



Oberlin JSP14-42

Oberlin JSP14-42

Public hearing at the request of Singh Development for Preliminary Site Plan utilizing the Open Space Preservation Option, Woodland Permit, Wetland Permit and Stormwater Management Plan approval. The subject property is 29.9 acres in Section 20 of the City of Novi and located at 48301 Eleven Mile Road on the south side of Eleven Mile Road, west of Beck Road in the R-4, One-Family Residential District. The applicant is proposing a 72 unit development using the Open Space Preservation Option.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	08-15-14	<ul style="list-style-type: none"> • Zoning Board of Appeals variance required for the deficient lot widths of lots 14 and 70 (64.28 ft. required, 43 ft. and 50 ft. provided) • Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	08-15-14	Items to be addressed on the Final Site Plan submittal
Traffic	Approval recommended	08-05-14	Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	08-18-14	<ul style="list-style-type: none"> • Waiver required for lack of a berm in area of existing woodlands along Eleven Mile Road • Items to be addressed on the Final Site Plan.
Wetland	Approval recommended	10-02-14	<ul style="list-style-type: none"> • City of Novi Wetland Non-Minor Use Permit and Authorization to Encroach into the 25-Foot Natural Features Setback required • Items to be addressed on the Final Site Plan submittal.
Woodland	Approval recommended	10-02-14	<ul style="list-style-type: none"> • Planning Commission approval required to allow off-site woodland plantings • Items to be addressed on the Final Site Plan submittal.
Fire	Approval recommended	07-31-14	No additional items to address

Motion sheet

Approval – Preliminary Site Plan

In the matter of Oberlin, JSP14-42, motion to **approve** the Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:

- a. Zoning Board of Appeals variance for the deficient lot widths of lots 14 and 70 (64.28 ft. required, 43 ft. and 50 ft. provided);
- b. Planning Commission waiver for the lack of a berm in areas of preserved woodlands along Eleven Mile Road which is hereby granted;
- c. Planning Commission approval to permit 1,173.48 off-site woodland replacement tree credits on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to the on-site and off-site conservation easements required by the Ordinance being provided;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- e. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

Approval – Wetland Permit

In the matter of Oberlin, JSP14-42, motion to **approve** the Wetland Permit based on and subject to the following:

- a. Applicant shall ensure the wetland restoration area on the Ballantyne site will be monitored and maintained for a two year period per the standards outlined in the wetland review letter dated October 2, 2014;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

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

Approval – Woodland Permit

In the matter of Oberlin, JSP14-42, motion to **approve** the Woodland Permit based on and subject to the following:

- a. Planning Commission approval to permit 1,173.48 off-site woodland replacement tree credits on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to the on-site and off-site conservation easements required by the Ordinance being provided ;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

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

Approval – Stormwater Management Plan

In the matter of Oberlin, JSP14-42, motion to **approve** the Stormwater Management Plan, based on and subject to:

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

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

Denial – Preliminary Site Plan

In the matter of Oberlin, JSP14-42, motion to **deny** the Preliminary Site Plan... (because the plan is not in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

Denial- Wetland Permit

In the matter of Oberlin, JSP14-42, motion to **deny** the Wetland Permit... (because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)

Denial- Woodland Permit

In the matter of Oberlin, JSP14-42, motion to **deny** the Woodland Permit... (because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

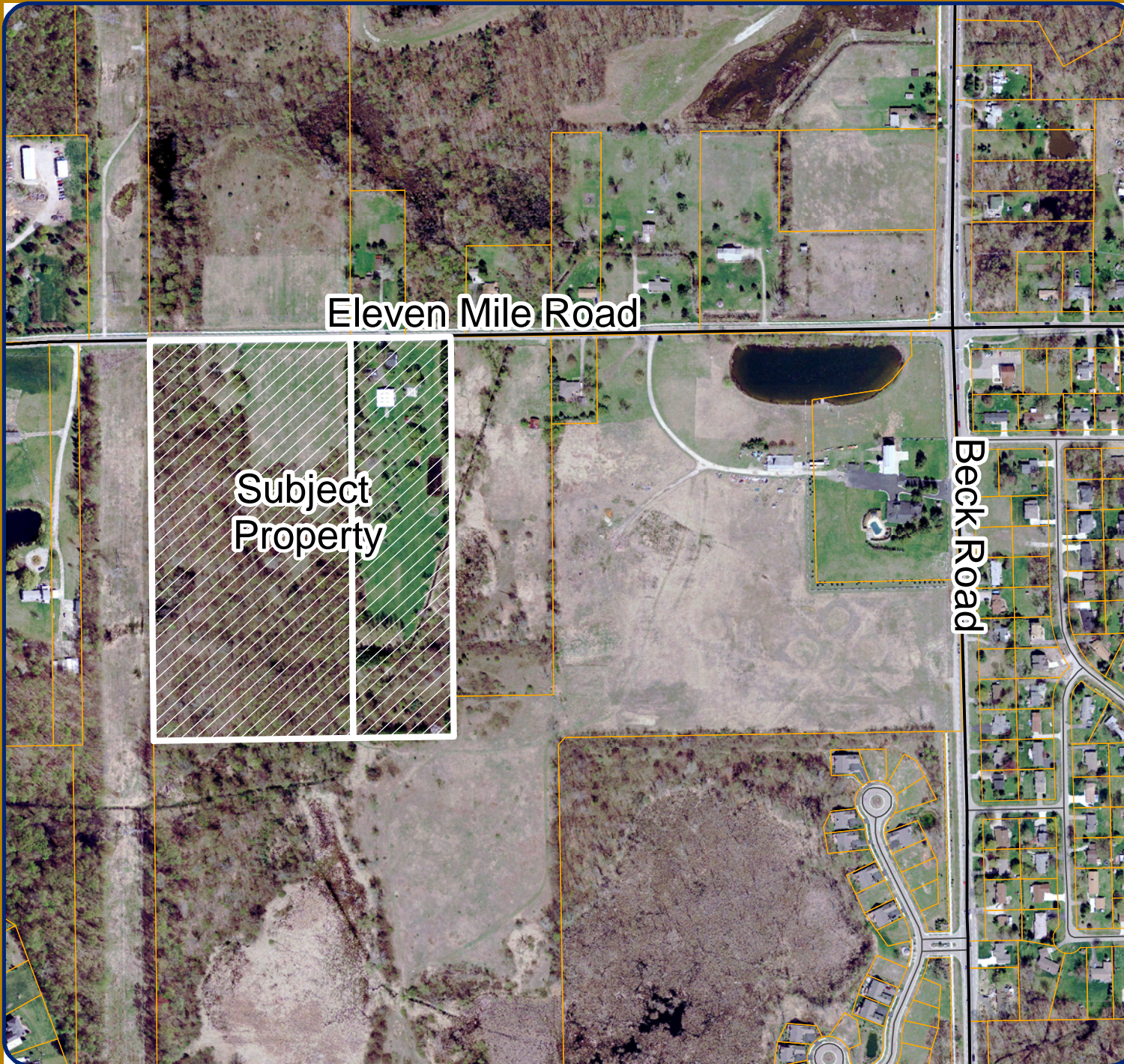
Denial – Stormwater Management Plan

In the matter of Oberlin, JSP14-42, motion to **deny** the Stormwater Management Plan... (because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)


