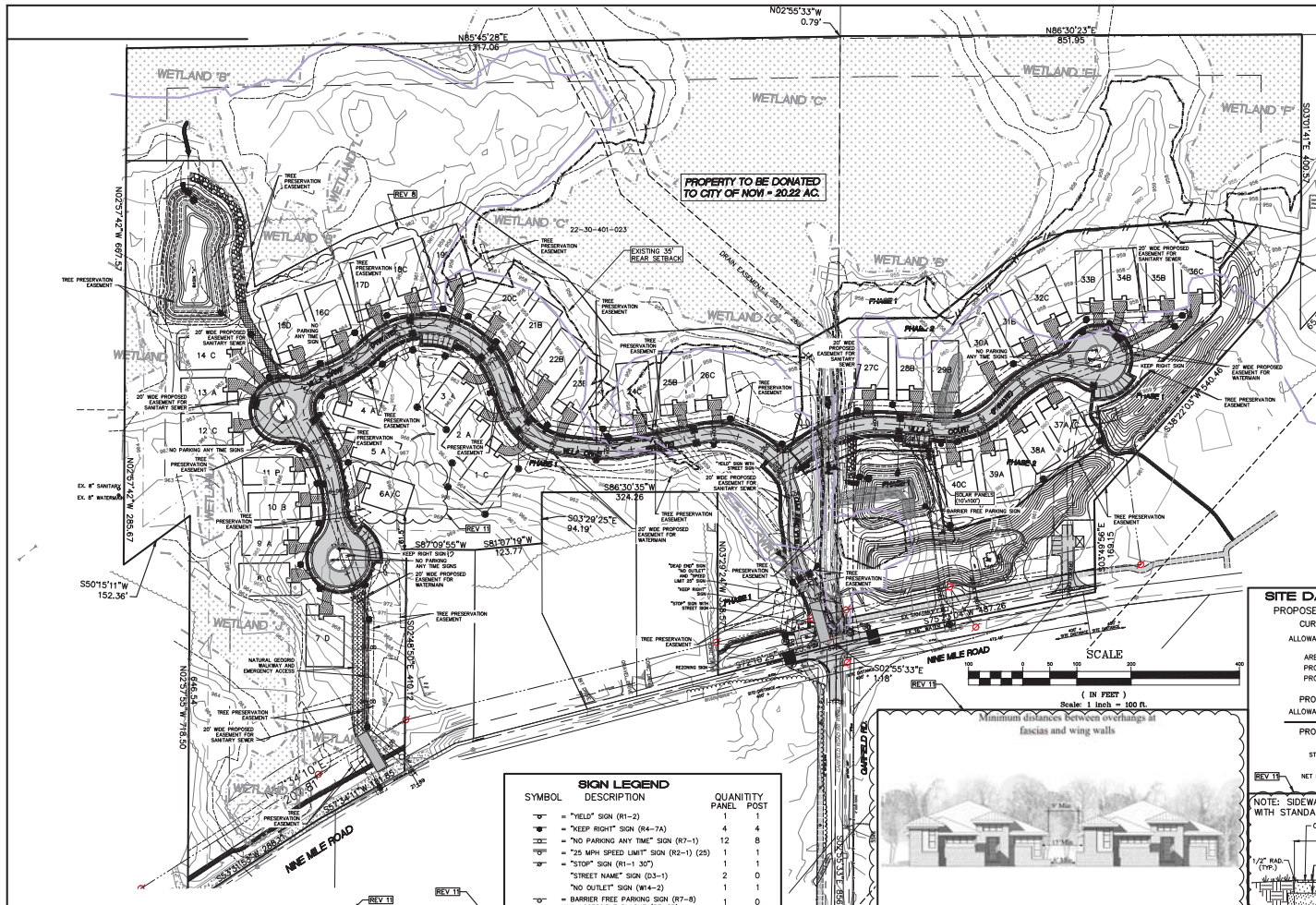
NO. OF PARKING SPACES PROVIDED = 33 SPACES

BICYCLE PARKING CALCULATIONS

NO. OF BICYCLE SPACES REQUIRED = 8 SPACES

NO. OF BICYCLE SPACES PROVIDED = 8 SPACES

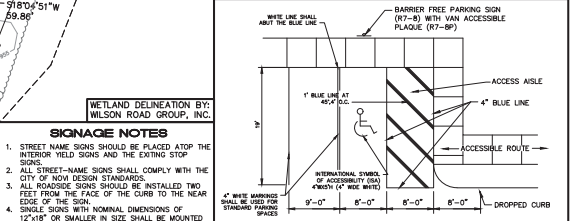




WETLAND IMPACTS AND FLOODPLAIN FILL/COMPENSATION CUT
SEE SHEETS 4-B

- Phase 1 Construction Activities and Improvements**
- Units 1-26
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 - Phase 1 site grading which includes flood plain compensating cut area north of unit 28
 - Construct detention basins A and B
 - All sanitary sewer in phase 1 only
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 - All water mains in phase 1 which includes the water main located on an easement between detention basin B and unit 40 from Nine Mile Road north to Villa Court
 - All landscaping, berms and tree planting within the phase 1 boundary
 - All road paving and sidewalks in phase 1.

- Phase 2 Construction Activities and Improvements**
- Units 27-40
 - All phase 2 site grading
 - All sanitary sewer in phase 2
 - All storm sewer in phase 2
 - All water mains in phase 2
 - All landscaping and tree planting within the phase 2 boundary
 - All road paving and sidewalks in phase 2.



BARRIER-FREE PARKING SPACE LAYOUT VAN ACCESSIBLE

NOTE: BARRIER FREE SPACES SHALL BE LOCATED TO THE NEAREST ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE. ONE (1) IN EVERY EIGHT (8) ACCESSIBLE SPACES, BUT NO LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8'-0" WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE".

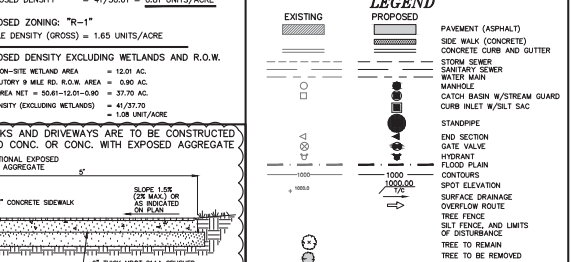
SCALE FOOTAGE OF PAVEMENT AREAS = 88,226.56 SF.

PARKING CALCULATIONS

NO. OF PARKING SPACES REQUIRED = 13 SPACES
NO. OF PARKING SPACES PROVIDED = 23 SPACES

BOCYCLE PARKING CALCULATIONS

NO. OF BICYCLE SPACES REQUIRED = 8 SPACES
NO. OF BICYCLE SPACES PROVIDED = 8 SPACES



REVISIONS

NO.	DATE	DESCRIPTION
1	02-27-18	UTILITY WARNINGS
2	02-27-18	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
3	02-27-18	
4	02-27-18	
5	02-27-18	
6	02-27-18	
7	02-27-18	
8	02-27-18	
9	02-27-18	
10	02-27-18	
11	02-27-18	
12	02-27-18	

OVERALL SITE PLAN & PHASING PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MANCINTELE SUITE 104 NORTHVILLE, MI 48867
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 2

PROPERTY TO BE DONATED TO CITY OF NOVI = 2022 AC.

WETLAND DELINEATION BY: WILSON ROAD GROUP, INC.

- SIGNAGE NOTES**
- STREET NAME SIGNS SHOULD BE PLACED ATOP THE INTERIOR YIELD SIGNS AND THE EXISTING STOP SIGNS.
 - ALL STREET NAME SIGNS SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.
 - ALL YIELD SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
 - SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12" W/ OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHEMEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12" W/ OR GREATER THAN 12" CHANNEL POST AS LOCATED AT THE WEIGHT OF THE PROPOSED SIGNS.
 - TRAFFIC CONTROL SIGNS SHALL USE THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARD ALPHABET SERIES.
 - TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.
 - ALL TRAFFIC SIGNS WILL COMPLY WITH CURRENT MUTCD STANDARDS.

SITE DATA

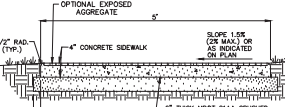
PROPOSED PLANNED REZONING OVERLAY (PRO)
CURRENT ZONING: "R-A"
ALLOWABLE DENSITY (GROSS) = 0.8 UNITS/ACRE

AREA GROSS = 50.61 ACRES
PROPOSED NO. OF UNITS = 41
PROPOSED DENSITY = 41/50.61 = 0.81 UNITS/ACRE

PROPOSED ZONING: "R-1"
ALLOWABLE DENSITY (GROSS) = 1.65 UNITS/ACRE

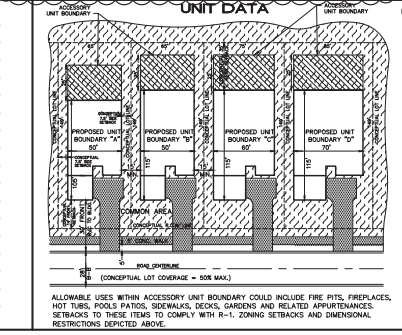
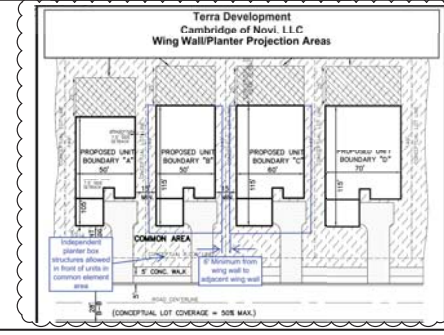
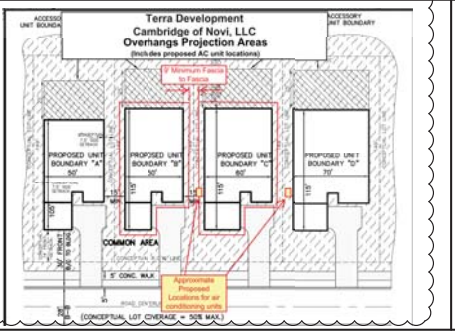
PROPOSED DENSITY EXCLUDING WETLANDS AND R.O.W.
ON-SITE WETLAND AREA = 12.01 AC.
STATIONARY 9 MILE RD. R.O.W. AREA = 0.90 AC.
AREA NET = 50.61 - 12.01 - 0.90 = 37.70 AC.
NET DENSITY (EXCLUDING WETLANDS) = 41/37.70 = 1.08 UNITS/ACRE

