



## ROSE SENIOR LIVING AT PROVIDENCE JSP13-81

### Rose Senior Living at Providence JSP13-81

Public hearing at the request of Edward Rose and Sons for recommendation to City Council for approval of a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan. The subject property is 23.61 acres in Section 17 of the City of Novi and located on the north side of Eleven Mile Road and west of Beck Road. The applicant is proposing a 182 unit senior living facility.

### Required Action

Recommend approval/denial of the Planned Suburban Low-Rise (PSLR) Overlay Concept Plan to the City Council.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03-11-14	<ul style="list-style-type: none"> <li>▪ City Council deviations to allow front yard parking (southern yard) and a minimum berm height of 2 ft. (min. 3 ft. required) requested – Staff supported</li> <li>▪ City Council deviation to allow a proposed building length of 467 ft. (max. bldg. length 360 ft. permitted) – Staff supported</li> <li>▪ City Council deviation to allow a maximum bldg. height of 41 ft. (max. height 35 ft. permitted) – Staff supported</li> <li>▪ City Council deviation to allow carports in the interior side yard – Staff supported</li> <li>▪ City Council deviation to allow a business sign and entranceway sign – Staff does not object</li> <li>▪ City Council deviation to allow an access drive on a section line road – Staff does not object</li> <li>▪ Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Engineering	Approval recommended	03-11-14	<ul style="list-style-type: none"> <li>• City Council deviation to allow construction of a stormwater detention basin over existing sanitary sewer easement – <b><u>Staff does not support</u></b></li> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Traffic	Approval recommended	03-07-14	Items to be addressed on the Preliminary Site Plan submittal
Landscaping	Approval recommended	03-13-14	<ul style="list-style-type: none"> <li>• City Council deviations to allow a 2 ft. berm for parking lot screening (3 ft. required), to allow a 1.5 ft. to 5 ft. wall in lieu of the required berm and for the lack of a 4 ft.</li> </ul>

			<p><b>wide landscape bed around the entire building foundation – Staff supported</b></p> <ul style="list-style-type: none"> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Wetland	Approval recommended	03-11-14	<ul style="list-style-type: none"> <li>• MDEQ Permit, City Wetland Non-Minor Use Permit and Authorization to Encroach into the 25 Ft. Natural Features Setback required</li> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Woodland	Approval recommended	03-11-14	<ul style="list-style-type: none"> <li>• City Woodland Permit required</li> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Façade	Approval recommended	03-11-14	<ul style="list-style-type: none"> <li>• <b>City Council deviations to allow pedestrian entrances more than 60 ft. apart and an overage of asphalt shingles – Staff supported</b></li> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Fire	Approval recommended	03-25-14	Items to be addressed on the Preliminary Site Plan submittal

## Motion Sheet

### Approval –PSLR Overlay Concept Plan

In the matter of Rose Senior Living at Providence, JSP13-81, motion to **recommend approval** of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions:

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community (as noted in the planning review letter);
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of the use will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment (*as indicated in the applicant's Community Impact Statement and the wetland and woodland review letters*);
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties (*as the proposed building has been substantially buffered by existing and created natural features and should minimally impact the surrounding properties*);
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of Article 23B (*as the proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in the planning review letter*);
- e. City Council deviations for the following (*as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter*):
  1. City Council deviations to allow front yard parking (southern yard) and a minimum berm height of 2 ft. (min. 3 ft. required);
  2. City Council deviation to allow a proposed building length of 467 ft. (max. bldg. length 360 ft. permitted);
  3. City Council deviation to allow a maximum bldg. height of 41 ft. (max. height 35 ft. permitted);
  4. City Council deviation to allow carports in the interior side yard;
  5. City Council deviation to allow a business sign and entranceway sign;
  6. City Council deviation to allow an access drive on a section line road;
  7. City Council deviations to allow a 2 ft. berm for parking lot screening (3 ft. required), to allow a 1.5 ft. to 5 ft. wall in lieu of the required berm and for the lack of a 4 ft. wide landscape bed around the entire building foundation; and
  8. City Council deviations to allow pedestrian entrances more than 60 ft. apart and an overage of asphalt shingles;
- f. The applicant revising the plan to relocate the proposed stormwater detention basin so that it does not cover the existing sanitary sewer easement or relocate the sanitary sewer accordingly;

g. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan; and

h. *(additional comments here if any)*

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

**-OR-**

**Denial – PSLR Overlay Concept Plan**

In the matter of Rose Senior Living at Providence, JSP13-81, motion to **recommend denial** of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan...*(because the proposed concept plan would not satisfy the findings and conditions noted in Article 23B of the Zoning Ordinance.)*

Maps  
Location  
Zoning  
Future Land Use  
Natural Features

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# Rose Senior Living at Providence JSP13-81

Location



## Map Legend

 Subject Property



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

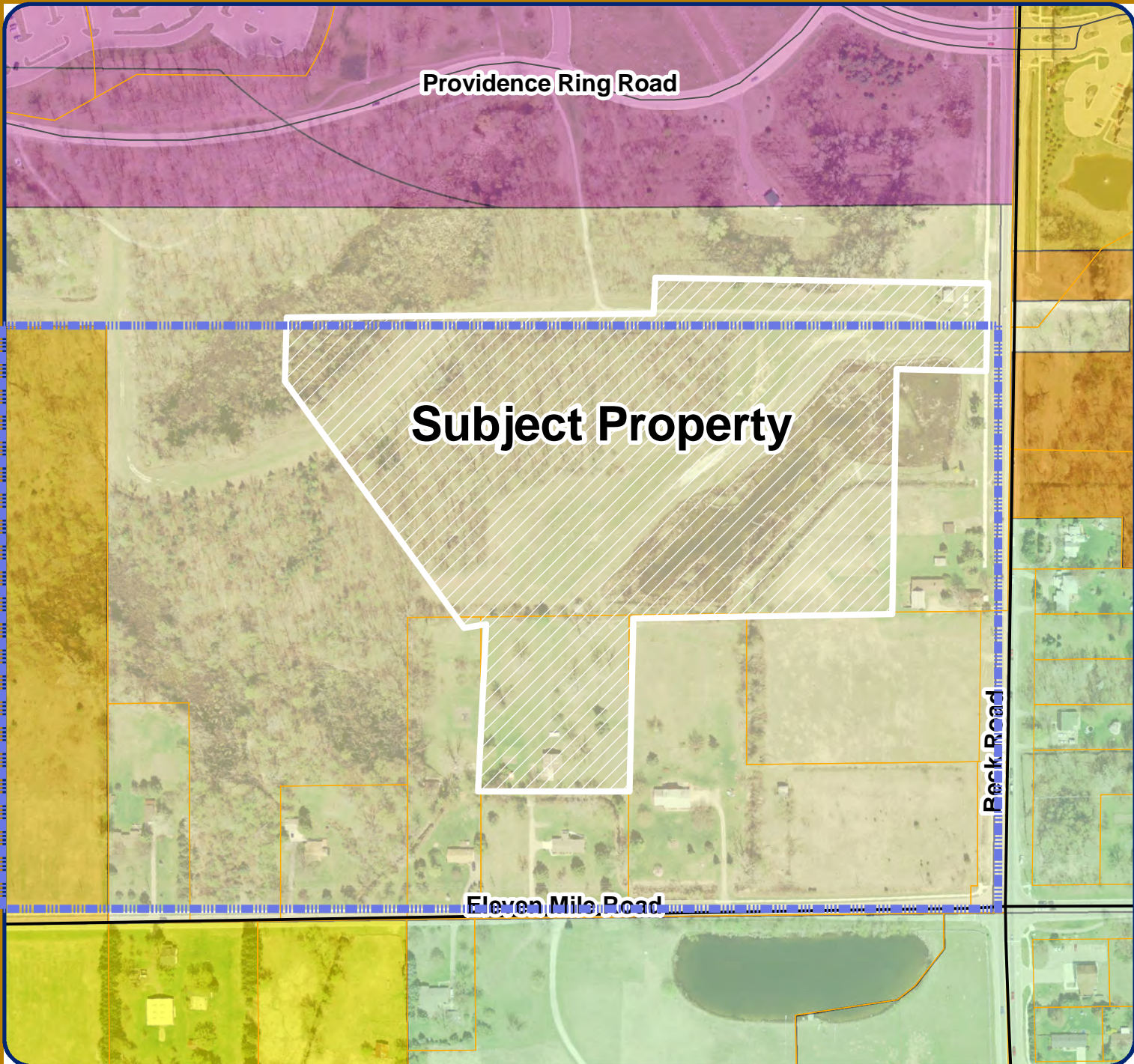
Map Author: Kristen Kapelanski  
Date: 03-31-14  
Project: Rose Senior Living JSP13-81  
Version #: 1.0

### MAP INTERPRETATION NOTICE

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

# Rose Senior Living at Providence JSP13-81

Zoning



## Map Legend

- Subject Property
- PSRLR Overlay
- R-A: Residential Acreage
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- OSC: Office Service Commercial



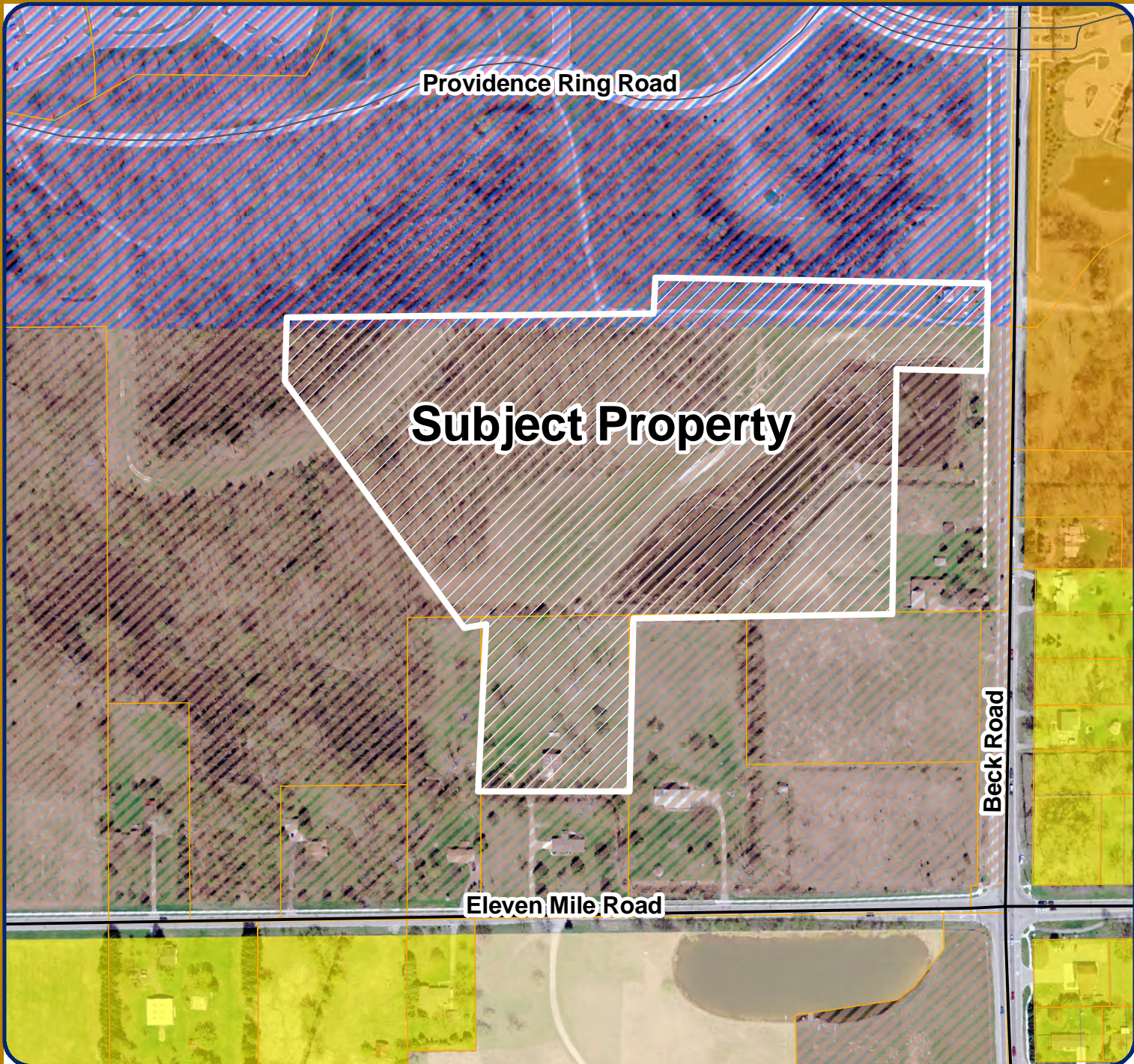
**City of Novi**  
Planning Division  
Community Development Dept.  
45175 W Ten Mile Rd  
Novi, MI 48375  
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Map Author: Kristen Kapelanski  
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# Rose Senior Living at Providence JSP13-81

Future Land Use



## Map Legend

- Subject Property
- Single Family
- Multiple Family
- PSLR
- Office Commercial
- Educational



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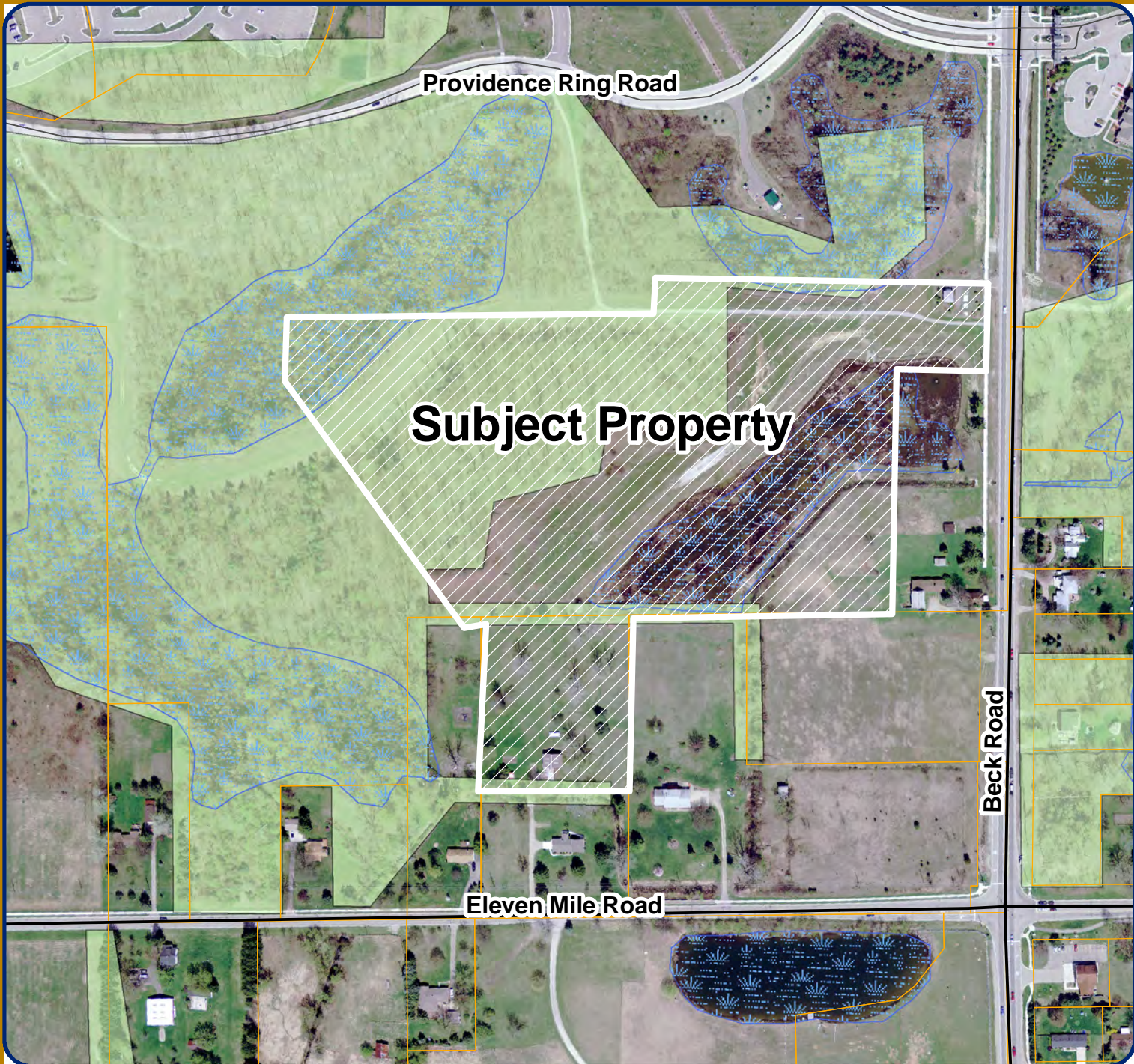
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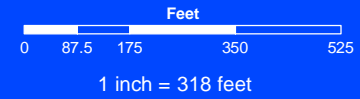
# Rose Senior Living at Providence JSP13-81

Natural Features



## Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



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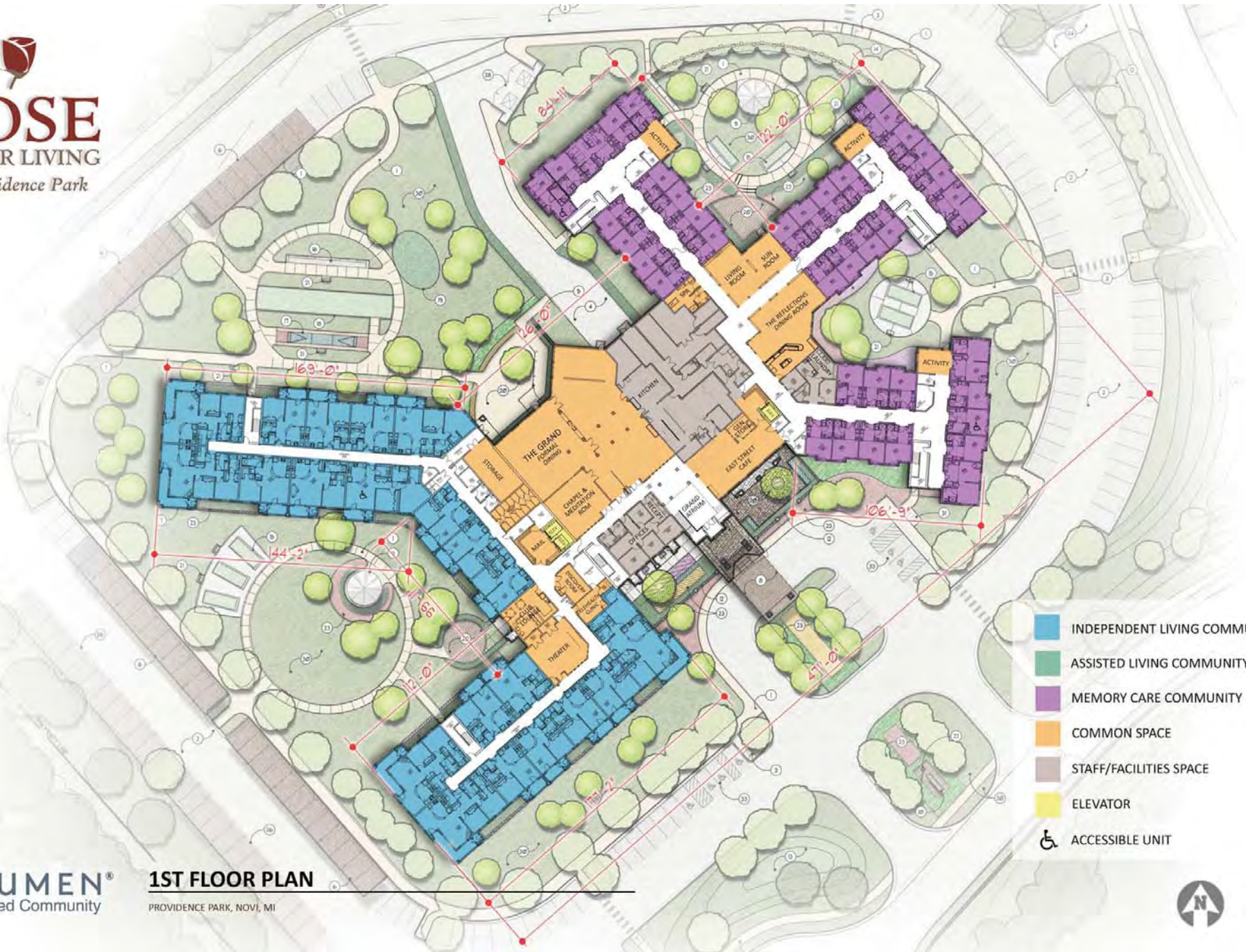
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PSLR Overlay Concept Plan  
(Full plan set available for viewing at the Community Development Department.)

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**ROSE**  
SENIOR LIVING  
at Providence Park



- INDEPENDENT LIVING COMMUNITY
- ASSISTED LIVING COMMUNITY
- MEMORY CARE COMMUNITY
- COMMON SPACE
- STAFF/FACILITIES SPACE
- ELEVATOR
-  ACCESSIBLE UNIT

**ECUMEN**<sup>®</sup>  
Managed Community

**1ST FLOOR PLAN**  
PROVIDENCE PARK, NOVI, MI







## Planning Review

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# PLAN REVIEW CENTER REPORT

March 11, 2014

## Planning Review

Rose Senior Living at Providence

**JSP13-81**

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### Petitioner

Edward Rose and Sons

### Review Type

PSLR Concept Plan

### Property Characteristics

- Site Location: North side of Eleven Mile Road and west of Beck Road (Section 17)
- Site Zoning: R-3 with PSLR Overlay
- Adjoining Zoning: North: R-3, One-Family Residential; East (across Beck Road): RM-2, High-Density Multiple-Family; West and South: R-3 with PSLR
- Current Site Use: Vacant
- Adjoining Uses: North: Vacant and Providence Hospital Maintenance Building; East (across Beck Road): vacant; West: Vacant; South: Single-Family
- School District: Novi Community School District
- Proposed Site Size: 23.61 acres
- Plan Date: 02-18-14

### Project Summary

The applicant is proposing a Planned Suburban Low-Rise Overlay (PSLR) Concept Plan for a 182 unit senior living facility. The proposed 23.61 acre parcel would be split off from the larger Providence Hospital parcel located north of Eleven Mile Road and west of Beck Road. The facility would have both congregate care units as well as assisted living units. Recreation features for the residents are proposed along with associated site infrastructure and landscaping. An easement is being offered for the anticipated public trail connection from Beck Road through the site.

### Recommendation

Staff **recommends approval of the PSLR Overlay Concept Plan** to allow for the development of the subject property. The applicant has generally met the standards of the PSLR Overlay District as outlined in this review letter provided the requested deviations are included in the PSLR Overlay Agreement.

### PSLR Overlay Standards and Procedures

The PSLR Overlay District requires the approval of a PSLR Overlay Development Agreement and Concept Plan by the City Council following a public hearing and recommendation from the Planning Commission.

In making its recommendation to the City Council, the Planning Commission shall consider the following factors. (*Staff comments are provided in italics and bracketed.*)

- a) The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. [*The proposed development and site design provide a nice transition from the higher intensity hospital uses and lower intensity single-family residential uses thereby meeting the intent of the PSLR Overlay District. The site itself includes several recreation amenities for the residents of the proposed building and also includes the construction of pathways along the proposed private drive and the preservation of natural features that will benefit the community as a whole.*]
- b) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase

in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The applicant has provided the required Community Impact Statement detailing minimal impacts on the use of public services, facilities and utilities. Additionally, environmental impacts have been assessed and mitigation proposed (where necessary) as outlined in the wetland and woodland review letters.]*

- c) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed building has been substantially buffered by existing and created natural features and should minimally impact the surrounding properties.]*
- d) The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 23B]. *[The proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in this review letter.]*

The City Council, after review of the Planning Commission's recommendation, consideration of the input received at the public hearing, and review of other information relative to the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, may indicate its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and direct the City Administration and City Attorney to prepare, for review and approval by the City Council, a PSLR Overlay Development Agreement or deny the proposed PSLR Overlay Concept Plan.

If tentative approval is offered, following preparation of a proposed PSLR Overlay Development Agreement, the City Council shall make a final determination regarding the PSLR Overlay Concept Plan and Agreement.

After approval of the PSLR Overlay Concept Plan and Agreement the applicant may proceed with the standard site plan review and approval procedures outlined in Section 2307B and Section 2516.

### **Ordinance Deviations**

Section 2304B permits deviations from the strict interpretation of the Zoning Ordinance within a PSLR Overlay agreement. These deviations can be granted by the City Council on the condition that *"there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District."* The applicant shall provide substitute safeguards for each item that does not meet the strict requirements of the Zoning Ordinance.

The concept plan submitted with an application for a PSLR Overlay is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan inasmuch detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant has elected to proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PSLR Overlay agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan:

1. **Front Yard Parking:** Per Section 2305B.1.d of the Zoning Ordinance, developments utilizing the PSLR Overlay option cannot have parking in the front yard and parking in side and rear yards must be screened by a 3-5 ft. undulating berm. The applicant has proposed front yard parking in the southern yard and a minimum berm height of 2 ft. and requested these deviations be included in the PSLR Overlay Agreement. The applicant has provided a narrative discussing the proposed deviation (identified as Deviation #5 and Waiver #1A in the applicant's material) noting significant screening by natural features from the adjacent major roads and the functional need for front



- yard parking on the double-fronted lot. It is staff's opinion that these deviations should be included in the PSLR Overlay Agreement.
2. **Maximum Building Length:** The maximum building length permitted in the PSLR Overlay is 360 ft. provided a waiver is granted by the City Council and additional setbacks have been provided. While the applicant has met the conditions for a potential waiver as identified in the planning review chart, the total proposed building length is 467 ft. This would require a deviation to be included in the PSLR Overlay Agreement. The applicant has provided a narrative discussing the proposed deviation (identified as Deviation #1 in the applicant's material) noting the unique building design that serves to break up the building façade creating the illusion of several buildings as opposed to a extended expanse of building facade. It is staff's opinion that this deviation should be included in the PSLR Overlay Agreement.
  3. **Maximum Building Height:** The PSLR Overlay Ordinance contains specific factors in Section 2305B.3 detailing façade standards for any proposed buildings. These standards are intended to require buildings that are residential in character and style and note detailed standards to evoke such a design. One such feature limits the building height to 35 ft. or 2.5 stories. The applicant has proposed a building totaling 41 ft. at the midpoint of the roof and has provided information in their narrative discussing the proposed deviation (identified as Deviation #2 in the applicant's material). The façade review notes that the design generally meets the intent of the PSLR Overlay Ordinance and staff would support the proposed deviation. See the façade review letter for additional information.
  4. **Façade Design:** The applicant has proposed a façade that does meet all of the requirements noted in the PSLR Overlay Ordinance. In particular, the proposed façade has pedestrian entrances spaced more than 60 feet apart and exceeds the maximum percent allowed of asphalt shingles (70%). These are discussed in the applicant's narrative as Deviation #3 and Deviation #4. The City Council may permit building designs that do not meet the Ordinance requirements with a finding that the design meets the intent of the ordinance. The façade review notes that the design generally meets the intent of the PSLR Overlay Ordinance and staff would support the proposed deviations. See the façade review letter for additional information.
  5. **Accessory Carports:** The applicant has proposed carports in both the northern and western yards. Accessory structures are permitted in the rear (northern) yard only. The carports proposed in the interior side (western) yard would require a deviation from the ordinance requirements. The applicant has provided information concerning the proposed deviation (identified as Deviation #6 in the applicant's material). Given the fact that the proposed parcel will have two road frontages, it is staff's opinion that this deviation should be included in the PSLR Overlay Agreement.
  6. **Signage:** Per the Sign Code, a business ground sign or an entranceway sign are permitted for this development. The applicant has proposed both a business sign and an entranceway sign. This development is allowed one ground sign, either the entranceway sign located at Beck Road or the business sign located within the development. The location of the proposed entranceway sign and size appear to be in compliance with the ordinance requirements for both the sign ordinance and Zoning Ordinance corner clearance requirements. The proposed business sign complies with the size and height allowances but the setback is not indicated on the plan to determine if the location is in compliance. The applicant has provided information concerning the proposed deviation to allow both a business sign and an entranceway sign (identified as Deviation #7 in the applicant's material). Staff would not object to the inclusion of this deviation in the PSLR Overlay Agreement given the distance between Beck Road and the actual entrance to the site.
  7. **Access Points:** Section 2305B.2 of the Zoning Ordinance states that access drives for new building sites should be connected only to non-section line roads. An access drive has been proposed on Beck Road, a section line road. The applicant has discussed the proposed deviation in their provided narrative (identified as Deviation #8 in the applicant's material) and noted that the Beck Road access is needed to provide a secondary point of access for emergency vehicles and to aid visitors and residents in locating and accessing the site. The traffic review notes no objection to the proposed deviation and also notes that the traffic volumes generated by the proposed use will be relatively low.

8. **Landscape waivers:** The landscape review includes a detailed list of required and provided items. The applicant is requesting three waivers to be included in the PSLR Overlay Agreement. The waiver to permit a 2 ft. berm height for the required parking screening as opposed the required 3 ft. height has been noted previously in this letter and is supported by staff. The Ordinance also requires a 3 to 5 ft. berm within the proposed greenbelt along Beck Road. The applicant has proposed a 1.5 to 5 ft. high wall where installation of a berm is not feasible due to the preservation of natural features and an existing landscape berm and has provided a supporting narrative (identified as Waiver 1B in the applicant's materials). Staff would support inclusion of the requested waiver in the PSLR Overlay Agreement. A 4 ft. wide landscape bed is required around the entire building foundation and the applicant has elected to request a waiver of this item and has provided significant landscaping within the proposed courtyards in lieu of the foundation plantings. This is discussed in the applicant's narrative as Waiver #2. Staff would support the inclusion of this waiver in the PSLR Overlay Agreement. See the landscape review letter for additional information.
9. **Storm Basin over Sanitary Sewer Easement:** The applicant has proposed the stormwater detention basin be constructed over an existing sanitary sewer easement. This would not be in compliance with Section 11-164(a)(2) of the Design and Construction Standards and would require a variance. Engineering staff does not support the proposed variance. See the engineering review letter for additional information. The applicant has provided information discussing the proposed variance as part of their application materials (identified as Deviation #11 in the applicant's material).
10. **Deviations and Waivers not Required:** The applicant has provided information and narratives describing deviations required from Chapter 5 Section 1.2(D) of the City Code and Section 11-198 of the Design and Construction standards (identified as Deviation #9 and Deviation #10 in the applicant's material). Per the engineering review letter these deviations are not required. Authorizations to encroach on required wetland buffer areas are addressed and can be granted administratively as part of the Preliminary Site Plan review and approval. Therefore, Waiver #3 in the applicant's narrative will not be addressed at this time.

### **Ordinance Requirements**

This project was reviewed for conformance with Article 23B (PSLR Planned Suburban Low-Rise Overlay District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and or Planning Commission/City Council.

1. **PSLR Concept Plan Requirements:** A PSLR Concept Plan must contain a number of items as outlined in Sections 2304B and 2305B of the Zoning Ordinance. The applicant has submitted the majority of these items including the required Community Impact Statement. Also required are the identification of open space and recreation areas and a Bicycle/Pedestrian Master Plan. While these features have been incorporated into the plan set, **the applicant should include a plan sheet labeled Bicycle and Pedestrian Master Plan as well as a sheet labeled Open Space and Recreation identifying the relevant elements.**
2. **Outdoor Lighting:** **The applicant should provide a photometric plan and accompanying details to comply with Ordinance requirements at the time of Preliminary Site Plan review.**
3. **Proposed sidewalk:** The applicant has proposed a 5 ft. sidewalk along the private drive. **Per the Non-Motorized Master Plan this sidewalk should be increased to 6 ft. in width.**
4. **Parking Space Dimensions:** **The applicant should indicate 4" curbs wherever 17 ft. spaces are proposed.**
5. **Maximum Lot Coverage:** Maximum lot coverage by all buildings cannot exceed 25%. The applicant has indicated lot coverage of less than 10% in their response letter. **Lot coverage statistics should be provided on the plan set.**
6. **Bicycle Parking Facilities:** The applicant has provided the required bicycle parking. However, details for the bicycle parking areas have not been shown. **The applicant should provide a**

## Planning Review

Rose Senior Living at Providence  
JSP13-81

March 11, 2014

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**bicycle parking detail demonstrating compliance with the layout standards detailed in Section 2526.**

7. Property Split: The proposed property split must be submitted to the Assessing Department for approval.
8. Economic Information: The applicant has the estimated that the proposed development will generate \$625,000 to \$656,000 in property taxes based on the current City millage. Approximately 150 jobs will be generated during the construction of the site and approximately 80 full and 20 part-time positions will be created at final build-out.
9. Environmental Impacts: There are significant natural features on the site that are detailed in the wetland and woodland review letters. The wetland and woodland permits themselves will not be considered until consideration of the Preliminary Site Plan.