MAPS
Location
Zoning
Future Land Use
Natural Features

Oberlin JSP 14-42

Location



Map Legend

 Subject Property



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

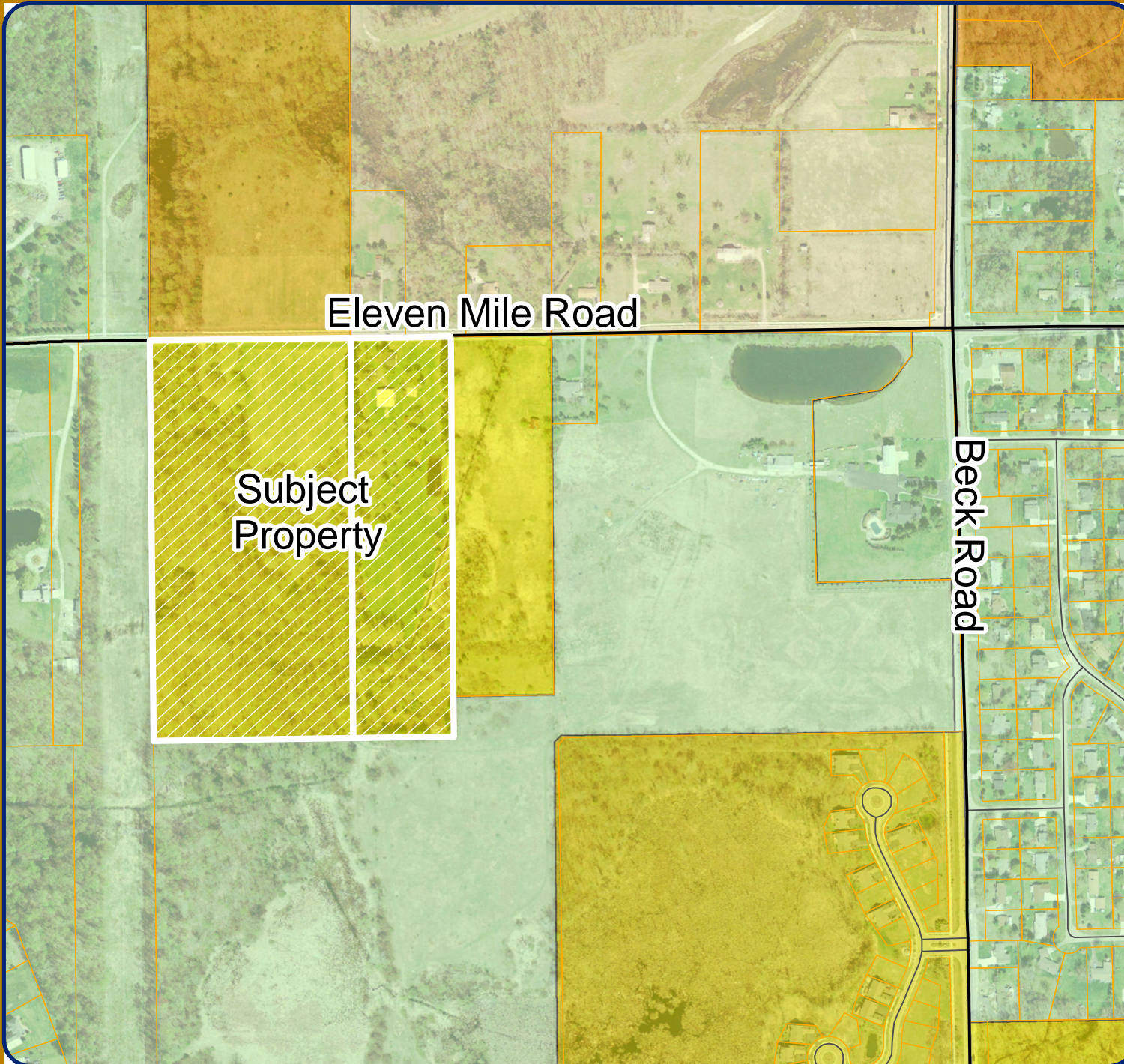
Map Author: Kristen Kapelanski
Date: 10-30-14
Project: Oberlin JSP14-42
Version #: 1.0

MAP INTERPRETATION NOTICE

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Oberlin JSP 14-42

Zoning



Map Legend

-  Subject Property
-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  R-3: One-Family Residential District
-  R-4: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  RM-2: High-Density Multiple Family



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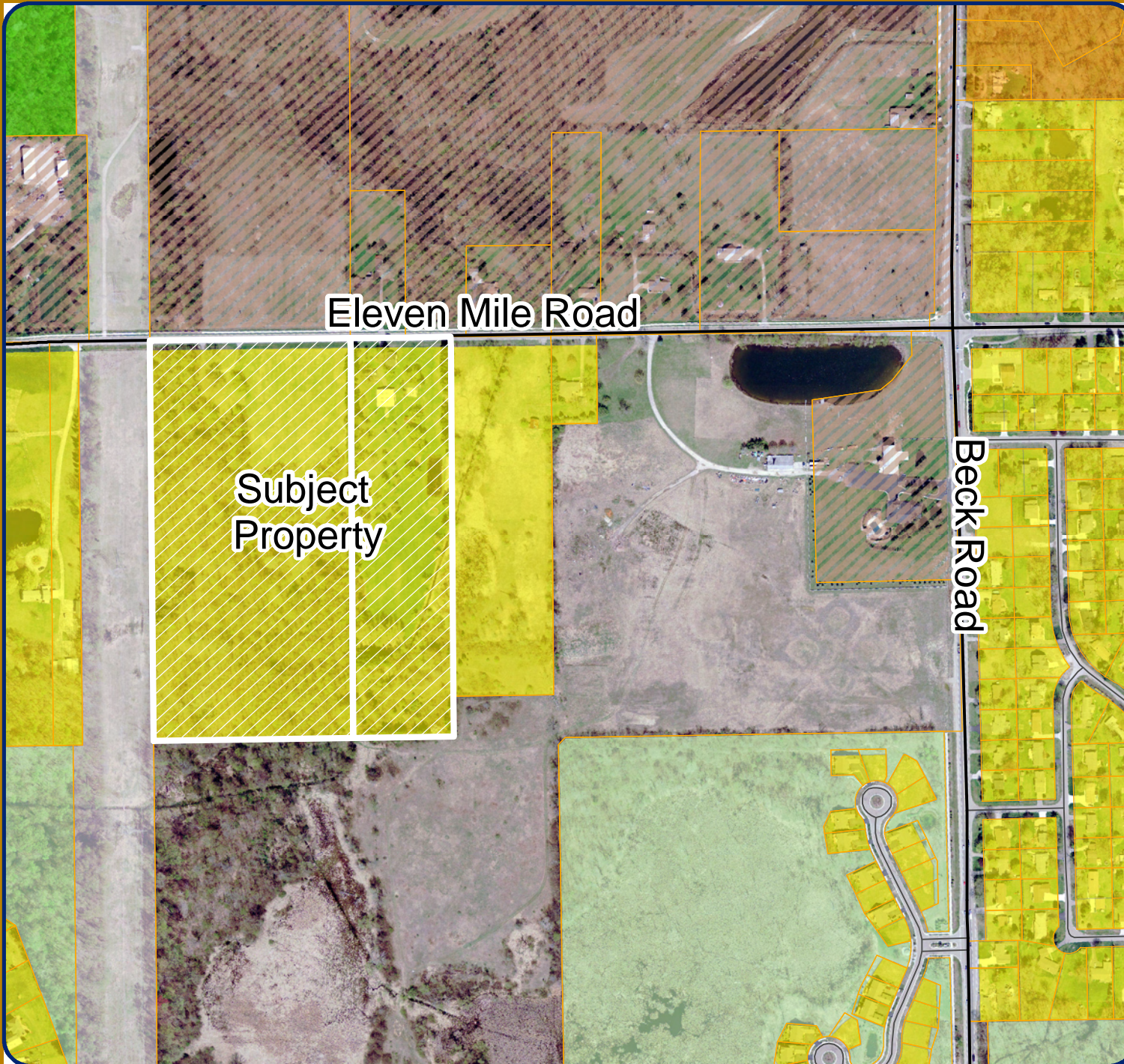
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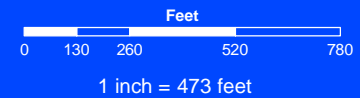
Oberlin JSP 14-42

Future Land Use



Map Legend

-  Subject Property
-  Single Family
-  Multiple Family
-  Suburban Low-Rise
-  Public Park
-  Private Park
-  Utility