NOTE: SIDEWALKS AND DRIVEWAYS ARE TO BE CONSTRUCTED WITH STANDARD CONC. OR CONC. WITH EXPOSED AGGREGATE



SYMBOL SIGN LEGEND QUANTITY PANEL POST

YIELD SIGN (R1-2)	1	1
KEEP RIGHT SIGN (R4-7A)	4	4
NO PARKING ANY TIME SIGN (R7-1)	12	8
25 MPH SPEED LIMIT SIGN (R2-1) (25)	1	1
STOP SIGN (R1-1 30")	1	1
STREET NAME SIGN (R3-1)	2	0
NO OUTLET SIGN (W4-2)	1	1
BARRIER FREE PARKING SIGN (R7-B)	1	0
VAN ACCESSIBLE PLAQUE (R7-BP)	1	0



ALLOWABLE USES WITHIN ACCESSORY UNIT BOUNDARY COULD INCLUDE FIRE PIT, REPLACES, HOT TUBS, POOLS, PATIOS, SIDEWALKS, DECKS, GARDENS AND RELATED APPURTENANCES. SETBACKS TO THESE IDEAS TO COMPLY WITH R-1 ZONING SETBACKS AND DIMENSIONAL RESTRICTIONS DEPICTED ABOVE.

Seal:



Title:
Woodland Plan

Project:

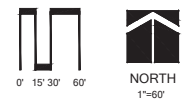
Terra
 Novi, MI

Prepared for:
 Cambridge Homes
 47765 Bellagio
 Northville, Michigan 48167

Revision:	Issued:
Submission	April 17, 2018
Revised	June 7, 2018
Revised	August 13, 2018
Revised	August 14, 2018
Revised	August 22, 2018
Revised	October 5, 2018
Revised	January 16, 2019
Revised	February 26, 2019
Revised	March 18, 2019
Revised	April 15, 2019
Revised	June 19, 2019
Revised	February 19, 2021

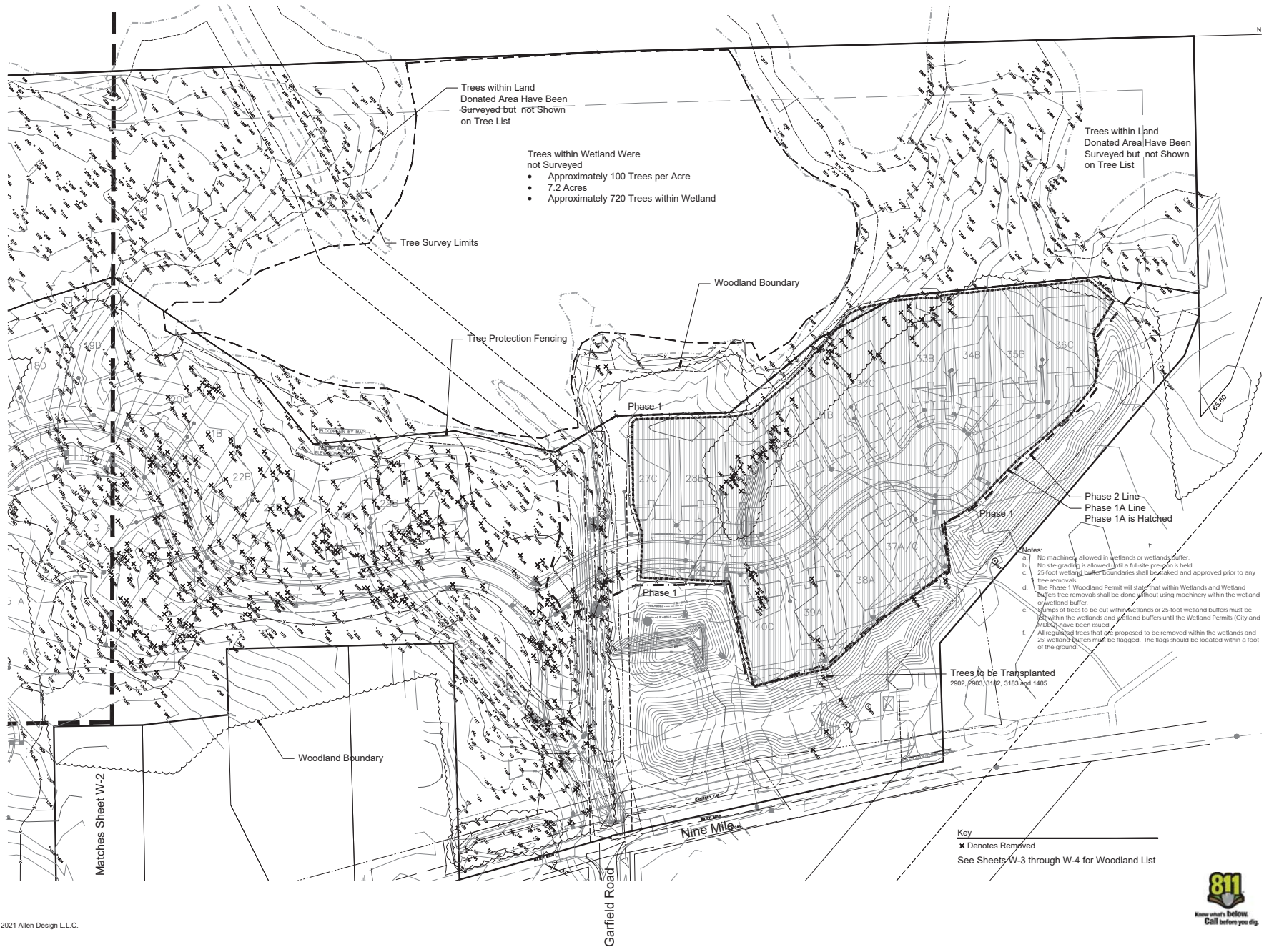
Job Number:
 16-008

Drawn By: jca
 Checked By: jca



Sheet No.

W-1



Tree List

Table with columns: Tag #, Diameter, Common Name, Botanical Name, Condition, Remarks, Required Replacement, Credits. Multiple columns for Tag #, Diameter, Common Name, Botanical Name, Condition, Remarks, Required Replacement, Credits.



Seal:



Title:

Woodland List

Project:

Terra Novi, MI

Prepared for:

Cambridge Homes 47765 Bellagio, Northville, Michigan 48167

Revision: Issued:

Table with columns: Revision, Issued. Rows: Submission April 17, 2018; Revised August 13, 2018; Revised August 14, 2018; Revised August 15, 2018; Revised October 2, 2018; Revised February 26, 2019; Revised March 18, 2019; Revised April 15, 2019; Revised February 19, 2021

Job Number:

16-008

Drawn By: Checked By:

jca jca

Sheet No.

W-4

Tree List

Tag #	Diameter	Common Name	Botanical Name	Condition	Remarks	Required Replacement	Credits
3151	9	American Elm	Ulmus americana	Good	Remove	1	
3180	9	American Elm	Ulmus americana	Good	Exempt		
3181	15	Black Cherry	Prunus serotina	Good	Remove	2	
3182	8	White Pine	Pinus strobus	Good	Transplant		2
3183	7	White Pine	Pinus strobus	Good	Transplant		2
3184	10	Austrian Pine	Pinus nigra	Good	Exempt		
3185	9	American Elm	Ulmus americana	Good	Remove	1	
3186	10	American Elm	Ulmus americana	Good	Remove	1	
3187	8	Silver Maple	Acer saccharinum	Good	Exempt		
3188	10	American Elm	Ulmus americana	Good	Remove	1	
3189	21	Eastern Cottonwood	Populus deltoides	Good	Save		
3191	12	Silver Maple	Acer saccharinum	Good	Save		
3192	10	Silver Maple	Acer saccharinum	Good	Save		
3193	10	Silver Maple	Acer saccharinum	Good	Save		
3194	15	Silver Maple	Acer saccharinum	Good	Save		
3195	15	Silver Maple	Acer saccharinum	Good	Save		
3196	19	Silver Maple	Acer saccharinum	Good	Save		
Woodland Replacements Required						944	
Woodland Credits							159

Woodland Summary

Total Trees Surveyed	1,361 Trees
Un-Surveyed Trees in Wetland	720 Trees
Surveyed Trees in Land Donation	418 Trees
Less Non - Regulated Trees:	
Exempt Trees	142 Trees
Net Regulated Trees	2,357 Trees
Regulated Trees Removed	499 Trees
Replacement Required	
Trees 8" - 11"	225 trees x 1= 225 Trees
Trees 11" - 20"	191 trees x 2= 382 Trees
Trees 20" - 30"	38 trees x 3= 114 Trees
Trees 30"+	9 trees x 4= 36 Trees
Multi-Stemmed Trees (36 trees)	187 Trees
Sub-total Replacement Required	944 Trees
Less Credits	159 Credits
Total Replacement Required	785 Trees

See Sheet W-2 for the Tree Credit Chart

Remarks Key:

Save	Tree will be saved
Credit	Tree is located outside of a woodland area and will be saved.
Transplant	Tree is outside of woodland area and will be moved and counted as a credit.
Remove	Tree is located in a regulated woodland and will be removed.
Exempt	Tree is dead or located outside of a woodland area.



Seal:



Title:

Woodland Plan

Project:

Terra
Novi, MI

Prepared for:

Cambridge Homes
47765 Bellagio
Northville, Michigan 48167

Revision:

Issued:

Submission	April 17, 2018
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Revised	February 26, 2019
Revised	February 19, 2021

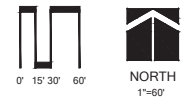
Job Number:

16-008

Drawn By: Checked By:

jca

jca



Sheet No.