### Site Addressing

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

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

### Street and Project Name

This project may need approval from the Street and Project Naming Committee. Please contact Richelle Leskun (248-347-0579) in the Community Development Department for additional information.

### Pre-Construction Meeting

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

### Chapter 26.5

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

### Response Letter

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

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



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Kristen Kapelanski, AICP, Planner  
Attachments: planning review chart

**Planning Review Summary Chart**

Rose Senior Living at Providence JSP13-81

PSLR Concept Plan Review

Plan Dated: 02/18/14

**Bolded items must be addressed by the applicant.**

Item	Proposed	Meets Required?	Comments
Property is Master Planned for Planned Suburban Low-Rise (PSLR)	No change	Yes	
Zoning is currently Planned Suburban Low-Rise/R-3	No change	Yes	
Uses allowed include multiple-family, congregate elderly living, assisted living/convalescent homes, live/work units, day care centers, offices, religious uses, schools, community buildings (Sec. 2303B)	Assisted living	Yes, subject to special conditions	PSLR Agreement and PSLR Concept Plan must be approved by the City Council.  Special Land Use Permit required.
<b>PSLR Standards (Sec. 2304B and 2305B)</b>			
PSLR Concept Plan must contain the following: <ul style="list-style-type: none"> <li>• Legal description and dimensions</li> <li>• Existing zoning of site/adjacent properties</li> <li>• Existing natural features and proposed impacts</li> <li>• Existing and proposed rights-of-way and road layout</li> <li>• Bicycle/pedestrian plan</li> <li>• Conceptual utility plan</li> <li>• Setback requirements</li> <li>• Conceptual layout</li> <li>• Conceptual open space/recreation</li> <li>• Conceptual landscape plan</li> </ul>	Plan set provided.	Yes?	<b>While this information has generally been provided in the plan set, for clarification purposes, the applicant should include a plan sheet labeled Bicycle and Pedestrian Master Plan as well as a plan sheet labeled Open Space and Recreation</b>
Buildings shall front on a dedicated non-section line public street or an approved private drive	Frontage on an approved private drive	Yes	



Item	Proposed	Meets Required?	Comments
Loading and unloading area must be provided	Loading area identified on the north side of the building	Yes	
Max. Building Length 180 ft.	467 ft.	<b>No</b>	<p>Applicant should adjust the layout to accommodate the maximum permitted building length. Site layout does meet the standards identified below that permit a waiver of building length by City Council up to 360 ft. However, since the building exceeds 360 ft., the City Council may consider a variance from the ordinance provisions.</p> <p><b>-OR-</b></p> <p>The City Council may modify the maximum permitted building length if the building includes common areas with (1) a minimum capacity of 50 people for dining, recreation or social activities and (2) The building is setback an additional 1 ft. for every 3 ft. of building length in excess of 180 ft. from all property lines abutting a residential district. In no case can the building exceed 360 ft.</p>
Streetscape amenities must be included	Amenities shown on landscape plan	Yes	
Outdoor Lighting	No lighting plan provided		<p>Applicant should provide a lighting plan consistent with the standards identified in Section 2511 and Section 2305B.1.j of the Zoning Ordinance with the Preliminary Site Plan submittal.</p>

Item	Proposed	Meets Required?	Comments
<p>Circulation Standards</p> <ul style="list-style-type: none"> <li>• Full time access drives shall be connected only to non-section line roads</li> <li>• New roads shall be designed as pedestrian/bicycle focused corridors as identified in the Non-Motorized Master Plan</li> <li>• Facilities shall be connected to the existing pedestrian network</li> </ul>	<ul style="list-style-type: none"> <li>• Full-time access provided – see traffic review letter</li> <li>• New roadway includes a 5' sidewalk, pedestrian crossings, and a refuge island near the main intersection with Beck Road</li> <li>• Connected to existing pedestrian network</li> </ul>	No	Sidewalk should be increased to 6' in width.
<p>Max. Bldg. Height 35 ft. or 2 ½ stories</p> <p>Buildings must be designed with a "single-family residential character"</p>	41 ft. to roof mid-point	No	<p>Applicant should adjust the building design to meet the required height.</p> <p>-OR-</p> <p>The City Council may permit building designs that do not meet the Ordinance requirements with a finding (following a positive staff recommendation) that the design meets the intent of the district.</p> <p>See the façade review comments for additional information.</p>
<b>Parking Area Requirements (Sec. 2505 and 2506)</b>			
<p>Congregate Care: 3 spaces for each 4 units and 1 for each employee <i>69 units/4x3=52 spaces</i></p> <p>Assisted Living: 1 space for each 4 beds and 1 for each employee <i>119 beds/4 = 30 spaces</i></p> <p><i>65 employees = 65 spaces</i></p>	181 spaces provided	Yes	

Item	Proposed	Meets Required?	Comments
<b>52+30+65 = 147 spaces required</b>			
Parking Space Dimensions and Maneuvering Lanes  9' x 19' parking space dimensions and 24' wide drives. 9' x 17' parking spaces allowed along 7' wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping.	9' x 19' parking space dimensions and min. 26' wide drives. 9' x 17' parking spaces proposed along 7' wide interior sidewalks	Yes	<b>Applicant should indicate a 4" curb wherever 17' spaces are proposed</b>
Barrier Free Spaces (Barrier Free Code)  6 barrier free spaces required (1 van accessible)	8 barrier free spaces proposed (4 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)  8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces	Barrier free spaces dimensioned correctly	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)  One sign for each accessible parking space.	Barrier free signage included	Yes	
<b>General Requirements</b>			
Maximum lot coverage by all buildings cannot exceed 25% (Sec. 2400)	Lot coverage less than 10% (as indicated in response letter)	Yes	<b>The applicant should provide maximum lot coverage statistics on the plan set.</b>
Accessory Structure Setback- Dumpster (Sec. 2503)  Accessory structures should be setback a minimum of 10 feet from any building unless	Dumpsters indicated in the rear yard setback and screened appropriately	Yes	



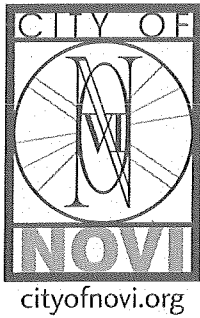
Item	Proposed	Meets Required?	Comments
<p>structurally attached and setback the same as parking from all property lines; the structure must be in the rear or interior side yard.</p>			
<p>Dumpster (Chap. 21, Sec. 21-145)</p> <p>Screening of not less than 5 feet required, interior bumpers or posts required. Enclosure to match building materials and be at least one foot taller than height of refuse bin.</p>			
<p>Accessory Structure – Carport (Sec. 2503.2)</p> <p>Shall be located in the rear yard and shall meet the building setback requirements of the district.</p> <p>Building Setbacks: Int. Side (west): 30 ft. Rear (north): 30 ft.</p>	<p>Carports located in the rear and interior side yards</p> <p>Int. Side Future (west): 30 ft. Rear (north): 90 ft.</p>	<p>No</p>	<p>Staff would support a deviation from the Ordinance to allow a carport in the interior side yard.</p>
<p>Bicycle Parking Facilities (Sec. 2526)</p> <p>1 space for each 20 employees on the largest shift (minimum 2 spaces) <i>65 employees/20 = 3 Spaces required</i></p> <p>Shall be located along the building approach line and easily accessible from the building entrance</p> <p>Max. 120 feet from entrance being served or the nearest auto parking space to that entrance</p> <p>Must be accessible via a paved 6 foot wide route</p>	<p>6 spaces provided located near the main entrance and accessible via a 7' walkway</p> <p>Details not provided</p>	<p>Yes?</p>	<p>The applicant should provide a detail for the required bike parking.</p>

Item	Proposed	Meets Required?	Comments
and separated from auto facilities  4 foot wide maneuvering lane required with a 6 foot parking space width and a depth of 2 feet for single spaces and 2.5 feet for double spaces			
Development/Business Sign	Signage if proposed requires a permit		<b>See the included sign review memo</b>

Review Prepared by Kristen Kapelanski, AICP  
[kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org) or 248-347-0586

## Engineering Review

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## PLAN REVIEW CENTER REPORT

March 11, 2014

### Engineering Review

Rose Senior Living at Providence  
JSP13-0081

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#### Petitioner

Edward Rose & Sons, applicant

#### Review Type

Concept Plan Review

#### Property Characteristics

- Site Location: N of Eleven Mile Road and W. of Beck Road
- Site Size: 23.61 acres
- Plan Date: February 18, 2014

#### Project Summary

- Construction of an approximately 189,326 square-foot building and associated parking. Site access would be provided by Private roadways.
- Water service would be provided by a 12-inch extension from the existing 12-inch water main along the south side of Providence Park Drive and the existing 16-inch water main with an 8-inch water main loop around the proposed building. A 2-inch domestic lead and a 68-inch fire lead would be provided to serve the building, along with nine fire hydrants.
- Sanitary sewer service would be provided by a 6-inch sanitary sewer lead
- Storm water would be collected by a single storm sewer collection system and detained in a basin sized for the 100-year storm event. The basin would subsequently dewater into the existing wetland south of basin footprint.

#### Recommendation

**Approval of the Concept Plan is recommended.**

#### Comments:

The Concept Plan meets the general requirements of Chapter 11 with the following items to be addressed at the time of Preliminary Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

General

1. A full engineering review was not performed due to the limited information provided in this submittal. Further information related to the utilities, easements, etc. will be required to provide a more detailed review.
2. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
3. Provide a wetlands permit for the proposed 10-foot wide pathway at the time of Preliminary Site Plan submittal.
4. Revise the plan set to show a 20-foot public easement for the proposed 10-foot wide pathway.
5. Revise the plan set to clearly define all utilized line styles in the provided legend.

Storm Water Management Plan

6. Provide a sheet or sheets titled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual (refer to the runoff coefficients, 1V:4H allowable basin slopes, etc.).
7. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development tributary area, discharge rates and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
8. Revise the plan set to remove all storm water management facilities from the existing sanitary sewer easement to the greatest extent feasible. If the detention basin cannot be relocated outside of the existing sanitary sewer easement, the applicant must re-align the sanitary sewer accordingly. City staff **will not support** a DCS variance from Section 11-164(a)(2) to allow the construction of a detention basin within an existing sanitary sewer easement.
9. 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.
10. Revise the plan set to provide a minimum length to width ratio of 3 to 1 for the proposed detention basin or provide a means of preventing direct flow from the basin inlets to the sediment standpipe to improve performance of the basin. A sheet pile wall, rip-rap berm or earthen berms are acceptable methods. The chosen diversion method must be designed to maximize travel distance during periods of low flow above the low water elevation without creating points of stagnation.

11. A variance from Chapter 5 Section 1.2(D) is only required in the event that stormwater management facilities are proposed within the 100-year floodplain. The site plan proposes the stormwater management facilities outside of the floodplain as shown on sheet C 01.

Sanitary Sewer

12. Provide a monitoring manhole for the proposed sanitary sewer lead between the building and the connection to the existing sanitary sewer.

Paving & Grading

13. A variance from Section 11-198 for the proposed pavement design **is not** required.
14. Consider mass grading the alignment for the City of Novi's proposed 10-foot wide public pathway.

Flood Plain

15. Application for a City floodplain permit shall be submitted as soon as possible to begin the review process. The City's floodplain consultant will review the submittal and provide initial comments regarding the review process.

Off-Site Easements

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

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

General

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

Water Main

18. Provide a profile for all proposed water main with a note stating that a minimum cover of five and one-half (5½) feet shall be maintained at all times, with a cover of six (6) feet maintained at all water main crossings under paved streets or other traveled areas.
19. 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

20. Provide a profile for all proposed sanitary sewer with a note stating that a minimum cover of four (4) feet shall be maintained at all times for gravity sewers and five (5) feet for force mains. A minimum cover of eight (8) feet is required below finished road surface grades.

Storm Sewer

21. Provide a profile of the proposed storm sewer showing a minimum cover of 3 feet and all catch basin sumps.

Paving & Grading

22. Provide spot elevations at 50' intervals along the edge of pavement and along lines of surface flow.
23. Provide a detail for each proposed ramp with elevations provided to demonstrate a level landing adjacent to each side of the pathway crossing and general ADA compliance.
24. Provide a 6" wrapped underdrain continuously along the edge line for all roadways per City standard.
25. Provide a minimum slope of five (5) percent away from the finish grade elevation of building for a minimum distance of ten (10) feet for non-paved areas adjacent to the building.
26. Provide a detailed pavement cross-section for the proposed streets including depths for pavement lifts, aggregate base, and any other applicable supporting structures.

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

27. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
28. A draft copy of the 20-foot wide easement for the water main to be constructed off- site must be submitted to the Community Development Department.
29. A draft copy of the roadway easement for the private roadway to be constructed off-site must be submitted to the Community Development Department.
30. A temporary grading permit will be required for each parcel impacted by the off-site improvements. A draft copy must be submitted to the Community Development Department for review.
31. Please note that incomplete legal submittals or legal submittals that are not accompanied by the City's legal review transmittal form will not be accepted by Community Development. All easement documents shall be unsigned and in draft form until directed otherwise by the City Attorney.

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

32. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must**

**be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

33. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
34. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
35. A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department.
36. An executed copy of the roadway easement for the private roadway to be constructed off-site must be submitted to the Community Development Department.
37. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.
38. Please note that incomplete legal submittals or legal submittals that are not accompanied by the City's legal review transmittal form will not be accepted by Community Development. All easement documents shall be unsigned and in draft form until directed otherwise by the City Attorney.

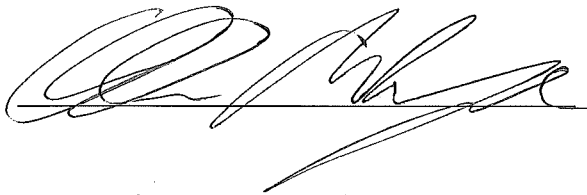
**The following must be addressed prior to construction:**

39. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
40. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
41. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
42. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.



43. A permit for work within the right-of-way of Beck Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
44. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
45. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
46. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
47. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
48. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
49. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

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



cc: Brian Coburn, Engineering  
Kristen Kapelanski, Community Development Department

## Traffic Review

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March 7, 2014

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

**SUBJECT: Rose Senior Living at Providence Park, JSP13-0081, Traffic Review of Conceptual Site Plan, PSP14-0020**

Dear Ms. McBeth:

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

**Recommendation**

We recommend approval of the concept plan, subject to the needed variance being granted and the items shown below in **bold** being satisfactorily addressed on the preliminary site plan.

**Site Description**

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

1. The applicant is proposing a three-story building containing 182 residential units, central dining, activity rooms, and other amenities. The residential units, as described by the applicant's traffic consultant, would include 75 assisted-living units, 69 congregate care/independent-living units, 38 memory-care units, and two guest suites.
2. The building will be located south of Providence Park Drive and west of Beck Road, between two large wetlands (see attached aerial photo). Vehicular access would be provided via a direct drive on Beck Road as well as a connection to Providence Park Drive (the latter is signalized at its intersection with Beck).

**Traffic Study and Trip Generation**

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

3. The applicant's traffic consultant, in a letter to us dated 2-13-14, provided a trip generation table assuming that all residential units would be any one of the four ITE land uses bracketing the ones represented in the proposed building. None of the four use types would generate enough peak-hour trips to warrant a formal traffic study. The highest number of peak-hour, peak-direction trips would be 37, or half of the City's threshold for an impact assessment.

**Vehicular Access Locations**

Do the proposed driveway locations meet City spacing standards?

4. Section 2305B.2 of the Zoning Ordinance states that “All uses that include the construction of a new building shall be designed, to the extent possible, with full time access drives connected *only* to non-section line roads” (emphasis added). **Since a direct access drive on Beck has been proposed, it appears that a variance is required.** In considering that variance, it should be noted that the site would also have a connection to Providence Park Drive (which is signalized at Beck), and the total peak-hour traffic generated by the proposed use will be relatively low.
5. As can be seen in the attached vicinity aerial photo, there are no other driveways of consequence in the general proximity of the proposed new access drive on Beck.

### **Vehicular Access Improvements**

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

6. None are proposed. However, given that historic count data show Beck Road carrying more than 17,000 vehicle per day adjacent to the site, **DCS Fig IX.10 indicates that a deceleration taper is warranted regardless of the number of peak-hour entering right turns. Accordingly, City-minimum 75-ft acceleration and deceleration tapers should be added at the Beck Road drive. These tapers should transition smoothly (or tangentially) into and out of the curb returns** (hence, the latter will complete less than the normal 90-degree arc).

### **Access Drive Design and Control**

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

7. **The designs of the north and east access points, where shown at maximum scale (on sheets C-06 and C-08, respectively), should be dimensioned.** By scaling, however, we note that:
  - a. At the connection to Providence Park Drive, Rose’s north access drive would be 40-ft wide, striped into separate left-only and right-only lanes over the northernmost 100 ft, and equipped with 25-ft-radius curb returns. **Given the proposed width near the intersection, the southbound lane should be slightly wider than the two northbound lanes. No later than the final site plan, a STOP (R1-1) sign should be proposed, along with pavement marking specifications.**
  - b. **The preceding guidance also applies where the north-south access drive intersects the east-west access drive.**
  - c. At the connection to Beck, Rose’s east access drive would be a modified version of the City-standard boulevard-style drive. The entering roadway would be the City-minimum width of 22 ft, the island would be the City-minimum width of 8 ft, and it appears that the exiting roadway would exceed the City-maximum width of 27 ft by 1 ft. We support the proposed entering width, but **(i) given the presence of the proposed monument sign on the island, the island should be at least the City-standard width of 10 ft (per DCS Fig IX.3), and (ii) the exiting (eastbound) roadway should be reduced in width to 27 ft (back-to-back).**

- d. Also along the east access drive near Beck, the curb returns appear to have an acceptable radius of 30 ft. These returns will obviously have to be set back to accommodate the required decel/accel tapers. **The nose offset of the island appears to be only 9-10 ft relative to the southbound through lane, and it must be increased to at least the City standard of 12 ft. No later than the final site plan, a STOP (R1-1) sign should be proposed, along with pavement marking specifications.**

### Pedestrian Access

Are pedestrians safely and reasonably accommodated?

8. Yes, in general. However, **subsequent plans should show the locations of all required pedestrian ramps, both internal to the building loop and at more remote site locations.**

### Circulation

Can vehicles safely and conveniently maneuver through the site?

9. Yes, in general. There are several instances where oversize elements have been provided, presumably to facilitate easier circulation by large emergency vehicles. For example, a 26-ft-wide aisle is proposed between opposing lines of parking and a 30-ft width is proposed along segments of the building loop with no abutting parking. **In the interest of minimizing the amount of impermeable surface, the City may want the applicant to reconsider the need for these over-width elements (especially the 30-ft-wide segments).**
10. **Driveway centerline radii and curb return radii appear to be generally sufficient, but all should be dimensioned on the preliminary site plan so as to facilitate our more detailed review at that stage (repetitive radii can be labeled as “typical”).**
11. It is unclear what the intended accessible routes would be for the two banks of barrier-free parking spaces. While an ADA-compliant ramp could be provided on the end-island sidewalk stub shown for the westerly bank of spaces, the long implied detectible warning surface adjacent to the easterly bank of spaces seems to indicate that these spaces and their access aisles would all be flush with the abutting sidewalk (the grading plan sheds no light on this). **Wherever feasible, the edge of a raised (or ramped) sidewalk should serve as a positive wheel stop in at least one wheel track of each parking space; where infeasible – such as adjacent to the two inner barrier-free spaces here – a single 4-inch-high bumper block should be placed straddling both spaces, with at least 17 ft of stall striping leading up the parking face of the block (the block may have to rest on the edge of the walk).**
12. **Perimeter parking spaces not equipped with carports could be shortened to 17 ft (to face of curb) if the adjacent curb is limited in height to 4 inches.** The applicant’s engineer may wish to discuss this issue with City engineering staff.
13. **The raised speed table proposed on the north-south connecting drive should be limited in height to 3 inches and equipped (at a minimum) with a SPEED HUMP (W17-1) sign.**

14. **The gate proposed on the requested secondary emergency access connection to the north-south connecting drive should be fully specified on subsequent plans (see DCS Fig VIII-K).**
15. **The cul-de-sac turnaround should include a non-diagrammatic Keep Right -> (R4-7a) sign on the island on the approaching street centerline, and be posted on *both* sides using 12" x 12" No Parking Symbol (R8-3) signs.**
16. **Subsequent plans should include a note assuring compliance with the *Michigan Manual on Uniform Traffic Control Devices*. This will require, for instance, the use of yellow for striped centerlines and white for lane lines, stop bars, crosswalks, and undesignated parking space stripes. Relative to items already shown on the concept plan, it will also require:**
  - a. **Abutting blue and white stripes where a barrier-free parking space abuts an undesignated space (the detail on sheet C-08 needs to be revised accordingly).**
  - b. **White International Symbols of Accessibility (wheelchairs).**
  - c. **A code of R7-8P for the VAN ACCESSIBLE sign (formerly R7-8a).**

Sincerely,  
CLEARZONING, INC.



Rodney L. Arroyo, AICP  
President



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

Attachment: Aerial photo



Vicinity Aerial – Proposed Rose Senior Living at Providence Park

## Landscape Review

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## PLAN REVIEW CENTER REPORT

March 13, 2014

### Concept Plan

Rose Senior Living at Providence JSP13-81

#### Review Type

Concept Plan Review

#### Property Characteristics

- Site Location: Beck Road
- Site Zoning: R-3 / Suburban Low Rise
- Adjacent Zoning: Suburban Low Rise; North: R-3
- Plan Date: February 2014 (no date)

#### Recommendation

Approval of the Concept Plan for Rose Senior Living JSP 13-81 is recommended provided the necessary waivers are included in the Planned Suburban Low Rise Overlay Agreement.

#### Ordinance Considerations

##### Required PSLR Overlay Use Standards/Conditions for uses permitted subject to special conditions (Sec. 2503B.3.i)

1. Landscaping throughout the site shall be provided as set forth and regulated in Section 2509 of this Ordinance. All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc. In light of the proposed plazas, outdoor activity spaces and amenities, the Applicant will meet this standard. Such features should be highlighted by the Applicant.

##### Suburban Low-Rise Requirements (Sec. 2305B)

1. Off-street parking is required to be screened from the view from adjacent streets by a 3' to 5' undulating landscape berm. The Applicant has proposed a 2' to 5' high berm. The area of the 2' high berm is limited and is due to the fact that a taller berm cannot be installed. This area is screened by natural features and will be landscaped. **A waiver for a berm less than 3' would be required in this limited area. Staff would support the waiver.**
2. In Suburban Low-Rise Districts, amenities such as but not limited to benches, pedestrian plazas, etc. are to be included on the site. The Applicant has provided significant amenities with the facility meeting these requirements.

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

1. A 50' wide greenbelt is required along Beck Road. This requirement has been met.
2. A 3' to 5' undulating berm is required within the greenbelt. An existing landscape berm will be preserved for a significant portion of this frontage. Due to limited space, the Applicant has proposed installing a berm where possible

along the remainder of the frontage. **The Applicant has proposed a 1.5' to 5' high wall in order to meet the buffering requirements where installation of a berm is not feasible. The decorative wall would need to be included as a deviation in the Planned Suburban Low Rise Agreement. Staff would support the waiver.**

3. One canopy tree or large evergreen is required for each 35 l.f. of frontage. Along with existing trees to be preserved, this requirement has been met.
4. One sub-canopy tree for each 20 l.f. is required. This requirement has been met.

**Street Tree Requirements (Sec. 2509.3.b.)**

1. One street tree is required per each 35 l.f. of frontage. Existing trees will be preserved and additional trees are proposed. This requirement has been met.

**Parking Landscape (Sec. 2509.3.c.)**

1. Required calculations for parking lot area landscape have been provided. This requirement has been met.
2. Required calculations for parking lot canopy trees have been provided. This requirement has been met.
3. Parking lot islands are required. No more than 15 contiguous parking spaces are allowed. This requirement has been met.

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

1. Parking lot perimeter trees are required at one per 35' of the parking lot boundary. This requirement has been met.

**Building Foundation Landscape (Sec. 2509.3.d.)**

1. A 4' wide landscape bed is required around the entire building foundation with the exception of access areas. The Applicant has provided significant landscape within all of the proposed courtyards, but has not provided 4' wide beds at every portion of the building foundation. **A waiver would be required in the Planned Suburban Low Rise Agreement for those areas of the foundation where a 4' wide landscape bed has not been provided. In light of the expansive landscape and amenities provided in the direct vicinity of the building, Staff would support the waiver.**
2. A total of 8' x the foundation perimeter is required as landscape area. This requirement has been met.

**Plant List (LDM)**

1. A Plant List meeting the requirements of the Ordinance and the Landscape Design Manual has been provided.

**Planting Notations and Details (LDM)**

1. Planting Details and Notations meeting the requirements of the Ordinance and the Landscape Design Manual have been provided.

**Storm Basin Landscape (LDM)**

1. A total of 70-75% of the storm basin rim areas is required to be planted with large shrubs. Please provide additional details on the basin plantings to assure this

requirement has been met. Please also depict the required 25' wetland buffer around the basin on the plan.

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

1. An Irrigation Plan and Cost Estimate must be provided upon future submittals.

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

Reviewed by: David R. Beschke, RLA

## Wetland Review

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Environmental Consulting & Technology, Inc.

March 11, 2014

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

Re: Rose Senior Living @ Providence (JSP13-0081)  
Wetland Review of the Conceptual Plan (PSP14-0020)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Conceptual Plan (Plan) for the proposed Rose Senior Living at Providence Park project prepared by Hubbell, Roth & Clark, Inc. dated February 18, 2014 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. The project includes the construction of a proposed assisted living building, associated parking areas, a proposed storm water detention basin and proposed wetland mitigation areas.

ECT previously received a request to conduct a wetland boundary verification for the above-mentioned project and completed a site investigation on Thursday, January 23, 2014 with the Applicant's wetland consultant, Brooks Williamson & Associates, Inc. (Don Berninger). The proposed site is located west of Beck Road, south of Grand River Avenue and north of Eleven Mile Road (Section 17). The proposed project is south of the existing Providence Hospital.

The Plans prepared by Hubbell, Roth & Clark, Inc., dated February 18, 2014 show six wetlands within the assessment area of the parcel. The wetlands were clearly marked in the field with survey tape flags at the time of our inspection; however wetland flag numbers were not shown on the Plan. ECT has verified that the wetland boundaries appear to be accurately flagged in the field and depicted on the Plan. However, given the winter, snow-covered conditions during the time of our inspection, the results should be considered preliminary in nature. This preliminary wetland boundary verification/approval should be adequate for preliminary site planning purposes. We suggest that a final wetland boundary verification be completed during the growing season, and minor adjustments to the wetland boundary made if necessary.

**Wetland Impact & Proposed Wetland Mitigation Review**

The *Wetland Mitigation Plan* indicates impacts to each of the six different wetland areas totaling 1.43 acres of impact. The majority of the wetland acreage to be impacted consists of forested wetlands (1.36 acres of proposed impact to forested wetlands and 0.07-acre of impact to emergent wetlands).

The Plan indicates proposed wetland mitigation in three locations (west, central and east) totaling 2.86 acres. During the site investigation we reviewed the three potential wetland mitigation area locations. Each of the three potential wetland mitigation areas appeared to be suitable for this purpose given their location relative to existing wetlands. The west potential mitigation area is located within an area currently mapped as City-regulated woodlands and may require further

evaluation. The central and east mitigation areas are located outside of areas currently mapped as City-regulated woodlands.

It should be noted that based on the Plan, the Applicant now appears to be providing wetland mitigation at a ratio of 2-to-1 (2 acres of wetland mitigation for every 1-acre of proposed wetland impact). In general, the wetland mitigation requirement for impacts to forested wetland is 2-to-1.

The following is a summary of the proposed wetland mitigation areas:

<u>Mitigation Area</u>	<u>Area (Acres)</u>
West	0.61
Central	1.23
East	1.02
<b>TOTAL</b>	<b>2.86</b>

#### **Permits & Regulatory Status**

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

It is the Applicant's responsibility to contact MDEQ in order to determine if the proposed development would require a wetland use permit from the MDEQ. The MDEQ's *Coastal and Inland Waters Permit Information System (CIWPIS)* notes that the permit application for this proposed project was received on February 19, 2014. The permit application has been assigned to a field reviewer.

#### **Comments**

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

1. The Applicant shall provide the following information on future site plan submittals:
  - a) The existing wetland labels should be provided on the Plan for reference purposes (i.e., wetlands should be labeled as Wetland A, B, C or Wetland 1, 2, 3, etc.);
  - b) Wetland flag numbers for all surveyed wetlands should be provided somewhere in the Plan set;
  - c) In addition to wetland impact the areas, the overall acreages of all on-site wetlands should be provided;
  - d) The volumes of proposed wetland fill should be indicated and labeled on the Plan;
  - e) Indicate and label all 25-foot wetland buffers/setbacks on the Plan (including the overall acreages of all on-site wetland buffers);
  - f) Indicate, label and quantify any proposed impacts to 25-foot wetland buffers on the Plan.
2. The Applicant has now provided proposed grading plans for each of the three proposed wetland mitigation areas (*Conceptual Grading Plans*; Sheets 1 through 3 of 3). In general, the proposed grading of the mitigation areas appears to be acceptable.

Prior to final approval, the Applicant shall provide a mitigation plan that includes the following information, and meets the requirements outlined in the Novi Code of Ordinances, Section 12-176 (Chapter 12 – Drainage and Flood Damage Prevention):

- a) Depiction and delineation of existing wetlands and watercourses in the vicinity of the proposed mitigation area;
  - b) Depiction of existing contour data within the mitigation area as well as within any adjacent wetlands or watercourses, extending for a distance of at least seventy-five (75) feet into the wetland interior;
  - c) Proposed contour data within mitigation areas using one-foot contours. Spot elevations shall be provided at critical locations (e.g. inverts of water control structures);
  - d) A graphic scale, north arrow and date. The scale shall be one (1) inch equals fifty (50) feet or larger;
  - e) Cross sections of critical areas;
  - f) Identification of disposal areas for dredged material and depiction of the method of containment;
  - g) A cost estimate for the purpose of establishing a bond amount, including, but not limited to, the cost of clearing, grading, soil placement, stabilization, planting and monitoring;
  - h) Data indicating the expected hydrologic cycle, identifying the source of expected water levels, as well as the invert elevation of all water control structures;
  - i) The limits of disturbance and methods of stabilization and erosion control;
  - j) A list of proposed plant materials, which shall include the botanical and common names, quantities, size and spacing of plants and type of plants (e.g., bare root, balled and burlapped, containerized, etc.).
3. In addition to the wetland mitigation plan, the Applicant shall also provide a written summary of the goals and objectives of the mitigation plan. This summary shall include:
- A description of the size and type of wetland to be constructed;
  - The hydrology expected;
  - A timetable for construction and plantings, as well as a guarantee of plant materials for two (2) years.
4. The Applicant shall also provide as a part of the mitigation plan, a program to monitor the status of the replacement wetland for up to five (5) years after the wetland mitigation has been planted in the mitigation area. The monitoring program shall include annual progress reports submitted no later than December 1 of each year to the body approving the permit, which shall provide the following information:
- A measure of the percentage of coverage of wetland species versus upland species;
  - A measure of vegetation diversity;
  - A description of vegetation and animal community structure;
  - A record and description of hydrological development;
  - A written summary of wetland development describing the progression of wetland development;
  - A photographic record of the wetland for each year.

5. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

**Recommendation**

The Conceptual Plan is **Approved as Noted** for Wetlands. ECT recommends that the Applicant address the concerns noted in the *Comments* sections above in subsequent plan submittals.

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

Respectfully submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer

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



## Woodland Review

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**Environmental Consulting & Technology, Inc.**

March 11, 2014

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

Re: Rose Senior Living @ Providence (JSP13-0081)  
Woodland Review of the Conceptual Plan (PSP14-0020)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Conceptual Plan (Plan) for the proposed Rose Senior Living at Providence Park project prepared by Hubbell, Roth & Clark, Inc. dated February 18, 2014 (Plan). The submittal was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. The project includes the construction of a proposed assisted living building, associated parking areas, a proposed storm water detention basin and proposed wetland mitigation areas. The proposed site is located west of Beck Road, south of Grand River Avenue and north of Eleven Mile Road (Section 17). The proposed project is south of the existing Providence Hospital.

**Onsite Woodland Evaluation**

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Thursday, January 23, 2014. ECT found that the information provided on the *Tree Survey Inventory* plans (TS 01 to TS 10) appears to accurately depict the location, species composition and the size of the existing trees. ECT took several diameter-at-breast-height (d.b.h.) measurements and found that the data provided in the tree list was consistent with the field measurements. On-site woodland is dominated by silver maple, red maple, bitternut hickory, shagbark hickory, red oak, basswood and several other species.

The entire site is shown to be 23.61 acres with regulated woodland mapped across a significant portion of the property. See Figure 1 (aerial photo).

**Woodland Impact Review**

As shown, there appear to be substantial woodland impacts associated with the site construction. It appears as if the proposed work (proposed building, roads, utilities, storm water detention basin, and the west wetland mitigation area) will involve a considerable number of tree removals. It should be noted that the west potential wetland mitigation area is located within an area currently mapped as City-regulated woodlands and may require further evaluation.

A *Woodland Tree Replacement Chart* has been included on the *Woodland Impact Plan* (Sheet L101). The Applicant has noted the following:

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

(734)  
769-3004

FAX (734)  
769-3164

- No. of existing Trees to be removed: 620
  
- Trees to be Removed 8" to 11": 277 Trees (Requiring 277 Replacements)
- Trees to be Removed 11" to 20": 203 Trees (Requiring 406 Replacements)
- Trees to be Removed 20" to 30": 96 Trees (Requiring 288 Replacements)
- Trees to be Removed 30"+: 52 Trees (Requiring 208 Replacements)
  
- Total Replacement Trees Required: 1,179
  
- Total Replacement Tree Credits Provided: 1,179  
(The Applicant proposes to pay 0 credits to the City of Novi Tree Fund)

The Woodland Replacement plans (L103 & L104) addresses the required woodland replacement tree credits by planting perennials, small shrubs, large shrubs, sub-canopy trees, evergreen trees and seeding. The Planning Commission may approve the planting of a variety of native woodland plants toward required woodland replacement credits.

The Applicant has proposed to provide 445 - 3" caliper deciduous trees as well as the following:

- 33 – evergreen trees (36" height min.) @ 3:1 credit ratio = 11 credits
- 300 – understory trees (1" cal. min.) @ 5:1 credit ratio = 60 credits
- 360 – large shrubs (30" height min.) @ 6:1 credit ratio = 60 credits
- 424 – small shrubs (18" height min.) @ 8:1 credit ratio = 53 credits
- 6,250 – perennials (1 gal. container) @ 25:1 credit ratio = 250 credits
- 21,000 sq. yd. groundcover seeding @ 70 SY:1 credit ratio = 300 credits
- Subtotal = 734 credits
- 3" caliper trees = 445 credits
- Total = 1,179 credits

**Woodland Permit**

Proposed woodland impacts will require a Woodland Permit from the City of Novi that allows for the removal of trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement "canopy" trees shall be two and one-half (2 ½) inches caliper or greater. As noted above, it should be noted that the Woodland Restoration Plan addresses the required woodland replacement tree credits by planting a variety of plant materials. In general, it appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance.

### **Woodland Comments**

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

1. It should be noted that approval from the Planning Commission will be required for the Woodland Restoration Plan which proposes to plant perennials, small shrubs, large shrubs, subcanopy trees, evergreen trees and seeding, in addition to 3" caliper deciduous trees. In general, it appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance.
2. ECT encourages the Applicant to include a column on the *Tree Survey Inventory* tables (Sheets TS 07 through TS 10) that provides the Woodland Replacements Required for each proposed tree removal. ECT suggests that the Applicant review and revise the Woodland Replacement requirements as necessary. All information in the tree list should be consistent with that shown in the Plan Sheets.
3. In addition, for multi-stemmed trees, Woodland Replacements required are calculated by summing the d.b.h. of each stem greater than or equal to 8 inches and dividing the total by 8. All fractional Woodland Replacements required are rounded up to the nearest whole tree replacement. Please confirm that the quantity of Woodland Replacements required has been calculated correctly.
4. The Applicant shall more clearly indicate the locations/types of proposed Woodland Replacement Tree credits on the Plan. Although the *Woodland Replacement Plans* appear to tabulate the quantities of different proposed replacement plant material (i.e., canopy trees, evergreen trees, large/small shrubs, etc.), the species and locations of this material should be clearly indicated on the Plan (in table form and in plan view). The species of the Woodland Replacement material (including the groundcover seeding) does not appear to be included on the Plan.
5. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual* (<http://www.cityofnovi.org/services/commdev/InfoSheetsManualsAndPubs/LandscapeDesignManual.pdf>). Please review and revise the Woodland Replacement Plan as necessary.
6. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of woodland replacement trees required (1,179) 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**.

7. 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, or at a Planning Commission-approved location.

**Recommendation**

The Conceptual Plan is **Approved as Noted** for Woodlands. ECT recommends that the Applicant address the concerns noted in the *Comments* sections above in subsequent plan submittals.

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

Respectfully submitted,

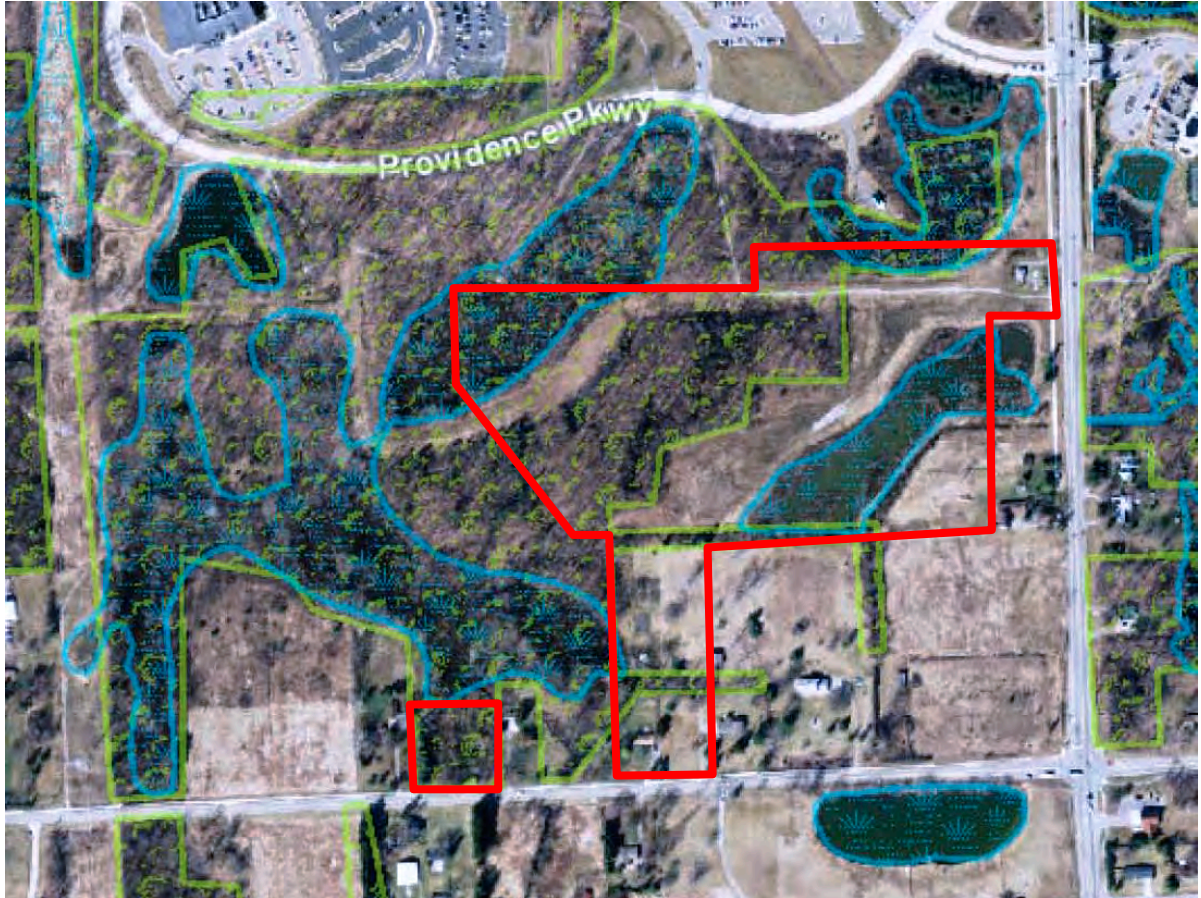
**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer

cc: David Beschke, City of Novi, Licensed Landscape Architect ([dbeschke@cityofnovi.org](mailto:dbeschke@cityofnovi.org))  
Kristen Kapelanski, AICP, City of Novi Planner ([kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org))  
Sara Roediger, City of Novi Planner ([sroediger@cityofnovi.org](mailto:sroediger@cityofnovi.org))  
Valentina Nukulaj, City of Novi, Customer Service Representative ([vnukulaj@cityofnovi.org](mailto:vnukulaj@cityofnovi.org))

Attachment: Site Aerial Photo



**Figure 1.** Site Aerial Photo (City of Novi Map Gallery, assessed March 10, 2014. Approximate project boundary shown in red). Regulated woodland areas are shown in green and regulated wetland areas are shown in blue.

## Fire Review

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January 7, 2014

**March 25, 2014**

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

RE: Rose Senior Living

SP#: JSP13-0081  
PSP# 14-0020

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

**City Manager**  
Clay J. Pearson

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

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Victor C.M. Lauria

**Assistant Chief of Police**  
Jerrod S. Hart

**Project Description:**

Three Story Assisted Living Center consisting of one structure

**Comments:**

- 1) Site plan shall provide more than one point of external access to the site. A boulevard entranceway shall not be considered as providing multiple points of access. Multiple access points shall be as remote from one another as is feasible. The requirement for secondary access may be satisfied by access through adjacent property where an easement for such access is provided. Corrected 3/11/14
- 2) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the exterior wall of the first story of the building. (*International Fire Code*)
- 3) The distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system. (*D.C.S. Sec. 11-68(a)*) Corrected 3/11/14
- 4) Hydrants shall be spaced approximately three hundred (300) feet apart on line in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. (*D.C.S. Sec. 11-68 (f)(1)c*) 3/11/14
- 5) Main entrance driveways must be a minimum of 24' in width.
- 6) Proposed secondary entrance will require no parking signage and the gate will comply with City of Novi standards.
- 7) Provide detail that the service roadway meets asphalt standard of minimum of 35 ton and 20' wide.
- 8) Addition of carports on the interior radius of ring-road greatly reduces Fire Department access to the west side of the building.

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

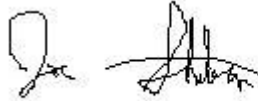
cityofnovi.org



**Recommendation:** Recommended for approval.

**3/25/14-** Per a conference call conducted on this date all the above items will be corrected on their next submittal.

Sincerely,

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

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

cc: file

Applicant Response Letter

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**HUBBELL, ROTH & CLARK, INC**  
**Consulting Engineers**

**Principals**  
 George E. Hubbell  
 Thomas E. Biehl  
 Walter H. Alix  
 Peter T. Roth  
 Keith D. McCormack  
 Nancy M.D. Faught  
 Daniel W. Mitchell  
 Jesse B. VanDeCreek  
 Roland N. Alix

**Senior Associates**  
 Gary J. Tressel  
 Kenneth A. Melchior  
 Randal L. Ford  
 William R. Davis  
 Dennis J. Benoit

**Associates**  
 Jonathan E. Booth  
 Michael C. MacDonald  
 Marvin A. Olane  
 Robert F. DeFrain  
 Marshall J. Grazioli  
 Thomas D. LaCross  
 James F. Burton  
 Jane M. Graham  
 Donna M. Martin  
 Charles E. Hart

March 27, 2014

City of Novi  
 45175 West Ten Mile Road  
 Novi, Michigan 48375

Attn: Kristen Kapelanski, AICP, Planner

Re: Rose Senior Living at Providence Park JSP13-0081  
 Conceptual Plans PSP 14-0020  
 March 11, 2014 PSLR Concept Plan Review Response

HRC Job No. 20130648

Dear Kristen:

In response to your review of March 11, 2014, we would like to respond to your comments as noted below:

**Petitioner**

Edward Rose and Sons

**Review Type**

PSLR Concept Plan

**Property Characteristics**

- Site Location: North side of Eleven Mile Road and west of Beck Road (Section 17)
- Site Zoning: R-3 with PSLR Overlay
- Adjoining Zoning: North: R-3, One-Family Residential; East (across Beck Road): RM-2, High-Density Multiple-Family; West and South: R-3 with PSLR
- Current Site Use: Vacant
- Adjoining Uses: North: Vacant and Providence Hospital Maintenance Building; East (across Beck Road): vacant; West: Vacant; South: Single-Family
- School District: Novi Community School District
- Proposed Site Size: 23.61 acres
- Plan Date: 02-18-14

**Project Summary**

The applicant is proposing a Planned Suburban Low-Rise Overlay (PSLR) Concept Plan for a 182 unit senior living facility. The proposed 23.61 acre parcel would be split off from the larger Providence Hospital parcel located north of Eleven Mile Road and west of Beck Road. The facility would have both congregate care units as well as assisted living units. Recreation features for the residents are proposed along with associated site infrastructure and landscaping. An easement is being offered for the anticipated public trail connection from Beck Road through the site.

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555 Hulet Drive, PO Box 824  
 Bloomfield Hills, Michigan 48303-0824  
 Telephone 248 454 6300 Fax 248 454 6312  
 www.hrc-engr.com

### **Recommendation**

Staff recommends approval of the PSLR Overlay Concept Plan to allow for the development of the subject property. The applicant has generally met the standards of the PSLR Overlay District as outlined in this review letter provided the requested deviations are included in the PSLR Overlay Agreement.

### **PSLR Overlay Standards and Procedures**

The PSLR Overlay District requires the approval of a PSLR Overlay Development Agreement and Concept Plan by the City Council following a public hearing and recommendation from the Planning Commission.

In making its recommendation to the City Council, the Planning Commission shall consider the following factors. *(Staff comments are provided in italics and bracketed.)*

- a) The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *[The proposed development and site design provide a nice transition from the higher intensity hospital uses and lower intensity single-family residential uses thereby meeting the intent of the PSLR Overlay District. The site itself includes several recreation amenities for the residents of the proposed building and also includes the construction of pathways along the proposed private drive and the preservation of natural features that will benefit the community as a whole.]*
- b) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The applicant has provided the required Community Impact Statement detailing minimal impacts on the use of public services, facilities and utilities. Additionally, environmental impacts have been assessed and mitigation proposed (where necessary) as outlined in the wetland and woodland review letters.]*
- c) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed building has been substantially buffered by existing and created natural features and should minimally impact the surrounding properties.]*
- d) The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 23B]. *[The proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in this review letter.]*

The City Council, after review of the Planning Commission's recommendation, consideration of the input received at the public hearing, and review of other information relative to the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, may Indicate its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and direct the City Administration and City Attorney to prepare, for review and approval by the City Council, a PSLR Overlay Development Agreement or deny the proposed PSLR Overlay Concept Plan.

If tentative approval is offered, following preparation of a proposed PSLR Overlay Development Agreement, the City Council shall make a final determination regarding the PSLR Overlay Concept Plan and Agreement.

After approval of the PSLR Overlay Concept Plan and Agreement the applicant may proceed with the standard site plan review and approval procedures outlined in Section 2307B and Section 2516.

### **Ordinance Deviations**

Section 2304B permits deviations from the strict interpretation of the Zoning Ordinance within a PSLR Overlay agreement. These deviations can be granted by the City Council on the condition that *“there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District.”* The applicant shall provide substitute safeguards for each item that does not meet the strict requirements of the Zoning Ordinance.

The concept plan submitted with an application for a PSLR Overlay is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan inasmuch detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant has elected to proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PSLR Overlay agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan:

1. **Front Yard Parking:** Per Section 2305B.1.d of the Zoning Ordinance, developments utilizing the PSLR Overlay option cannot have parking in the front yard and parking in side and rear yards must be screened by a 3-5 ft. undulating berm. The applicant has proposed front yard parking in the southern yard and a minimum berm height of 2 ft. and requested these deviations be included in the PSLR Overlay Agreement. The applicant has provided a narrative discussing the proposed deviation (identified as Deviation #5 and Waiver #1A in the applicant’s material) noting significant screening by natural features from the adjacent major roads and the functional need for front yard parking on the double-fronted lot. It is staff’s opinion that these deviations should be included in the PSLR Overlay Agreement.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

2. **Maximum Building Length:** The maximum building length permitted in the PSLR Overlay is 360 ft. provided a waiver is granted by the City Council and additional setbacks have been provided. While the applicant has met the conditions for a potential waiver as identified in the planning review chart, the total proposed building length is 467 ft. This would require a deviation to be included in the PSLR Overlay Agreement. The applicant has provided a narrative discussing the proposed deviation (identified as Deviation #1 in the applicant’s material) noting the unique building design that serves to break up the building façade creating the illusion of several buildings as opposed to a extended expanse of building facade. It is staff’s opinion that this deviation should be included in the PSLR Overlay Agreement.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

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- 3. Maximum Building Height:** The PSLR Overlay Ordinance contains specific factors in Section 2305B.3 detailing façade standards for any proposed buildings. These standards are intended to require buildings that are residential in character and style and note detailed standards to evoke such a design. One such feature limits the building height to 35 ft. or 2.5 stories. The applicant has proposed a building totaling 41 ft. at the midpoint of the roof and has provided information in their narrative discussing the proposed deviation (identified as Deviation #2 in the applicant's material). The façade review notes that the design generally meets the intent of the PSLR Overlay Ordinance and staff would support the proposed deviation. See the façade review letter for additional information.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

- 4. Façade Design:** The applicant has proposed a façade that does meet all of the requirements noted in the PSLR Overlay Ordinance. In particular, the proposed façade has pedestrian entrances spaced more than 60 feet apart and exceeds the maximum percent allowed of asphalt shingles (70%). These are discussed in the applicant's narrative as Deviation #3 and Deviation #4. The City Council may permit building designs that do not meet the Ordinance requirements with a finding that the design meets the intent of the ordinance. The façade review notes that the design generally meets the intent of the PSLR Overlay Ordinance and staff would support the proposed deviations. See the façade review letter for additional information.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

- 5. Accessory Carports:** The applicant has proposed carports in both the northern and western yards. Accessory structures are permitted in the rear (northern) yard only. The carports proposed in the interior side (western) yard would require a deviation from the ordinance requirements. The applicant has provided information concerning the proposed deviation (identified as Deviation #6 in the applicant's material). Given the fact that the proposed parcel will have two road frontages, it is staff's opinion that this deviation should be included in the PSLR Overlay Agreement.

**Response: This deviation will be included in the PSLR Overlay Development Agreement. See response letter to Façade consultant comments for additional information**

- 6. Signage:** Per the Sign Code, a business ground sign or an entranceway sign are permitted for this development. The applicant has proposed both a business sign and an entranceway sign. This development is allowed one ground sign, either the entranceway sign located at Beck Road or the business sign located within the development. The location of the proposed entranceway sign and size appear to be in compliance with the ordinance requirements for both the sign ordinance and Zoning Ordinance corner clearance requirements. The proposed business sign complies with the size and height allowances but the setback is not indicated on the plan to determine if the location is in compliance. The applicant has provided information concerning the proposed deviation to allow both a business sign and an entranceway sign (identified as Deviation #7 in the applicant's material). Staff would not

object to the inclusion of this deviation in the PSLR Overlay Agreement given the distance between Beck Road and the actual entrance to the site.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

7. **Access Points:** Section 2305B.2 of the Zoning Ordinance states that access drives for new building sites should be connected only to non-section line roads. An access drive has been proposed on Beck Road, a section line road. The applicant has discussed the proposed deviation in their provided narrative (identified as Deviation #8 in the applicant's material) and noted that the Beck Road access is needed to provide a secondary point of access for emergency vehicles and to aid visitors and residents in locating and accessing the site. The traffic review notes no objection to the proposed deviation and also notes that the traffic volumes generated by the proposed use will be relatively low.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

8. **Landscape waivers:** The landscape review includes a detailed list of required and provided items. The applicant is requesting three waivers to be included in the PSLR Overlay Agreement. The waiver to permit a 2 ft. berm height for the required parking screening as opposed the required 3 ft. height has been noted previously in this letter and is supported by staff. The Ordinance also requires a 3 to 5 ft. berm within the proposed greenbelt along Beck Road. The applicant has proposed a 1.5 to 5 ft. high wall where installation of a berm is not feasible due to the preservation of natural features and an existing landscape berm and has provided a supporting narrative (identified as Waiver 1B in the applicant's materials). Staff would support inclusion of the requested waiver in the PSLR Overlay Agreement. A 4 ft. wide landscape bed is required around the entire building foundation and the applicant has elected to request a waiver of this item and has provided significant landscaping within the proposed courtyards in lieu of the foundation plantings. This is discussed in the applicant's narrative as Waiver #2. Staff would support the inclusion of this waiver in the PSLR Overlay Agreement. See the landscape review letter for additional information.

**Response: These three landscape waivers will be included in the PSLR Overlay Development Agreement as recommended.**

9. **Storm Basin over Sanitary Sewer Easement:** The applicant has proposed the stormwater detention basin be constructed over an existing sanitary sewer easement. This would not be in compliance with Section 11-164(a)(2) of the Design and Construction Standards and would require a variance. Engineering staff does not support the proposed variance. See the engineering review letter for additional information. The applicant has provided information discussing the proposed variance as part of their application materials (identified as Deviation #11 in the applicant's material).

**Response: The proposed detention basin will be modified to not be located within the sanitary sewer easement (see attachment). The proposed detention basin will only serve the Rose Senior**

**Living parcel in the future. This deviation is no longer being requested and will not be included in the PSLR Overlay Development Agreement.**

10. **Deviations and Waivers not Required:** The applicant has provided information and narratives describing deviations required from Chapter 5 Section 1.2(D) of the City Code and Section 11-198 of the Design and Construction standards (identified as Deviation #9 and Deviation #10 in the applicant's material). Per the engineering review letter these deviations are not required. Authorizations to encroach on required wetland buffer areas are addressed and can be granted administratively as part of the Preliminary Site Plan review and approval. Therefore, Waiver #3 in the applicant's narrative will not be addressed at this time.

**Response: Authorization to encroach on required wetland buffer areas will be requested at the time of Preliminary Site Plan submittal. None of the above referenced deviations in comment #10 will be requested or included in the PSLR Overlay Development.**

### **Ordinance Requirements**

This project was reviewed for conformance with Article 23B (PSLR Planned Suburban Low-Rise Overlay District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and or Planning Commission/City Council.

1. **PSLR Concept Plan Requirements:** A PSLR Concept Plan must contain a number of items as outlined in Sections 2304B and 2305B of the Zoning Ordinance. The applicant has submitted the majority of these items including the required Community Impact Statement. Also required are the identification of open space and recreation areas and a Bicycle/Pedestrian Master Plan. While these features have been incorporated into the plan set, **the applicant should include a plan sheet labeled Bicycle and Pedestrian Master Plan as well as a sheet labeled Open Space and Recreation identifying the relevant elements.**

**Response: The applicant has developed a Bicycle and Pedestrian Master Plan (sheet L203) and an Open Space and Recreation Plan (sheet L202) as requested. These plans are included on the compact disc and will be included on all future submittals.**

2. **Outdoor Lighting:** **The applicant should provide a photometric plan and accompanying details to comply with Ordinance requirements at the time of Preliminary Site Plan review.**

**Response: The Applicant will be providing a complete Site Lighting Plan in compliance to the City's exterior lighting ordinance and standards in all future submittals.**

3. **Proposed sidewalk:** The applicant has proposed a 5 ft. sidewalk along the private drive. **Per the Non-Motorized Master Plan this sidewalk should be increased to 6 ft. in width.**

**Response: The applicant will revise the sidewalk to be 6' wide to conform to the Non-Motorized Master Plan.**



4. Parking Space Dimensions: **The applicant should indicate 4" curbs wherever 17 ft. spaces are proposed.**

**Response: The plans for Preliminary Site Plan submittal will indicate 4" curbs were 17 ft. length spaces are proposed.**

5. Maximum Lot Coverage: Maximum lot coverage by all buildings cannot exceed 25%. The applicant has indicated lot coverage of less than 10% in their response letter. **Lot coverage statistics should be provided on the plan set.**

**Response: Lot coverage statistics are provided on the Open Space and Recreation Plan, sheet L202 and have been provided on the compact disc for reference.**

6. Bicycle Parking Facilities: The applicant has provided the required bicycle parking. However, details for the bicycle parking areas have not been shown. **The applicant should provide a bicycle parking detail demonstrating compliance with the layout standards detailed in Section 2526.**

**Response: The layout and details for the bicycle parking have been provided on the Bicycle and Pedestrian Master Plan, sheet L203. This sheet has been provided on the compact disc for reference.**

7. Property Split: The proposed property split must be submitted to the Assessing Department for approval.

**Response: We understand the proposed property split must be submitted to the Assessing Department, and the application for the parcel split will be submitted at the time of Preliminary Site Plan submittal.**

8. Economic Information: The applicant has the estimated that the proposed development will generate \$625,000 to \$656,000 in property taxes based on the current City millage. Approximately 150 jobs will be generated during the construction of the site and approximately 80 full and 20 part-time positions will be created at final build-out.

**Response: No further action is required.**

9. Environmental Impacts: There are significant natural features on the site that are detailed in the wetland and woodland review letters. The wetland and woodland permits themselves will not be considered until consideration of the Preliminary Site Plan.

**Response: We understand and will await review of wetland and woodland permits during Preliminary Site Plan review.**

#### **Site Addressing**

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address

application can be found on the Internet at [www.cityofnovi.org](http://www.cityofnovi.org) under the forms page of the Community Development Department.

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

**Response: We will include an address application with the Preliminary Site Plan submittal.**

**Street and Project Name**

This project may need approval from the Street and Project Naming Committee. Please contact Richelle Leskun (248-347-0579) in the Community Development Department for additional information.