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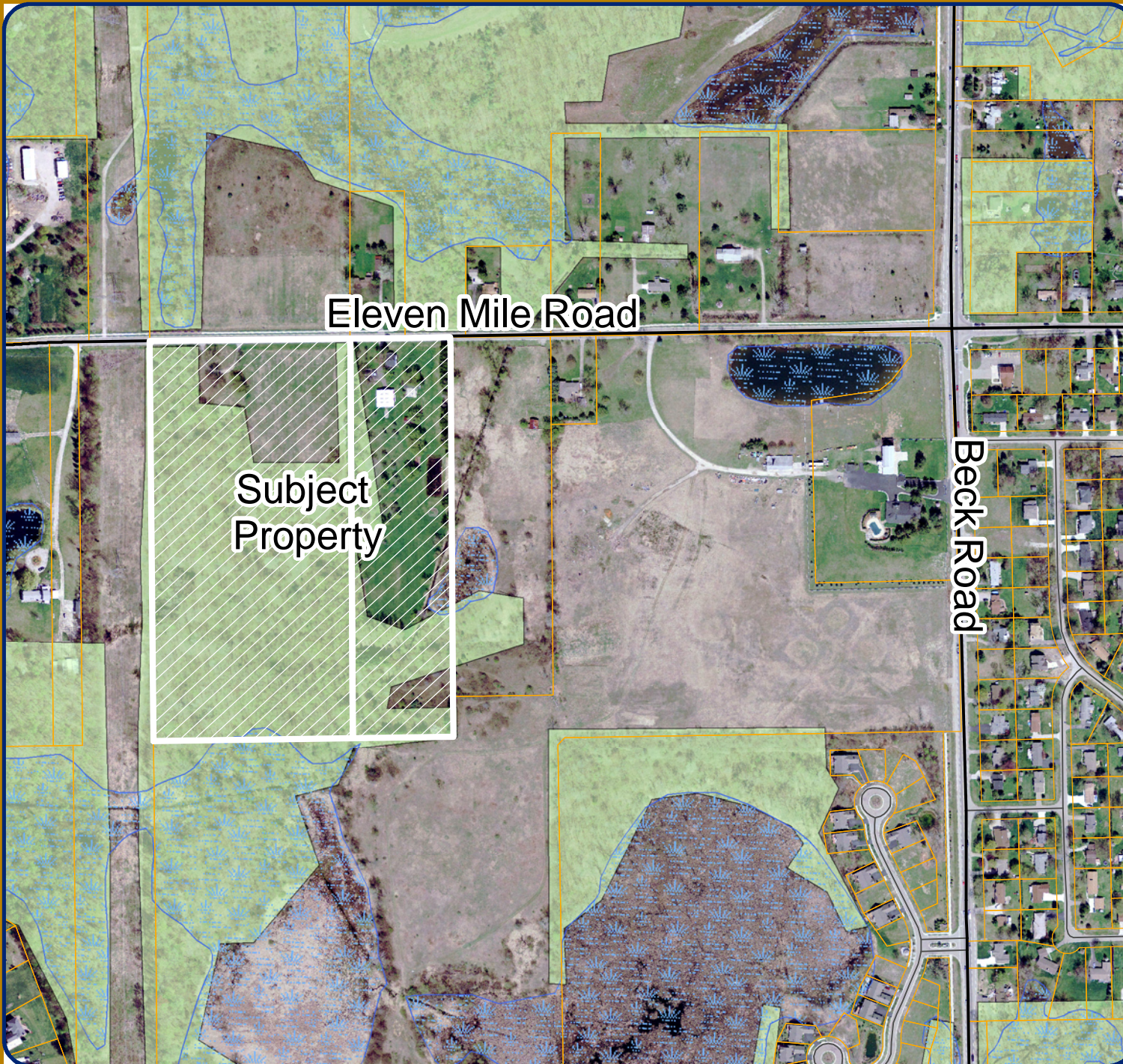
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Oberlin JSP 14-42

Natural Features



Map Legend

-  Subject Property
-  Wetlands
-  Woodlands

Feet

0 130 260 520 780

1 inch = 473 feet



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SITE PLAN

OBERLIN

SECTION 20, CITY OF NOVI
OAKLAND COUNTY, MICHIGAN



 **SEIBER, KEAST ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
7125 ORCHARD LAKE ROAD • SUITE 200 • WEST BLOOMFIELD, MI • 48322
PHONE 248.862.7387 FAX 248.862.7387

PREPARED FOR:
SINGH DEVELOPMENT, LLC
7125 ORCHARD LAKE ROAD
SUITE 200
WEST BLOOMFIELD, MICHIGAN 48322
DRAWN BY: [unclear]

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 15, 2014

Planning Review

Oberlin
JSP14-42

Petitioner

Singh Development, LLC

Review Type

Preliminary Site Plan with Open Space Preservation Option

Property Characteristics

- Site Location: 48301 Eleven Mile Road, south side of Eleven Mile Road, west of Beck Road (Section 20)
- Site Zoning: R-4, One-Family Residential
- Adjoining Zoning: North (across Eleven Mile Road): PSLR, RM-1 with PRO; East: R-4; West and South: RA
- Current Site Use: Vacant Land
- Adjoining Uses: North (across Eleven Mile Road): Medilodge Convalescent Home (under construction); East: single-family residential; West: ITC utility corridor; South: Vacant land
- School District: Novi Community School District
- Site Size: 29.9 acres
- Plan Date: 06-24-14

Project Summary

The parcels in question are located on the south side of Eleven Mile Road between Beck Road and Wixom Road in Section 20 of the City of Novi. The property totals 29.9 acres. The current zoning of the property is R-4, One-Family Residential. The applicant has proposed a 72 unit single-family residential development utilizing the Open Space Preservation Option.

The Open Space Preservation Option is intended "...to encourage the long-term preservation of open space and natural features and the provision of recreation and open space areas." The site meets the general eligibility requirements outlined in the ordinance detailing the Open Space Preservation Option.

The site has a substantial amount of both regulated wetlands and woodlands. The applicant is proposing woodland replacement tree plantings off-site at the northwest corner of Eight Mile Road and Garfield Road.

Recommendation

Approval of the ***Preliminary Site Plan is recommended.*** The applicant has provided the required information to justify the use of the open space preservation option. Planning Commission approval to permit off-site woodland mitigation is required.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 4 (R-1 through R-4: One-Family Residential Districts), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and incorporated as part of the final site plan submittal.

1. Open Space Preservation Option: The applicant is utilizing the Open Space Preservation Option which allows an applicant to develop the allowed number of units on a property on a portion of the site in exchange for the preservation of natural features and open space. The applicant has provided the required parallel plan showing the number of units that could be developed on the site. In order to qualify for the option, the applicant must save a minimum of 10% of the site as permanent open space. The applicant has proposed 21.46% open space in this case. The minimum lot size and width may be reduced depending on the amount of open space proposed. In this case, the applicant could have reduced lot areas to 8,000 sq. ft. and lot widths to 71.4 ft. The applicant has proposed a minimum lot size of 8,217 sq. ft. and a minimum lot width of 72 ft. The Planning Commission will hold the required public hearing prior to their consideration of the matter.
2. Qualifying Permanent Open Space: Per the Zoning Ordinance, qualifying permanent open space within a development using the Open Space Preservation Option can include the following: steep slopes, wetlands, wetland setback areas, floodplains, natural watercourses, woodlands, scenic views, agricultural components and recreational pathways and facilities. The majority of the qualifying permanent open space within the proposed development falls within the wetlands, wetland setback areas and woodlands portions of the areas permitted. This includes the proposed 'Oberlin Park' along the west side of the site, which does contain some regulated woodlands that will be preserved as part of the development. **The applicant shall provide a conservation easement over this area as well as other qualifying permanent open space at the time of Final Site Plan submittal.**
3. Minimum Lot Width: Lot widths between the proposed building and minimum front yard setback cannot be less than 90% (64.28 ft.) of the required minimum width. Lot 14 has a minimum width of approximately 43 ft. and Lot 70 has a minimum width of approximately 50 ft. between the proposed building envelope and the minimum front yard setback. **The applicant has indicated they will seek variances from the Zoning Board of Appeals for these deficiencies.**
4. Resource Inventory: A Resource Inventory noting natural features was included with the plan set as Sheet 11, as required by the Zoning Ordinance. The Planning Commission is asked to determine that the open space preservation plan meets the stated intent of this section of the Zoning Ordinance.
5. Environmental Concerns: There are significant woodland and wetland impacts proposed. The applicant has provided information detailing how the proposed impacts to both woodlands and wetlands meet the intent of the ordinance. The applicant is proposing off-site planting of the majority of woodland replacement trees. The stated purpose of the Woodland Ordinance (Chapter 37 of the City Code) is to:
 - (1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*

- (2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- (3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

It is staff's opinion that the off-site woodland replacement plan meets the stated purpose of the Woodland Ordinance and will effectively be re-creating a woodland area. Per Section 37-8(g) of the City Code: *Relocation or replacement plantings may be considered on private property provided that the owner grants a permanent conservation easement and the location is approved by the planning commission.* Appropriate financial guarantees must be in place for all proposed replacement trees until such time as said trees are planted per the approved plan and the warranty period has expired. All created woodland areas at the off-site location would need to be preserved with conservation easements. Additionally, any created or preserved woodland and wetland areas on the subject property would also need to be preserved with conservation easements. See the wetland, woodland and landscape review letters for additional information.