W-5



Tree List

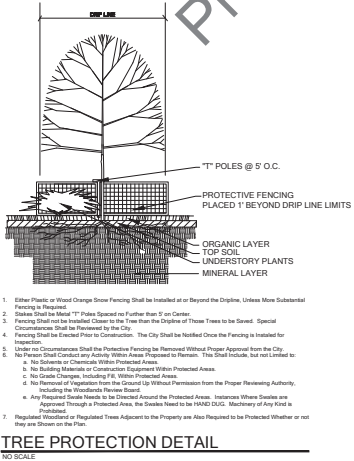
Tag #	Diameter	Common Name	Botanical Name	Condition	Remarks	Required Replacement	Credits
1405	6	White Pine	Pinus strobus	Good	Transplant		2
1406	12	Road Maple	Acer roburum	Good	Remove	2	
1407	18	Silver Maple	Acer saccharinum	Good	Remove	2	
1408	10	Silver Maple	Acer saccharinum	Good	Remove	1	
1409	8	Silver Maple	Acer saccharinum	Good	Remove	1	
1410	12	Silver Maple	Acer saccharinum	Good	Remove	2	
1411	8	Silver Maple	Acer saccharinum	Good	Remove	1	
1412	11	Silver Maple	Acer saccharinum	Good	Remove	1	
1413	15	Silver Maple	Acer saccharinum	Good	Remove	2	
1414	10-14	Silver Maple	Acer saccharinum	Good	Remove	3	
1415	13	Silver Maple	Acer saccharinum	Good	Remove	2	
1416	16	Silver Maple	Acer saccharinum	Good	Remove	2	
1418	19	Silver Maple	Acer saccharinum	Good	Remove	2	
1419	7	Silver Maple	Acer saccharinum	Good	Exempt	1	
1420	12	Silver Maple	Acer saccharinum	Good	Remove	2	
1421	10	Silver Maple	Acer saccharinum	Good	Remove	1	
1422	9	American Elm	Ulmus americana	Good	Remove	1	
1423	8	American Elm	Ulmus americana	Good	Remove	1	
1424	Dead						
1425	22	Silver Maple	Acer saccharinum	Good	Remove	3	
1426	18-20	Silver Maple	Acer saccharinum	Good	Remove	4	
1427	25	Silver Maple	Acer saccharinum	Good	Remove	3	
1428	22	Silver Maple	Acer saccharinum	Good	Remove	3	
1429	16	Quaking Aspen	Populus tremuloides	Good	Save	3	
1434	8-14	Silver Maple	Acer saccharinum	Good	Remove	3	
1436	12	Black Cherry	Prunus serotina	Good	Remove	2	
1437	10	Black Cherry	Prunus serotina	Good	Remove	1	
1438	11	Black Cherry	Prunus serotina	Good	Remove	1	
1439	12	Black Cherry	Prunus serotina	Good	Remove	2	
1440	10	Black Cherry	Prunus serotina	Good	Remove	1	
1441	8	Black Cherry	Prunus serotina	Good	Remove	1	
1442	12	Black Cherry	Prunus serotina	Good	Remove	2	
1443	14	Black Cherry	Prunus serotina	Good	Save	2	
1444	13	Black Cherry	Prunus serotina	Good	Remove	2	
1445	9	Black Cherry	Prunus serotina	Good	Remove	1	
1446	10-15	Black Cherry	Prunus serotina	Good	Remove	1	
1447	8	Black Cherry	Prunus serotina	Good	Remove	1	
1448	11	Black Cherry	Prunus serotina	Good	Exempt	1	
1449	11	Black Cherry	Prunus serotina	Good	Remove	1	
1450	18	Eastern Cottonwood	Populus deltoides	Good	Remove	2	
2201	Dead						
2300	14	Eastern Cottonwood	Populus deltoides	Good	Remove	2	
2306	Black Cherry	Prunus serotina	Good	Remove			
2307	9	American Elm	Ulmus americana	Good	Save	1	
2308	11	American Elm	Ulmus americana	Good	Save	1	
2376	11	Black Cherry	Prunus serotina	Good	Save	1	
2377	8	Sugar Maple	Acer saccharum	Good	Save	1	
2378	11	Black Cherry	Prunus serotina	Good	Save	1	
2379	11	Sugar Maple	Acer saccharum	Good	Save	1	
2380	Dead						
2381	13	Black Cherry	Prunus serotina	Good	Save	1	
2702	9	Sugar Maple	Acer saccharum	Good	Exempt		
2703	19	Scotch Pine	Pinus sylvestris	Good	Exempt		
2704	11	Scotch Pine	Pinus sylvestris	Good	Exempt		
2705	12	Black Cherry	Prunus serotina	Good	Exempt		
2709	8	Box Elder	Acer negundo	Good	Remove	1	
2710	8	Box Elder	Acer negundo	Good	Remove	1	
2711	15	American Elm	Ulmus americana	Good	Remove	2	
2807	11	Black Cherry	Prunus serotina	Good	Remove	1	
2858	8	Silver Maple	Acer saccharinum	Good	Exempt		
2872	7	Box Elder	Acer negundo	Good	Remove	1	
2873	8	American Elm	Ulmus americana	Good	Exempt		
2903	8-10	Silver Maple	Acer saccharinum	Good	Remove	1	
2906	16	Austrian Pine	Pinus nigra	Good	Exempt		
2908	11	Austrian Pine	Pinus nigra	Good	Exempt		
2910	14	Austrian Pine	Pinus nigra	Good	Exempt		
2911	11	Austrian Pine	Pinus nigra	Good	Exempt		
3100	9	American Elm	Ulmus americana	Good	Remove	1	
3101	9	American Elm	Ulmus americana	Good	Remove	2	
3103	15	Black Cherry	Prunus serotina	Good	Remove	2	
3102	8	White Pine	Pinus strobus	Good	Transplant	2	
3102	7	White Pine	Pinus strobus	Good	Transplant	2	
3104	10	Austrian Pine	Pinus nigra	Good	Exempt		
3106	9	American Elm	Ulmus americana	Good	Remove	1	
3106	10	American Elm	Ulmus americana	Good	Remove	1	
3107	8	Silver Maple	Acer saccharinum	Good	Remove	1	
3108	10	American Elm	Ulmus americana	Good	Remove	1	
Woodland Requirements						76	
Woodland Credits							76

Woodland Summary

Total Trees Surveyed	77 Trees
Less Non-Regulated Trees:	
Exempt Trees	21 Trees
Net Regulated Trees	56 Trees
Regulated Trees Removed	44 Trees
Replacement Required	
Trees 9'-11'	21 trees x 1= 21 Credits
Trees 11'-20'	16 trees x 2= 32 Credits
Trees 20'-30'	3 trees x 3= 9 Credits
Trees 30'+	0 trees x 4= 0 Credits
Multi-Stemmed Trees (4trees)	14 Trees
Sub-total Replacement Required	76 Trees
Less Credits	6 Credits
Total Replacement Required	70 Trees

Remarks Key

Save	Tree will be saved
Credit	Tree is located outside of a woodland area and will be saved.
Transplant	Tree is outside of woodland area and will be moved and counted as a credit.
Remove	Tree is located in a regulated woodland and will be removed.
Exempt	Tree is dead or located outside of a woodland area.



TREE PROTECTION DETAIL
NO SCALE

Woodland Credits for Non-Woodland Preservation

Tree Size	3'-7'	7'-12'	12'-17'	17'-23'	23'-29'	29'-36'
Quantity	0	3	0	0	0	0
Credits	1 tree	2 trees	3 trees	4 trees	5 trees	6 trees
Total	0 trees	6 trees	0 trees	0 trees	0 trees	0 trees

0 trees + 6 trees = 6 Tree Credits



Seal:



Title:
Woodland Plan

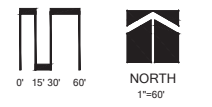
Project:
Terra Novi, MI

Prepared for:
Cambridge Homes
47765 Bellagio
Northville, Michigan 48167

Revision:	Issued:
Submitted	April 17, 2018
Revised	June 7, 2018
Revised	August 13, 2018
Revised	August 14, 2018
Revised	August 22, 2018
Revised	October 5, 2018
Revised	January 10, 2019
Revised	February 26, 2019

Job Number:
16-008

Drawn By: jaa Checked By: jaa

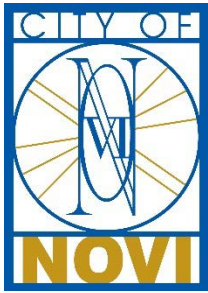


Sheet No.



W-5

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 3, 2021
(revised March 5, 2021)

Planning Review
TERRA (fka Villa D'Este)
JSP 17-52

PETITIONER

Cambridge Homes, Inc

REVIEW TYPE

3rd Revised Final Site Plan

PROPERTY CHARACTERISTICS

Section	29 and 30	
Site Location	West of Beck Road, east of Napier Road and north of Nine Mile Road	
School District	Northville Community School District	
Existing Zoning	R-1, One-Family Residential with a PRO	
Adjoining	North	R-1 One-Family Residential with a RUD agreement
	East	RA, Residential Acreage
	West	RA, Residential Acreage
	South	RA, Residential Acreage
Current Site Use	Undeveloped/Single family homes	
Adjoining Uses	North	Links of Novi/vacant;
	East	Single Family Residences
	West	Single Family Residences
	South	Single Family Residential/Vacant
Site Size	30.12 Acres	
Plan Date	February 17, 2021	

PROJECT SUMMARY

The subject property is 30.12-acre property on the east side of Napier Road and north side of Nine Mile Road (Section 29, 30). The applicant has donated 20.27 acres to the City to remain as open space and 0.19 acres for construction of ITC comfort station, subject to the conditions of the PRO agreement. The applicant has received approval to construct a 41-unit single-family housing development (for sale). It is proposed to be a gated community for active adults. All land will be considered as common element to be maintained by association. The residents will have an option to install allow indoor pools, outdoor hot tubs, fire pits, fireplaces, pizza ovens and grills in the rear yards, regulated by the Master Deed. Phase 1 is currently under construction.