**Response: We will contact Richelle Leskun for information concerning the Street and Project Naming Committee.**

**Pre-Construction Meeting**

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

**Response: If approved, Pre-Con meetings will be held after Stamping Sets have been issued and prior to any construction.**

**Chapter 26.5**

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

**Response: This project will be completed within two years of the issuance of any starting permit. Chapter 26.5 of the City of Novi Code of Ordinances will be reviewed prior to starting construction.**

**Response Letter**

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

**Response: This and other response letters are addressing all of the comments concerning this project.**

**Planning Review Summary Chart**  
 Rose Senior Living at Providence JSP13-81  
 PSLR Concept Plan Review  
 Plan Dated: 02/18/14

**Bolded items must be addressed by the applicant.**

<b>Item</b>	<b>Proposed</b>	<b>Meets Required?</b>	<b>Comments</b>
Property is Master Planned for Planned Suburban Low-Rise (PSLR)	No change	Yes	
Zoning is currently Planned Suburban Low- Rise/R-3	No change	Yes	
Uses allowed include multiple-family, congregate elderly living, assisted living/convalescent homes, live/work units, day care centers, offices, religious uses, schools, community buildings (Sec. 2303B)	Assisted living	Yes, subject to special conditions	PSLR Agreement and PSLR Concept Plan must be approved by the City Council.  Special Land Use Permit required.
<b>Response: A Planning Commission Meeting for consideration of the PSLR Overlay Development Agreement Application and the PSLR Overlay Concept Plan is scheduled for April 9, 2014, and a City Council meeting for tentative approval is targeted for April 22, 2014.</b>			
<b>PSLR Standards (Sec. 2304B and 2305B)</b>			
PSLR Concept Plan must contain the following: <ul style="list-style-type: none"> <li>• Legal description and dimensions</li> <li>• Existing zoning of site/adjacent properties</li> <li>• Existing natural features and proposed impacts</li> <li>• Existing and proposed rights-of-way and road layout</li> <li>• Bicycle/pedestrian plan</li> <li>• Conceptual utility plan</li> <li>• Setback requirements</li> <li>• Conceptual layout</li> <li>• Conceptual open space/recreation</li> <li>• Conceptual landscape plan</li> </ul>	Plan set provided.	Yes?	<b>While this information has generally been provided in the plan set, for clarification purposes, the applicant should include a plan sheet labeled Bicycle and Pedestrian Master Plan as well as a plan sheet labeled Open Space and Recreation</b>



<p>Off-Street parking standards:</p> <ul style="list-style-type: none"> <li>• Located in the rear or interior side yard</li> <li>• Screened by 3-5 ft. undulating berm</li> <li>• Min. 15 ft. from all buildings</li> <li>• Setbacks:            Front (south): Not permitted            Ext. Side (east): Min. 30 ft. Int. Side adjacent to single-family residential (west): 30 ft.</li> </ul>	<ol style="list-style-type: none"> <li>1. Located in all yards</li> <li>2. Berm indicated (min. 2' in height)</li> <li>3. Min. 20 ft. from building</li> <li>4. Front: parking proposed            Ext. Side: 490 ft. Int. Side: 30 ft.</li> </ol>	<p>No</p>	<p>Applicant should adjust site layout to remove the front yard parking and increase the minimum berm height by 1'.</p> <p><b>-OR-</b></p> <p>City Council may approve deviations from the Ordinance standards as part of a PSLR Overlay Development Agreement provided there are specific, identified features or planning mechanisms deemed beneficial to the City which are designed into the project for the purpose of achieving the objectives for the District. Safeguards shall be provided for each regulation where there is noncompliance on the PSLR Overlay Concept Plan.</p>
<p><b>Response: Deviations to allow front yard parking and a minimum berm height of 2 feet are proposed and will be included in the PSLR Overlay Development Agreement.</b></p>			

<p>Loading and unloading area must be provided</p>	<p>Loading area identified on the north side of the building</p>	<p>Yes</p>	
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Max. Building Length 180 ft.	467 ft.	No	<p><b>Applicant should adjust the layout to accommodate the maximum permitted building length. Site layout does meet the standards identified below that permit a waiver of building length by City Council up to 360 ft. However, since the building exceeds 360 ft., the City Council may consider a variance from the ordinance provisions.</b></p> <p><b>-OR-</b></p> <p><b>The City Council may modify the maximum permitted building length if the building includes common areas with (1) a minimum capacity of 50 people for dining, recreation or social activities and (2) The building is setback an additional 1 ft. for every 3 ft. of building length in excess of 180 ft. from all property lines abutting a residential district. In no case can the building exceed 360 ft.</b></p>
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**Response: A deviation for the maximum building length to exceed 180 feet will be included in the PS LR Overlay Development Agreement.**

Streetscape amenities must be included	Amenities shown on landscape plan	Yes	
Outdoor Lighting	No lighting plan provided		<p><b>Applicant should provide a lighting plan consistent with the standards identified in Section 2511 and Section 2305B.1.j of the Zoning Ordinance with the Preliminary Site Plan submittal.</b></p>

**Response: A photometric plan and lighting details and specifications that are in conformance with the City's Zoning Ordinance will be included in the Preliminary Site Plan submittal.**

<p>Circulation Standards</p> <ul style="list-style-type: none"> <li>• Full time access drives shall be connected only to non-section line roads</li> <li>• New roads shall be designed as pedestrian/bicycle focused corridors as identified in the Non-Motorized Master Plan</li> <li>• Facilities shall be connected to the existing pedestrian network</li> </ul>	<ul style="list-style-type: none"> <li>• Full-time access provided – see traffic review letter</li> <li>• New roadway includes a 5' sidewalk, pedestrian crossings, and a refuge island near the main intersection with Beck Road</li> <li>• Connected to existing pedestrian network</li> </ul>	<p>No</p>	<p><b>Sidewalk should be increased to 6' in width.</b></p>
<p><b>Response: The sidewalk width will be increased to 6 feet.</b></p>			
<p>Max. Bldg. Height 35 ft. or 2 ½ stories</p> <p>Buildings must be designed with a “single-family residential character”</p>	<p>41 ft. to roof mid-point</p>	<p>No</p>	<p><b>Applicant should adjust the building design to meet the required height.</b></p> <p><b>-OR-</b></p> <p><b>The City Council may permit building designs that do not meet the Ordinance requirements with a finding (following a positive staff recommendation) that the design meets the intent of the district.</b></p> <p><b>See the façade review comments for additional information.</b></p>
<p><b>Response: A deviation to allow the building height to be 41 feet to roof mid-point will be included in the PSLR Overlay Development agreement.</b></p>			

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<b>Parking Area Requirements (Sec. 2505 and 2506)</b>			
Congregate Care: 3 spaces for each 4 units and 1 for each employee $69 \text{ units}/4 \times 3 = 52 \text{ spaces}$  Assisted Living: 1 space for each 4 beds and 1 for each employee $119 \text{ beds}/4 = 30 \text{ spaces}$  $65 \text{ employees} = 65 \text{ spaces}$	181 spaces provided	Yes	

$52+30+65 = 147 \text{ spaces required}$			
<b>Parking Space Dimensions and Maneuvering Lanes</b>  9' x 19' parking space dimensions and 24' wide drives. 9' x 17' parking spaces allowed along 7' wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping.	9' x 19' parking space dimensions and min. 26' wide drives. 9' x 17' parking spaces proposed along 7' wide interior sidewalks	Yes	<b>Applicant should indicate a 4" curb wherever 17' spaces are proposed</b>
<b>Response: The plans for Preliminary Site Plan submittal will indicate 4" curbs where 17 ft. length spaces are proposed.</b>			
<b>Barrier Free Spaces (Barrier Free Code)</b>  6 barrier free spaces required (1 van accessible)	8 barrier free spaces proposed (4 van accessible)	Yes	
<b>Barrier Free Space Dimensions (Barrier Free Code)</b>  8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces	Barrier free spaces dimensioned correctly	Yes	

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<p>(Barrier Free Design Manual)</p> <p>One sign for each accessible parking space.</p>	<p>Barrier free signage included</p>	<p>Yes</p>	
<p><b>General Requirements</b></p>			
<p>Maximum lot coverage by all buildings cannot exceed 25% (Sec. 2400)</p>	<p>Lot coverage less than 10% (as indicated in response letter</p>	<p>Yes</p>	<p><b>The applicant should provide maximum lot coverage statistics on the plan set.</b></p>
<p><b>Response: The Open Space and Recreation Plan, Sheet L202, provides the required lot coverage statistics. This sheet has been provided on the compact disc as a reference.</b></p>			
<p>Accessory Structure Setback- Dumpster (Sec. 2503)</p> <p>Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached and setback the same as parking from all property lines; the structure must be in the rear or interior side yard. structurally attached and setback the same as parking from all property lines; the structure must be in the rear or interior side yard.</p> <p>Dumpster (Chap. 21, Sec. 21-145)</p> <p>Screening of not less than 5 feet required, interior bumpers or posts required. Enclosure to match building materials and be at least one foot taller than height of refuse bin.</p>	<p>Dumpsters indicated in the rear yard setback and screened appropriately</p>	<p>Yes</p>	

<p>Accessory Structure – Carport (Sec. 2503.2)</p> <p>Shall be located in the rear yard and shall meet the building setback requirements of the district.</p> <p>Building Setbacks:              Int. Side (west): 30 ft.              Rear (north): 30 ft.</p>	<p>Carports located in the rear and interior side yards</p> <p>Int. Side Future (west): 30 ft.              Rear (north): 90 ft.</p>	<p>No</p>	<p>Staff would support a deviation from the Ordinance to allow a carport in the interior side yard.</p>
<p><b>Response: This deviation will be included in the PSLR Overlay Agreement.</b></p>			
<p>Bicycle Parking Facilities (Sec. 2526)</p> <p>1 space for each 20 employees on the largest shift (minimum 2 spaces)  <math>65 \text{ employees} / 20 = 3</math>  <i>Spaces required</i></p> <p>Shall be located along the building approach line and easily accessible from the building entrance</p> <p>Max. 120 feet from entrance being served or the nearest auto parking space to that entrance</p> <p>Must be accessible via a paved 6 foot wide route and separated from auto facilities</p> <p>4 foot wide maneuvering lane required with a 6 foot parking space width and a depth of 2 feet for single spaces and 2.5 feet for double spaces</p>	<p>6 spaces provided located near the main entrance and accessible via a 7' walkway</p> <p>Details not provided</p>	<p>Yes?</p>	<p>The applicant should provide a detail for the required bike parking.</p>
<p><b>Response: A bicycle parking layout and detail have been provided on the Bicycle and Pedestrian Master Plan, Sheet L203. This sheet has been provided on the compact disc for your reference.</b></p>			

Development/Business Sign	Signage if proposed requires a permit		See the included sign review memo
<b>Response: A deviation to allow both a business sign and entranceway sign will be included in the PSLR Overlay Development Agreement.</b>			

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

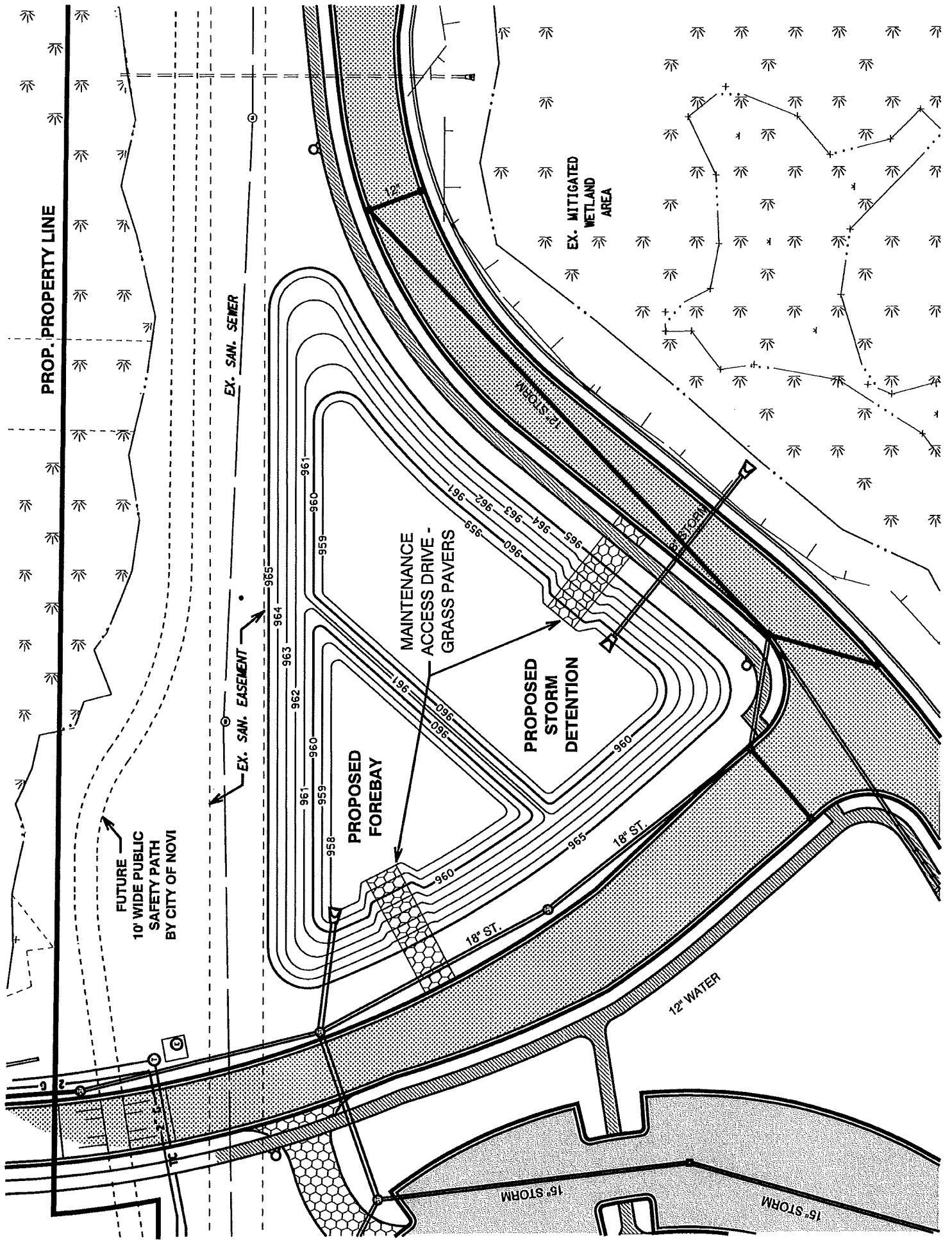
HUBBELL, ROTH & CLARK, INC.



Gary J. Tressel  
Senior Associate

GJT/nf

pc: Edward Rose and Sons; Paul Mott, Nate Anderson, Rob Neu, Don Cucco  
St John Providence Health; Richard Abbott  
Brooks Williamson; Brooks Williamson, Don Berininger  
Grissim Metz; Sue Grissim, Theresa Pardington  
Pope Architects; Ward Isaacson, Don Neudecker  
Ecumen; Dena Meyer  
HRC; Melissa Coatta, Rob Hardin, File



PROP. PROPERTY LINE

FUTURE PUBLIC SAFETY PATH BY CITY OF NOVI

EX. SAN. EASEMENT

EX. SAN. SEWER

PROPOSED FOREBAY

MAINTENANCE ACCESS DRIVE - GRASS PAVERS

PROPOSED STORM DETENTION

EX. MITIGATED WETLAND AREA

12" WATER

18" ST.

18" ST.

15" STORM

15" STORM

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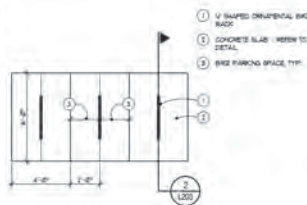
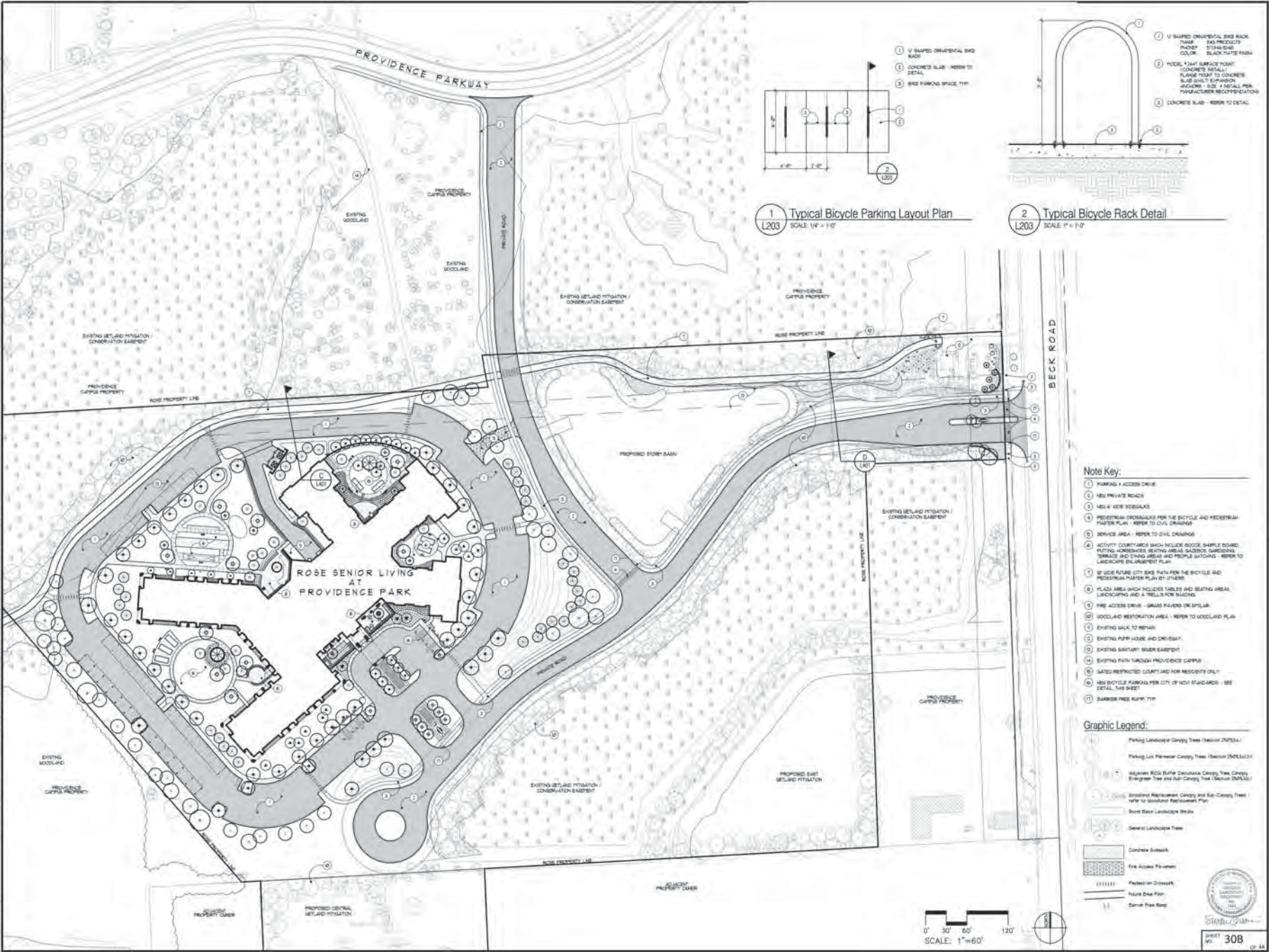
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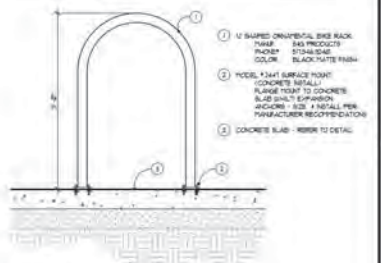
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Teresa Rodriguez



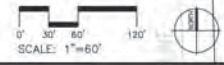
1 Typical Bicycle Parking Layout Plan  
SCALE: 1/4" = 1'-0"



2 Typical Bicycle Rack Detail  
SCALE: 1" = 1'-0"

- Note Key:**
- (1) PARKING & ACCESS DRIVE
  - (2) NEW PRIVATE ROADS
  - (3) NEW & EXISTING SIDEWALKS
  - (4) PEDESTRIAN CROSSWALK PER THE BICYCLE AND PEDESTRIAN MASTER PLAN - REFER TO CIVIL DRAWING
  - (5) SERVICE AREA - REFER TO CIVIL DRAWING
  - (6) ACTIVITY COURTYARD BRUSH INCLUDES BRUSH BOARD PUTTING ACCESSIBLE SEATING AREAS, GARDENS, TERRACE AND CHINA AREAS AND PEOPLE WATCHING - REFER TO LANDSCAPE ENLARGEMENT PLAN
  - (7) 8" WIDE FUTURE CITY BIKE PATH PER THE BICYCLE AND PEDESTRIAN MASTER PLAN 8" UTILITY
  - (8) PLACE PLANTS WHICH INCLUDES TREES AND SEATING AREAS, LANDSCAPING AND A TRELLIS FOR SHADING
  - (9) FIRE ACCESS DRIVE - GRASS PLANTING ON DISPLAY
  - (10) WOODLAND RESTORATION AREA - REFER TO WOODLAND PLAN
  - (11) EXISTING GATE TO NEIGHBOR
  - (12) EXISTING PATH HOUSE AND DEVICES
  - (13) EXISTING SANITARY SEWER EASEMENT
  - (14) EXISTING PATH THROUGH PROVIDENCE CAMPUS
  - (15) SITES RESTRICTED COURTYARD FOR RESIDENTS ONLY
  - (16) NEW BICYCLE PARKING PER CITY OF NORTWISCONSIN - SEE DETAIL, SEE SHEET
  - (17) BUNKER FREE RAMP TYPE

- Graphic Legend:**
- Parking Landscape Canopy Trees (Refer to SHEET)
  - Parking Lot Perimeter Canopy Trees (Refer to SHEET)
  - Medium to Large Buffer Deciduous Canopy Tree Canopy Emergent Tree and Air-Canopy Tree (Refer to SHEET)
  - Shaded Replacement Canopy and Air-Canopy Tree - Refer to Landscape Replacement Plan
  - Small Size Landscape Shrub
  - Small Landscape Trees
  - Concrete Sidewalk
  - Park Access Pavement
  - Pedestrian Crosswalk
  - Future Bike Path
  - Current Park Ramp



**ROSE SENIOR LIVING**  
at Providence Park

**GRISSIM METZ ASSOCIATES ANDRIESE**  
300 East Cary Street  
Northville, MI 48147  
Ph: 248-347-7010

**HRC**  
HUBBELL, ROTH & CLARK, INC.  
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FAX (248) 654-4313 FAX (248) 654-4313  
WEB SITE: http://www.hrc-engine.com

DATE	ISSUED FOR ACTION/REVISION



**ROSE SENIOR LIVING AT PROVIDENCE PARK**  
CITY OF NORTWISCONSIN  
GRAND HAVEN COUNTY MICHIGAN  
SHEET TITLE

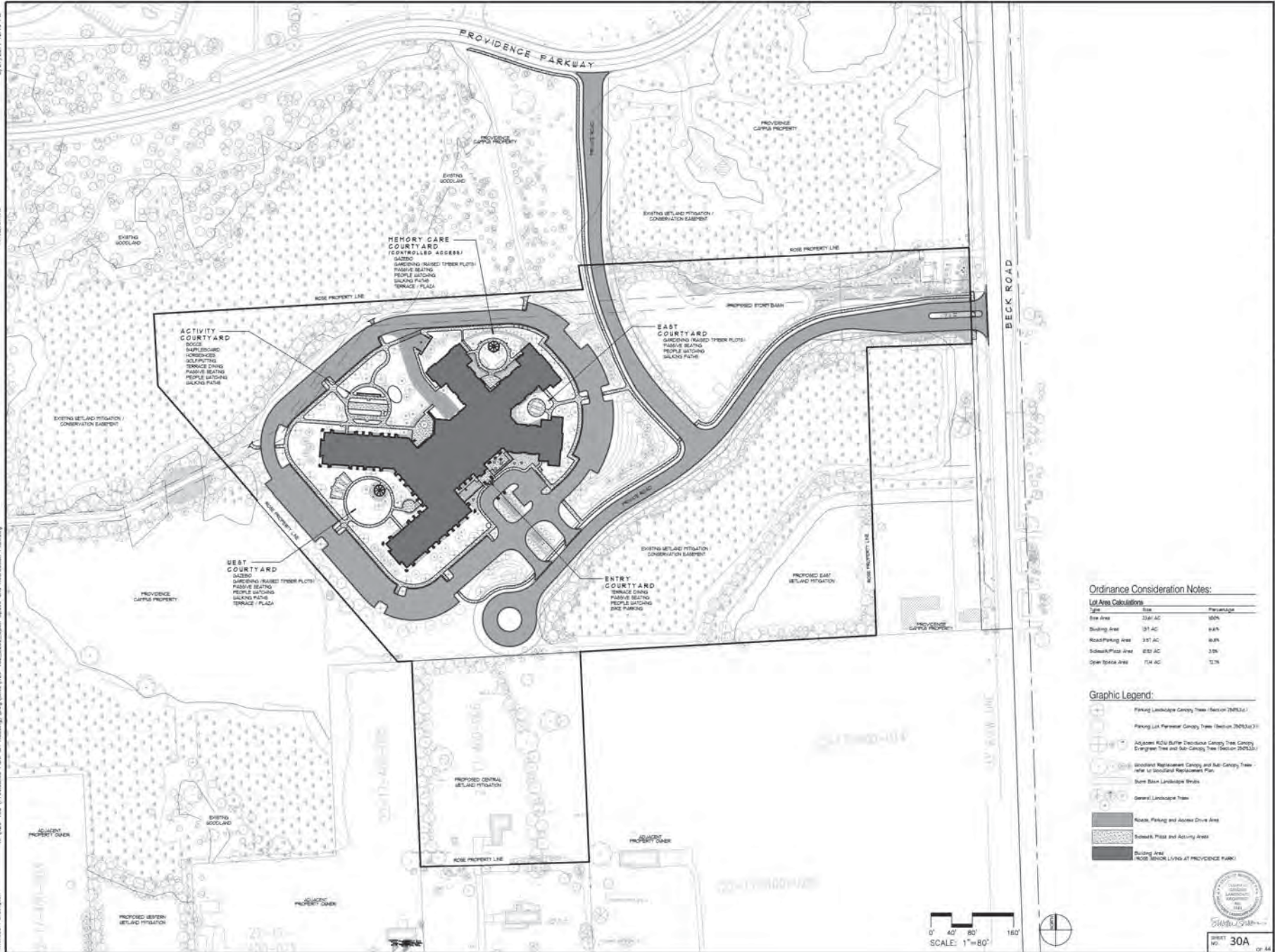
**BICYCLE AND PEDESTRIAN MASTER PLAN**  
MFC-JOB NO: 20130948 SCALE: AS SHOWN  
DATE: MARCH 2014 SHEET: L203  
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Theresa Pondoligo

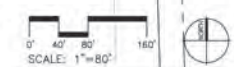


**Ordinance Consideration Notes:**

**Lot Area Calculations:**

Use	Area	Percentage
Site Area	2340 AC	100%
Building Area	181 AC	7.7%
Road/Parking Area	337 AC	14.4%
Screen/Plant Area	652 AC	27.8%
Open Space Area	1144 AC	49.1%

- Graphic Legend:**
- Parking Landscape Canopy Trees (Section 2003.2.1)
  - Parking Lot Perimeter Canopy Trees (Section 2003.2.1)
  - Adjacent R20 Buffer Treeless Canopy Tree Canopy Evergreen Tree and Sub-Canopy Tree (Section 2003.3)
  - Woodland Replacement Canopy and Sub-Canopy Tree - refer to Woodland Replacement Plan
  - Screen Plant Landscape Strips
  - General Landscape Trees
  - Roads, Parking and Access Drive Area
  - Screen, Plaza and Activity Area
  - Building Area ROSE SENIOR LIVING AT PROVIDENCE PARK



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DATE	ISSUED FOR ADDITIONS/REVISIONS
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	



**ROSE SENIOR LIVING AT PROVIDENCE PARK**  
 CITY OF NOVI  
 GRAND RIVER COUNTY MICHIGAN  
 SHEET TITLE

**OPEN SPACE AND RECREATION PLAN**

HRC JOB NO: 20130948 SCALE: AS SHOWN  
 DATE: MARCH 2014 SHEET: 30A OF 34  
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Donna M. Martin  
Charles E. Hart

March 27, 2014

City of Novi  
45175 West Ten Mile Road  
Novi, Michigan 48375

Attn: Adam Wayne, Engineering

Re: Rose Center Living at Providence Park JSP13-0081  
Conceptual Plans PSP 14-0020  
March 11, 2014 Engineering Review Response

HRC Job No. 20130648

Dear Adam:

In response to your review of March 11, 2014, we would like to respond to your comments as noted below:

Petitioner

Edward Rose & Sons, applicant

Review Type

Concept Plan Review

Property Characteristics

Site Location: N of Eleven Mile Road and W. of Beck Road

Site Size: 23.61 acres

Plan Date: February 18, 2014

Project Summary

- Construction of an approximately 189,326 square-foot building and associated parking. Site access would be provided by Private roadways.
- Water service would be provided by a 12-inch extension from the existing 12-inch water main along the south side of Providence Park Drive and the existing 16-inch water main with an 8-inch water main loop around the proposed building. A 2-inch domestic lead and a 6 to 8-inch fire lead would be provided to serve the building, along with nine fire hydrants.
- Sanitary sewer service would be provided by a 6-inch sanitary sewer lead
- Storm water would be collected by a single storm sewer collection system and detained in a basin sized for the 100-year storm event. The basin would subsequently dewater into the existing wetland south of basin footprint.

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555 Hulet Drive, PO Box 824  
Bloomfield Hills, Michigan 48303-0824  
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Engineering. Environment. Excellence.

### Recommendation

Approval of the Concept Plan is recommended.

### Comments:

The Concept Plan meets the general requirements of Chapter 11 with the following items to be addressed at the time of Preliminary Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal) :

### General

1. A full engineering review was not performed due to the limited information provided in this submittal. Further information related to the utilities, easements, etc. will be required to provide a more detailed review.

**Response: More details will be provided for the Preliminary Site Plan submission related to the utilities, easements, elevations, etc.**

2. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.

**Response: A note on the plans will be added that all work shall conform to the current City of Novi Standards and Specifications prior to Preliminary Site Plan approval submission.**

3. Provide a wetlands permit for the proposed 10-foot wide pathway at the time of Preliminary Site Plan submittal.

**Response: Prior discussions with the City mentioned the City was going to design, permit and construct the proposed 10 foot wide pathway.**

4. Revise the plan set to show a 20-foot public easement for the proposed 10- foot wide pathway.

**Response: A 20-foot public easement for the proposed 10-foot wide pathway has been added to the plans.**

5. Revise the plan set to clearly define all utilized line styles in the provided legend.

**Response: A legend of utilized line styles will be provided on the Preliminary Site Plan submittal plans.**

### Storm Water Management Plan

6. Provide a sheet or sheets titled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual (refer to the runoff coefficients, 1V:4H allowable basin slopes, etc.).

**Response: This sheet(s) will be included in the Preliminary Site Plan submission.**

7. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development tributary area, discharge rates and volumes. The area being used for this off- site discharge should be



delineated and the ultimate location of discharge shown.

**Response: This information and details will be included in the Preliminary Site Plan submission.**

8. Revise the plan set to remove all storm water management facilities from the existing sanitary sewer easement to the greatest extent feasible. If the detention basin cannot be relocated outside of the existing sanitary sewer easement, the applicant must re-align the sanitary sewer accordingly. City staff will not support a DCS variance from Section 11-164(a)(2) to allow the construction of a detention basin within an existing sanitary sewer easement.

**Response: The proposed forebay and detention basin has been modified to be out of the existing sanitary sewer easement. Please see the attached PDF for modifications. The volume was reduced by this revision, so this detention basin will only serve the Rose Senior Living parcel in the future.**

9. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1 V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.

**Response: An adequate maintenance route has been provided at the northwest corner of the forebay and detention basin as shown on the attached exhibit. This access route does not conflict with the proposed landscaping.**

10. Revise the plan set to provide a minimum length to width ratio of 3 to 1 for the proposed detention basin or provide a means of preventing direct flow from the basin inlets to the sediment standpipe to improve performance of the basin. A sheet pile wall, rip-rap berm or earthen berms are acceptable methods. The chosen diversion method must be designed to maximize travel distance during periods of low flow above the low water elevation without creating points of stagnation.

**Response: Due to the sanitary sewer easement location, and the proposed roadway and existing wetland south of the proposed road, the length to width ratio of the detention basin is 3 to 2. The proposed detention will have a forebay created with an earthen berm near the basin inlet to collect sediment.**

11. A variance from Chapter 5 Section 1.2(D) is only required in the event that stormwater management facilities are proposed within the 100-year floodplain. The site plan proposes the stormwater management facilities outside of the floodplain as shown on sheet C 01.

**Response: We understand a variance is not required for this item.**

#### Sanitary Sewer

12. Provide a monitoring manhole for the proposed sanitary sewer lead between the building and the connection to the existing sanitary sewer.

**Response: A monitoring manhole will be added on the sanitary sewer lead between the building and the connection to the existing sanitary sewer in the Preliminary Site Plan submission.**

#### Paving & Grading

13. A variance from Section 11-198 for the proposed pavement design is not required.

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**Response: We understand a variance is not required for this item.**

14. Consider mass grading the alignment for the City of Novi's proposed 10-foot wide public pathway.

**Response: Prior discussions with the City mentioned the City was going to design, permit, and construct the proposed 10 – foot wide pathway. To the extent of blending the Proposed Senior Living proposed elevation to the existing adjacent, some grading will occur, but full grading of the City's path through the site is not currently within the scope of the project.**

Flood Plain

15. Application for a City floodplain permit shall be submitted as soon as possible to begin the review process. The City's floodplain consultant will review the submittal and provide initial comments regarding the review process.

**Response: The City floodplain permit application will be included with the Preliminary Site Plan submittal.**

Off-Site Easements

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

**Response: Drafts of off-site easements will be provided in the Preliminary Site Plan submittal.**

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

General

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

**Response: We will include City standard detail sheets at the time of Stamping Set submittal.**

Water Main

18. Provide a profile for all proposed water main with a note stating that a minimum cover of five and one-half (5½) feet shall be maintained at all times, with a cover of six (6) feet maintained at all water main crossings under paved streets or other traveled areas.

**Response: A watermain profile and notes will be provided at Preliminary Site Plan submittal for all 12" and larger water main, as well as water main crossing of other utilities, regardless of sizing, will be shown on the profiles.**

19. 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 plansets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

**Response: We will submit these items prior to Final Site Plan submittal.**

Sanitary Sewer

20. Provide a profile for all proposed sanitary sewer with a note stating that a minimum cover of four (4) feet shall be maintained at all times for gravity sewers and five (5) feet for force mains. A minimum cover of eight (8) feet is required below finished road surface grades.

**Response: The sanitary sewer profiles and notes will be included in the Preliminary Site Plan submittal that will comply with this requirement.**

Storm Sewer

21. Provide a profile of the proposed storm sewer showing a minimum cover of 3 feet and all catch basin sumps.

**Response: The storm sewer profiles and notes will be included in the Preliminary Site Plan submittal that will comply with this requirement.**

Paving & Grading

22. Provide spot elevations at 50' intervals along the edge of pavement and along lines of surface flow.

**Response: More detailed grades/elevation will be provided at the time of Preliminary Site Plan submittal.**

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

**Response: Proposed elevations will meet ADA Compliance and details will be provided in the Preliminary Site Plan submittal.**

24. Provide a 6" wrapped underdrain continuously along the edge line for all roadways per City standard.

**Response: A proposed 6" wrapped underdrain will be added along the edge line for all roadways.**

25. Provide a minimum slope of five (5) percent away from the finish grade elevation of building for a minimum distance of ten (10) feet for non-paved areas adjacent to the building.

**Response: This information will be provided in both the civil and landscape plan sheets for Preliminary Site Plan submittal.**

26. Provide a detailed pavement cross-section for the proposed streets including depths for pavement lifts, aggregate base, and any other applicable supporting structures.

**Response: Proposed cross-sections will be included in the Preliminary Site Plan submittal.**

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

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

**Response: A letter will be provided highlighting the changes made to the plans and indicating the revised sheets involved for Preliminary Site Plan submittal.**

28. A draft copy of the 20-foot wide easement for the water main to be constructed off-site must be submitted to the Community Development Department.