6. Residential Development Entrance Lighting: *The applicant should contact Jeremy Miller (248.735.5694) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.*

Response Letter

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

Chapter 26.5

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

Pre-Construction Meeting

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

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



Kristen Kapelanski, AICP – Planner
kkapelanski@cityofnovi.org or 248-347-0586

Planning Review Summary Chart

Oberlin JSP#14-42

Preliminary Site Plan Review

Plan Date: 06-24-14

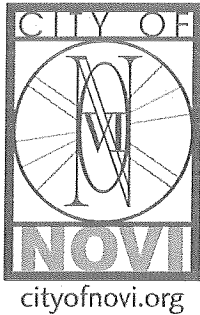
Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Single Family Residential @ 3.3 dwelling units per acre	Single Family	Yes	
Zoning	R-4	No change	Yes	
Use (Sec. 401)	Use permitted per Article 4 of the Zoning Ordinance	Single-Family Site Condominium with Open Space Preservation Option	Yes	Public hearing required
Lot Depth Abutting a Secondary Thoroughfare (Sec. 4.02.A.5 of the Sub. Ord.)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	No rear lot lines abutting a secondary thoroughfare	N/A	
Non-access greenbelt easements (Sec. 2509.3.e.b)	40 ft. wide non-access greenbelt easements required adjacent to major thoroughfares	40 ft. greenbelt provided	Yes	
Maximum length of blocks (Sec. 4.01 of the Sub. Ord.)	Blocks cannot exceed length of 1,400 ft. except where the Planning Commission determines that conditions may justify a greater length	Largest block is less than 900 ft. long	Yes	
Depth to Width Ratio (Sec. 4.02.A.6 of the Sub. Ord.)	Single Family lots shall not exceed a 3:1 depth to width ratio	No lots greater than 3:1 depth	Yes	
Streets (Sec. 4.04.A.1.b of the Sub. Ord.)	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: <ul style="list-style-type: none"> • Impractical difficulties because of topographic conditions or 	Street connection provided to adjacent property on eastern boundary near 1,100 ft.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	<p>natural features</p> <ul style="list-style-type: none"> Would create undesirable traffic patterns 			
Wetland and Watercourses (City Code Sec. 12-174(a)(4))	Lots cannot extend into a wetland or watercourse	Fill areas proposed so that no regulated wetlands remain on lots	Yes	Wetland permit required
Development in the Floodplain (Sec. 4.03 of the Sub. Ord.)	Areas in a floodplain cannot be platted	Floodplain fill proposed so that no floodplain remains on lots	Yes	Floodplain permit required
Open Space Preservation Option Requirements				
Qualification Requirements (Sec. 2403)	Zoning RA through R-4	R-4	Yes	
	<p>The total number of units permitted may be placed on 80% of the site area</p> <p>80% of site = 23.14 acres Permitted density = 3.3 units/acre</p> <p>Bona-Fide Plan indicates maximum of 73 units</p>	72 units proposed	Yes	
	Min. 10% of the site area must be preserved as open space	21.46% open space	Yes	
	<p>Min. lot area 8,000 sq. ft.</p> <p>Min. lot width 71.4 ft. Where a main building is placed behind the front setback line, the distance between the side lot lines shall not be reduced below 90% (64.28 ft.) of the</p>	<p>Min. 8,217 sq. ft.</p> <p>Min. lot width 72 ft. Lot 14 43' between front setback and bldg. and Lot 70 50' between front setback and bldg.</p> <p>Min. side yard 10' with aggregate of 20'</p>	No	Applicant will seek Zoning Board of Appeals variances for the deficient lot widths on Lots 14 and 70

Item	Required	Proposed	Meets Requirements?	Comments
	<p>required minimum lot width at any point between the front set back line and such main building.</p> <p>Min. side yard setback 10 ft. with aggregate of 20 ft.</p>			
	<p>Open space must be accessible to all lots in the development</p>	<p>Open space accessible via the internal sidewalk system</p>	<p>Yes</p>	
	<p>Conservation easement required for all open space areas except developed recreation areas</p> <p>Developed recreation areas shall be preserved via a restrictive covenant or other legal means</p>			<p>Applicant must provide a conservation easement for undeveloped woodland and wetland areas.</p> <p>Applicant must preserve any developed recreation areas.</p>
<p>Sidewalks (Sec. 2405.9)</p> <p>Bicycle & Pedestrian Master Plan</p> <p>Non-Motorized Plan</p>	<p>Five (5) foot wide concrete sidewalks are required on both sides of all internal streets</p> <p>An 8' pathway is required along 11 Mile Rd.</p> <p>No additional trails or pathways beyond those identified in the Bicycle and Pedestrian Master Plan are recommended for the subject property</p>	<p>Five foot sidewalks proposed along internal streets</p> <p>8' sidewalk proposed</p>	<p>Yes</p>	<p>The Non-Motorized Plan recommends and the City is expecting a regional connector path to be constructed in the ITC corridor (adjacent to the subject property) in the future.</p>

Item	Required	Proposed	Meets Requirements?	Comments
Resource Inventory (Sec. 2403.6.B)	(1) All floodplains, wetlands, and water bodies; (2) A woodlands analysis identifying all regulated woodlands; (3) All wildlife habitat areas, per the City's Wildlife Habitat Master Plan. (4) An analysis of onsite soils and topography to identify limitations to development; and (5) An analysis of the contextual features of the site, such as scenic views, historic structures, patterns of original farm fields, fences or stone walls, recreational uses and the like.	Information provided	Yes	
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Master Deed not submitted.		The Master Deed must be submitted for review with the Final Site Plan. Plans will not be stamped approved until the Master Deed has been reviewed and approved by staff and the City Attorney's office.
Exterior Lighting (Sec. 2511)	Required at the time of Final Site Plan submittal	Entrance lights shown at both entrances	Yes	The applicant should work with the Engineering Division to coordinate installation.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

08/15/2014

Engineering Review

Oberlin

JSP14-0042

Applicant

SINGH OBERLIN, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: S. of Eleven Mile Road and W. of Beck Road
- Site Size: 29.909 acres
- Plan Date: June 24, 2014

Project Summary

- Construction of a 72-unit site condominium on approximately 29.909 acres. Site access would be provided by two entrances from 11 Mile Road.
- Water service would be provided by water main along each of the proposed streets from the existing 16-inch water main along the south side of 11 Mile Road. 10 additional hydrants will provided in the site
- Sanitary sewer service would be provided by sanitary sewer along each of the proposed streets from the existing 10-inch sanitary sewer to the west connecting with a stub under 11 Mile Road.
- Storm water would be collected by a single storm sewer collection system the on-site storm sewer system, stored in a wet detention basin and released at a controlled rate to the Novi Lyon Drain.