The current submittal reflects administratively-approved minor changes to the landscaping plan, adds an entrance feature (two stone walls) with signage, and makes revisions to the emergency access route including removal of the concrete sidewalk along the emergency route. The primary reason for the submittal is the addition of Phase 1A, which overlays a portion of Phase 2 on the eastern portion of the site. The scope of work within Phase 1A is the removal of 57 trees, 40 of which are considered regulated woodland trees by the City. The woodland permit approval previously granted by the Planning Commission included these tree removals; however, this permit has since expired. This matter will return to the Planning Commission for a public hearing and review of the woodland permit request for Phase 1A only. Staff has reviewed the revised Phasing Plan for woodlands only, as a part of the

revised PRO Plan, and determined that the revised phasing may be approved administratively, and does not need to go through the full PRO amendment process.

RECOMMENDATION

Approval of the 3rd revised Final Site Plan is **recommended, as is issuance of the Woodland Permit based on the written justification by the applicant dated March 4, 2021.** This property is subject to the conditions of the PRO agreement approved by the City Council on September 24, 2018, and as amended on October 28, 2019.

PRO OPTION

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 RA Residential Acreage to R-1 One-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 years, the rezoning and PRO concept plan expires and the agreement becomes void.

PROJECT REVIEW HISTORY

On August 23, 2017, the plan was presented before Master Planning and Zoning Committee for input. The plan received favorable comments from the Committee. The Committee directed the applicant to work with staff on issues such as density.

On September 13, 2017, Planning Commission held a public hearing and postponed the recommendation to Council at a later time.

On November 8, 2017, Planning Commission held another public hearing and recommended denial to the City Council based on the fact that the proposed request is not consistent with the recommendations of 2016 Master Plan for Land Use.

Following the Planning Commission's recommendation for denial at their November 8, 2017 meeting, the applicant met with the Committee on January 10, 2018 and received favorable comments, except for woodland deviations requested.

On March 14, 2018, Planning Commission held the third public hearing and recommended the applicant to move forward to the City Council with three conditions in addition to the suggested motion by the staff.

On May 21, 2018, the City Council considered the proposed development for tentative approval of proposed zoning amendment and postponed their decision.

On July 23, 2018, City Council reconsidered the proposed zoning amendment and tentatively approved the concept plan and directed the staff and the applicant to work on the PRO agreement.

On September 24, 2018, City Council approved the PRO Concept plan and the PRO agreement.

On December 12, 2018, Planning Commission approved the Preliminary Site Plan, Phasing Plan, Wetlands Permit, Woodlands Permit, and Storm Water Management approval.

On October 28, 2019, City Council approved the 1st Amendment of the PRO Agreement, to allow greater flexibility for construction of individual homes, to allow alternate pavement material for sidewalks and driveways, and other minor changes.

The Final Stamping Set was approved administratively on August 22, 2019, with various subsequent minor revisions since that time that have been reviewed and approved administratively.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal:

1. **PRO Conditions:** The applicant shall refer to PRO agreement for other related conditions of the agreement as needed. Below is a list of items that were to be addressed within a certain time frame or to be noted. Please refer to the agreement for more details.
 - a. *Developer shall donate fee title, in the form of a Warranty Deed, to approximately 20.22 acres of land, as shown in the Concept Plan (the "Park Land"), to Novi for existing park system on or before January 15, 2019. **Formal acceptance was completed on March 18, 2019 by the City Council.***
 - b. *Developer shall contribute to the construction of a portion of the ITC Trail along the north side of Nine Mile Road, in the amount of \$43,834.22, in order to provide for use by and in connection with the Development, as shown in the plans attached and incorporate as Exhibit E. **The invoice has been paid.***
 - c. **Dedication of the 9 Mile right-of-way was approved on March 18, 2019 by the City Council.**
 - d. *Developer shall construct an approximate .18 acre comfort station area for the ITC Trailhead in accordance with the drawings, attached and incorporated as Exhibit D (the "Comfort Station Improvements"). The Comfort Station shall include, but shall not be limited to parking spaces, a bike repair station and a picnic shelter, as set forth in Exhibit D. The ITC Comfort Station shall be completed within 6 months from the substantial completion date of the ITC trail along the subject property's frontage, and shall be conveyed to the City for public ownership, operation, use and maintenance upon completion of the Comfort Station Improvements within 60 days of the completion and inspection of the improvements for consistency with the approved site plan. **The ITC Comfort Station is not yet constructed. The ITC trail was completed in September of 2019.***
 - e. *Architectural standards shall be as set forth by the Developer in the Master Deed and Bylaws for the Development, and shall be subject to and in accordance with all applicable laws and ordinances; provided, however, that the architectural elevation and facades of the buildings as shown on the plans shall be the minimum standard; any deviations shall result in an equivalent or better products, as determined by the City's façade consultant. **The Master Deed has been reviewed, approved, and recorded by the applicant.***
 - f. *As provided in the 1st Amendment of the PRO Agreement, no more than three (3) regulated woodland trees may be removed from the Accessory Unit Boundary to accommodate the construction or installation of any pool, or other accessory use. **Compliance with this requirement is reviewed at the time of plot plan review for individual lots.***
2. **Woodland Tree Preservation Easement:** The current landscape plan proposes woodland replacement plantings throughout the property. In accordance with Chapter 37 of the Code of Ordinances, all woodland replacements are to be guaranteed to be "preserved as planted, such as through a conservation or landscape easement to be granted to the city." In the current submittal, the Easement boundaries are shown, including the landscape plans, and these boundaries now cover all woodland replacements to be planted on-site. **Submittal of a revised**

conservation easement is required, per the review letter dated 2/5/2020 by the City Attorney, with exhibits updated to reflect the new boundaries. Language that permits the maintenance of certain vegetation within the easement will be allowed, specifically the annual mowing of the berm and more regular mowing of the grassy area north of the entrance driveway. Exhibits to reflect new boundaries.

3. Master Deed Amendment: Changes to the boundaries of the ingress/egress easement, and other easements referenced in the Engineering Review, as well as the Woodland/Tree Preservation Easement will require an amendment to the Master Deed. **Once those boundaries have been determined and when the revised Final Site Plan has been approved, the amendment to the Master Deed shall be submitted to the City for review and approval prior to recording the amendment. The revised Stamping Set may not be approved prior to the recording of the Master Deed Amendment.**
4. Revised Phasing Plan: The current submittal includes the addition of a new phase to the plan, labeled 1A. It appears the only work proposed within the 1A area would be the removal of 57 trees, as shown on sheet W-1 of the Plan set. No other work in the area designated Phase 2 would take place at this time. Staff has reviewed the revised Phasing Plan for woodlands only, as a part of the revised PRO Plan, and determined that the revised phasing may be approved administratively, and does not need to go through the full PRO amendment process. **The applicant shall include the PRO Site Plan in the Final Stamping Set to show the revised phase lines.**
5. Woodland Permit: Of the 57 trees proposed for removal, 40 have been determined by the City's environmental consultant to be regulated woodland trees. See the attached Woodland letter for detailed comments on required replacement credits. With the original Preliminary Site Plan approval on December 12, 2018, the Planning Commission also approved a Woodland Permit for the entire project (Phase 1 and 2). As the applicant only wanted to move forward with Phase 1 of the project at the time of the Pre-Construction meeting, the Woodland Permit issued only included the Phase 1 tree removals. **As the original Woodland Permit is now expired, the applicant requests a new Woodland Permit for the additional tree removals at this time.**

The applicant has proposed a Phase 1A specific to the tree clearing in this area in order to expedite the removal of the trees, as there are several steps necessary to receive final approval for Phase 2. The urgency to cut the trees down at this time appears to be the possible return of endangered Northern long-eared bats in the spring. To limit impacts to the bats, tree-cutting activities are recommended by the U.S. Fish & Wildlife service to be conducted between October 1 and March 31 when possible, as the bats are believed to be resettled in their winter habitat of caves and mines during this time period (see Bat Rule attachment for further details).

The applicant has provided a response letter, dated March 4, 2021, that indicates they are preparing to begin construction of Phase 2 in summer 2021. The response letter is included in the packet. Final Site Plan approval of Phase 2 will be handled administratively as the previous Preliminary Site Plan approval included both Phase 1 and 2.

OTHER REVIEWS

- a. Engineering Review: Additional comments to be addressed with electronic stamping sets. Engineering recommends approval.
- b. Landscape Review: Additional comments to be addressed with Electronic Stamping submittal. Landscape recommends approval.
- c. Woodland Review: Approval recommended at this time. Additional comments to be addressed with Electronic Stamping submittal.

NEXT STEP: ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

If the Planning Commission grants approval of the Woodland Permit, the applicant can submit Electronic Stamping Sets for informal review and approval prior to printing. Please submit the following:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.

2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **7 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

CHAPTER 26.5

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

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



Lindsay Bell, AICP – Senior Planner

Attachments:

1. PRO Agreement: Deviations and Conditions
2. U.S. Fish & Wildlife Service, "Northern Long-eared Bat 4(d) Rule and Private Landowners in Michigan," July 22, 2016.

ORDINANCE DEVIATIONS

The following deviations from the standards of the zoning ordinance are authorized by the PRO Agreement, pursuant to §7.13.D.i.c (2) of the City's Zoning Ordinance:

- a. Planning Deviation from Sec. 3.1.2 of Zoning Ordinance for reduction of the minimum lot size, setbacks, minimum lot frontage and minimum site acreage as shown on the proposed concept plan provided:
 - i. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
 - ii. A minimum of 15 feet shall be maintained between two buildings.
 - iii. A minimum of 30 feet is provided between the front façade and the back of the curb.
 - iv. Rear setbacks will be as shown on the Concept plan, based on the proposed boundary line of land to be donated to City.
- b. Façade deviation from Sec 3.7, similar dissimilar ordinance, to replace internal calculation of square footage to a 2200 square foot minimum requirement for this development;
- c. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms along the westerly Nine Mile Road frontage and portions of the easterly frontage, due to existing natural features;
- d. Engineering deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands;
- e. Engineering deviation from Chapter 7(c)(1) of Engineering Design manual for reducing the distance between the sidewalk and back of the curb: 15 feet required, 10 feet proposed;
- f. Engineering deviation for absence of sidewalk along a portion of Villa Drive, with payment into the City's sidewalk fund for the cost of the sidewalk not constructed;
- g. Engineering deviation for absence of curb and gutter for parking lot and driveway for the proposed comfort station from Sec. 11-239(b)(1),(2)of Novi City Code;
- h. Traffic deviation for not conforming to minimum required standards as indicated in Figure IX.5 of the City's Code of Ordinances for residential driveway, provided the applicant works with staff to minimize the number of driveways that deviate from the standard at the time of Preliminary Site Plan;
- i. Traffic deviation from Figure VIII-A in the City Code of Ordinances, for not providing the minimum width for local residential road for Villa D' Este Boulevard, the stretch from the entrance gates to the first intersection (28 feet required, 24 feet provided).
- j. Traffic deviation from Section 7.4.2.c (1) of Engineering Design Manual for not meeting the maximum distance between sidewalk and Right of way line along Nine Mile. A maximum of 1 foot is required for a small portion where it conflicts with existing wetland area;
- k. Deviation to allow alternate locations for street tree plantings to avoid conflict with the utility layout along the internal roads, as detailed in this review letter;
- l. Deviation for the location of accessory structures in an alternate location within the common area, as approved by the Planning Commission in accordance with the Preliminary Site Plan in

order to allow the use of free standing solar panels as shown on the Revised Concept Plan to provide power to the access gate and outside lighting.