**Response: A draft 20-foot wide off-site watermain easement will be included in the Preliminary Site Plan submittal.**

29. A draft copy of the roadway easement for the private roadway to be constructed off-site must be submitted to the Community Development Department.

**Response: A draft roadway easement for the private roadway to be constructed off-site will be included in the Preliminary Site Plan submittal, as well as an on site easement to allow access to the residual parcels and ultimately to 11 Mile Road.**

30. A temporary grading permit will be required for each parcel impacted by the off-site improvements. A draft copy must be submitted to the Community Development Department for review.

**Response: A draft temporary grading easement for each parcel impacted by off-site improvements will be included in the Preliminary Site Plan submittal.**

31. Please note that incomplete legal submittals or legal submittals that are not accompanied by the City's legal review transmittal form will not be accepted by Community Development. All easement documents shall be unsigned and in draft form until directed otherwise by the City Attorney.

**Response: We understand and will have legal submittals in correct form.**

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

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

**Response: We will provide a detailed Engineer's Estimate at Final Site Plan submittal.**

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

33. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.

**Response: A draft copy of the storm water facilities maintenance agreement will be submitted at Final Site Plan submittal.**

34. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.

**Response: A draft 20-foot wide watermain easement will be included in the Preliminary Site Plan submittal (see No. 29 response).**

35. A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department.

**Response: A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring manhole to be constructed on the site will be provided at Stamping Set submittal.**

36. An executed copy of the roadway easement for the private roadway to be constructed off-site must be submitted to the Community Development Department.

**Response: An executed copy of the easement for the off-site roadway will be included in the Stamping Set submittal.**

37. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

**Response: Executed copies of off-site utility easements will be included in the Stamping Set submittal.**

38. Please note that incomplete legal submittals or legal submittals that are not accompanied by the City's legal review transmittal form will not be accepted by Community Development. All easement documents shall be unsigned and in draft form until directed otherwise by the City Attorney.

**Response: We understand and will have legal submittals in correct form.**

**The following must be addressed prior to construction:**

39. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).

**Response: We understand and will contact Sarah Marchioni to schedule a pre-construction meeting prior to starting any site work.**

40. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the

City Treasurer's Office.

**Response: A City of Novi Grading Permit will be obtained prior to any grading on the site.**

41. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.

**Response: We understand and will submit an NPDES permit after the Soil Erosion Control Permit has been approved.**

42. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.

**Response: The necessary steps will be taken to obtain a Soil Erosion Control Permit.**

43. A permit for work within the right-of-way of Beck Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.

**Response: We understand and will include a right of way permit application in the Final Site Plan submittal.**

44. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.

**Response: We understand and will submit this permit application prior to Final Site Plan submittal (see No. 19 response).**

45. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.

**Response: We understand and will submit this permit application prior to Final Site Plan submittal.**

46. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.

**Response: Construction Inspection Fees will be paid prior to the pre-construction meeting.**

47. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.

**Response: A storm water performance guarantee will be posted at the Treasurer's office.**

48. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.

**Response: An incomplete site work performance guarantee will be posted prior to TCO.**


49. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

**Response: This financial guarantee will be posted at the Treasurer's office.**

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

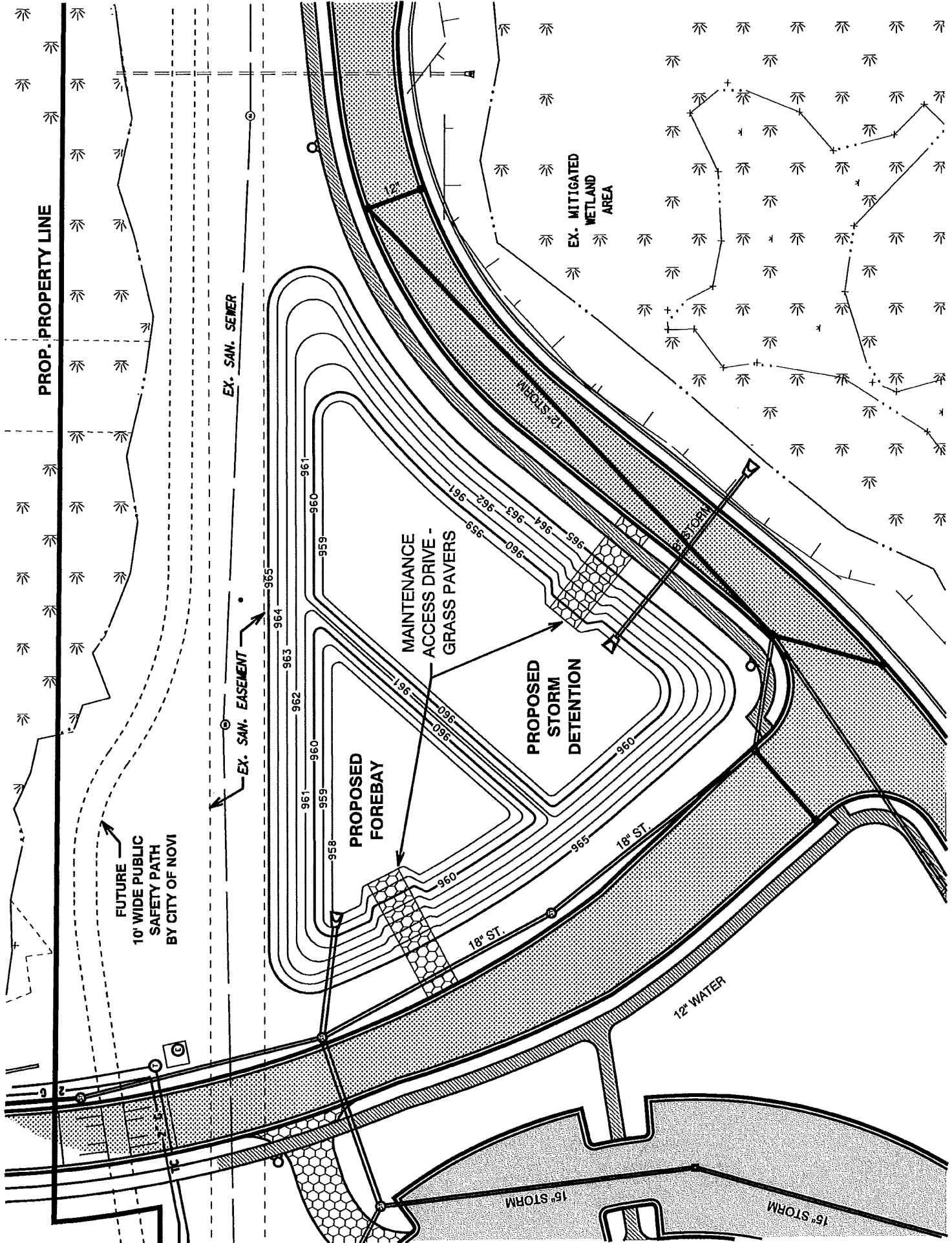
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Gary J. Tressel  
Senior Associate

GJT/nf

pc: City of Novi; Kristen Kapelanski  
Edward Rose and Sons; Paul Mott, Nate Anderson, Rob Neu, Don Cucco  
St John Providence Health; Richard Abbott  
Brooks Williamson; Brooks Williamson, Don Berininger  
Grissim Metz; Sue Grissim, Theresa Pardington  
Pope Architects; Ward Isaacson, Don Neudecker  
Ecumen; Dena Meyer  
HRC; Melissa Coatta, Rob Hardin, Gary Chalice, File



PROP. PROPERTY LINE

FUTURE  
10' WIDE PUBLIC  
SAFETY PATH  
BY CITY OF NOVI

EX. SAN. EASEMENT

EX. SAN. SEWER

PROPOSED  
FOREBAY

MAINTENANCE  
ACCESS DRIVE -  
GRASS PAVERS

PROPOSED  
STORM  
DETENTION

EX. MITIGATED  
WETLAND  
AREA

12" WATER

15" STORM

15" STORM

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18" ST.  
18" ST.

15" STORM

15" STORM





**HUBBELL, ROTH & CLARK, INC**  
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Donna M. Martin  
Charles E. Hart

March 27, 2014

City of Novi  
45175 West Ten Mile Road  
Novi, Michigan 48375

Attn: Barbara McBeth, Deputy Director of Community Planning

Re: Rose Senior Living at Providence Park JSP13-0081  
Conceptual Site Plan PSP14-0020  
March 7, 2014 Traffic Review Response

HRC Job No. 20130648

Dear Barbara:

In response to your review of March 7, 2014, we would like to respond to your comments as noted below:

**Recommendation**

We recommend approval of the concept plan, subject to the needed variance being granted and the items shown below in **bold** being satisfactorily addressed on the preliminary site plan.

**Site Description**

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

1. The applicant is proposing a three-story building containing 182 residential units, central dining, activity rooms, and other amenities. The residential units, as described by the applicant's traffic consultant, would include 75 assisted-living units, 69 congregate care/independent-living units, 38 memory-care units, and two guest suites.
2. The building will be located south of Providence Park Drive and west of Beck Road, between two large wetlands (see attached aerial photo). Vehicular access would be provided via a direct drive on Beck Road as well as a connection to Providence Park Drive (the latter is signalized at its intersection with Beck).

**Traffic Study and Trip Generation**

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

3. The applicant's traffic consultant, in a letter to us dated 2-13-14, provided a trip generation table assuming that all residential units would be any one of the four ITE land uses bracketing the ones represented in the proposed building. None of the four use types would generate enough peak-hour trips to warrant a formal traffic study. The highest number of peak-hour, peak-direction trips would be 37, or half of the City's threshold for an impact assessment.

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### Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

4. Section 2305B.2 of the Zoning Ordinance states that “All uses that include the construction of a new building shall be designed, to the extent possible, with full time access drives connected *only* to non-section line roads” (emphasis added). **Since a direct access drive on Beck has been proposed, it appears that a variance is required.** In considering that variance, it should be noted that the site would also have a connection to Providence Park Drive (which is signalized at Beck), and the total peak-hour traffic generated by the proposed use will be relatively low.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

5. As can be seen in the attached vicinity aerial photo, there are no other driveways of consequence in the general proximity of the proposed new access drive on Beck.

### Vehicular Access Improvements

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

6. None are proposed. However, given that historic count data show Beck Road carrying more than 17,000 vehicle per day adjacent to the site, **DCS Fig IX.10 indicates that a deceleration taper is warranted regardless of the number of peak-hour entering right turns. Accordingly, City-minimum 75-ft acceleration and deceleration tapers should be added at the Beck Road drive. These tapers should transition smoothly (or tangentially) into and out of the curb returns** (hence, the latter will complete less than the normal 90-degree arc).

**Response: The 75 ft. acceleration and deceleration tappers will be added to the plans on future submittals. Discussions with the City will be required for the geometrics of the deceleration taper, since the pump station approach is approximately 45 feet north of the proposed Rose Senior Living approach.**

### Access Drive Design and Control

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

7. *The designs of the north and east access points, where shown at maximum scale (on sheets C-06 and C-08, respectively), should be dimensioned. By scaling, however, we note that:*
  - a. At the connection to Providence Park Drive, Rose’s north access drive would be 40-ft wide, striped into separate left-only and right-only lanes over the northernmost 100 ft, and equipped with 25-ft-radius curb returns. **Given the proposed width near the intersection, the southbound lane should be slightly wider than the two northbound lanes. No later than the final site plan, a STOP (R1-1) sign should be proposed, along with pavement marking specifications.**

**Response: In the Preliminary Site Plan submittal, the southbound lane will be 16 feet in width and taper down to 12 feet width over a 75 feet distance. Stop sign and pavement marking specification will be provided by Final Site Plan submittal.**

- b. *The preceding guidance also applies where the north-south access drive intersects the east-west access drive.*



*(repetitive radii can be labeled as "typical").*

**Response: The dimension at radii will be included in the Preliminary Site Plan submittal.**

11. It is unclear what the intended accessible routes would be for the two banks of barrier-free parking spaces. While an ADA-compliant ramp could be provided on the end-island sidewalk stub shown for the westerly bank of spaces, the long implied detectible warning surface adjacent to the easterly bank of spaces seems to indicate that these spaces and their access aisles would all be flush with the abutting sidewalk (the grading plan sheds no light on this). **Wherever feasible, the edge of a raised (or ramped) sidewalk should serve as a positive wheel stop in at least one wheel track of each parking space; where infeasible – such as adjacent to the two inner barrier-free spaces here – a single 4-inch-high bumper block should be placed straddling both spaces, with at least 17 ft of stall striping leading up the parking face of the block (the block may have to rest on the edge of the walk).**

**Response: We understand and the grading plan provided for Preliminary Site Plan submittal will have detail of ADA Compliant ramps, and wheel stop/raised sidewalk at parking spaces.**

12. **Perimeter parking spaces not equipped with carports could be shortened to 17 ft (to face of curb) if the adjacent curb is limited in height to 4 inches.** The applicant's engineer may wish to discuss this issue with City engineering staff.

**Response: The owner would prefer to leave the length of the parking spaces to 19 feet where possible (17 feet parking space is required east of the building along the inside parking lane to meet building setback requirements). In those areas of 17 foot spaces, the curb height will be reduced to 4" high.**

13. *The raised speed table proposed on the north-south connecting drive should be limited in height to 3 inches and equipped (at a minimum) with a SPEED HUMP (W17-1) sign.*

**Response: Grades and signage for the proposed raised speed table on north –south connecting drive will be included in the Preliminary Site Plan submittal.**

14. The gate proposed on the requested secondary emergency access connection to the north- southconnecting drive should be fully specified on subsequent plans (see DCS Fig VIII-K).

**Response: The proposed gate on the secondary emergency access connection will be fully specified on the Preliminary Site Plan submittal.**

15. The cul-de-sac turnaround should include a non-diagrammatic Keep Right -> (R4-7a) sign on the island on the approaching street centerline, and be posted on both sides using 12" x 12" No Parking Symbol (R8-3) signs.

**Response: The proposed signage for the cul-de-sac will be included prior to Final Site Plan submittal.**

16. Subsequent plans should include a note assuring compliance with the Michigan Manual on Uniform Traffic Control Devices. This will require, for instance, the use of yellow for striped centerlines and white for lane lines, stop bars, crosswalks, and undesignated parking space stripes.

**Response: Pavement marking Specification will follow the M.M.U.T.C.D., and will be provided no later than Final Site Plan submittal.**

Relative to items already shown on the concept plan, it will also require:

a. Abutting blue and white stripes where a barrier-free parking space abuts an undesignated space (the detail on sheet C-08 needs to be revised accordingly).

**Response: Detail on sheet C-08 will be revised per these comments.**

b. White International Symbols of Accessibility (wheelchairs).

**Response: This detail will be added to the plans.**


c. A code of R7-8P for the VAN ACCESSIBLE sign (formerly R7-8a).

**Response: This detail will be added to the plans.**

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Gary J. Tressel  
Senior Associate

GJT/nf

pc: City of Novi; Kristen Kapelanski  
Edward Rose and Sons; Paul Mott, Nate Anderson, Rob Neu, Don Cucco  
St John Providence Health; Richard Abbott  
Brooks Williamson; Brooks Williamson, Don Berininger  
Grissim Metz; Sue Grissim, Theresa Pardington  
Pope Architects; Ward Isaacson, Don Neudecker  
Ecumen; Dena Meyer  
HRC; Melissa Coatta, Rob Hardin, File

March 31, 2014

City of Novi  
45175 West Ten Mile Road  
Novi, Michigan 48375

Attn: David R. Beschke, RLA

Re: Rose Senior Living at Providence Park JSP13-0081  
Conceptual Plans PSP 14-0020  
March 13, 2014 PSLR Landscape Plan Review Response

HRC Job No. 20130648

Dear David:

In response to your review of March 13, 2014, we would like to respond to your comments as noted below:

**Review Type**

Concept Plan Review

**Property Characteristics**

- Site Location: Beck Road
- Site Zoning: R-3 / Suburban Low Rise
- Adjacent Zoning: Suburban Low Rise; North: R-3
- Plan Date: February 2014 (no date)

**Recommendation**

**Approval of the Concept Plan for Rose Senior Living JSP 13-81 is recommended provided the necessary waivers are included in the Planned Suburban Low Rise Overlay Agreement.**

**Ordinance Considerations**

**Required PSLR Overlay Use Standards/Conditions for uses permitted subject to special conditions (Sec. 2503B.3.i)**

1. Landscaping throughout the site shall be provided as set forth and regulated in Section 2509 of this Ordinance. All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc. In light of the proposed plazas, outdoor activity spaces and amenities, the Applicant will meet this standard. Such features should be highlighted by the Applicant.  
**Response: Outdoor activities and streetscape amenities have been included on sheet L202, Open Space and Recreation Plan and sheet L203, Bicycle and Pedestrian Master Plan. These new sheets will be included with all future submittals.**

**Suburban Low-Rise Requirements (Sec. 2305B)**

1. Off-street parking is required to be screened from the view from adjacent streets by a 3' to 5' undulating landscape berm. The Applicant has proposed a 2' to 5' high berm. The area of the 2' high berm is limited and is due to the fact that a taller berm cannot be installed. This area is screened by natural features and will be landscaped. **A waiver for a berm less than 3' would be required in this limited area. Staff would support the waiver.**

**Response: This waiver will be included in the PSLR Overlay Development Agreement.**

2. In Suburban Low-Rise Districts, amenities such as but not limited to benches, pedestrian plazas, etc. are to be included on the site. The Applicant has provided significant amenities with the facility meeting these requirements.

**Response: Refer to sheet L202, Open Space and Recreation Plan and sheet L203, Bicycle and Pedestrian Master Plan for amenities. These new sheets will be included with all future submittals.**

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

1. A 50' wide greenbelt is required along Beck Road. This requirement has been met.
2. A 3' to 5' undulating berm is required within the greenbelt. An existing landscape berm will be preserved for a significant portion of this frontage. Due to limited space, the Applicant has proposed installing a berm where possible along the remainder of the frontage. The Applicant has proposed a 1.5' to 5' high wall in order to meet the buffering requirements where installation of a berm is not feasible. The decorative wall would need to be included as a deviation in the Planned Suburban Low Rise Agreement. Staff would support the waiver.

**Response: This waiver will be included in the PSLR Overlay Development Agreement.**

3. One canopy tree or large evergreen is required for each 35 l.f. of frontage. Along with existing trees to be preserved, this requirement has been met.
4. One sub-canopy tree for each 20 l.f. is required. This requirement has been met.

**Street Tree Requirements (Sec. 2509.3.b.)**

1. One street tree is required per each 35 l.f. of frontage. Existing trees will be preserved and additional trees are proposed. This requirement has been met.

**Parking Landscape (Sec. 2509.3.c.)**

1. Required calculations for parking lot area landscape have been provided. This requirement has been met.
2. Required calculations for parking lot canopy trees have been provided. This requirement has been met.

3. Parking lot islands are required. No more than 15 contiguous parking spaces are allowed. This requirement has been met.

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

1. Parking lot perimeter trees are required at one per 35' of the parking lot boundary. This requirement has been met.

**Building Foundation Landscape (Sec. 2509.3.d.)**

1. A 4' wide landscape bed is required around the entire building foundation with the exception of access areas. The Applicant has provided significant landscape within all of the proposed courtyards, but has not provided 4' wide beds at every portion of the building foundation. **A waiver would be required in the Planned Suburban Low Rise Agreement for those areas of the foundation where a 4' wide landscape bed has not been provided. In light of the expansive landscape and amenities provided in the direct vicinity of the building, Staff would support the waiver.**

**Response: This waiver will be included in the PSLR Overlay Development Agreement.**

2. A total of 8' x the foundation perimeter is required as landscape area. This requirement has been met.

**Plant List (LDM)**

1. A Plant List meeting the requirements of the Ordinance and the Landscape Design Manual has been provided.

**Planting Notations and Details (LDM)**

1. Planting Details and Notations meeting the requirements of the Ordinance and the Landscape Design Manual have been provided.

**Storm Basin Landscape (LDM)**

1. A total of 70-75% of the storm basin rim areas is required to be planted with large shrubs. Please provide additional details on the basin plantings to assure this requirement has been met. Please also depict the required 25' wetland buffer around the basin on the plan.

**Response: Applicant has met the required amount of shrubs along the rim area. 70% of the rim area is shown and depicted on the plan. However, the applicant will be requesting a waiver at the time of the Preliminary Site Plan submittal for the required 25' wetland buffer surrounding the proposed storm basin. Applicant will not be including this waiver within the PSLR Overlay Development Agreement.**

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

1. An Irrigation Plan and Cost Estimate must be provided upon future submittals.

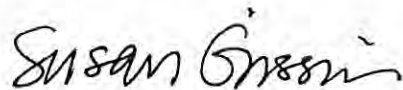
**Response: An irrigation plan and cost estimate will be provided on future submittals.**



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

If you have any questions or require any additional information, please contact the undersigned.

Respectfully,



Grissim Metz Andriese Associates  
Susan L. Grissim, Principal

SLG/lv

pc: Edward Rose and Sons; Paul Mott, Nate Anderson, Rob Neu, Don Cucco  
St John Providence Health; Richard Abbott  
Brooks Williamson; Brooks Williamson, Don Berininger  
Pope Architects; Ward Isaacson, Don Neudecker  
Ecumen; Dena Meyer  
HRC; Tom Biehl, Gary Tressel, Melissa Coatta  
File

# *BROOKS WILLIAMSON*

*AND ASSOCIATES, INC.*

ENVIRONMENTAL  
CONSULTING

30366 BECK ROAD  
WIXOM, MI 48393

PHONE 248 · 624 · 9100  
FAX 248 · 624 · 3963

March 27, 2014

City of Novi  
45175 West Ten Mile Road  
Novi, Michigan 48375

Attn: Barbara McBeth, Deputy Director of Community Development

Re: Rose Senior Living at Providence Park JSP13-081  
Conceptual Plans PSP14-0020  
March 11, 2014 Wetland Review Response

Dear Barbara:

In response to your review of March 11, 2014, we would like to respond to your comments as noted below:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Conceptual Plan (Plan) for the proposed Rose Senior Living at Providence Park project prepared by Hubbell, Roth & Clark, Inc. dated February 18, 2014 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. The project includes the construction of a proposed assisted living building, associated parking areas, a proposed storm water detention basin and proposed wetland mitigation areas.

ECT previously received a request to conduct a wetland boundary verification for the above-mentioned project and completed a site investigation on Thursday, January 23, 2014 with the Applicant's wetland consultant, Brooks Williamson & Associates, Inc. (Don Berninger). The proposed site is located west of Beck Road, south of Grand River Avenue and north of Eleven Mile Road (Section 17). The proposed project is south of the existing Providence Hospital.

The Plans prepared by Hubbell, Roth & Clark, Inc., dated February 18, 2014 show six wetlands within the assessment area of the parcel. The wetlands were clearly marked in the field with survey tape flags at the time of our inspection; however wetland flag numbers were not shown on the Plan. ECT has verified that the wetland boundaries appear to be accurately flagged in the field and depicted on the Plan. However, given the winter, snow-covered conditions during the time of our inspection, the results should be considered preliminary in nature. This preliminary wetland boundary verification/approval should be adequate for preliminary site planning purposes. We suggest that a final wetland boundary verification be completed during the growing season, and minor adjustments to the wetland boundary made if necessary.

**Response: Prior to the start of the Oakland County growing season, Brooks Williamson and Associates, Inc. (BWA) will contact ECT to schedule a final wetland boundary verification. Final wetland verification is expected to take place during the last week of April 2014.**

**Wetland Impact & Proposed Wetland Mitigation Review**

The *Wetland Mitigation Plan* indicates impacts to each of the six different wetland areas totaling 1.43 acres of impact. The majority of the wetland acreage to be impacted consists of forested wetlands (1.36 acres of proposed impact to forested wetlands and 0.07-acre of impact to emergent wetlands).

The Plan indicates proposed wetland mitigation in three locations (west, central and east) totaling acres. During the site investigation we reviewed the three potential wetland mitigation area locations. Each of the three potential wetland mitigation areas appeared to be suitable for this purpose given their location relative to existing wetlands. The west potential mitigation area is located within an area currently mapped as City-regulated woodlands and may require further evaluation. The central and east mitigation areas are located outside of areas currently mapped as City-regulated woodlands.

It should be noted that based on the Plan, the Applicant now appears to be providing wetland mitigation at a ratio of 2-to-1 (2 acres of wetland mitigation for every 1-acre of proposed wetland impact). In general, the wetland mitigation requirement for impacts to forested wetland is 2-to-1.

The following is a summary of the proposed wetland mitigation areas:

<u>Mitigation Area</u>	<u>Area (Acres)</u>
West	0.61
Central	1.23
East	1.02
<b>TOTAL</b>	<b>2.86</b>

**Response: Continued wetland mitigation design is currently underway. The westernmost proposed wetland mitigation area is in fact located within the City's regulated woodlands map. Any proposed tree impacts to this area are being addressed in the Woodland section of the City Application for Site Plan and Land Use Approval.**

**The applicant and BWA recommend this area for forested wetland mitigation due to the following:**

- 1. Proximity to adjacent wetland areas. These existing wetland areas are currently under conservation easement, and the addition of the westernmost basin would surely enhance the overall quality of the easement corridor by providing further habitat for associated wetland flora and fauna. In addition, and in BWA's opinion, construction of wetland mitigation areas in close proximity to existing established wetlands is beneficial for the constructed wetland mitigation areas. This is due to the fact that the wetland mitigation basins are providing a ready seed bank in addition to ample hydrology conducive to the success of both wetland establishment and sustainability.**
- 2. Proximity to nearby streams. In BWA's opinion, wetland mitigation basins have historically fared better with proximity to established streams, as this proximity to an**

**active hydrologic source reinforces the hydrology required for both wetland establishment as well as wetland sustainability.**

- 3. Majority of impacted trees are low quality in nature. Existing trees to be impacted are mostly comprised of low quality/ranking species for an ideal forested wetland habitat (i.e. Box-elder, American elm, etc.). Planned tree planting associated with the mitigation basin construction include such desirable species as swamp white oak (*Quercus bicolor*), pin oak (*Quercus palustris*), sycamore (*Platanus occidentalis*), and other desirable tree species associated with high quality forested wetlands.**

### **Permits & Regulatory Status**

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

It is the Applicant's responsibility to contact MDEQ in order to determine if the proposed development would require a wetland use permit from the MDEQ. The MDEQ's *Coastal and Inland Waters Permit Information System* (CIWPIS) notes that the permit application for this proposed project was received on February 19, 2014. The permit application has been assigned to a field reviewer.

**Response: The applicant submitted a wetland use application to the City as well as the DEQ on February 19, 2014. The applicant's wetland consultant, BWA, has been in contact with the MDEQ field analyst assigned to projects within the City, Ms. Sue Tepatti. Any and all clarification requested by Ms. Tepatti with regard to proposed wetland impact and proposed mitigation has been provided to date. As of the date of this response (March 26, 2014), the application is currently on public notice.**

### **Comments**

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

1. The Applicant shall provide the following information on future site plan submittals:
  - a) The existing wetland labels should be provided on the Plan for reference purposes (i.e., wetlands should be labeled as Wetland A, B, C or Wetland 1, 2, 3, etc.);

**Response: Subsequent site plan submittals to the City will include wetland labels.**

- b) Wetland flag numbers for all surveyed wetlands should be provided somewhere in the Plan set;

**Response: Subsequent site plan submittals to the City will include wetland flag numbers.**

- c) In addition to wetland impact the areas, the overall acreages of all on-site wetlands should be provided;

**Response: Subsequent site plan submittals to the City will include total on-site wetland acreages with location.**

- d) The volumes of proposed wetland fill should be indicated and labeled on the Plan;

**Response: Subsequent site plan submittals to the City will include total volumes of wetland cut and fill with location.**

- e) Indicate and label all 25-foot wetland buffers/setbacks on the Plan (including the overall acreages of all on-site wetland buffers);

**Response: Subsequent site plan submittals to the City will include location of all on site wetland buffers/setbacks.**

- f) Indicate, label and quantify any proposed impacts to 25-foot wetland buffers on the Plan.

**Response: Subsequent site plan submittals to the City will include total acreage of proposed wetland setback impacts.**

2. The Applicant has now provided proposed grading plans for each of the three proposed wetland mitigation areas (*Conceptual Grading Plans*; Sheets 1 through 3 of 3). In general, the proposed grading of the mitigation areas appears to be acceptable.

**Response: Continued wetland mitigation design is currently underway.**

Prior to final approval, the Applicant shall provide a mitigation plan that includes the following information, and meets the requirements outlined in the Novi Code of Ordinances, Section 12- 176 (Chapter 12 – Drainage and Flood Damage Prevention):

- a) Depiction and delineation of existing wetlands and watercourses in the vicinity of the proposed mitigation area;

**Response: Subsequent plans will include depiction and delineation of existing wetlands and watercourses in the vicinity of the proposed mitigation area.**

- b) Depiction of existing contour data within the mitigation area as well as within any adjacent wetlands or watercourses, extending for a distance of at least seventy-five (75) feet into the wetland interior;

**Response: Subsequent plans will include depiction of existing contour data within the mitigation area as well as within any adjacent wetland or watercourses, extending for a distance of at least seventy-five (75) feet into the wetland interior.**

- c) Proposed contour data within mitigation areas using one-foot contours. Spot elevations shall be provided at critical locations (e.g. inverts of water control structures);

**Response: Subsequent plans will include proposed contour data within mitigation areas using one-foot contours. Spot elevation shall be provided at critical locations (e.g. inverts of water control structures).**

- d) A graphic scale, north arrow and date. The scale shall be one (1) inch equals fifty (50) feet or larger;

**Response: Subsequent plans will include a graphic scale, north arrow and date. The scale shall be one (1) inch equals fifty (50) feet or larger.**

- e) Cross sections of critical areas;

**Response: Subsequent plans will include cross sections of critical areas.**

- f) Identification of disposal areas for dredged material and depiction of the method of containment;

**Response: Subsequent plans will include identification of disposal areas for dredged material and depiction of the method of containment.**

- g) A cost estimate for the purpose of establishing a bond amount, including, but not limited to, the cost of clearing, grading, soil placement, stabilization, planting and monitoring;

**Response: Subsequent plans will include a cost estimate for the purpose of establishing a bond amount, including, but not limited to, the cost of clearing, grading, soil placement, stabilization, planting and monitoring.**

- h) Data indicating the expected hydrologic cycle, identifying the source of expected water levels, as well as the invert elevation of all water control structures;

**Response: Subsequent plans will include data indicating the expected hydrologic cycle, identifying the source of expected water levels, as well as the invert elevation of all water control structures.**

- i) The limits of disturbance and methods of stabilization and erosion control;

**Response: Subsequent plans will include the limits of disturbance and methods of stabilization and erosion control.**

- j) A list of proposed plant materials, which shall include the botanical and common names, quantities, size and spacing of plants and type of plants (e.g., bare root, balled and burlapped, containerized, etc.).

**Response: Subsequent plans will include a list of proposed plant materials, which shall include the botanical and common names, quantities, size and spacing of plants and type of plants (e.g. bare root, balled and burlapped, containerized, etc.)**

3. In addition to the wetland mitigation plan, the Applicant shall also provide a written

summary of the goals and objectives of the mitigation plan. This summary shall include:

- A description of the size and type of wetland to be constructed;
- The hydrology expected;
- A timetable for construction and plantings, as well as a guarantee of plant materials for two (2) years.

**Response: Subsequent wetland mitigation plans will include an attached narrative describing the goals and objectives of the wetland mitigation plan, including, but not limited to:**

**(a). Size and type of constructed wetland.**

**(b). Expected hydrology.**

**(c). A construction sequence.**

**(d). A plant material guarantee.**

4. The Applicant shall also provide as a part of the mitigation plan, a program to monitor the status of the replacement wetland for up to five (5) years after the wetland mitigation has been planted in the mitigation area. The monitoring program shall include annual progress reports submitted no later than December 1 of each year to the body approving the permit, which shall provide the following information:

- A measure of the percentage of coverage of wetland species versus upland species;
- A measure of vegetation diversity;
- A description of vegetation and animal community structure;
- A record and description of hydrological development;
- A written summary of wetland development describing the progression of wetland development;
- A photographic record of the wetland for each year.