Recommendation

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

Comments:

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

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

General

1. Provide a proposed utility plan showing proposed utilities include; locations, materials, size, structure types, size and rim elevations.
2. Clearly distinguish between proposed improvements and existing features of the site.
3. Provide sanitary, water main, and sump house to leads
4. Provide a proposed grading plan.
5. Note that all power and communication facilities shall be located in the rear yard of the proposed lots or approval by the Director of Public Services is needed for a variance from Appendix C – Subdivision Ordinance Article IV Section 4.06 – E.1 for the placement of franchise utilities outside of rear lot lines.
6. Separate plan sets for each phase must be submitted for Final Site Plan review and approval. These plan sets must clearly delineate the limits of construction for each phase including grading, utility stubs and bulkheads, and all other applicable information. Information that is not directly relevant to the respective phase shall be shown in a passive manner, i.e. a muted color and/or differing line type. Each phase may require individual permits as determined during the final site plan review.
7. Provide a traffic control plan for the proposed road work activity (City roads).
8. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
9. Label all water main, sanitary sewer, and storm sewer structures.
10. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
11. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
12. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Water Main

13. Provide a 20 foot easement centered on the water main.
14. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
15. Provide a profile for all proposed water main 8-inch and larger.
16. The water main stub at Isabella Way shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.

17. Provide a water main stub to the parcel to the south owned by Novi Schools. This could be co-located with the basin access drive at the end of Oberlin.
18. 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

19. Provide a sanitary sewer basis of design for the development on the utility plan sheet.
20. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
21. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
22. For 8-inch and larger extensions - Provide a testing bulkhead immediately upstream of the sanitary connection point.
23. Illustrate all pipes intersecting with manholes on the sanitary profiles.
24. Provide sanitary sewer profiles.
25. Five (5) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

26. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
27. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
28. Match the 0.80 diameter depth above invert for pipe size increases.
29. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
30. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.

Storm Water Management Plan

31. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
32. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
33. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.
34. A runoff coefficient of 0.35 shall be used for all grass areas. Revise pre and post development 'C' factor calculations.
35. Provide a drainage area map.
36. Rename the north east basin 'A' to distinguish it from the south west basin 'A'.
37. Clarify if north east basin 'A' is being used for storage or as a sediment forebay.
38. Provide volume calculations for north east basin 'A'.
39. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.

Paving & Grading

40. Clarify if concrete pad in Unit 48 is existing or proposed.
41. Provide a cross section for road pavement.
42. Provide a road profile with elevations called out every half station.
43. Consider providing pedestrian cross-overs at all legs of the proposed intersections versus only three legs as shown.
44. Provide a non-motorized connection from Tennyson Court to Eleven Mile Road.
45. Provide a non-motorized connection to the parcel to the south owned by Novi Schools. This could be co-located with the basin access drive at the end of Oberlin.
46. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
47. Label specific ramp locations on the plans where the detectible warning surface is to be installed.
48. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
49. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.

50. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.
51. The City standard straight-faced curb (MDOT C-4 curb detail) shall be provided. Revise details accordingly.
52. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
53. Add a sidewalk detail and show required 2-percent cross-slope.
54. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.

Flood Plain

55. 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.

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

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

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

57. 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:

58. 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.
59. 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.

60. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
61. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
62. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

63. 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).
64. 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.
65. 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.
66. 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.
67. A permit for work within the right-of-way of 11 Mile Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
68. 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.
69. 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.
70. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
71. 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.
72. An incomplete site work performance guarantee, equal to 1.5 times the amount required to complete the site improvements (excluding the storm

water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.

73. 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.
74. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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



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

TRAFFIC REVIEW

August 5, 2014

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

SUBJECT: Oberlin Site Condo (72 Units), JSP12-0042, Preliminary Site Plan (replacing final site plan reviewed 8-27-13), PSP14-0125, Traffic Review

Dear Ms. McBeth:

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

Recommendation

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

Site Description

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

1. The applicant is now proposing 72 single-family home sites with two points of access on 11 Mile Road. The west entrance would be appropriately aligned with the west access drive for Medilodge of Novi, and the east entrance would be 271 ft east of the east access drive for Medilodge. A stub street is also proposed to the east property line, allowing for its future extension into if not through the future neighboring development. Prior to the street being extended, a temporary T turnaround will be provided (the stub will be over 300 ft long).
2. The site vicinity is largely undeveloped, including significant woodlands surrounding a few single-family homes. The Medilodge of Novi across the road from the site has been completed and occupied. The ITC utility corridor runs along the west side of the site but would be buffered from the majority of the adjacent new homes by 26-52-ft-wide "Oberlin Park."
3. 11 Mile Road at the proposed access location is a 35-mph, two-lane residential collector under City jurisdiction. According to a November 2010 speed study conducted for the City, the road's average daily traffic (ADT) volume near the site was 2,165 vehicles. City warrants (DCS Figure IX.8) indicate that a left-turn lane is not required for ADT volumes under 3,000 vehicles.

Traffic Study and Trip Generation

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

4. Seventy-two single-family homes can be expected to generate about 776 one-way vehicle trips per day, 60 in the AM peak hour (15 in and 45 out) and 78 in the PM peak hour (49 in and 29 out). No further traffic study is warranted.

Vehicular Access Locations

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

5. Yes. The west, boulevard-style access drive would align with Medlilodge’s existing, undivided west driveway so as to avoid entering left-turn interlock, and it should be considered as having a zero opposite-side driveway spacing. The east access drive would be 271 ft east of Medilodge’s existing east driveway, a spacing well in excess of the City’s 150-ft minimum opposite-side spacing for this direction of offset (i.e., with no entering left-turn interlock). There are no same-side driveways of consequence relative to driveway spacing standards.

Vehicular Access Improvements

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

6. Yes. Each of the two access drives will feature a 100-ft-long deceleration taper, 25-ft-long deceleration lane, and 75-ft-long acceleration taper tangential to the exiting curb return.

Access Drive Design and Control

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

7. Yes. The two boulevard islands will be of City-standard width (10 ft) and equal or slightly exceed the City standard in length (at 35 ft and 39 ft). The nose offset of both islands will be 16 ft, slightly greater than the City standard of 12 ft but within the permissible range of 6-18 ft. The curb return radii will be 35 ft, also greater than the City standard for a local street (25 ft) but within the permissible range of 25-35 ft.
8. Standard traffic signing has been proposed at both entrances, including a diagrammatic Keep Right (R4-7) sign on each end of each boulevard island; an exiting 30-inch STOP (R1-1) sign 4 ft in advance of the implied crosswalk, with a 12-inch street-name (D3-1) sign for each street atop each STOP sign; and a 25-mph speed limit (R2-1(25)) sign facing incoming traffic from a location aligned with the first lot line.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

9. The proposed provision of an 8-ft-wide concrete safety path along the site’s 11 Mile Road frontage is consistent with the City’s Bicycle & Pedestrian Master Plan.
10. ADA-compliant ramps and detectable warning surfaces are proposed on all sidewalk stubs.

Circulation and Parking

Can vehicles safely and conveniently maneuver through the site?

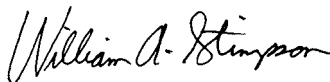
11. Roadway centerline radii and all dimensioned back-of-curb radii meet City standards. However, **the radius of the entering curb return at the west drive still needs to be dimensioned** (implicitly 35 ft, the radius provided for the other three access returns).

12. The two exiting STOP signs have been dimensioned as being 4 ft in advance of the implied crosswalk, but the locations of the three internal YIELD signs vary from 8-20 ft in advance of the implied crosswalks. **Each of the three YIELD signs should be shown (and optionally dimensioned) as being 4 ft in advance of the implied crosswalk.**
13. **The MMUTCD sign code for the two STOP signs and three YIELD signs should immediately follow the associated sign descriptions, not the specifications (size, code, and quantity) of the street-name signs to be mounted atop the STOP and YIELD signs.**
14. **The labels identifying the No Parking signs on the two turnaround islands should be minimally described – in the locations to be installed – as “No Parking Symbol” signs, as the current use of all capital letters and the omission of the word “Symbol” may incorrectly connote word signs rather than symbol signs. Also, the Sign Quantities table should refer to these signs as 12” x 12” No Parking Symbol (R8-3) signs.**
15. Similarly, **since the diagrammatic Keep Right (R4-7) sign does not actually contain those words, this sign should be referred to as a “Diagrammatic Keep Right (R4-7)” sign (using initial caps only).** Since the non-diagrammatic KEEP RIGHT (R4-7a) sign contains those two words plus an arrow to the right, the applicant should retain the current use of all capital letters for that sign’s message.
16. **The Sign Quantities table should list one panel and one post for the End of Road Marker, not zero and zero.**

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 18, 2014

Preliminary Site Plan

Oberlin – JSP 14-42

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: 11 Mile
- Site Acreage: 19.95 acres
- Site Zoning: RA – Residential Acreage
- Surrounding Zoning: RA – Residential Acreage
- Plan Date: 7/9/14

Recommendation

Approval of the Preliminary Site Plan for Oberlin JSP14-42 is recommended.