- m. A traffic deviation for not meeting the minimum required horizontal curve radii for the proposed streets; and
- n. A landscape deviation for absence of minimum required street trees and green belt trees in areas where there is a conflict with existing natural features;
- o. Engineering deviation from Section 7.4.2(d) of the Engineering Design Manual to allow exposed aggregate as an alternate material for sidewalk pavement in lieu of concrete for the entire development.
- p. Planning deviation from Section 3.32.8 to allow for additional encroachment for roof overhangs into the required side yards (a maximum of fifteen (15) inches is allowed per current side yard setbacks, a minimum of nine (9) feet between the roof overhangs at fascia is proposed). This approval shall be subject to the building (and the buildings within the development) being designed in the prairie architectural style with a maximum slope of 5:12 and subject to approval by the City's façade consultant at the time of building permit review.

PRO CONDITIONS

In its development of the Land under the PRO Plan, the following PRO Conditions shall apply to the Land and/or be undertaken by the Developer:

1. Owner/Developer shall provide the following Public Improvements in connection with the development of the Land:
 - a. Developer shall donate fee title, in the form of a Warranty Deed, to approximately 20.22 acres of land, as shown in the Concept Plan (the "Park Land"), to Novi for existing park system within 30-days of the execution of this Agreement. The donation is for the purpose of expanding City parkland in the area of the Development. The Park Land will connect two additional parcels of City parkland. The City shall be permitted to make minor improvements in the area to propose a trail or accessory uses for a trail, and shall be permitted to combine the Park Land with adjacent City park land into a single unified parcel.
 - b. Developer shall construct an approximate .18 acre comfort station area for the ITC Trailhead in accordance with the drawings, attached and incorporated as Exhibit D (the "Comfort Station Improvements"). The Comfort Station shall include, but shall not be limited to parking spaces, a bike repair station and a picnic shelter, as set forth in Exhibit D. The ITC Comfort Station shall be completed within 6 months from the substantial completion date of the ITC trail along the subject property's frontage.
 - b. Developer shall contribute to the construction of a portion of the ITC Trail along the north side of Nine Mile Road, in the amount of \$43,834.22 in order to provide for use by and in connection with the Development, as shown in the plans attached and incorporate as Exhibit E. The pathway shall comply with City design and construction standards, with minor modifications to be approved administratively, i.e. to modify the alignment for preservation of existing landscaping trees. Dedication of the Right of Way shall be completed on or before November 10, 2018.
 - c. In the event that the Michigan Department of Environmental Quality or any governmental agency requires Developer to provide a compensating cut for the purpose of creating additional floodplain for the Development, the City shall permit the Developer to create the compensating cut, at Developer's own expense, not to exceed 8,000 square feet in size, in a location mutually agreeable to the Developer and the City, including but not limited to locations within the Park Land described, generally, as N/W of the N/W detention basin and the

wetland, or, alternatively, an area behind units 12-14. In the event that the compensating cut requires additional tree removal, Developer shall be subject to the applicable woodland replacement standards as set forth in the City's Woodland Ordinance.

2. The development shall be limited to a density of 1.08 dwelling units per acre with a maximum of 41 units as indicated on the PRO concept plan.
3. The proposed unit boundary, as shown on the approved final Concept Plan (sheet 02), ("Unit Boundary"), shall be considered the maximum allowable footprint. Any accessory uses including but not limited to, fire pits, fire places, hot tubs, pools, patios, sidewalks, landscaping walls, landscaping fences, decks and gardens may be included within the Unit Boundary as shown on the approved final site plan or within the rear yard area ("Accessory Unit Boundary"), which is the area beginning at the rear Unit Boundary and is within the side lines of the Unit Boundary, and extending twenty-five (25) to the rear, as shown on the approved final Concept Plan. Sidewalks and small gardens with no permanent structures may be proposed within the side yards subject to limitations set forth in the Master Deed.

No more than two (2) regulated woodland trees may be removed from the Accessory Unit Boundary to accommodate the construction or installation of any pool, or other accessory use. Removal of trees shall be subject to mitigation measures listed in all applicable ordinances. Additionally, no accessory uses shall be constructed within the regulated Wetland or Wetland Buffers shown in the approved Concept Plan. All accessory uses shall be constructed in accordance will applicable ordinances, laws and regulations.

Limitations on the construction of accessory uses, as set forth herein, shall be included within the Master Deed for the Development and shall be delineated on the Exhibit B, Condominium Subdivision Plan.

4. A minimum of 15 feet shall be maintained between two buildings.
5. A minimum of 30 feet shall be provided between the front façade of each home as measured from the back of the curb.
6. The applicant will work with staff to identify a proper location to connect to ITC trail, beyond the subject property line.
7. Except to the extent that limited clearing is authorized in accordance with an approved Preliminary Site Plan, and all applicable ordinances and regulations, including, but not limited to Section 6.1.4.F of the Zoning Ordinance, within the City's reasonable discretion, and a Hold Harmless Agreement acceptable to the City's Attorney is provided, Construction of the Development shall not be permitted to begin prior to completion of the City's Nine Mile sanitary sewer extension project, or alternately, subject to and in accordance with a plan for completion of alternate sanitary sewage disposal facilities, by Developer, at its own expense, which plan shall be reviewed and approved by the City's Engineering Division in accordance with the standards and procedures set forth by City ordinance.
8. Grading requirements for development shall be superseded based on the character of Nine Mile Road.
9. Retention ponds shall be completely screened for safety on all four sides and above the typical standards, as determined at the time of Preliminary Site Plan.
10. The City shall confirm that the proposed trailhead agreement will not negate already existing agreements.

11. The portion of asphalt paving on Nine Mile Road shall be constructed in a manner to reduce or eliminate issues of the interface between gravel and asphalt, to be reviewed and approved by City Engineer at the time of Preliminary Site Plan review.
12. The applicant shall conform to Woodland Ordinance requirements at the time of Preliminary Site Plan and Woodland permit review.
13. Minor modifications to the approved Planned Rezoning Overlay Concept Plan (PRO) can be approved administratively, upon determination by the City Planner, that the modifications are minor, do not deviate from the general intent of the approved PRO Concept plan and result in reduced impacts on the surrounding development and existing infrastructure.
14. Developer shall comply with all conditions listed in the staff and consultant review letters.
15. For Unit 7 through 36, covered decks shall be allowed to extend up to fifteen (15) feet into the "Accessory Unit Boundary" from the rear façade. "Accessory Unit Boundary" refers to the area beginning at the rear unit boundary and is within the sidelines of the unit boundary, and extending twenty-five (25) feet to the rear, as shown on the approved Final Concept Plan made part of the original PRO Agreement.
16. No more than three (3) regulated woodland trees may be removed from the accessory unit boundary to accommodate the construction or installation of a pool or other accessory use. A minimum of fifteen (15) feet shall be maintained between two buildings, with the exception of rough overhangs and wind walls as noted below:
 - a. A minimum of nine (9) feet shall be maintained between the roof overhangs between two buildings at the facade, as shown in the "overhang projection areas" exhibit on the Revised Concept Plan dated July 25, 2019, attached hereto as Exhibit B, subject to and provided that the house has been designed in the Prairie architectural style, and further subject to approval by the City's façade consultant at the time of building permit review;
 - b. A maximum of 4.5 feet of on-ground projection shall be allowed as shown on the "wind wall/planter projection area" exhibit on the Revised Concept Plan dated July 25, 2019, attached as Exhibit B, subject to approval by the City's façade consultant at the time of building permit review.
17. The elevations of the homes within the development shall comply with the ordinance requirements and conditions of the original PRO Agreement, subject to any and all limitations set forth in the Master Deed as determined at the time of individual building permit review. More specifically, given the Developer's representations to the City and the deviations granted herein and in the PRO Agreement, the homes within the development shall be designed and built in the Prairie architectural style with a maximum slope of 5:12, subject only to minor deviation as approved by the City's façade consultant at the time of building permit review.
18. The compensating cut periods in the approved PRO Agreement shall be updated to be consistent with MDEGLE permit approval dated April 9, 2019.

**Northern Long-eared Bat 4(d) Rule and
Private Landowners in Michigan
July 22, 2016**

Northern long-eared bats are documented from many Michigan counties and are believed to range throughout the entire state. The species hibernates in mines and caves in the winter (hibernacula) and spends summers in wooded areas.

The northern long-eared bat uses a wide variety of forested habitats, but is not found in all wooded areas in Michigan. The species' local distribution and abundance is influenced by the distance to hibernacula and quality of available habitat. Although it can be difficult to predict where the species may occur, once northern long-eared bats colonize a forest habitat for raising their young (pups), they will often return to the same areas annually.

As a result of this fidelity to specific locations, the U.S. Fish and Wildlife Service's approach to implementation of the Endangered Species Act (ESA) is based in part on "known" locations where the species has been documented to occur, specifically known tree roosting sites and hibernacula.