**Response: Subsequent wetland mitigation plans will include an attached mitigation monitoring narrative, which will include the following:**

**(a). A measure of the percentage of coverage of wetland species versus upland species.**

**(b). A measure of vegetation diversity.**

**(c). A description of vegetation and animal community structure.**

**(d). A record and description of hydrological development.**

**(e). A written summary of wetland development describing the progression of wetland development.**

**(f). A photographic record of the wetland for each year.**

**The wetland mitigation plan will include 5 years of mitigation monitoring as required by the MDEQ and City.**

5. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

**Response: A copy of the MDEQ wetland use permit application was hand delivered to the City on February 19, 2014. A copy of any approved MDEQ permit will be immediately provided to the City upon issuance.**

**Recommendation**

The Conceptual Plan is **Approved as Noted** for Wetlands. ECT recommends that the Applicant address the concerns noted in the *Comments* sections above in subsequent plan submittals.

**Response: Recommendation is noted. All concerns noted in the *Comments* section are expected to be addressed.**

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Don Berninger

**Brooks Williamson and Associates, Inc.**

pc: Edward Rose and Sons; Paul Mott, Nate Anderson, Rob Neu, Don Cucco  
St John Providence Health; Richard Abbott  
Hubbell, Roth & Clark, Inc.; Gary Tressel, Rob Hardin, Chad Portugal, Nicole Fortino  
Grissim Metz; Sue Grissim, Theresa Pardington  
Pope Architects; Ward Isaacson, Don Neudecker  
Ecumen; Dena Meyer



March 31, 2014

City of Novi  
45175 West Ten Mile Road  
Novi, Michigan 48375

Attn: Barbara McBeth, Deputy Director of Community Development

Re: Rose Senior Living at Providence Park JSP13-0081  
Conceptual Plan PSP14-0020  
March 11, 2014 Woodland Review Response

HRC Job No. 20130648

Dear Barbara:

In response to your review of March 11, 2014, we would like to respond to your comments as noted below:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Conceptual Plan (Plan) for the proposed Rose Senior Living at Providence Park project prepared by Hubbell, Roth & Clark, Inc. dated February 18, 2014 (Plan). The submittal was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. The project includes the construction of a proposed assisted living building, associated parking areas, a proposed storm water detention basin and proposed wetland mitigation areas. The proposed site is located west of Beck Road, south of Grand River Avenue and north of Eleven Mile Road (Section 17). The proposed project is south of the existing Providence Hospital.

#### **Onsite Woodland Evaluation**

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Thursday, January 23, 2014. ECT found that the information provided on the *Tree Survey Inventory* plans (TS 01 to TS 10) appears to accurately depict the location, species composition and the size of the existing trees. ECT took several diameter-at-breast-height (d.b.h.) measurements and found that the data provided in the tree list was consistent with the field measurements. On-site woodland is dominated by silver maple, red maple, bitternut hickory, shagbark hickory, red oak, basswood and several other species.

The entire site is shown to be 23.61 acres with regulated woodland mapped across a significant portion of the property. See Figure 1 (aerial photo).

#### **Woodland Impact Review**

As shown, there appear to be substantial woodland impacts associated with the site construction. It appears as if the proposed work (proposed building, roads, utilities, storm water detention basin, and the west wetland mitigation area) will involve a considerable number of tree removals. It should be noted that the west potential wetland mitigation area is located within an area currently mapped as City-regulated woodlands and may require further evaluation.

A *Woodland Tree Replacement Chart* has been included on the *Woodland Impact Plan* (Sheet L101). The Applicant has noted the following:

- No. of existing Trees to be removed: 620
- Trees to be Removed 8" to 11": 277 Trees (Requiring 277 Replacements)
- Trees to be Removed 11" to 20": 203 Trees (Requiring 406 Replacements)
- Trees to be Removed 20" to 30": 96 Trees (Requiring 288 Replacements)
- Trees to be Removed 30"+: 52 Trees (Requiring 208 Replacements)

- Total Replacement Trees Required: 1,179
- Total Replacement Tree Credits Provided: 1,179  
(The Applicant proposes to pay 0 credits to the City of Novi Tree Fund)

The Woodland Replacement plans (L103 & L104) addresses the required woodland replacement tree credits by planting perennials, small shrubs, large shrubs, sub-canopy trees, evergreen trees and seeding. The Planning Commission may approve the planting of a variety of native woodland plants toward required woodland replacement credits.

The Applicant has proposed to provide 445 - 3" caliper deciduous trees as well as the following:

- 33 – evergreen trees (36" height min.) @ 3:1 credit ratio = 11 credits
- 300 – understory trees (1" cal. min.) @ 5:1 credit ratio = 60 credits
- 360 – large shrubs (30" height min.) @ 6:1 credit ratio = 60 credits
- 424 – small shrubs (18" height min.) @ 8:1 credit ratio = 53 credits
- 6,250 – perennials (1 gal. container) @ 25:1 credit ratio = 250 credits
- 21,000 sq. yd. groundcover seeding) @ 70 SY:1 credit ratio = 300 credits
- Subtotal = 734 credits
- 3" caliper trees = 445 credits
- Total = 1,179 credits

#### **Woodland Permit**

Proposed woodland impacts will require a Woodland Permit from the City of Novi that allows for the removal of trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement "canopy" trees shall be two and one-half (2 ½) inches caliper or greater. As noted above, it should be noted that the Woodland Restoration Plan addresses the required woodland replacement tree credits by planting a variety of plant materials. In general, it appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance.

#### **Woodland Comments**

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

1. It should be noted that approval from the Planning Commission will be required for the Woodland Restoration Plan which proposes to plant perennials, small shrubs, large shrubs, subcanopy trees, evergreen trees and seeding, in addition to 3" caliper deciduous trees. In general, it appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance.

**Response: The requirements of the City of Novi Woodland Ordinance will be met.**

2. ECT encourages the Applicant to include a column on the *Tree Survey Inventory* tables (Sheets TS 07 through TS 10) that provides the Woodland Replacements Required for each proposed tree removal. ECT suggests that the Applicant review and revise the Woodland Replacement requirements as necessary. All information in the tree list should be consistent with that shown in the Plan Sheets.

**Response: The Applicant will review and make changes to the sheets if feasible.**

3. In addition, for multi-stemmed trees, Woodland Replacements required are calculated by summing

the d.b.h. of each stem greater than or equal to 8 inches and dividing the total by 8. All fractional Woodland Replacements required are rounded up to the nearest whole tree replacement. Please confirm that the quantity of Woodland Replacements required has been calculated correctly.

**Response: The Applicant will review woodland replacement calculations and revise if necessary.**

4. The Applicant shall more clearly indicate the locations/types of proposed Woodland Replacement Tree credits on the Plan. Although the *Woodland Replacement Plans* appear to tabulate the quantities of different proposed replacement plant material (i.e., canopy trees, evergreen trees, large/small shrubs, etc.), the species and locations of this material should be clearly indicated on the Plan (in table form and in plan view). The species of the Woodland Replacement material (including the groundcover seeding) does not appear to be included on the Plan.

**Response: The Applicant will be providing complete landscape plans on future submittals. These complete sheets will identify each plant material; provide a plant list, planting details and specifications.**

5. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual* (<http://www.cityofnovi.org/services/commdev/InfoSheetsManualsAndPubs/LandscapeDesignManual.pdf>). Please review and revise the Woodland Replacement Plan as necessary.

**Response: The Applicant will review the location of the proposed trees. It is our understanding that shrubs, perennials and seeding are acceptable within a utility easement. Tree spacing will be reviewed. We are recommending to plant in clusters and spread plant material in a more natural pattern versus planting in a grid like form.**

6. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of woodland replacement trees required (1,179) 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*.

**Response: Applicant accepts the responsibility of the financial guarantee.**

7. 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, or at a Planning Commission-approved location.

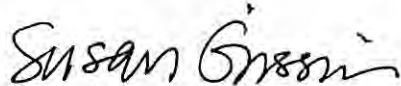
**Response: Applicant accepts the commitment to pay into the City's Tree Fund if all Woodland Replacement Credits cannot be placed on-site or at a Planning Commission approved location.**

Recommendation

The Conceptual Plan is **Approved as Noted** for Woodlands. ECT recommends that the Applicant address the concerns noted in the *Comments* sections above in subsequent plan submittals.

If you have any questions or require any additional information, please contact the undersigned.

Respectfully,



Grissim Metz Andriese Associates  
Susan L. Grissim, Principal

SLG/lv

pc: Edward Rose and Sons; Paul Mott, Nate Anderson, Rob Neu, Don Cucco  
St John Providence Health; Richard Abbott  
Brooks Williamson; Brooks Williamson, Don Berininger  
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Ecumen; Dena Meyer  
HRC; Tom Biehl, Gary Tressel, Melissa Coatta  
File



**HUBBELL, ROTH & CLARK, INC**  
**Consulting Engineers**

**Principals**  
 George E. Hubbell  
 Thomas E. Biehl  
 Walter H. Alix  
 Peter T. Roth  
 Keith D. McCormack  
 Nancy M.D. Faught  
 Daniel W. Mitchell  
 Jesse B. VanDeCreek  
 Roland N. Alix

**Senior Associates**  
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 Kenneth A. Melchior  
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 Thomas D. LaCross  
 James F. Burton  
 Jane M. Graham  
 Donna M. Martin  
 Charles E. Hart

March 27, 2014

City of Novi  
 45175 West Ten Mile Road  
 Novi, Michigan 48375

Attn: Barbara McBeth, Deputy Director of Community Development

Re: Rose Senior Living at Providence Park JSP13-0081  
 Conceptual Plans PSP14-0020  
 March 11, 2014 Façade Review Response

HRC Job No. 20130648

Dear Barbara:

In response to your review of March 11, 2014, we would like to respond to your comments as noted below:

The following is the Façade Review for the above referenced project based on the drawings prepared by Pope Architects, dated 2/18/14. This project is subject to the Façade Ordinance Section 2520 as well as the Suburban Low-Rise Overlay Ordinance Section 2305B. The percentages of materials proposed for each façade are as shown in the tables below. Materials in non-compliance are highlighted in bold. A sample board had not been provided at the time of this review.

<b>Sheet 3.1</b>	Elev 1	Elev 2	Elev 3	Elev 4	Elev 5	Façade Ordinance Section 2520 M aximum (M
Brick	40%	40%	40%	40%	40%	100% (30% Min)
Cement Fiber Siding	30%	30%	30%	30%	30%	50% (Note 11)
Cultured Stone	5%	5%	5%	5%	5%	50%
Asphalt Shingles	25%	25%	25%	25%	25%	25%
Percentage of Asphalt Shingles above Gutter Line	60%	<b>100%</b>	70%	<b>82%</b>	70%	70% (Section

<b>Sheet 3.2</b>	Elev 1	Elev 2	Elev 3	Elev 4	Elev 5	Façade Ordinance Section 2520 M aximum (M

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**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

- Section 2305B.3.a states that the maximum building height shall be 35' or 2 ½ stories. The proposed building is approximately 41' and 3 stories.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

- Section 2305B.3.b states the roofs shall include multiple dormers and/or gables that limit the amount of roofing material (asphalt shingles) visible on any elevation above the gutter line to 70%. Compliance with this Section is shown in the bottom row of the above tables. It is noted that the percentage of Asphalt Shingles exceeds the maximum amount (70%) on several facades.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

- Section 2305B.3.b states that front and rear building elevations shall have ground floor pedestrian entrances spaced at no more than 60 feet apart. In some areas the entrance doors appear to be spaces greater than 60 feet apart.

**Response: This deviation will be included in the PSLR Overlay Development Agreement.**

- Recommendation – The applicant has in fact made several revisions in response to comments provided during the review process. This includes the addition of gables within the asphalt roof area on all primary facades. This effectively reduces the expanse of asphalt shingles and adds interest to the overall building. These deviations occur on internal facades that will not significantly affect the overall appearance of the building. With respect to deviations in the height and length of the building, we agree with the applicant's narrative that the high degree of articulation of the floor plan and elevations significantly mitigates the visual effect of the buildings size. With respect to the spacing of pedestrian entrances, this deviation is limited to the memory care and assisted living wing. The functional need for controlled ingress and egress from these areas as stated in the applicant's narrative is duly noted. For this reason it is our recommendation that the design is consistent with of Section 2305B, and that the intent to achieve a "single family residential character" has been adequately met.

**Carports** – The carports are subject to both Ordinance Sections 2520 and 2305B. Section 2520 requires that all facades have a minimum of 30% brick. Section 2305B requires that the materials and colors used on canopies be consistent with those used on the adjacent building. It is recommended that the carport end-panels be revised from "Fiber Cement Panels" to Brick matching the building to achieve compliance with this Section. Likewise, it is recommended that roof features such as dormers or reverse-gable louvers be added to carport roofs to achieve compliance with Section 2305B.3.b.

**Response: We will revise the carports lower end panels to be brick and include gables with cement board siding at the ends. Gables will also be added to the roof of the carports to more closely match the primary building as suggested.**

**Dumpster Enclosure** - Section 2520 requires that dumpster enclosure met the same standards as the building. The detail provided on sheet A3.4 indicates the dumpster enclosure is 100% brick. The dumpster enclosure is therefore in full compliance with the Façade Ordinance.

**Notes to the Applicant:**

1. A sample board indicating carefully coordinated earth-toned colors for all materials to be used on the building, signs, dumpster enclosure and carports should be provided prior to the City Council and/or Planning Commission meetings.


**Response: It was previously discussed with the Planning Department and the façade consultant that the sample board will be submitted at the time of the Preliminary Site Plan Submittal. We are working with the Hospital to coordinate color and materials with the 2 medical office buildings south of the hospital. A Colored 3D model and colored exterior elevations and renderings are being submitted at this time. The colors presented in this submittal represent the materials on those medical office buildings.**

2. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC



Gary J. Tressel  
Senior Associate

GJT/nf

pc: Edward Rose and Sons; Paul Mott, Nate Anderson, Rob Neu, Don Cucco  
St John Providence Health; Richard Abbott  
Brooks Williamson; Brooks Williamson, Don Berininger  
Grissim Metz; Sue Grissim, Theresa Pardington  
Pope Architects; Ward Isaacson, Don Neudecker  
Ecumen; Dena Meyer  
HRC; Melissa Coatta, File





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Charles E. Hart

March 27, 2014

City of Novi Fire Department  
45125 West Ten Mile Road  
Novi, Michigan 48375

Attn: Joseph Shelton, Fire Marshal

Re: Rose Senior Living at Providence Park JSP13-0081  
Conceptual Plans PSP 14-0020  
March 25, 2014 Fire Review Response

HRC Job No. 20130648

Dear Joseph:

In response to your review of March 25, 2014, we would like to respond to your comments as noted below:

**Project Description:**

Three Story Assisted Living Center consisting of one structure

**Comments:**

1) Site plan shall provide more than one point of external access to the site. A boulevard entranceway shall not be considered as providing multiple points of access. Multiple access points shall be as remote from one another as is feasible. The requirement for secondary access may be satisfied by access through adjacent property where an easement for such access is provided. Corrected 3/11/14

2) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the exterior wall of the first story of the building. (International Fire Code)

**Response: The fire apparatus access road has been amended and was reviewed on March 25 by the Fire Marshal who found the revised plan acceptable.**

3) The distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system. (D.C.S.Sec.11-68(a)) Corrected 3/11/14

4) Hydrants shall be spaced approximately three hundred (300) feet apart on line in commercial, industrial, and multiple-residential areas. In cases where the buildings within

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555 Hulet Drive, PO Box 824  
Bloomfield Hills, Michigan 48303-0824  
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developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. (D.C.S. Sec. 11-68 (f)(1)c) 3/11/14

**Response: Hydrant spacing for the project will be modified to meet the 300 feet and 500 feet requirements.**

5) Main entrance driveways must be a minimum of 24' in width.

**Response: Entrance driveway width has been modified to 26 feet.**

6) Proposed secondary entrance will require no parking signage and the gate will comply with City of Novi standards.

**Response: The secondary entrance gate shown on future plans will comply with City of Novi standards.**

7) Provide detail that the service roadway meets asphalt standard of minimum of 35 ton and 20' wide.

**Response: The service roadway will meet the asphalt standards of minimum of 35 ton loading, and the proposed service roadway is a minimum of 20 feet wide.**

8) Addition of carports on the interior radius of ring-road greatly reduces Fire Department access to the west side of the building.

**Response: Per the conference phone call on March 25, 2014, revised locations of the carports will meet the fire department requests for access to the west side of the building.**

**Recommendation:** Recommended for approval.


3/25/14- Per a conference call conducted on this date all the above items will be corrected on their next submittal.

**Response: The Preliminary Site Plan submittal will incorporate the corrected items.**

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Gary J. Tressel  
Senior Associate

GJT/nf

pc: Edward Rose and Sons; Paul Mott, Nate Anderson, Rob Neu, Don Cucco  
St John Providence Health; Richard Abbott  
Brooks Williamson; Brooks Williamson, Don Berininger  
Grissim Metz; Sue Grissim, Theresa Pardington  
Pope Architects; Ward Isaacson, Don Neudecker  
Ecumen; Dena Meyer  
HRC; Melissa Coatta, File

## Community Impact Statement

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**COMMUNITY IMPACT STATEMENT**  
**ROSE SENIOR LIVING AT PROVIDENCE PARK**  
**NOVI, MICHIGAN**



Edward Rose and Sons

February 18, 2014

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**1. Impact on Police and Fire Services**

As with any new development additional service areas of police and fire protection will be necessary. With proper planning and prevention i.e; interior building sprinklers, building security systems, on-site fire-hydrants, fire rated building materials and adequate water pressure, the demand for these services can be minimized. It is anticipated that the new development will support its fair share of these service costs through increases in property taxes.

**2. Employment Opportunities**

It is projected that 150 jobs will be created during the construction of the building and site improvements. Once the construction of the building is complete it will employ approximately 80 full and 20 part-time persons.

**3. Tax Revenues**

Rose Senior Living will generate in the range of \$625,000-656,000 in property taxes based on the current city millage of \$53.2005/1000 value of S.E.V. of \$12.5 million.

**4. Utility Connections**

Based on the City of Novi’s water unit factor list, it was determined that the proposed development will generate 62 residential equivalency units, which equates to an average of 0.25 cfs and a peak flow of 1.0 cfs. The estimated connection fee’s for water and sanitary sewer at \$4.570/tap unit is \$283,340.00.

Water pressures in this area range from 35 to 75 psi according to modeling by the City.

<u>Uses</u>	<u>Number of Beds</u>	<u>Use Factors</u>	<u>REU's</u>
Convalescent/Nursing Home	206	0.3 REU/Bed	62

**5. Surrounding Land Uses**

Adjacent Land Uses  
to Rose Senior Living at Providence Park

	Existing Land Use	Future Land Use**
North	Hospital and Medical Offices	Hospital - OCS
East	Multiple Family and Single Family	Multiple Family
South	Recreation Preserve and Single Family	Single Family and Educational Facility
West	Nursing Home/Suburban low rise	Suburban Low Rise

\*\*Master Plan for Land Use adopted by August 25, 2010.

As shown above, the site is bounded by the following existing land uses: St. John/Providence Hospital Medical Campus to the north, single family and recreation preserve to the south and a combination of suburban low-rise and multiple family uses to the east and west.

The uses that are planned at Rose Senior Living at Providence Park are compatible with existing and potential future surrounding land uses.

The proposed development is consistent with the suburban low-rise office land use designations provided in the Master Plan for Land Use. The proposed three story building with a single family residential character meet the intent of the Planned Suburban Low-Rise zoning overlay district.

## **6. City Performance Standards**

The proposed development will meet or exceed all city performance standards, Noise and pollution levels, generated by automobiles and truck traffic at the site, will be equivalent to residential low-rise uses in compliance with Section 2519. The impact of these elements will be mitigated to some degree by the placement of building and internal and peripheral tree plantings. There is no anticipated negative impact upon adjacent properties due to noise or emissions from the proposed development.

## **7. Proposed Land Use**

The 23.61 acre site is at the northwest corner of 11 Mile Road and Beck Road, in Section 17, Novi Michigan. Presently the site is vacant. Please see Exhibit A, Proposed Use.

The proposed 182 unit senior living development will provide various levels of care and will enhance the significant natural features and provide open space for water management and wetland mitigation. The proposed unit mix includes 69 congregate care/independent living units, 75 assisted living units, and 38 memory care units.

The proposed uses are consistent with the existing zoning of the subject site. The site was recently overlaid with a suburban low-rise zoning over the existing R-3 zoning. As noted above the proposed uses are consistent with the Future Land Use Plan for west Novi.

Due to the nature of the proposed development, the character of the existing site will be significantly altered. The once wooded character of the site will be developed by the Senior Living building and supporting parking areas. It is the intent of this proposal that the anticipated negative impacts by the proposed development will be mitigated by; innovative site design and layout, properly designed landscaping and buffering and sculptured grading.

## **8. Social Impacts**

- A.** Existing Users/Uses: Since the site is vacant so no residents, merchants or business owners will be displaced by the proposed development.



- B. **Traffic Impact:** A separate letter provides a trip generation analysis and shows that a traffic impact study is not required.
- C. **Large portions of the Providence Campus** have been placed under wetland and woodland conservation easements. This area will flourish with animal and plant life. The preservation area will continue to be an essential component of the water management system planned for the proposed development and the Providence Medical Campus site.

The development will be linked internally with the sidewalks and crosswalks. A bike path is planned along the north side of the development to connect the residential neighborhoods to the hospital and schools.

- D. **Population Projections:** The development expects to employ approximately 80 full time and 20 part time people, who may currently reside within the Novi area. There will be little change in demand upon school or City recreational facilities except those individuals that relocate due to employment opportunities.

## 9. Environmental Factors

- A. **Existing natural site features:** The proposed site layout preserves mixed wetland, woodland, and flood plain on the property. See the Woodland and Wetland response letter attached for additional information.

### B. **Water Management Plan Impacts**

The subject parcel, here in referred to as the Rose Senior Living (RSL) at Providence Park lies within the Novi-Lyon watershed. Immediately north of the subject development lies the Providence Hospital Novi Campus, which serves as the headwaters of the Shaw Creek in the City of Novi, Oakland County, Michigan. The property is located within the southeast corner of Section 17, Township 1 North, Range 8 East. The majority of the Development naturally drains to the south and west and into the Huron River Basin.

- C. **Natural features that will be removed:** The proposed site layout would remove a total of 1.36 acres of forested wetland, as well as 0.07 acres of emergent scrub-shrub wetlands, for a total of 1.43 acres.
- D. **Storage of Hazardous or Toxic Materials:** The proposed uses will not manufacture, use or store any hazardous or toxic materials on the site
- E. **Proposed Underground Storage Tanks:** A new underground unleaded diesel fuel storage tank is planned for the stand by emergency generator. The tank is an integral part of the generator, as it is a double walled belly tank that the generator mounts to. The location of the tank on site is planned on the north side of the building near the service drive.

The new belly storage tanks will be constructed according to current regulations; Part 211 of Michigan Act 451 (1994), as amended. The design features of the new tanks will include:

- 1) Tank leak detection
- 2) Spill/overflow protection
- 3) Cathodic protection (if required)
- 4) Double-wall distributing piping

**F. Environmental History:** A Phase I Environmental Site Assessment was prepared by SME in January, 2014 for the subject site. The Phase I ESA Study was performed in general accordance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-97. This assessment revealed no evidence of recognized environmental conditions in connection with the property.

**G. Impact on Wildlife:** Stream systems such as the tributary to the Novi-Lyon Drain and its associated wetlands would typically support wildlife such as turtles and frogs, as well as aquatic reptile and invertebrate species. It should be noted, however that the quality of this system is low and that portions of it likely dry out during the summer months.

The field areas, with its scattered trees and scrub/shrub pockets, would normally provide habitat for common mammals tolerant of urban conditions. These would typically include squirrel, raccoon, skunk, opossum, white tailed deer, cotton tailed rabbit, ground hog, and fox. Common avian species, including songbirds and raptors, would also be expected to utilize this type of habitat.

Wildlife with the development will be displaced to other similar natural and disturbed habitats in the vicinity. Some wildlife may take refuge in the preservation area located on the west side of the property. This area contains a mix of open water wetland, emergent wetland, forested upland, and upland field, and would typically support the wildlife species listed above.

## **10. Social Impacts**

**A.** Relocation of existing uses or occupants.

The proposed project does not require the relocation of any residential, commercial, or other uses. The entire development area is currently vacant land.

## **11. Traffic Impacts**

The proposed development does not adversely impact the adjacent roadways as in a response letter to the City's Traffic Engineering Consultants that included a trip generation analysis and found that traffic impact study was not required.

## **12. Proposed Site Amenities (I.E. Sidewalks, Public Parks, Bicycle Paths, Etc.)**

The proposed project has added sidewalk along the connecting roads to Providence Parkway and Beck Road for pedestrian use. An area has been contemplated for the installation of the City's off-road/neighborhood pathway as set forth in the Non-Motorized Master Plan Dated February 28, 2011. The development is also incorporating trees, shrubs, plazas, recreational areas and plantings along the City's safety path to enhance the user's experience while traveling the Providence Campus. Provisions have also been made for bicycle parking at the Rose Senior Living development for residents, employees and visitors to use an alternative means of access.

**Applicant Requested Deviations**

---

**DEVIATIONS, WAIVERS AND NARRATIVES**  
**ROSE SENIOR LIVING AT PROVIDENCE PARK**  
**NOVI, MICHIGAN**



**ROSE**  
SENIOR LIVING  
*at Providence Park*

Edward Rose and Sons

February 18, 2014

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Figure 9B

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**Waiver #3** to request a reduction in the required 25 feet wetland buffer around the basin rim. ....Page 22

Waiver3

**Exhibit A – A Description of the Proposed Use** ..... Pages 23-25

## **How Project Meets Overall Intent of Planned Suburban Low-Rise District**

The proposed project meets the intent and objectives of the Planned Suburban Low-Rise (PSLR) Overlay District in creating an appropriate transition between lower density residential homes to the south and east to higher-intensity hospital (7 stories), office, and retail uses to the north. The proposed development is a 3 story, high quality, non-institutional senior living community, designed architecturally to complement and promote the intent of the PSLR district in its “single family residential character” and provide a positive impact on the neighboring areas. Landscaped outdoor recreational areas and walkways are proposed around the senior community to provide a pedestrian and residential scale that is consistent with the PSLR district. The proposed senior living community is surrounded by proposed and existing wetlands and woodlands that provide a natural buffer to single-family residential uses (the closest residential use is 675 feet away).

In order to meet the design intent and livability of the proposed use as a high quality senior living community for the seniors of Novi, we are seeking several deviations from the PSLR ordinance standards. A narrative is provided below for each deviation/waiver that describes the reason for the deviation/waiver and how the intent of the ordinance is being met.

### **PROPOSED DEVIATIONS/WAIVERS AND NARRATIVES**

#### **Deviation #1 to exceed 180 feet maximum building length**

Required: [Sec. 2305B(1)(h) ] The maximum overall horizontal length shall not exceed 180 FT. The overall horizontal length requirement may be modified by the City Council if the following conditions are met 1) The building includes common areas with a minimum capacity of 50 persons for recreation, dining or social activities 2) The building is setback an additional 1 foot for every 3 feet of building length in excess of 180 feet from all property lines abutting a residential district.

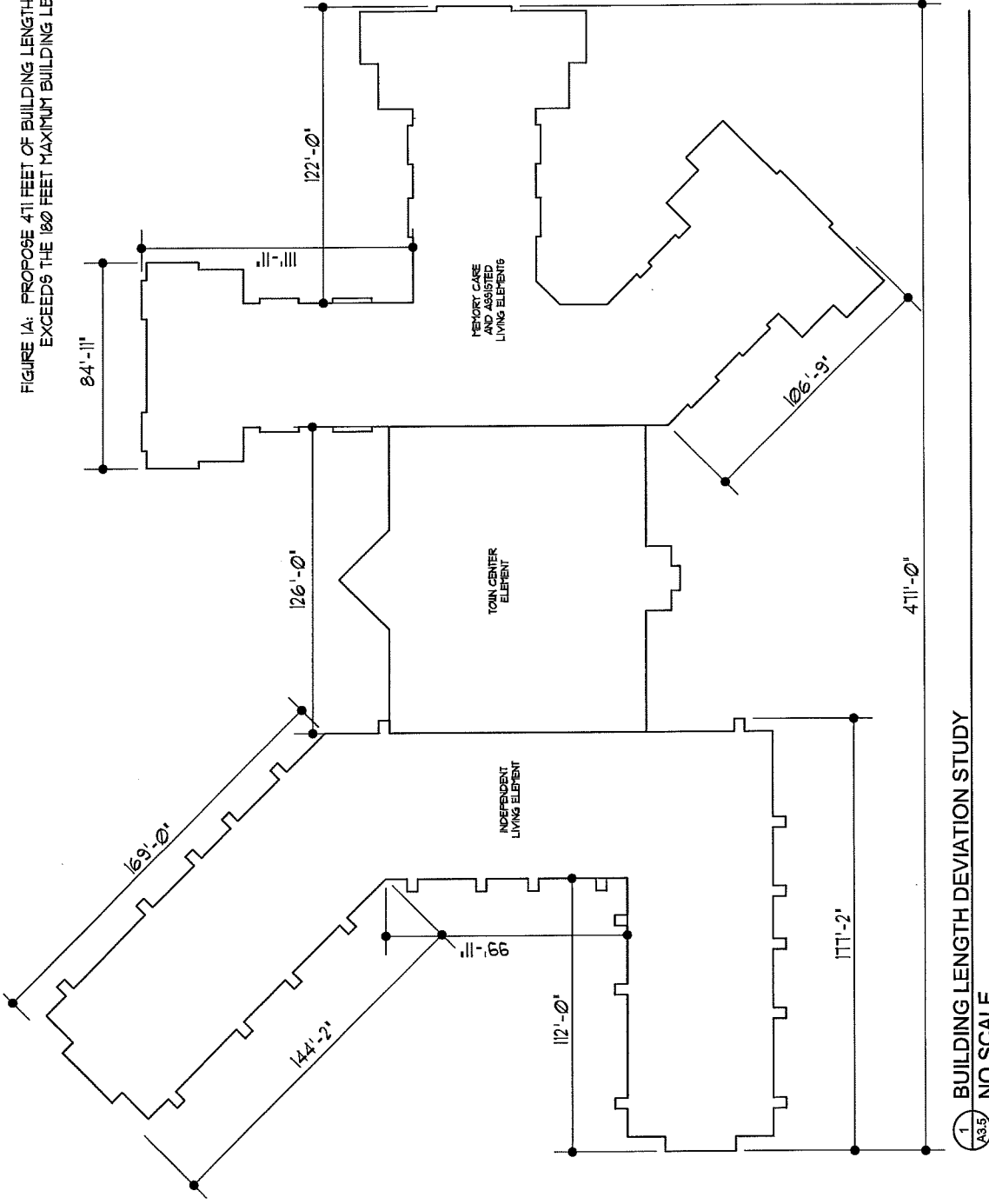
Proposed: 471 feet overall building length with no straight portion of the façade greater than 178’. The building includes common areas with a capacity of 253 people, which meets the first condition stated above. The proposed building setbacks, ranging from approximately 91 feet to 123 feet, meet the adjusted, required minimum 90 feet building setbacks provided by the City planning department staff pursuant to the second condition referenced above.

Narrative: The proposed building length is a function of the need to organize all levels of care around a town center. The connected community is made up of four elements, independent living/congregate care, assisted living, and memory care closely connected to the town center to allow the senior residents close and easy access to the building’s amenities. This connection is essential to the success of creating a sense of home, community, and operational efficiency, but can only be done through the design of a building with a longer overall length. We have gone to great measures to “break up” the facades of the building to appear as 4 separate residential elements as opposed to one long straight facade. There is no straight portion of the facade longer than 178 feet.

Graphic Depiction: Figure 1 attached and detail 1 on sheet A3.5 show dimensions of the varying building façade lengths. The proposed building setbacks are shown on Figure 1B attached and on plan sheet C 02.