Ordinance Considerations

Adjacent to Residential – Buffer (Sec. 2509.3.a)

1. The project property is surrounded by residential properties. No buffer is required.

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

1. Greenbelt easement requirements have been met along the Eleven Mile frontage.
2. A 4' tall berm with a 4' crest is required along the Eleven Mile right-of-way. Please note the crest and depict the grades on the Landscape Plan. Alternately the Applicant may seek a waiver from the Planning Commission where significant natural features would be preserved.
3. Right-of-way greenbelt planting calculations have been provided and requirements have been met.
4. Twenty five foot clear vision areas has been provided as required.

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required per 35 LF of frontage on all roads. The Applicant has met the requirement.

Parking Landscape (Sec. 2509.3.c.)

1. Not applicable.

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

1. Not applicable.

Building Foundation Landscape (Sec. 2509.3.d.)

1. Not applicable.

Building Foundation Landscape (LDM)

1. A total of 70%-75% of the basin rim area must be planted with large shrubs. The Applicant has met the requirement.

Plant List (LDM)

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

Landscape Material Sizes (LDM)

1. The Applicant has chosen to upsize some of the proposed vegetation as allowed under the Landscape Design Manual. This planting of more mature plant material allows for greater credits for the trees toward meeting ordinance requirements and allows for greater diversity in the plantings.
2. Please see the Woodland and Wetland reviews for further comments.

Planting Notations and Details (LDM)

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

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

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

General – Woodlands

1. The relocation of woodland replacement plantings to a different site/project will require approval by the Planning Commission. Please see the Woodland and Wetland reviews for further comments.

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

WETLAND REVIEW



Environmental Consulting & Technology, Inc.

October 2, 2014

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

Re: Oberlin (JSP14-0042)
Wetland Review of the Revised Preliminary Site Plan (PSP14-0162)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Site Plan (Plan) for the proposed Oberlin project prepared by Seiber, Keast Engineering, L.L.C. and Felino A. Pascual and Associates dated September 11, 2014 and September 9, 2014, respectively. The wetland information was prepared by Wilson Road Group. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT previously visited the site in order to verify wetland boundaries. The wetland boundaries appear to be accurately depicted on the Plan.

The proposed development is located south of 11 Mile Road between Wixom Road and Beck Road in Section 20.

The proposed Plan would construct 72 site condominiums, associated roads and utilities and storm water detention basins (2) on approximately 29.9 acres. The current development plan appears to propose three phases; Phase 1 (Lots 1 through 47), Phase 2 (Lots 48 through 69), and Phase 3 (Lots 70 through 72).

This current Plan is very similar to previous site plans we have reviewed for this property. Our office previously reviewed a plan that included the development of 62 site condominiums to be built in two phases.

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

On-Site Wetland Evaluation

The wetland delineation information provided on the Plan was completed by Wilson Road Group. At the time of our preliminary inspection, the wetland boundary flags were present and ECT verified that the wetland boundaries appeared to be accurately depicted on the Plan.

There are eight (8) total on-site wetland areas (A, B, C, D, E, F, G and H) totaling 2.46 acres. Wetlands A, B, C, D, E and F are forested wetlands. Wetlands G and H are emergent/scrub shrub wetlands that are associated with the Novi-Lyon Drain that runs through the southeastern portion of the site.

2200 Commonwealth
Boulevard, Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

An Equal Opportunity/Affirmative Action Employer

Wetland Impact Review

As noted, eight areas of wetland exist on this parcel. The current Plan proposes several permanent wetland and wetland buffer impacts for the purpose of constructing the proposed roads and lots. The Plan also proposes one temporary wetland impact (Wetland A) for the purpose of installing a storm sewer associated with the proposed stormwater detention basins. The following table (Table 1) summarizes the existing wetlands and the proposed wetland impacts:

Table 1. Proposed Wetland Impacts

Wetland Area	Overall Wetland Area Within Phase (acres)	City Regulated?	Likely MDEQ Regulated?	Temporary Wetland Disturbance Area (acre)	Permanent Impact Area (acre)	Permanent Impact Volume (cubic yards)
Phase 1						
A	0.68	City/Essential	Yes	0.019	0.122	1,352 (Fill)
B	0.02	City/Essential	Yes	None	None	None
C	0.25	City/Essential	Yes	None	None	None
D	0.04	City/Essential	No	N/A	0.04	271 (Fill)
E	0.55	City/Essential	No	None	None	None
F	0.04	City/Essential	No	N/A	0.04	245 (Fill)
PHASE 1 TOTAL	1.58	--	--	0.019	0.202	1,868 (Fill)
Phase 2						
A	0.40	City/Essential	Yes	None	None	None
H	0.26	City/Essential	Yes	None	None	None
PHASE 2 TOTAL	0.66	--	--	None	None	None
Phase 3						
A	0.12	City/Essential	Yes	N/A	0.012	170
G	0.10	City/Essential	Yes	None	None	None
PHASE 3 TOTAL	0.22	--	--	None	0.012	170
PROJECT TOTAL	2.46	City/Essential	--	0.019	0.214	2,038

The total area of proposed wetland impact continues to be below the City's Wetland Mitigation criteria (0.25-acre of impact or greater), as well as below the MDEQ's criteria for wetland mitigation (0.33-acre of impact or greater).

The Applicant has categorized Wetlands A, B, C, G and H as regulated by the MDEQ. The Applicant has categorized Wetlands D, E and F as non-regulated by MDEQ. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The current Plan states that the impacts to Wetlands A, B, C, D, E and F have been permitted by MDEQ (Permit No. 13-63-0137-P). A review of the MDEQ's Coastal and Inland Waters

Permit Information System (CIWPIS) notes that the issuance of the permit is conditional, and that an easement or covenant is required. The Applicant will need to provide updated information from MDEQ that authorizes the wetland impacts as indicated on the current Plan. A copy of the MDEQ permit should be provided to the City for review.

Based on the essentiality criteria outlined in the City of Novi’s Wetland and Watercourse Protection Ordinance, ECT believes that all of the on-site wetland areas appear to be essential (i.e., exhibit storm water storage function as well as provide wildlife habitat) and are therefore regulated by the City of Novi. This information has been noted in Table 1, above.

Sections of fill within Wetland A are proposed for the purpose of Lot grading as well as the construction of Oberlin Court. The current Plan now avoids fill within Wetland C for the purpose of building Lots. The filling of Wetland D is proposed for the purpose of constructing Lot 11 and Oberlin Court. Finally, the filling of Wetland F is proposed for the purpose of constructing Lots 17 and 36 as well as a portion of Isabella Way.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The following table (Table 2) summarizes the proposed impacts to the wetland setbacks:

Table 2. Proposed Permanent Wetland Buffer Impacts

<i>Buffer Area</i>	<i>Permanent Buffer Impact Area (acre)</i>	<i>Fill Volume (cubic yards)</i>
Phase 1		
A	0.79	3,513
B	None	None
C	0.14	903
D	0.15	1,016
E	0.15	300
F	0.15	920
PHASE 1 TOTAL	1.38	6,652
Phase 2		
A	None	None
H	0.15	498
PHASE 2 TOTAL	0.15	498
Phase 3		
A	0.34	825
G	None	None
PHASE 3 TOTAL	0.34	825
PROJECT TOTAL	1.87	7,975

Permits & Regulatory Status

The on-site wetlands are considered regulated, essential wetland by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi.