Please contact the East Lansing Field Office (contacts listed below) for Federal or wind energy projects in Michigan for project-specific recommendations. Under the ESA, the requirements for "Federal" projects (i.e., projects funded, authorized, permitted, or implemented by a Federal agency) are different than requirements for wholly private or otherwise non-Federal projects. This fact sheet is applicable to non-Federal projects. In addition, utility-scale wind turbines may attract and cause mortality of bats and warrant additional considerations.

Please also note that the Indiana bat, listed as endangered under the ESA in 1973, also occurs in forests in portions of Michigan. The protections afforded this species under the ESA are different than those used for the northern long-eared bat. Summer habitat for the Indiana bat typically includes small to medium-sized river and stream corridors with well-developed riparian woods, woodlots within 3 miles of small to medium rivers and streams, and upland forests. Female Indiana bats typically roost in trees that are dead or nearly so and ≥ 5 inches diameter (dbh) with exfoliating bark. The roost trees are in forests or woodlots or in trees that are located within 1,000 feet of other forested/wooded habitats.

Information on the distribution of the Indiana bat in Michigan is available at <http://www.fws.gov/midwest/endangered/lists/michigan-spp.html> and recommended survey methods are at <http://www.fws.gov/midwest/endangered/mammals/inba/index.html>. If your project is likely to impact Indiana bats or their habitat, please contact the East Lansing Field Office to determine if a permit pursuant to the ESA is warranted.

In Michigan, what is required if there are no known northern long-eared bat hibernacula or roost trees near a proposed project?

We do not require private landowners to conduct surveys for ESA-listed bats on their lands, nor do we require our guidelines for northern long-eared bats to be followed on lands where no roosts or hibernacula are known. However, our records of these locations in Michigan are limited, and we expect northern long-eared bat roosts to be present in many locations in addition to those listed in this factsheet.

When there are no known northern long-eared bat roost trees or hibernacula in the project area, we encourage you to conduct tree-cutting activities and prescribed burns in forested areas during October 1 through March 31 when possible, but you are not required by the ESA to do so. When that is not possible, we encourage you to remove trees prior to June 1 or after July 31, as that will help to protect young bats that may be in forested areas, but are not yet able to fly.

Northern Long-eared Bat 4(d) Rule Take Prohibitions

The definition of “take” pursuant to the ESA includes to harass, harm (e.g., habitat impacts), pursue, hunt, shoot, wound, kill, trap, capture, or collect (see 50 CFR 17.3 for details).

The final 4(d) rule for the northern long-eared bat (50 CFR 17.40(o)) was published on January 14, 2016. For more information on the final rule, please visit:

<http://www.fws.gov/Midwest/endangered/mammals/nleb/index.html>.

Under the final rule, prohibitions in Michigan include:

- Actions that result in the incidental take of northern long-eared bats in known hibernacula.
- Actions that result in the incidental take of northern long-eared bats by altering a known hibernaculum’s entrance or interior environment if it impairs an essential behavioral pattern, including sheltering northern long-eared bats.
- Tree-removal activities that result in the incidental take of northern long-eared bats when the activity: (1) Occurs within 0.25 mile of a known hibernaculum; or (2) Cuts or destroys known occupied maternity roost trees, or any other trees within a 150-foot radius from the maternity roost tree, during the pup season (June 1 through July 31).

Please note that not all tree-removal activities within the buffer of a hibernaculum or maternity roost tree will result in take. The timing and extent of tree removal may be an important consideration in those circumstances, please contact our office to discuss your project plans in more detail. If your activity would result in incidental take that is prohibited based on the above, we will work with you to determine whether a permit pursuant to the ESA may be applicable.

Michigan Known Hibernacula and Roost Tree Locations for Northern Long-eared Bat

We have compiled location information for northern long-eared bat hibernacula and known roosts trees in Michigan. This information can be used to help project planners in determining the applicability of provisions of the northern long-eared bat final 4(d) rule under the ESA. Please use the tables below to see if we have information that may be applicable to your project.

If you are planning a project that may remove trees from forested habitat in the Michigan townships below, please contact our office with more specific information on the location of your project and we will confirm for you whether there are any known hibernacula within ¼ mile of your project or any known roost trees within 150 feet of your project.

Where are the known northern long-eared bat hibernacula in Michigan?

Known Northern Long-eared Bat Hibernacula in Michigan			
County	Townships Containing Hibernacula and/or Buffer Areas	Number of Hibernacula	Landownership Within Buffer(s)
Alpena	Alpena (T32NR9E)	1	Public
Baraga	L'Anse (T49NR33W)	1	Private
Berrien	Buchanan (T7SR18W)	1	Private
Dickinson	Breitung (T40NR30W, T39NR30W), Norway (T39NR29W)	8	Private (8)
Gogebic	Ironwood (T49NR46W); Bessemer/Wakefield (T47NR45W)	2	Private (1), public (1)
Houghton	Adams/Quincy/Franklin/Stanton (T55NR34W); Calumet (T56NR33W); Laird (T49NR35W, T49NR36W); Schoolcraft (T56NR32W)	3	Private (1), public (2)
Keweenaw	Allouez (T57NR32W, T58NR32W); Eagle Harbor/Grant (T58NR30W); Eagle Harbor/Houghton (T58NR31W)	10	Private (9), private + public (1)
Mackinac	Hendricks (T44NR7W)	4	Public (4)
Manistee	Dickson (T22NR14W, T22NR13W)	1	Private + public
Marquette	Ely (T47NR28W); Tilden (T47NR27W); Richmond (T47NR26W)	3	Private (3)
Ontonagon	Bohemia (T52NR37W); Carp Lake (T51NR44W, T51NR43W); Greenland (T51NR37W, T51NR38W, T50NR38W); Matchwood (T49NR41W, T49NR42W); Rockland (T50NR39W, T49NR40W)	42	Private (20), public (8), private + public (16)

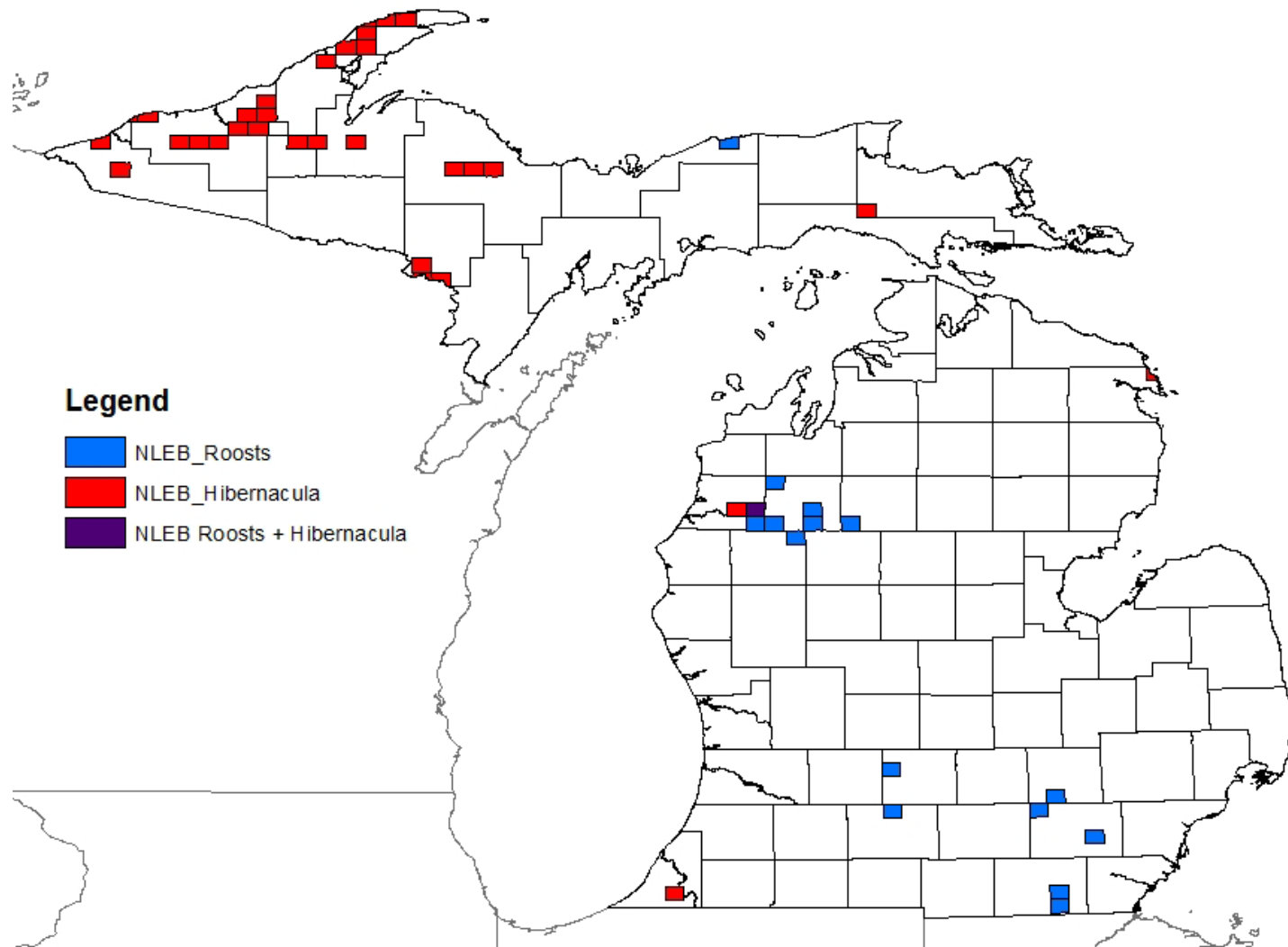
Where are the known northern long-eared bat roost trees in Michigan?