FIGURE 1A: PROPOSE 471 FEET OF BUILDING LENGTH THAT EXCEEDS THE 180 FEET MAXIMUM BUILDING LENGTH.



1 BUILDING LENGTH DEVIATION STUDY  
A3.5 NO SCALE

1A

# ROSE SENIOR LIVING AT PROVIDENCE PARK CITY OF NOVI

OAKLAND COUNTY

JOB NO.  
20130648

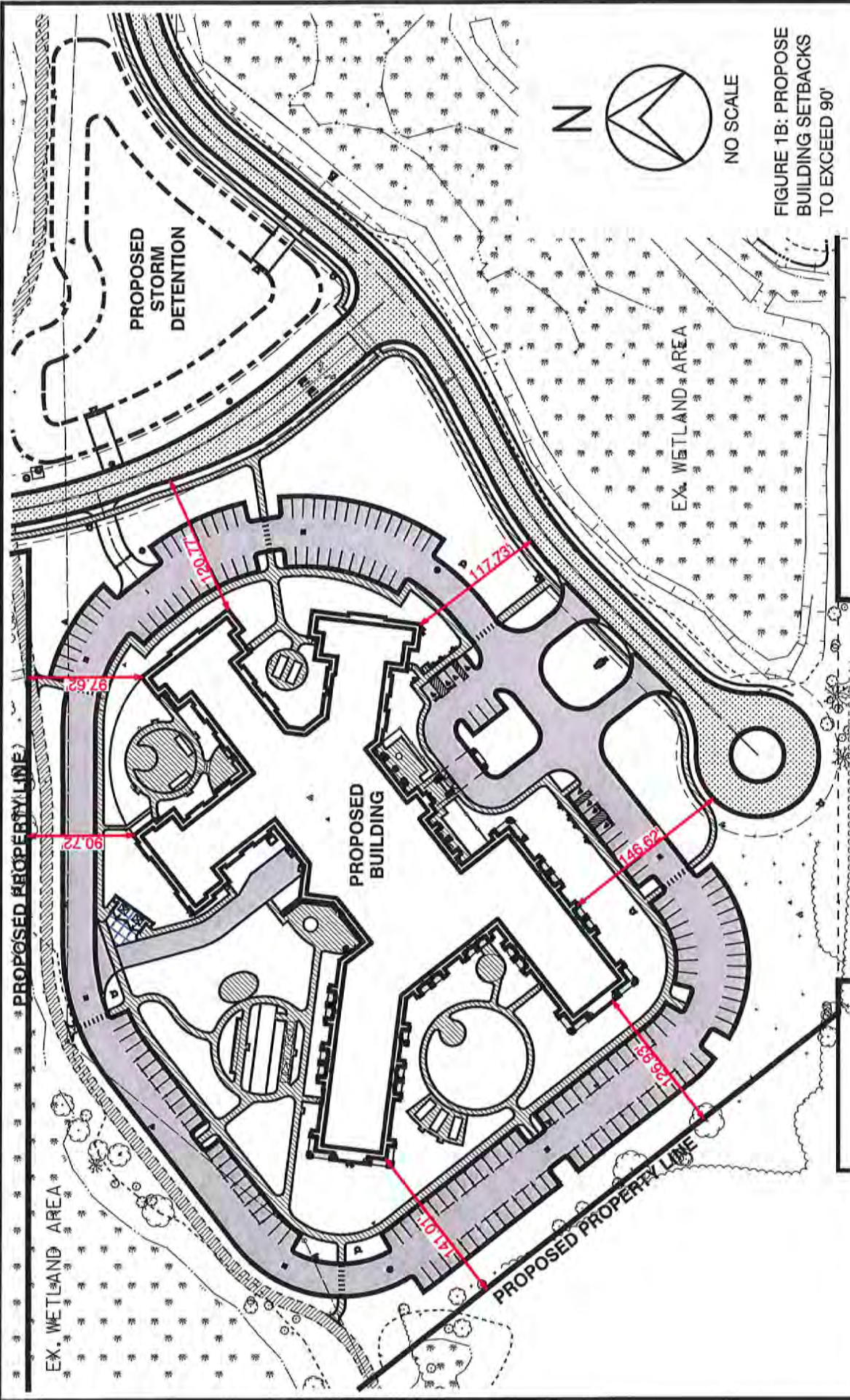
DATE  
FEB. 2014

**HUBBELL, ROTH & CLARK, INC.**  
CONSULTING ENGINEERS  
555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303-0824

SHEET NO.

OF





<b>ROSE SENIOR LIVING AT PROVIDENCE PARK CITY OF NOVI</b>		SHEET NO.
JOB NO. 20130648	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS 555 HULET DRIVE BLOOMFIELD HILLS, MICH.	OF
DATE FEB. 2014	MICHIGAN	P.O. BOX 824 48303-0824

**Deviation #2** to exceed 35 feet maximum building height

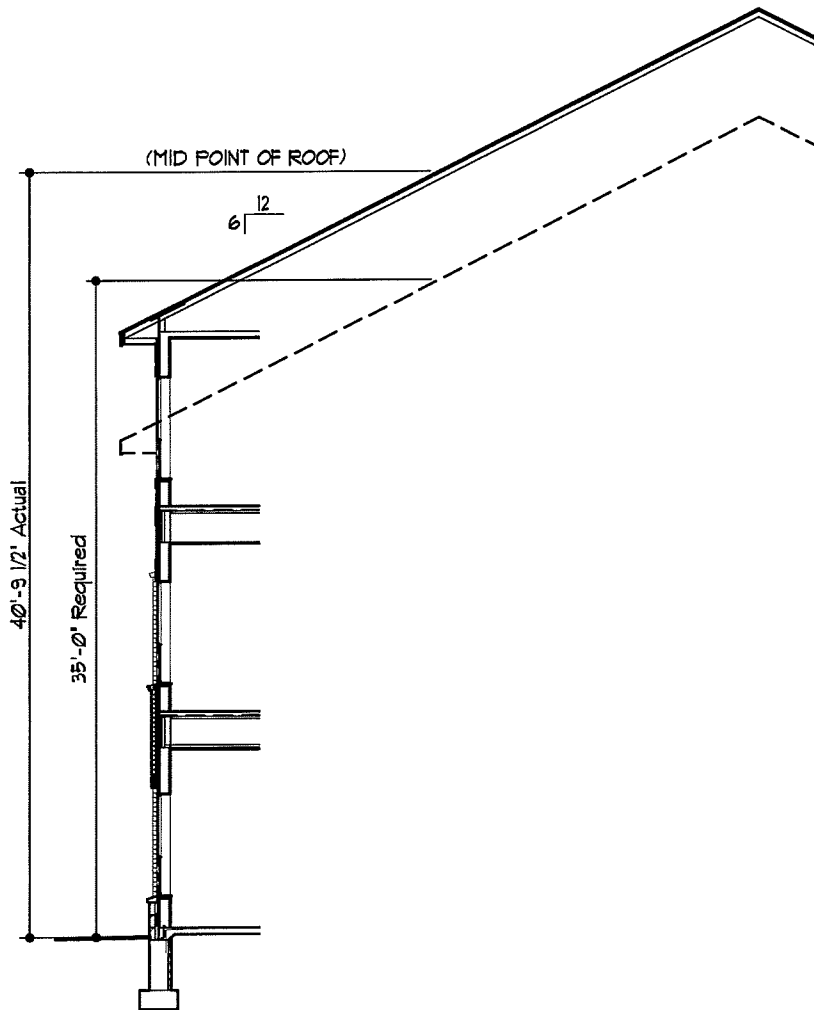
Required: [2305B(3)(a)] Maximum building height shall be 35 feet or two and one-half stories.

Proposed: The proposed building height is 3 stories and 40 feet and 9.5 inches to the mean height level between the eaves and ridge of the roof.

Narrative: The number of units is critical to the operational success of a community that includes the scale of building common areas, landscaped outdoor recreational amenities, natural features, and site improvements that the proposed development provides. Due to the configuration of the existing natural features (woodlands, wetlands, wetland mitigation and associated conservation easements) surrounding the proposed building, a practical difficulty exists to provide the number of units and associated improvements while minimizing impacts to natural features by minimizing the building footprint. If designed as a 2-story building, the proposed building would have a much larger footprint and would disturb 2.5 additional acres of the natural features. The height of the building is also largely a function of the need to get the resident living areas as close as possible to the town center areas and to limit the travel distances, which are critical to the less ambulatory senior's mobility and accessibility.

Graphic Depiction: Figure 2 attached and detail 5 on sheet A3.5 show a graphical depiction of the building height with dimensions.

FIGURE 2: PROPOSE A BUILDING HEIGHT OF 40'-9 1/2" THAT EXCEEDS THE 35 FEET MAXIMUM BUILDING HEIGHT.



5  
A3.5

BUILDING HEIGHT DEVIATION STUDY

NO SCALE

2

**ROSE SENIOR LIVING  
AT PROVIDENCE PARK  
CITY OF NOVI**

OAKLAND COUNTY

MICHIGAN

JOB NO.  
20130648

**HUBBELL, ROTH & CLARK, INC.**

SHEET NO.

DATE

CONSULTING ENGINEERS

FEB. 2014

555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.

P.O. BOX 824  
48303-0824

OF

**Deviation #3** to space a portion of the ground floor pedestrian entrances greater than 60 feet apart

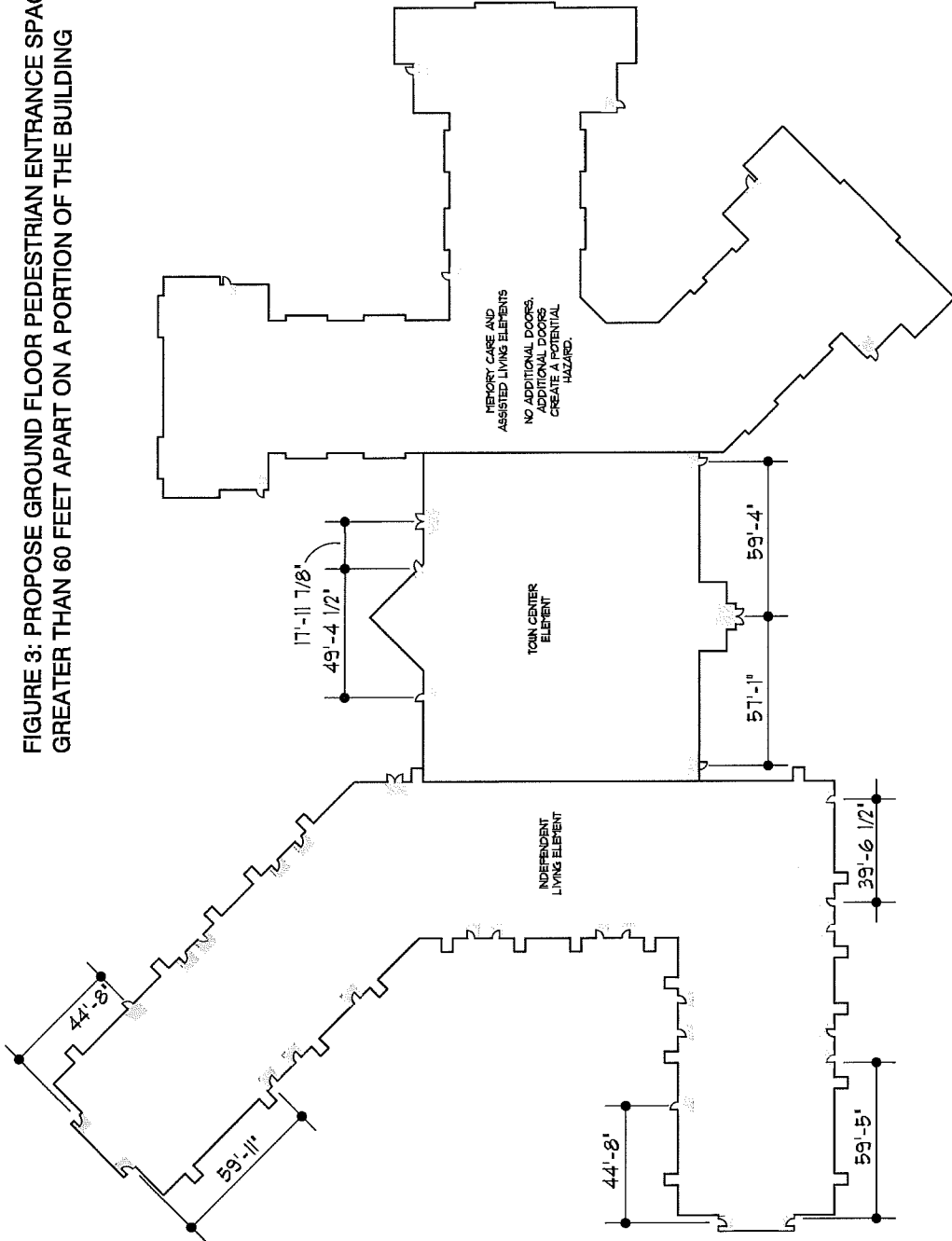
Required: [2305B(3)(b)] All front and rear building elevations shall have ground floor pedestrian entrance doors spaced no more than every 60 feet.

Proposed: The ground floor pedestrian entrances on the front and rear elevations are on average greater than 60 feet apart.

Narrative: The proposed building does have exterior patio doors spaced less than 60 feet apart for the more Independent seniors so a portion of the building meets the intent of the ordinance in that regard. The remainder of the building on first floor is a “neighborhood” specifically for the seniors who need the safety and support of a secured environment (assisted living and memory care); therefore, there are a limited number of controlled access doors spaced greater than 60 feet apart in this portion of the building. Also, it is imperative that the memory care neighborhood occur on the first floor to give the residents the ability to safely enjoy the outdoors in a secured and supervised garden designed specifically for individuals with Alzheimer’s and tendencies to wander.

Graphic Depiction: Figure 3 attached and detail 6 on sheet A3.5 show a graphical depiction of the ground floor pedestrian entrance spacing.

FIGURE 3: PROPOSE GROUND FLOOR PEDESTRIAN ENTRANCE SPACING GREATER THAN 60 FEET APART ON A PORTION OF THE BUILDING



6 DOOR SPACING STUDY  
AS.5 NO SCALE

3

**ROSE SENIOR LIVING  
AT PROVIDENCE PARK  
CITY OF NOVI**

OAKLAND COUNTY

MICHIGAN

JOB NO.  
20130648

DATE  
FEB. 2014

**HUBBELL, ROTH & CLARK, INC.**  
CONSULTING ENGINEERS  
555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303-0824

SHEET NO.

OF

**Deviation #4** to provide an asphalt shingle area between the eave and peak of the roof that exceeds the 70% maximum area

**Required:** [2305B(3)(b)] Roof designs shall include gable roof features to limit the amount of roofing material to a maximum of seventy percent (70%) above the eave or gutter line of the roof.

**Proposed:** The proposed area of the asphalt shingle between the eave and peak is 81.8%.

**Narrative:** Gables have been added to the rear of the building over the flat roof area where there were previously no gables. The added gables have enhanced the “single-family residential character” and meet the intent of the ordinance.

**Graphic Depiction:** Figure 4 attached and plan sheet A3.1 provide information regarding the proposed asphalt shingle area on the proposed building.



FIGURE 4: PROPOSE AN ASPHALT SHINGLE AREA OF 81.8% BETWEEN THE EAVE AND PEAK OF THE ROOF THAT EXCEEDS THE MAXIMUM 70% AREA

USER NAME - cportugal  
 DESIGN FILE - \A20130620130646\C\001\_ExtIntr\_Deviation\_04.dgn  
 QUEUE - \vmp\csw\_leifer  
 CLR. TBL. - I:\MSV\B\data\calculator2.tbl  
 PEN. TBL. - I:\msv\p\planning\black.tbl  
 TIME - 19-FEB-2014 13:34

<u>The facade materials:</u>		
Asphalt shingles	26,921 SF.	= 24.5%
Cement fiber siding	34,173 SF.	= 31.1%
Brick	26,152 SF.	= 23.8%
Manufactured stone	4,286 SF.	= 3.9%
Window	18,350 SF	= 16.7%
<b>Total</b>	<b>109,882 SF</b>	<b>= 100%</b>
<u>Calculations:</u>		
Total area of gables		= 6,990 SF.
Total area of shingles above gutter		= 26,921 SF.
Total area of roof		= 32,910 SF.
$26,921 / 32,910 = .818$		
<p>The area of asphalt shingles above the gutter line is 81.8% where as 70% is allowed.</p> <p>The linear footage amount of fascia excluding gable's is 57.8%.</p>		



EXTERIOR MATERIAL TABULATIONS

4

<b>ROSE SENIOR LIVING AT PROVIDENCE PARK CITY OF NOVI</b>		
OAKLAND COUNTY		MICHIGAN
JOB NO. 20130648	<b>HUBBELL, ROTH &amp; CLARK, INC.</b> CONSULTING ENGINEERS	SHEET NO.
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555 HULET DRIVE BLOOMFIELD HILLS, MICH.		P.O. BOX 824 48303-0824

**Deviation #5** to provide off-Street parking in the front yard (south) and exterior side yard (east)

Required: [2305B(1)(d)] Off-street parking shall be located only in the rear yard (north) and interior side yard (west).

Proposed: Off-street parking is provided in the front yard (south) and the exterior side yard (east) in addition to the rear yard (north) and interior side yard (west).

Narrative: Due to the configuration of the existing natural features (woodlands, wetlands, wetland mitigation and associated conservation easements) surrounding the proposed building, a practical difficulty exists to provide parking within the rear and interior side yard setbacks. The deviation is requested to minimize impacts to existing wetlands and natural features. The proposed undulating planted berm, heavily planted parking lot perimeter, existing natural features, proposed restoration of woodlands/wetlands, and generous distance from public roads effectively buffers and screens these parking spaces from proposed roads and from adjacent existing roads (e.g. 11 mile and Beck Rd.) Also, the parking spaces for the senior residents are provided around the perimeter of the building to minimize walking distances from pedestrian doors to the parking spaces.

Graphic Depiction: Figure 5 attached and plan sheet L201 show a graphical depiction of the off-street parking proposed in the front yard (southeast) and exterior side yard (northeast) illustrate the elements described in the narrative.



**Deviation #6** to provide carports in interior side yard (southwest)

**Required:** [Sec. 2503.2] Carports (accessory structures) shall be located in the rear yard and shall meet the building setback requirements of the district.

**Proposed:** Propose 24 carports (accessory structures) within the interior side yard setback (southwest) and 16 carports within the rear yard setback (north). 24 future carports are shown within the interior side yard setback (southwest).

**Narrative:** Carports meet required setbacks and are buffered from adjacent properties and roads by natural features such as wooded wetlands, woodlands, and screened by 2 to 5 foot tall berms planted with both evergreen and deciduous canopy trees.

**Graphic Depiction:** Figure 6A and 6B attached and detail 3 on sheet A3.5 and sheet L302 show a graphical depiction of the carports proposed in the interior side yard (southwest) and illustrate the elements described in the narrative.

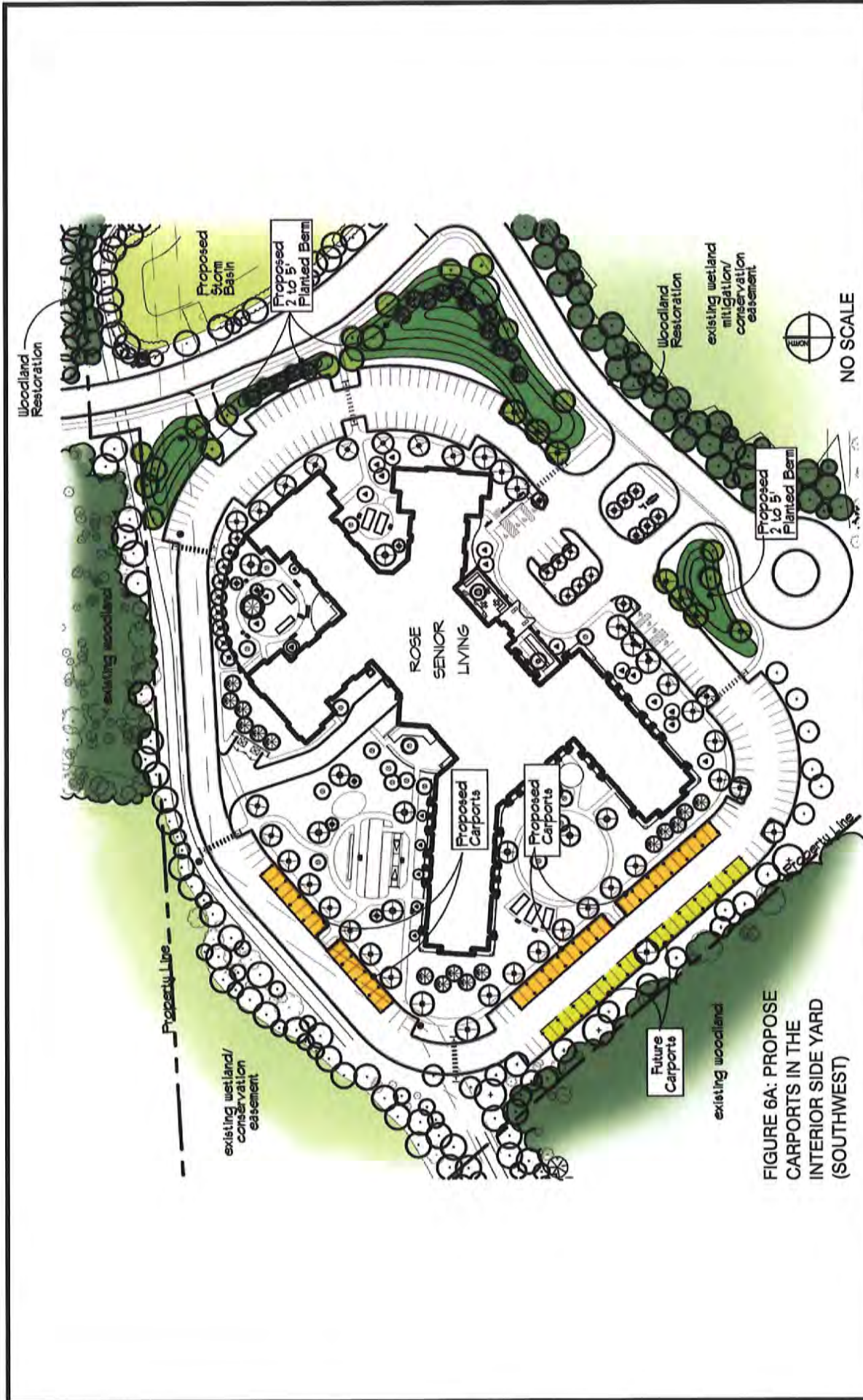
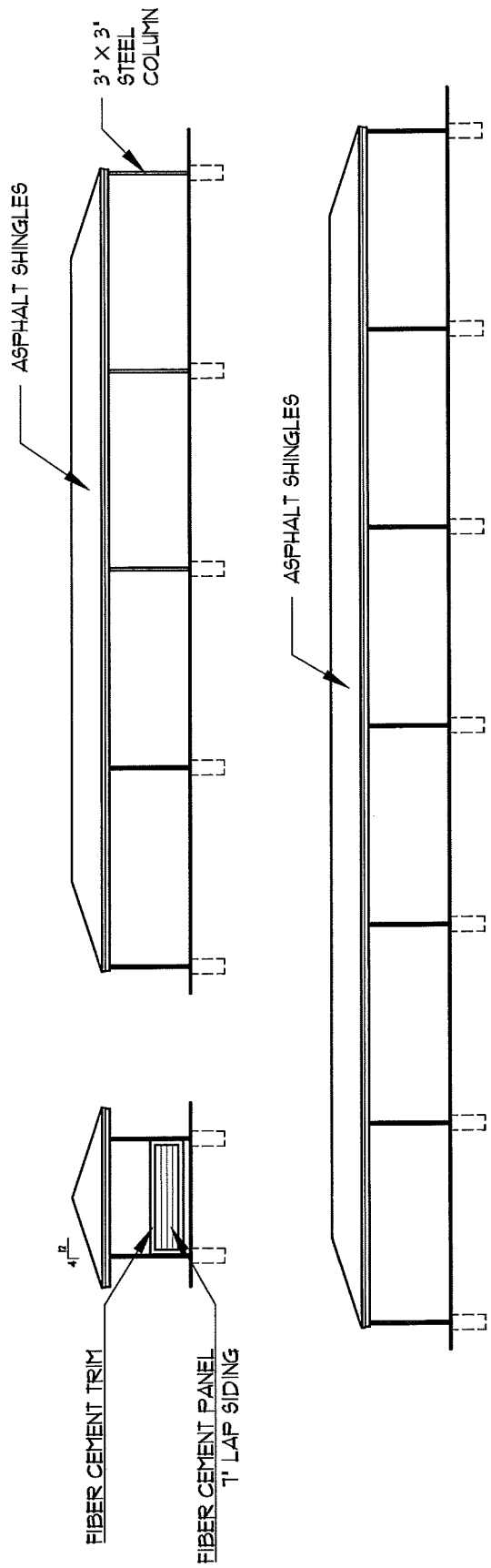


FIGURE 6A: PROPOSE CARPORTS IN THE INTERIOR SIDE YARD (SOUTHWEST)

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MICHIGAN		OAKLAND COUNTY	



3 CARPORT ELEVATIONS  
A3.5 NO SCALE



FIGURE 6B: PROPOSE CARPORTS IN THE INTERIOR SIDE YARD (SOUTHWEST)

6B

<b>ROSE SENIOR LIVING AT PROVIDENCE PARK CITY OF NOVI</b>		JOB NO. 20130648	SHEET NO. 
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**Deviation #7** to provide two on-premise signs

**Required:** [Sec. 28-5(3)] No building or parcel of land shall be allowed more than 1 on-premise advertising sign under this section.

**Proposed:** 1) One on-site entranceway ground sign at Beck Rd. (5 ft. ht. max., sign area 24 square foot max.) located not less than 25 feet from the Beck Rd. right-of-way line. 2) One on-site business ground sign in front of the senior living building (6 ft. ht. max., sign area 30 square foot max.).

**Narrative:** Due to the long distance from the proposed advertising/ground sign located at the senior living building to Beck Rd. (600 feet) and Providence Park Dr. (680 feet) in addition to the amount of existing and proposed natural features (wetlands, woodlands, storm basin, berms, plantings, etc.) the applicant requests to provide one additional sign (entranceway) to clearly announce, identify, and provide direction to the senior living community's entrance.

**Graphic Depiction:** Figure 7A and 7B attached and plan sheet L402 show a graphical depiction of the proposed signage and illustrate the elements described in the narrative.

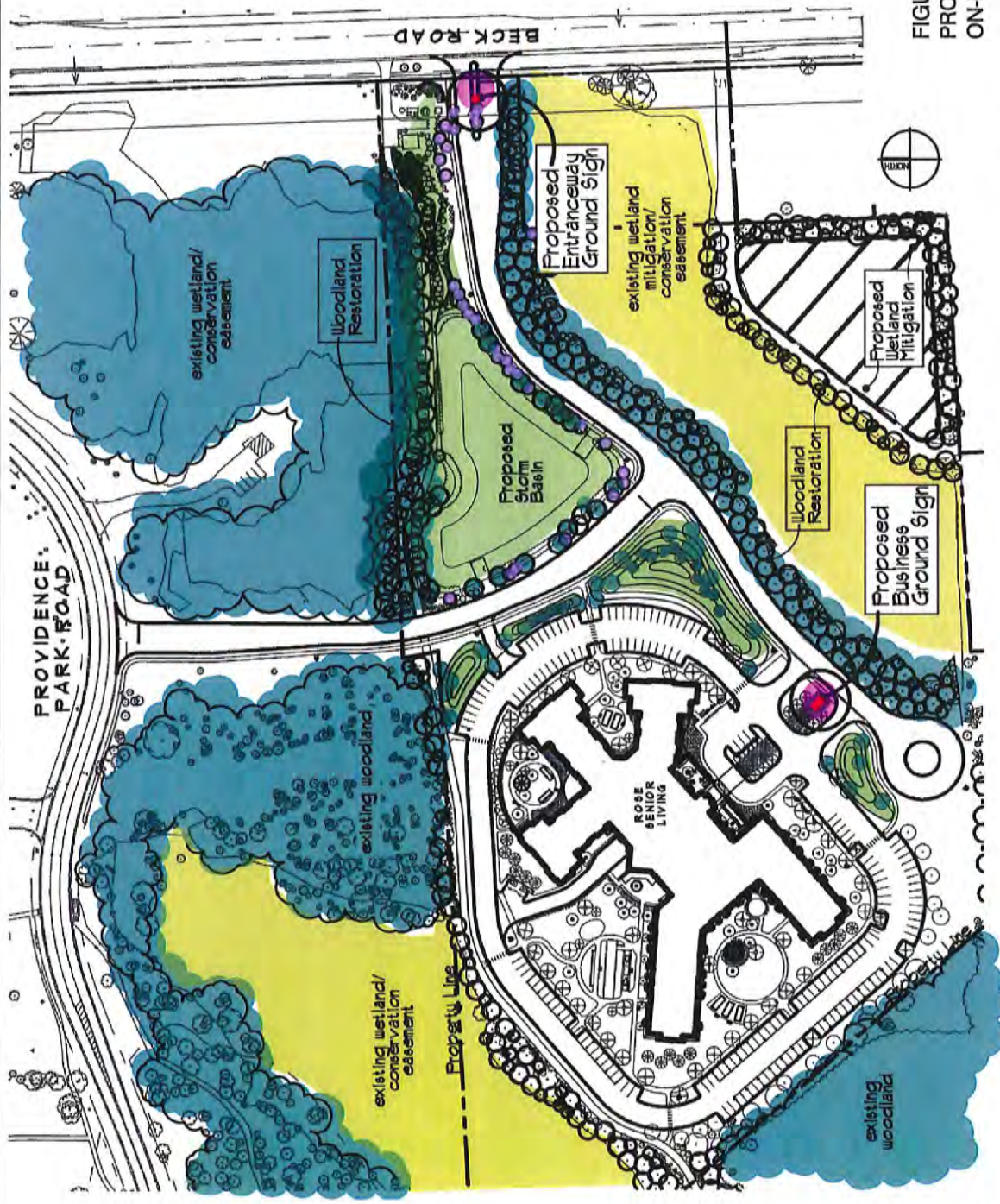


FIGURE 7A:  
PROPOSE TWO  
ON-PREMISE SIGNS

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OAKLAND COUNTY		MICHIGAN	OF





**Deviation #8** to provide full-time access to Beck Rd, a section line road.

Required: [2305B(2)] All uses that include the construction of a new building shall be designed, to the extent possible, with full time access drives connected only to non-section line roads. Emergency access routes normally closed with an emergency access gate may be connected to section line roads when no other practical location is available.

Proposed: Full-time access to Beck Rd., a section-line road

Narrative: Full-time access to Beck Rd. is needed for the following reasons: 1) to safely provide two-points of access to a public right-of-way, especially given the size of the property and need for emergency response in case one access point is not available 2) to provide an entrance for the public on Beck Rd. that can be easily identified to orient motorist and prevent confusion. The location of the second roadway connection to Beck Road has been reviewed by the City's Traffic Engineering Consultant and they confirmed that a second driveway would not adversely impact the operations of Beck Road.

Graphic Depiction: Figure 8 attached and plan sheet C 01 show a graphical depiction of the full-time access to Beck Rd. and illustrate the elements described in the narrative.