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

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

A final determination of regulatory status has been made by the MDEQ. The Applicant has provided a copy of the wetland permit for Phase 1 of the project that has been issued by the MDEQ. The MDEQ wetland use permit was issued on February 11, 2014 and expires February 11, 2019.

Comments

The following are repeat comments from our Wetland Review of the Preliminary Site Plan dated August 14, 2014. The current status of each comment follows in ***bold italics***:

1. Wetlands A, B, C, G and H appear to be MDEQ-regulated. 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.

This comment has been addressed. A final determination of regulatory status has been made by the MDEQ. The Applicant has provided a copy of the wetland permit for Phase 1 of the project that has been issued by the MDEQ. The MDEQ wetland use permit was issued on February 11, 2014 and expires February 11, 2019.

2. Previous plan submittals provided for compensatory wetland mitigation. Wetland impacts associated with the current Plan do not exceed either the City or the MDEQ threshold for wetland mitigation requirement.

This comment has been partially addressed. The applicant states in a Wetland/Woodland Response Letter dated September 11, 2014 that wetland enhancement is being proposed at the Ballantyne development. All three phases of the Oberlin project propose a total of 1.87 acres of wetland buffer impacts. To mitigate these impacts, wetland enhancements have been proposed at the Ballantyne site.

This Plan submittal includes a supplemental Wetland Restoration Summary prepared by Wilson Road Group. The proposed wetland restoration plan does not appear to incorporate any proposed monitoring or maintenance following the restoration activity.

Prior to final approval, the applicant shall provide a Plan for ensuring that the wetland restoration area will be monitored and maintained for a 5-year period. This plan should include an approach to treating invasive plant species within the restoration area during

the 5-year monitoring period. The Applicant shall also provide information detailing the construction sequence and methods that will be used to grade, seed and plant the proposed wetland restoration area. This information shall indicate how the restoration area will be completed given the possibility of standing water being present within the area to be restored.

3. It should be noted that the Applicant appears to have proposed Conservation Easements over preserved wetland, wetland buffer and woodland areas located within the proposed parks. No Conservation Easements are intended to be extended across proposed lots. The Applicant should provide documentation of any proposed wetland conservation easements with subsequent plan submittals.

This comment still applies. The applicant states in a Wetland/Woodland Response Letter dated September 11, 2014 that documentation of the wetland and woodland conservation easements will be provided at the time of Final Site Plan approval.

4. A 25-foot buffer/setback should be provided around the proposed sedimentation basin(s). The City's Wetland & Watercourse Ordinance defines "watercourse" as "...river, stream, lake, pond or detention basin, or any body of surface water having well-defined banks". The City's Zoning Ordinance section covering these buffers states, "for the purposes of this regulation the terms "wetland" or "watercourse" shall be defined as set forth in section 12-152 of the Novi Code of Ordinances. The setback required to be maintained by this regulation shall be twenty-five (25) feet from the boundary of a wetland, and twenty-five (25) feet from the ordinary highwater mark of a watercourse. In addition, the Zoning Ordinance states, "within an established wetland or watercourse setback, unless and only to the extent determined to be in the public interest by the body undertaking plan review, there shall be no deposition of any material, removal of any soils, minerals and/or vegetation, dredging, filling or land balancing, or construction of any temporary or permanent structures. Please review and revise the Plan if necessary.

This comment has been partially addressed. To mitigate the wetland buffer impacts, wetland enhancements have been proposed at the Ballantyne site. The current Plan appears to provide for a 25-foot buffer around the proposed detention basins. It is not clear on the Plan what seed mix is to be utilized within the 25-foot wetland buffers. ECT recommends that a native seed mix be used within the 25-foot wetland buffers. This should be clarified on the landscape plans.

5. The amount of permanent impact to the 25-foot wetland setback remains significant (1.87 acres for the total project). ECT previously recommended that the Applicant propose wetland buffer restoration and/or buffer mitigation as part of the Landscape Plan. This could be in the form of planting native vegetation within the remaining areas of wetland buffer and a plan for removal of any existing invasive plant species from the existing wetland and wetland buffer areas. ECT continues to recommend that buffer restoration and/or mitigation be incorporated into the Plan. Please review and revise the Plan as necessary.

This comment has been partially addressed (see Item #2, above). To mitigate the wetland buffer impacts, wetland enhancements have been proposed at the Ballantyne site. This

Plan submittal includes a supplemental Wetland Restoration Summary prepared by Wilson Road Group. The proposed wetland restoration plan does not appear to incorporate any proposed monitoring or maintenance following the restoration activity.

Prior to final approval, the applicant shall provide a Plan for ensuring that the wetland restoration area will be monitored and maintained for a 5-year period. This plan should include an approach to treating invasive plant species within the restoration area during the 5-year monitoring period. The Applicant shall also provide information detailing the construction sequence and methods that will be used to grade, seed and plant the proposed wetland restoration area. This information shall indicate how the restoration area will be completed given the possibility of standing water being present within the area to be restored.

Recommendation

ECT recommends that the Applicant address the concerns noted above in the *Comments* section prior to submitting the Final Site Plan.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

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

Attachments: Figure 1



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

WOODLAND REVIEW



Environmental Consulting & Technology, Inc.

October 2, 2014

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

Re: Oberlin (JSP14-0042)
Woodland Review of the Revised Preliminary Site Plan (PSP14-0162)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Site Plan (Plan) for the proposed Oberlin project prepared by Seiber, Keast Engineering, L.L.C. and Felino A. Pascual and Associates dated September 11, 2014 and September 9, 2014, respectively. The tree inventory information was prepared by Mike's Tree Surgeons, Inc. The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

The proposed development is located south of 11 Mile Road between Wixom Road and Beck Road in Section 20. The proposed Plan would construct 72 site condominiums, associated roads and utilities and storm water detention basins (2) on approximately 29.9 acres. The current development plan appears to propose three phases; Phase 1 (Lots 1 through 47), Phase 2 (Lots 48 through 69), and Phase 3 (Lots 70 through 72).

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

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Blvd., Suite 300
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On-site Woodland Evaluation

ECT has completed an on-site Woodland Evaluation for this project site. The *Woodland Protection Plan* (Sheet 4) and the *Tree Listings* (Sheets 5 through 8) appear to accurately depict the location, species composition and the size of the existing trees. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided in the *Tree Listings* were consistent with the field measurements. The surveyed trees have been marked with white paint, allowing ECT to compare the reported diameters to the existing tree diameters in the field (see Site Photos).

The entire site is approximately 30 acres with regulated woodland mapped across a significant portion of the property (see Figure 1, attached). A relatively-open field is located in the northeast corner of the property, directly adjacent to 11 Mile Road, and does not contain mapped City of Novi Regulated Woodlands. On-site woodlands are dominated by red maple (*Acer rubrum*) and sugar maple (*Acer saccharum*). The site also contains American elm (*Ulmus Americana*), Norway spruce (*Picea abies*), cottonwood (*Populus deltoides*), box elder (*Acer negundo*), white ash (*Fraxinus americana*), black willow (*Salix nigra*), black cherry (*Prunus serotina*) and several other species.

Based on the *Tree List* information as well as our site assessment, the maximum size tree diameter on the site is 51-inch d.b.h. (red maple). In terms of habitat quality and diversity of tree species, the project site is of good quality. The majority of the woodland areas consist of relatively-mature growth trees in good health. This wooded area provides a relatively high level of environmental benefit and in terms of a scenic asset, windblock, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of good quality.