Known Northern Long-eared Bat Roost Tree Locations in Michigan			
County	Townships Containing Roosts and/or Buffer Areas	Number of known roosts	Landownership Within Buffer(s)
Alger	Burt (T49NR14W)	5 (all female)	Public (5)
Calhoun	Convis (T1SR6W)	1	Public (1)
Eaton	Vermontville (T3NR6W)	1 (female)	Private (1)
Lake	Dover (T20NR11W)	4 (all female)	Public (4)
Lenawee	Ogden (T8SR4E), Palmyra (T7SR4E)	81	Private (81)
Livingston	Putnam (T1NR4E)	2 (1 female)	Private (1), public (1)
Manistee	Dickson (T22NR13W), Norman (T21NR13W)	4 (all female)	Private (2), public (2)
Missaukee	Richland (T21NR8W)	4 (all female)	Private (4)
Washtenaw	Lyndon (T1SR3E), Pittsfield (T3SR6E)	3 (2 female)	Private (2), public (1)
Wexford	Cherry Grove (T21NR10W), Selma (T22NR10W), South Branch (T21NR12W), Wexford (T24NR12W)	20 (16 female)	Private (17), public (3)

For additional information contact:

East Lansing Field Office
 2651 Coolidge Road
 East Lansing, MI 48823
 Phone: 517-351-2555
 Fax: 517-351-1443
 TTY: 1-800-877-8339 (Federal Relay)
 e-mail: EastLansing@fws.gov

Map of Known NLEB Occurrence, Roosts, and Hibernacula in MI*



***Map last updated 7/22/2016.**

Map will be updated as additional information becomes available.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

March 1, 2021

Engineering Review

Terra

JSP17-0052

Applicant

Cambridge of Novi, LLC

Review Type

Third Revised Final Site Plan

Property Characteristics

- Site Location: North of Nine Mile Road, East of Napier Road
- Site Size: 50.61 acres
- Plan Date: 02/18/2021 (phasing plan) and 11/03/2020 (full site plan)
- Design Engineer: Seiber Keast Engineering

Project Summary

- Revisions to the stamping set include the following:
 - Revised phasing plan for phase 1A – tree removal.
 - Revised comfort station orientation.
 - Revised sidewalk from the main entrance to the first onsite intersection.
 - Added two entrance walls.
 - Removed concrete sidewalk along emergency access route.
 - Revised 30 feet of the emergency access route closest to Nine Mile.

Recommendation

Approval of the Third Revised Final Site Plan is recommended, with items to be addressed prior to stamping sets.

Comments:

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

General

1. A soil erosion permit is required for phase 1A and phase 2. Consider submitting a permit application that addresses both phases for ease of construction when phase 2 is ready to begin. The review checklist detailing all SESC requirements is attached to this letter. Please submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.
2. The new emergency access route location will contradict what has been recorded in the Master Deed. A revised Master Deed must be reviewed and approved by the City Attorney and Spalding DeDecker. Additional legal fees may be required.
3. The executed license agreement for the decorative wall built over the sanitary sewer easement has been approved and will be sent for recording with Oakland County.
4. The sidewalk easement exhibits should be revised to reflect the new sidewalk layout along Nine Mile Road. Please provide written permission from Mark Guidobono to allow the City to swap out the exhibits once a revised exhibit has been submitted, reviewed, and approved. This document will then be sent to City Council for acceptance.
5. It appears that the ingress/egress easement to the eastern detention "Basin B" shown on the SDFMEA passes through the new entrance wall location and will need to be revised to a passable route. Revise the ingress/egress easement location on sheet 16 so that it connects to public right-of-way. Once revised and approved, please provide written permission from Mark Guidobono to allow the City to swap out the SDMFEA exhibits. This document will then be sent to City Council for acceptance.

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

Please contact Kate Richardson at (248) 347-0586 with any questions.



Kate Richardson, EIT
Project Engineer

cc: Lindsay Bell, Community Development
Angela Sosnowski, Community Development
Ben Croy, PE; Engineering
Victor Boron, Engineering
T. Meadows, T. Reynolds,; Spalding DeDecker

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
March 1, 2021
Third Revised Final Site Plan - Landscaping
Terra

Review Type

Third Revised Final Site Plan Landscape Review

Job #

JSP17-0052

Property Characteristics:

- Site Location: North side of 9 Mile Road, near Garfield
- Site Zoning: R-A – Proposed R-1 with PRO
- Adjacent Zoning: North: R-A and R-1, East: R-A and ITC Corridor, South: R-A, West, R-A
- Plan Date: 2/17/2021

Recommendation:

This concept is **recommended for approval**. There are some corrections that need to be made, but they can be handled in the electronic Stamping Set.

Review Comments

1. Please add the instructions regarding mowing of the different tree preservation areas agreed to by me and Mark Guidobono Jr. to the plans.
2. Please verify that the trees shown as being transplanted (#1405, #3182 and #3183) will be transplanted, and include instructions for their proper storage if they will be stockpiled between excavation and planting (see below). If they won't be, the credits can't be taken.
3. Please verify that the trees shown as being saved and protected (#2701, #2707, #2901) will be. If they won't be, the credits taken for them on the original plans must be added as replacements to the replacements required for Phase 1A.
4. The replacement trees for Phase 1 and 1A should all be all be planted during this spring to the greatest extent possible, given the limitation of the sanitary main construction staging. This includes completion of the construction of the berm along the ITC corridor and as much of the berm along Nine Mile Road, and associated plantings, as possible.

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

A handwritten signature in black ink, appearing to read 'Rick Meader', is located below the text.

Rick Meader – Landscape Architect

Collected or Transplanted Trees

- i. All collected trees shall be from on-site and inspected by the City. Trees may be rejected for reasons of insect infestation, disease or standards set forth in this ordinance. Such plant material may be rejected either in full or in part.
- ii. All transplanted trees shall conform to city standards
- iii. The root ball of any transplanted tree shall measure 1 foot for each inch of trunk diameter measured 12” above the ground.
- iv. If trees are to be stored, they shall be burlapped and heeled in with mulch in a pre-determined area approved by the City.
- v. The trees shall be provided with a working irrigation system approved by the City to ensure their viability during storage.

WOODLAND REVIEW



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
3381 Lapeer Rd. West
Auburn Hills, MI 48326

To: Barbara McBeth, City Planner
Community Development Department, City of Novi

From: Kerry Gray, Principal Consultant, Urban Forester
Davey Resource Group

Date: March 1, 2021

RE: Terra – Third Revised Final Site Plan – Phase 1A
JSP 17-52 Terra

Davey Resource Group, Inc. (DRG) has performed a review of the Third Revised Final Site Plan for the **Terra** project prepared by Seiber, Keast Engineering, LLC (revision dated: 02/03/2021). The plan has been reviewed for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37, and has used the Environmental Consulting & Technology’s (ECT) Final Site Plan woodland review comments - dated February 12, 2019 as a reference.

Recommendation:

DRG recommends the approval of the Third Revised Site Plan for Phase 1A of the Terra project contingent upon the applicant addressing all of the items in the *Woodland Comments* section of this memo.

The applicant is proposing a Phase, 1A, to allow for the removal of regulated trees that were to be removed during Phase 2 as part of previously approved Preliminary and Final Site Plans (Figure 2).

The Terra development is located north of the intersection of Nine Mile Road and Garfield Road. The development will include forty-one (41) single family detached ranch and story-and-a-half residential condo units, new roads, utilities and two storm water detention basins. The project site contains City-Regulated woodlands, wetlands, and a regulated drain (see Figure 1).

The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8)	YES
Tree Protection (Fence) (Chapter 37, Section 37-9)	YES
Woodland Conservation Easement (Chapter 37-30 (e))	YES

Woodland Impact Review and Required Replacements for Phase 1A

Phase 1A has a mixture of City of Novi regulated woodland trees and non-regulated trees. Trees regulated by Chapter 37 include those that are 8-inches or greater DBH (diameter at breast height, 4.5-feet above existing grade) located within a regulated woodland and any tree 36-inches or greater DBH, irrespective of whether it is located in a regulated woodland.

The plan for Phase 1A proposes the removal of the following trees:

Regulated Woodland Tree Removals	40
Non-Regulated Tree Removals	17
Total Tree Removals	57

Three (3) white pine (*Pinus strobus*) are proposed to be preserved by transplanting.

The following tree replacements are required:

Tree Size (DBH)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required	Credits
8-11"	17	1	17	
12-20"	16	2	32	
21-29"	3	3	9	
30+"	0	4	0	
Multi-Stem	4	Add Stems/8	15	
Preserved non-Regulated Trees	3			6
Total			73	6
Total Replacements (Required Replacements less Credits)			67 Trees Credits	

Woodland Review Comments

Please address the following comments:

1. On Sheet W-1, please add the tree list for Phase 1A, that includes tree tag #, species, size, condition, regulated/exempt, removed/preserved and required mitigation. Please see comments #2 and #3 for revisions required to the tree list.
2. Trees 1443 and 1429 are shown on Sheet W-1 as being removed, however, the tree list on Sheet W-4 has these trees listed as "Saved." Revise Sheet W-4 to reflect the tree removals and mitigation requirements.
3. To determine mitigation for multi-stem trees – the stems should be added together, divided by 8 and rounded up to the nearest whole number. The mitigation calculation for tree number 1426 is incorrectly calculated and should be 5 trees. Please revise sheet W-4.
4. The Landscape Plans do not show where the three White Pines (Tree Tag numbers 1405, 3182 and

3183) will be transplanted on the site. To be credited for preservation and mitigation the trees must remain on site. Clearly indicate where these trees will be transplanted on the site.

5. The Landscape Plans, prepared by Great Oaks sheets 1-4, do not include the calculations or landscape plans for tree replacements for Phase 1A. If replacement trees are not planted on site, a payment to the City of Novi Tree Fund is required in the amount of \$26,800 (67 Tree Credits x \$400). If the 3 white pine trees (see comment #4) are not transplanted on site payment required to the Tree Fund will be \$29,200.
6. 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.