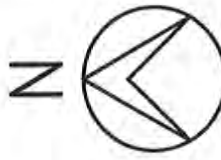
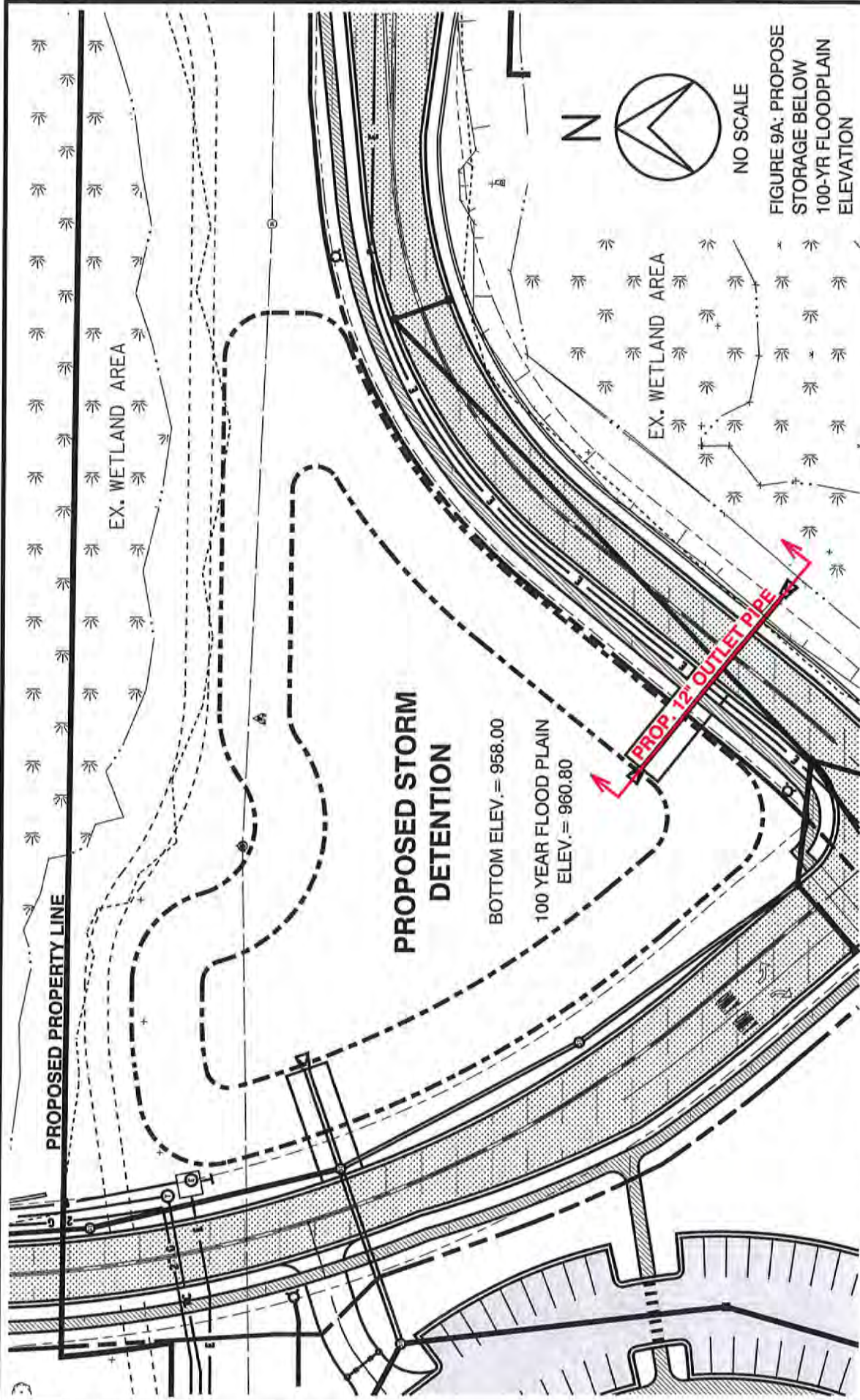
**Deviation #9** to provide the bottom elevation of the proposed storm detention basin below the 100 year flood elevation. The proposed detention basin is located to minimize the disturbance to wetlands and woodlands and be able to provide the City with the required storm water drainage.

**Required:** [Engineering Design Manual, Section 1.2-D, Stormwater Quantity Control] All storage for detention is required to not be below the 100 year flood elevation, as set forth on page 5-3. The proposed detention basin is currently not within the flood plan or floodway, but due to the excavation, needs to be as low as possible to generate the volume of storage required.

**Proposed:** The base elevation of the proposed detention pond is 958.00, which is below the 100 year floodplain elevation of 960.8, while the existing ground in the area of the proposed detention basin ranges from 964 to 968 in elevation. The detention basin will be excavated to optimize storage without elevating the proposed senior living building higher than 970.00 finished floor elevation, all of which is happening at least 250 feet outside the established 100 year floodplain.

**Narrative:** Due to the configuration of the existing natural features (woodlands, wetlands, wetland mitigation and associated conservation easements) surrounding the proposed detention basin, a practical difficulty exists to provide detention volume in a limited area, at the proposed depth, without raising the grades of the site further and impacting more natural features. As the outlet elevations limit the site, raising the bottom elevation of the storage above the 100 year floodplain elevation would require an additional 3 feet of filling across the site to allow the drainage to work by gravity, which in some areas will require as much as 10 feet of fill. The driveway from Beck Rd. will be elevated as well, so in the effort to minimize the site from being any higher than what is absolutely necessary to operate, the deviation to create additional stormwater storage below the 100 year floodplain elevation to service the site is necessary. The proposed storm detention basin would add 189,000 cubic feet of storage volume to the 100 year floodplain.

**Graphic Depiction:** Figure 9A and 9B attached and plan sheets C 07 and C 08 show a graphical depiction of the proposed detention basin and illustrate the elements described in the narrative.



NO SCALE

FIGURE 9A: PROPOSE STORAGE BELOW 100-YR FLOODPLAIN ELEVATION

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**Deviation #10** to construct a private roadway section to City standards that provides a downward slope from the curb away from the roadway. The City's Article VIII, Streets, Roadways and General Right of Way, Section 11-198, Right-of-Way Performance Guarantee, Figure VIII-A shows a positive slope within the Right-of-Way to the roadway curbs.

**Required:** [Chapter 11, Design and Construction Standards, Section VIII, Figure VIII-A and Figure VIII-C] The cross-section in the figure shows an upward slope from the curb away from the roadway.

**Proposed:** The proposed grading plan provides a downward slope from the curb away from the roadway.

**Narrative:** The proposed grading plan provides a downward slope away from the proposed roadway that drains into existing mitigated wetland areas on portions of the proposed roadway to minimize impacts to natural features. As a knee wall is required to make the transition between the roadway elevations required and the existing mitigated wetlands to the south of the proposed roadway, the need to minimize the height of the wall and allow the proposed roadway to blend better back to the existing conditions is necessary.

**Graphic Depiction:** Figure 10 attached and plan sheets C07 and C08 show a graphical depiction of the proposed roadway cross-section and illustrate the elements described in the narrative.

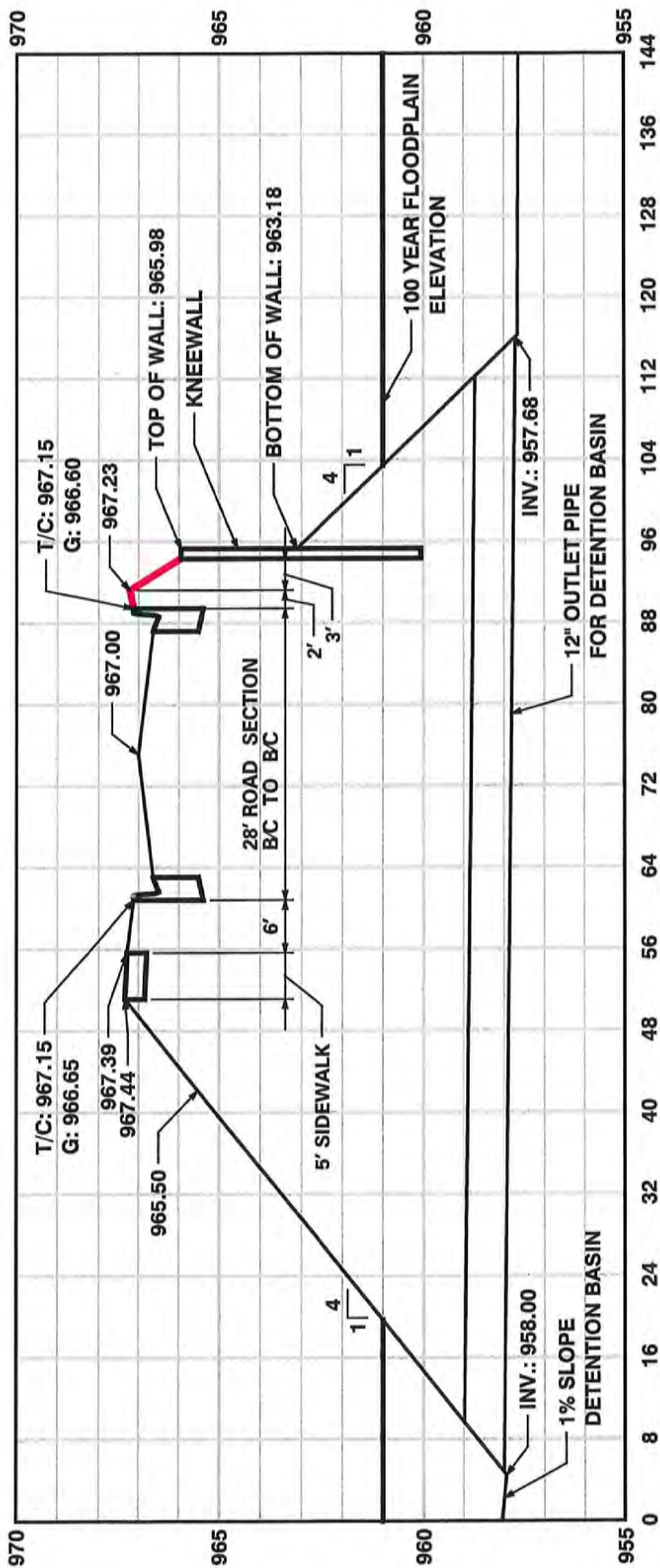


FIGURE 10: PROPOSED DOWNWARD SLOPE AWAY FROM ROAD

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**Deviation #11** to provide a storm detention basin over an existing sanitary easement

*Required:* [Design and Construction Standards, Sanitary Sewer, Section 11-164(a)(2)] Sanitary sewer easement shall be deeded or dedicated to the City with restrictions against use or occupation of easements by the property owners and/or by other utilities in any manner which would restrict sewer maintenance or repair operations.

*Proposed:* The proposed detention basin is shown within the existing sanitary sewer easement.

*Narrative:* Due to the configuration of the existing natural features (woodlands, wetlands, wetland mitigation and associated conservation easements) surrounding the proposed detention basin, a practical difficulty exists to provide detention volume in the limited area remaining, at the proposed depth, in the proposed location without further impacting natural features. The area has an existing wetland within the sanitary sewer easement, and the intent is to mitigate for the wetland, and deepen the area an additional 4 to 5 feet +/- to develop the detention basin within the easement. Also, the existing grades at the proposed location of the proposed storm detention basin are, on average, lower than the proposed building site, while grades to the west of the proposed building site rise. The sanitary sewer is approximately at elevation 939.2, or 25 to 28 feet below the existing ground. As the easement is only 24 feet wide at this location, and the sewer is 28 feet deep, any type of open cut sewer repair will benefit by the lowered ground within the easement area. If a repair had to be performed during a period of high rainfall, a temporary berm could be installed to prevent any water from entering the excavations. With the technology available today, we firmly believe internal repair for a sewer this deep is much more likely than open excavation. Therefore, the location/use of the easement should have little if any adverse impacts from the City's ability to use the easement if necessary.

*Graphic Depiction:* Figure 11A and 11B attached and plan sheet C07 and C08 show a graphical depiction of the proposed detention basin and illustrate the elements described in the narrative.





**Waiver#1** to provide A) a 2 to 5 foot tall undulating berm between the proposed parking area and the proposed road and B) to place a 1.5 foot min. to 4 foot tall max. decorative wall fronting Beck Rd. in lieu of a berm

Required:

- A. [2305B(1)(d)] Off-street parking shall be screened from the view from adjacent streets by a 3 to 5 foot tall undulating landscape berm as provided in the landscaping standards of Section 2509.3.
- B. [2305B(1)(c)] A 3 to 5 foot tall undulating berm within a 50 feet wide greenbelt fronting Beck Rd. as provided in the landscaping standards of Section 2509.3.

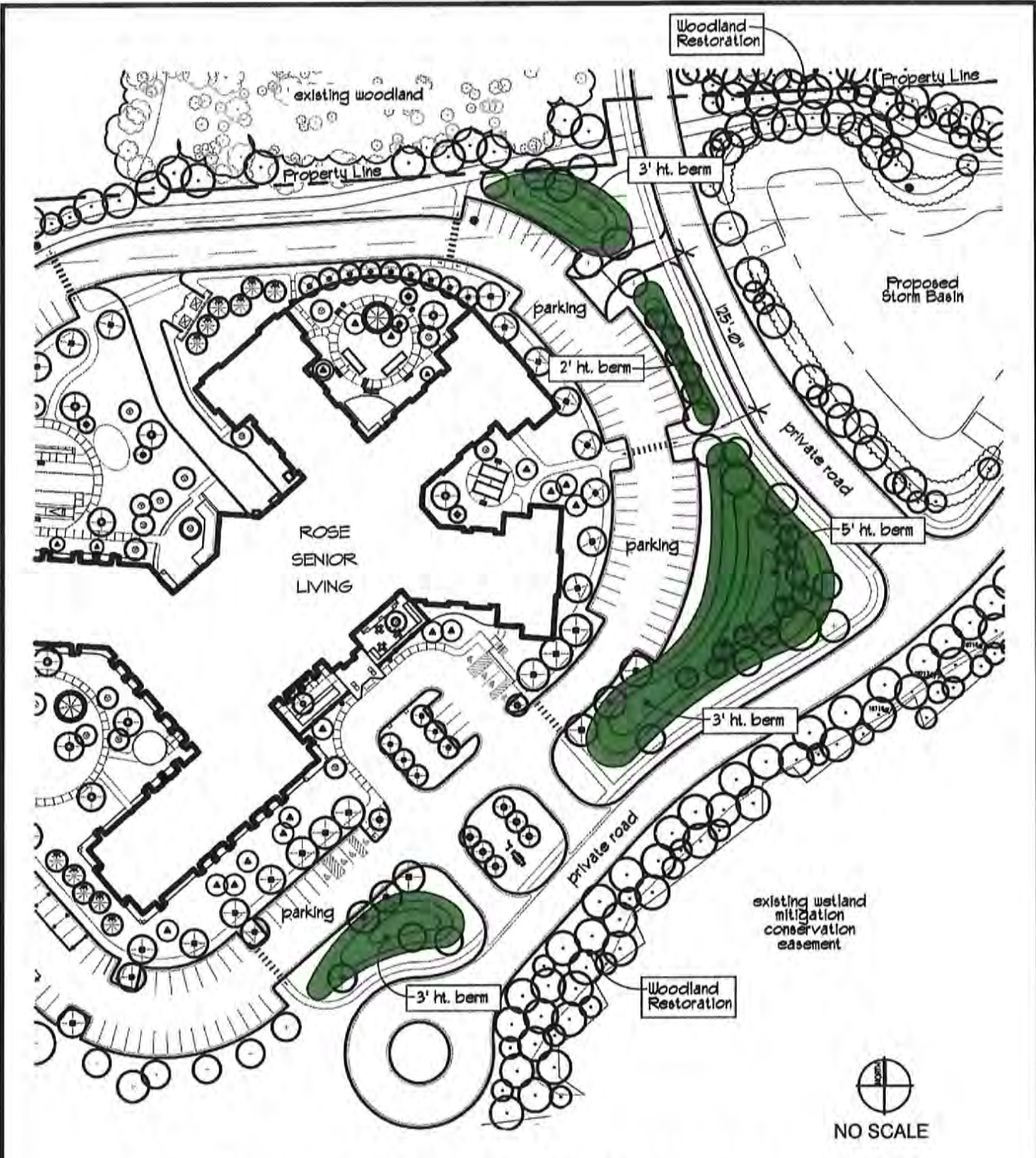
Proposed:

- A. A 2 to 5 foot tall undulating berm between the proposed parking area and the proposed road.
- B. A 1.5 foot tall min. to 4 FT tall max. decorative wall fronting Beck Rd. in lieu of the required berm along the frontage.

Narrative:

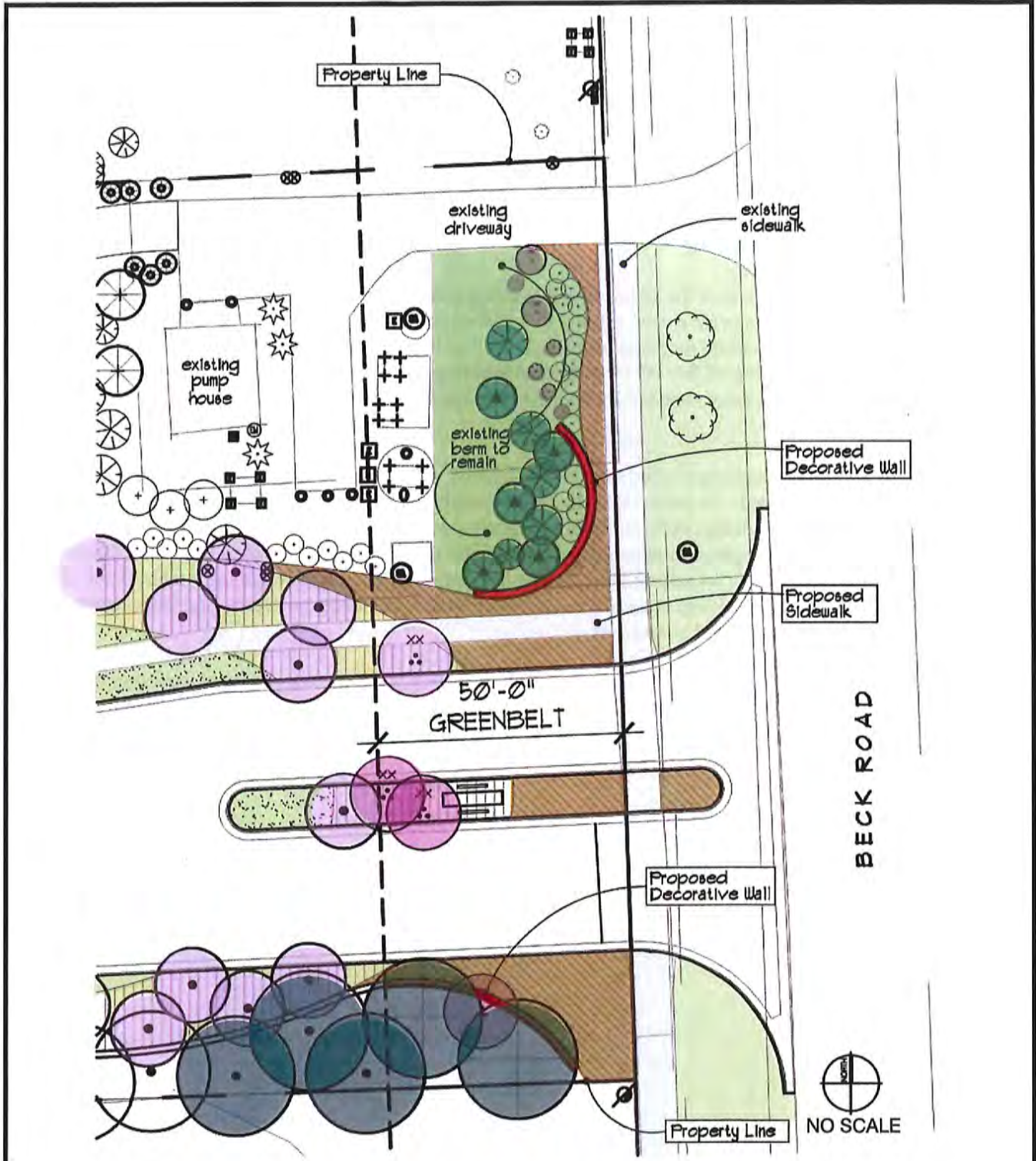
- A. Minimal area between the proposed northeast parking area of the building and proposed private road allows for only a 2 foot height portion of the berm (125 LF) instead of the required 3 foot height min. berm height along the 885 FT of private road frontage. The remaining berm undulates from 3 to 5 feet in height.
- B. Regarding the other berm required along Beck Rd., an existing berm meeting the ordinance requirements along most of the available frontage (70 LF) and a proposed 1.5 foot tall min. to 4 foot tall max. decorative wall without foundations (98 LF) along the remainder of the available frontage combine to provide an entry landscape statement and meet buffering/screening intent of the ordinance.

Graphic Depiction: Figure “Waiver 1A” and “Waiver 1B” attached and plan sheet L201 show a graphical depiction of the proposed berms and decorative wall that illustrate the elements described in the narrative.



WAIVER 1A: PROPOSE 2' HT. TO 5' HT. UNDULATING BERM TO SCREEN OFF-STREET PARKING WITHIN FRONT AND EXTERIOR SIDE SETBACK AREAS

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WAIVER 1B: PROPOSE 18" HT. TO 4' HT. PRECAST DECORATIVE WALL IN LIEU OF BERM

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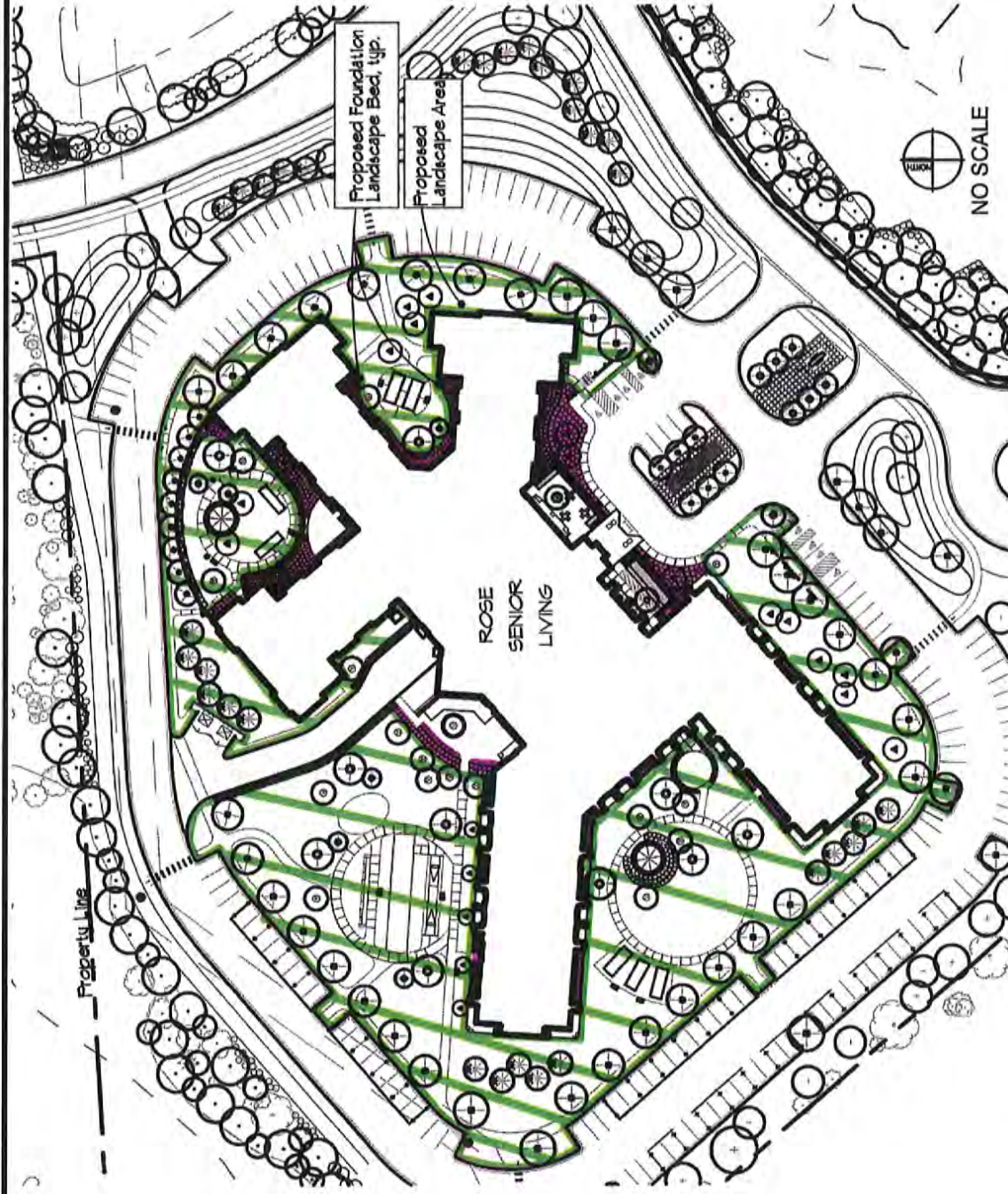
**Waiver#2** to provide portions of the proposed landscape bed around the perimeter of the building below the 4 feet minimum width.

**Required:** [2509(3)(d)] There shall be, as a minimum, interior site landscaping square footage equal to the quantity calculated by multiplying the entire perimeter of the building by 4 feet. Landscaped planting beds shall be placed immediately adjacent to the building on all four sides and have a minimum width dimension of 4 feet.

**Proposed:** Provide portions of the foundational landscape bed that are less than 4 feet in width along the building perimeter and provide a total amount of building foundation landscape area of 8,810 SF which is 97.5% of the required amount (approximately 2,258 LF of building perimeter times 4 = 9,032 SF). The applicant is also providing 84,844 SF of additional building landscape area between the building and parking area which is approximately 4.7 times the required amount (approximately 2,258 times 8 = 18,064 SF).

**Narrative:** The entire landscaped area around the building within the parking area is completely designed, programmed, and planted. To help create the activity courtyards/plazas, to buffer views, and provide comfortable spaces, the design deviates from providing a continuous foundational landscape bed. The landscaped area includes plazas and courtyards which will contain active recreation (e.g., shuffleboard, bocce court, putting green, horseshoe pits), passive recreation (e.g., people watching, benches, raised timber garden planters, walking), expansive pedestrian walkways, shade structures, and landscaping to enhance recreational areas and screen views.

**Graphic Depiction:** Figure “Waiver2” attached and plan sheet L302 show a graphical depiction of the foundation plantings and recreational areas that illustrate the elements described in the narrative.



WAIVER 2: PROPOSE TO DEVIATE FROM THE REQUIRED CONTINUOUS 4' WIDE BUILDING FOUNDATION LANDSCAPE

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**Waiver #3** to request a reduction in the required 25 feet wetland buffer around the basin rim.

*Required:* [Landscape Design Manual]: A total of 70-75% of the storm basin rim area is required to be planted with large shrubs. A 25' wetland buffer is required around the basin rim.

*Proposed:* 70% of the rim area has been provided with large shrubs. A reduced wetland buffer is proposed on all sides of the storm basin.

*Narrative:* Due to the configuration of the existing natural features (woodlands, wetlands, wetland mitigation and associated conservation easements) and new site improvements surrounding the proposed storm detention basin, a practical difficulty exists to provide a 25 foot wetland buffer around the proposed storm detention basin. A reduced wetland buffer is proposed on all sides of the storm detention basin to conserve the existing natural features and accommodate the future 10' City Bike Path. The wetland buffer will extend as far as possible until it meets existing conservation and/or utility easement areas to meet the intent of the ordinance. Substantial landscaping and tree replacement is proposed near and around the proposed storm basin.

*Graphic Depiction:* Figure "Waiver 3" attached and plan sheet L201 show a graphical depiction of the wetland buffer around the basin rim and illustrate the elements described in the narrative.



**Exhibit A - PROPOSED USE**  
**Rose Senior Living at Providence Park**

**Unit Mix:**

69 Independent Living/Congregate Care  
75 Assisted Living  
38 Memory Care  
Total: 182 Units + 2 guest suites

**Parking:**

181 total parking spaces including 40 proposed carports (24 future carports) and 8 accessible spaces

**Outdoor Recreational Amenities:**

3 plaza areas  
4 activity courtyards that will contain active recreation (e.g., shuffle board, bocce court, putting green, horseshoe pits), passive recreation (e.g., people watching, benches, raised timber garden planters, walking, resting), expansive pedestrian walkways, shade structures, and landscaping to enhance recreational areas and screen views.  
Access points to the proposed City bike path

**Natural Features:**

The proposed senior living community is surrounded by several acres of existing and proposed wetlands and woodlands with walking paths.

**Site Area:** 23.61 acres

**Senior Living Community Description:**

St. John Providence Health System is actively developing a full continuum of care to serve all of the healthcare needs of the individuals they serve. This project is specifically focused on the growing senior community and the substantial services needed by them. While many seniors are able to live independently in their homes, some choose to live in a congregate living setting where they have more opportunity for social interaction while readily accessing services needed to assist them with their activities of daily living. This project will provide this opportunity for seniors in the Novi community.

St John Providence is pursuing how it can best fulfill the needs of seniors in terms of not only physician and hospital care, but also home care, long-term nursing care, assisted living and independent living. After considerable deliberation St John Providence has chosen Edward Rose Associates to develop a senior housing facility at Providence Park with housing and comprehensive services for senior living as part of the continuum of care that supports seniors in living long, vibrant lives.

The market research for this project has shown a substantial need for this form of housing and healthcare. It will provide the means for existing Novi residents to remain in their community as their needs change without having to leave many of the things that have been important in their life, such as, churches, friends, family and physician services. This housing and healthcare compendium will provide an opportunity that otherwise is not available to Novi residents with senior family members that want and need to have them nearby.

As we age it becomes more difficult to access socialization, transportation, and spiritual outlets and the design intent proposed for Providence Park Senior Living development is critical to providing the environment and delivering the services that its residents need. The development includes congregate

living, assisted living and memory care, each an element within the project that serves its own separate and distinct purpose and need within this senior living community. The need for these elements to share certain common spaces and have convenient access to services makes it critical that these communities be connected. This is achieved through the Town Center which connects all of these elements and provides the access and convenience essential to this form of housing. It is the function and need for this connection that forms the design of this facility and not merely the desire for a single large building.

Within each of these elements each floor of housing is considered a “neighborhood” where dwelling units are specifically designed for each senior living type. Congregate living provides units with features similar to an apartment, while assisted living and memory care units provide more services and include simplified in unit features. In addition, each neighborhood has features and amenities designed to meet the needs of its residents and to maximize the independence for those who live there.

Each element or neighborhood is its own separate and distinct piece of the whole and the whole provides the synergy that is essential to providing the caring environment that residents need.

Below is an example of how the four elements (neighborhoods) are fully integrated within the development.

#### Town Center

The Town Center physically connects the three types of senior living available – independent (congregate) living, assisted living, and memory care – the space also encourages seniors to maintain their sense of connectedness with family, to become acquainted with new friends and conveniently allows access to health care professionals. The Town Center includes approximately 15,000 square feet with community areas such as a variety of restaurant style dining venues, a club room, interactive play area for children, indoor garden arboretum, chapel, yoga and fitness center, hair salon and barber shop, family party room, guest quarters, theater and more. The Town Center is essential to the senior residents living within the community but will act as vital space for the general community within Novi where all can partake in daily enrichment activities, guests will gather for celebrations and the public is welcome to attend community-sponsored events.

#### Congregate Living

Independent living neighborhoods are comprised of larger units and more privacy so residents who transition from their traditional homes to senior living can easily adjust and maintain their lifestyle of entertaining and independence.

#### Assisted Living

Assisted Living neighborhoods are designed for seniors who are in need of a little extra help with the tasks of daily living – now, or into the future. Options include around the clock care from trained, professional caregivers, 24-hour emergency response system and more. The neighborhoods are articulated for seniors challenged by long walks to and from their private apartment homes. Much different from the long, straight hallways of former senior housing designs, Providence Park senior living

neighborhoods are designed in a way that provides shorter walks, resting areas with comfortable seating and plenty of space for mobility devices so all residents have easy access to the Town Center.

Memory Care

The memory care community is self-contained within the development. A memory care neighborhood consists of well-designed common space to allow for family style dining and well-articulated spaces for activities that are geared toward those with dementia and Alzheimer's.