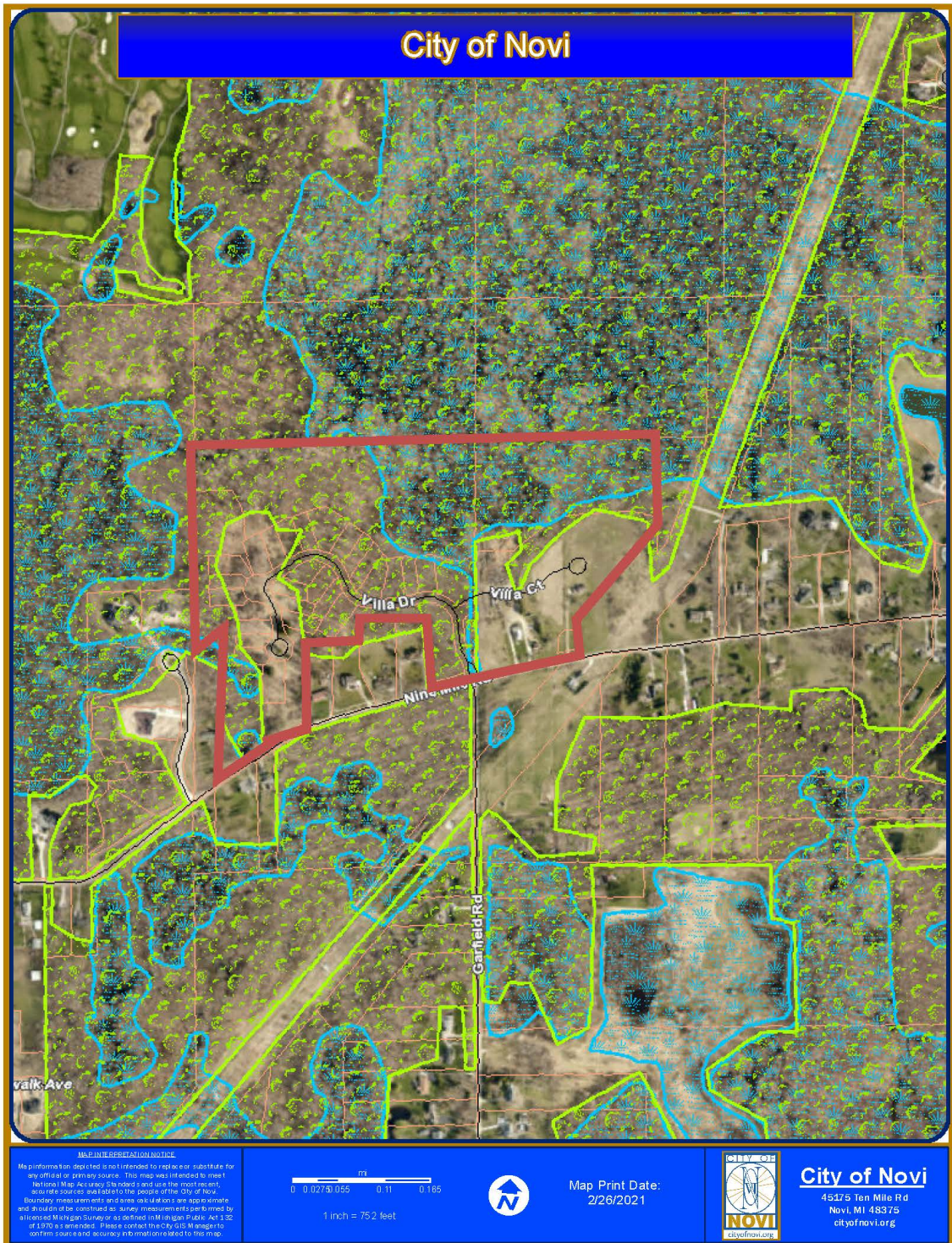


Figure 1. Terra Project Location (Full Site)
City of Novi Regulated Wetland & Woodland Map

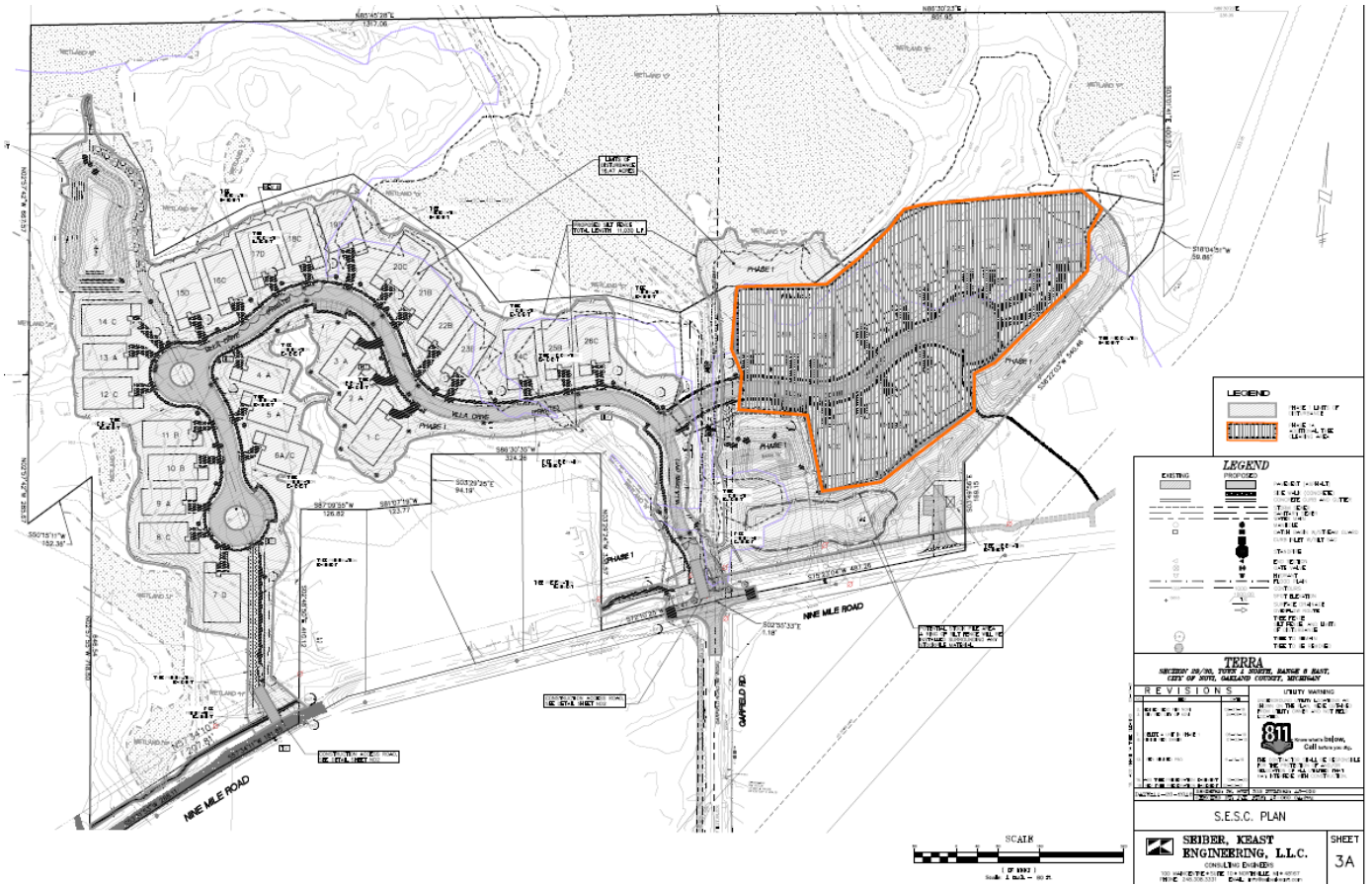


Figure 2. Terra Phase 1A (orange boundary and hatched)

APPLICANT RESPONSE LETTER



March 4, 2021

Ms. Lindsay Bell, AICP, Senior Planner

City of Novi

45175 Ten Mile Road

Novi, Michigan 48375

RE: Terra

Dear Ms. Lindsay Bell,

It is our intent to move forward with Phase 2 of Terra this year and we are actively working toward getting all of the necessary permits required to be paved in 2021. Construction of Phase 2 will start this summer, and it is our understanding that DVM will have vacated and restored the site to its original condition by June 1st.

We are currently proposing a minor phasing revision for tree clearing labeled Phase 1A at Terra from the City of Novi Planning Commission to get a Woodland Permit. We need this permit to fell the trees before April 1st of this year due to the Northern Long-eared Bat 4(d) Rule and Private Landowners in Michigan. It is critical to Cambridge's timeline, momentum and success to get a Woodland Permit and fell the trees before April 1st so we can pave this year.

Also, we intend to plant the western part of the berm in the Spring, plant the compensating cut area in the Fall, plant the eastern part of the berm this Fall (subject to DVM vacating the site and getting enough dirt to complete the berm) and plant the trees behind units 30-35 after the homes in that area have been completed.

We respectfully request your approval at this time.

Sincerely,

Mark F. Guidobono

Cambridge Homes – President

March 4, 2021

Mr. Rick Meader, Landscape Architect
City of Novi Community Development
45175 West 10 Mile
Novi, MI 48375

RE: Terra

Dear Mr. Meader:

Below are our landscape and woodland review responses to your review dated March 1, 2021 and Davey Resource Group letter dated March 1, 2021:

Landscape Plan

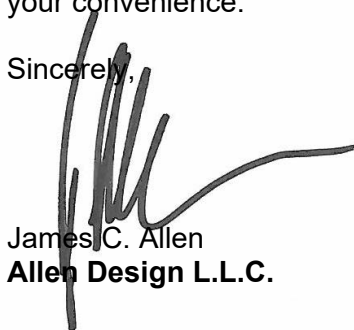
1. The mowing language will be added to the plans.
2. Trees #1405, #3182 and #3183 have been removed and will be replaced. Locations and species will be shown on a revised Landscape Plan.
3. Trees #2701, #2707 and #2901 have been removed and will be replaced. Locations and species will be shown on a revised landscape plan.
4. Phase 1 trees have been planted to the greatest extent possible. Phase 1A replacements will be planted as part of Phase 2 and will be planted once construction has been completed.

Woodland Plan

1. The tree list for Phase 1A have been integrated into the overall tree list. We can show it separately at the next submission.
2. Trees #1429 and #1443 will be removed. The woodland summary will be updated, and the replacement locations and species will be shown on the landscape plan.
3. The replacement value for tree #1426 will be corrected.
4. The white pines have been removed. Please see landscape response 2 above.
5. The Great Oaks Landscape Plans are for Phase 1 only. A Phase 2 Landscape Plan will be submitted.
6. The replacement location notes are found on the Landscape Plan.

If you have any questions or comments regarding this response, please contact me at your convenience.

Sincerely,



James C. Allen
Allen Design L.L.C.