After our woodland evaluation and review of the *Tree Listing*, there are a significant number of trees on-site that meet the minimum caliper size for designation as a specimen tree. These trees include:

Table 1. Potential Specimen Trees

Tag #	DBH	Common Name	Removal Status	Woodland Replacement Credits Required
1	39	Red Maple	Remove	4
8	51	Red Maple	Remove	4
40	33	Red Maple	Remove	4
56	37	Red Maple	Remove	4
64	26	Red Maple	Remove	3
67	27	Red Maple	Remove	3
70	24	Red Maple	Remove	3
351	27	Red Maple	Save	0
396	26	Red Maple	Remove	3
400	25	Bur Oak	Save	0
473	25/9	Red Maple	Remove	5

474	24	Red Maple	Remove	3
905	33	Red Maple	Save	0
1025	26	Bur Oak	Save	0
1039	24	White Ash	Dead	0
1045	29	Sugar Maple	Save	0
1049	27	Sugar Maple	Save	0
1056	26	Sugar Maple	Save	0
1058	32	Sugar Maple	Save	0
1074	28	Red Maple	Save	0
1082	28	White Ash	Dead	0
1110	32	Sugar Maple	Save	0
1252	29	White Ash	Dead	0
1392	24	Red Maple	Save	0
1428	26/11/10/10	Red Maple	Save	0
1448	35	Red Maple	Save	0
1458	25/9	Red Maple	Save	0
1482	26	Red Maple	Save	0
1622	40	Red Maple	Remove	4

As indicated in Table 1, seventeen of the twenty-nine potential specimen trees found on this project will be preserved in the current site design (although 2 of these are noted as 'dead'). ECT recommends that the applicant consider preservation of as many existing trees as feasible, including potential specimen trees.

Woodland Impact Review

As shown, there appear to be substantial impacts proposed to regulated woodlands associated with the site construction. It appears as if the proposed work (proposed lots, roads and detention basin) will cover the majority of the site and will involve a considerable number of tree removals. It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches.

A *Woodland Impacts* summary table has been included on the *Woodland Protection Plan* (Sheet 4). The Applicant has noted the following:

Total On-Site Regulated Trees =	1,500
Total On-Site Non-Regulated Trees =	6
Total Off-Site Trees =	171
Trees to be Save =	642
Total Trees to be Removed =	1,036

In addition, the information provided on the Plan notes:

Stems to be Removed 8" to 11" =	196 Trees (Requiring 196 Replacements)
Stems to be Removed 11" to 20" =	216 Trees (Requiring 430 Replacements)
Stems to be Removed 20" to 30" =	25 Trees (Requiring 75 Replacements)
Stems to be Removed 30"+ =	11 Trees (Requiring 40 Replacements)
Multi-Stemmed Trees =	165 Trees (Requiring 460 Replacements)
Total Replacement Trees Required =	1,201 Trees

It should be noted that there appear to be discrepancies in the required replacement tree quantity calculations for stems to be removed 11" to 20" as well as stems to be removed 30"+. It appears as though these quantities should be 432 and 44, respectively. Based on our assessment, a total of 1207 Woodland Replacement Trees are required (as opposed to 1201).

Woodland Replacement Review

Per the *Planting Detail* plan (Sheet LS-3 of 8), 1,201.21 total tree replacement credits will be provided, however only 27.73 of these credits are proposed on the Oberlin site. The following woodland tree replacements are proposed on the Oberlin Site:

- Replacement on Oberlin Site: 27.73
 - 15 – 2.5" deciduous trees (@ 1:1 credit) = 15
 - 19 – 7' height evergreen (@ 1.5:1 credit) = 12.73

The Plan states that a total of 1,173.48 woodland replacement trees have been proposed on an off-site woodland replacement location at the proposed Ballantyne site (northwest corner of Eight Mile and Garfield Roads). It should be noted that the number of woodland replacement trees listed on the Ballantyne plan meets this requirement (the Ballantyne Final Site Plan proposes 1,185.48 Woodland Replacement credits).

Woodland Permit Requirements

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

Comments

The following are repeat comments from our Woodland Review of the Preliminary Site Plan dated August 14, 2014. The current status of each comment follows in ***bold italics***:

1. The proposed Plan includes substantial impacts to City Regulated Woodland. ECT believes that the proposed woodland impacts should be reviewed and recommends that the applicant consider preservation of as many existing trees as feasible, including potential specimen trees (indicated in Table 1, above). It is not clear why more of the existing trees cannot be incorporated into the site design.

This comment has been partially addressed. The applicant states in a Wetland/Woodland Response Letter dated September 11, 2014 that “considering lot sizes, basement excavations, utility impacts, and landscaping requirements, as many trees were saved as feasible. Of the 29 specimen trees surveyed, 11 are being removed, representing a 62 percent preservation rate. Five of the eleven trees are located in the proposed roadways while the remaining 6 trees are found on lots 3, 9, 17 and 48. Overall, 31 percent of the trees are being retained. ECT continues to recommend that the impacts to existing trees be reduced where feasible.

2. The Woodland Replacements Required are incorrect for some of the trees listed in the *Tree Listing*. It should be noted that the City requires woodland replacements according to the following table:

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
$\geq 8 \leq 11$	1
$> 11 \leq 20$	2
$> 20 \leq 29$	3
≥ 30	4

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.

The required replacement quantities for Tree #'s 1, 8, 40 and 56 are incorrect. The applicant shall review and revise the Plan as necessary. The total quantity of Woodland Replacements Required will need to be revised and updated.

This comment has been addressed.

3. The quantity of off-site woodland replacements to be provided at the Ballantyne site (off-site woodland replacement location) as indicated on the current Plan does not appear to be consistent with the quantity provided on the Ballantyne site plan (plan dated April 24, 2014). This discrepancy must be corrected on subsequent site plan submittals.

This comment has been addressed. The Plan states that a total of 1,173.48 woodland replacement trees have been proposed on an off-site woodland replacement location at the proposed Ballantyne site (northwest corner of Eight Mile and Garfield Roads). It should be noted that the number of woodland replacement trees listed on the Ballantyne plan meets

this requirement (the Ballantyne Final Site Plan proposes 1,185.48 Woodland Replacement credits.

4. The Applicant shall obtain Planning Commission approval for the off-site woodland tree replacement planting locations.

This comment has been addressed. The applicant states in a Wetland/Woodland Response Letter dated September 11, 2014 that off-site tree replacement approval will be requested of the Planning Commission. Such a request has been previously approved by that body.

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 tree 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>).

This comments still applies. The applicant states in a Wetland/Woodland Response Letter dated September 11, 2014 that replacement trees will not be placed within utility easements or within 10 feet of a building structure.

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

This comments still applies. The applicant states in a Wetland/Woodland Response Letter dated September 11, 2014 that all replacement trees will be located within a preservation easement. Such easement documents will be submitted at the time of Final Site Plan review.

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.

This comments still applies. However, the applicant states in a Wetland/Woodland Response Letter dated September 11, 2014 that no payment into the City of Novi Tree Fund is anticipated since all replacement trees will be planted at either the Oberlin or Ballantyne sites.

Oberlin (JSP14-0042)
Woodland Review of the Revised Preliminary Site Plan (PSP14-0162)
October 2, 2014
Page 7 of 10

Recommendation

ECT recommends that the Applicant address the concerns noted above in the *Comments* section prior to submitting the Final Site Plan.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

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

Attachments: Figure 1 and Site Photos



Figure 1. City of Novi Regulated Woodlands Map. Regulated Woodland areas shown in light green and approximate property boundary shown in red.

Site Photos



Photo 1. Tree #8 (51" red maple) to be removed for construction of Oberlin Blvd (ECT November 2012).



Photo 2. Tree #56 (37" red maple) to be removed for construction of Oberlin Blvd and Lot 3 (ECT November 2012).



Photo 3. View southwest at Tree #419 & #420, multi-stem red-maples to be removed for the construction of Oberlin Blvd (ECT November 2012).



Photo 4. View looking north at area of proposed Oberlin Court. Red maple, cottonwood and American elm to be removed. (ECT November 2012).

FIRE REVIEW



May 20, 2014

July 31, 2014

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

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

Interim City Manager
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**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
Jerrold S. Hart

RE: Oberlin Site Condo

PSP#14-0082

PSP#14-0125

Project Description: 70 single family homes located on the south side of Eleven Mile between Wixom Rd. and Beck Rd.

Comments:

1) A hydrant shall be provided in the turn-around area of a cul-de-sac roadway. (D.C.S. Sec. 11-68 (c)(1)e) **Corrected 7/31/14**

2) In single family residential areas, hydrants shall be spaced a maximum of 500 feet apart. It is recommended that a hydrant be located at every intersection on the same corner with the street sign. This will help with locating the fire hydrants in winter when they are covered with snow. (D.C.S. Sec. 11-68 (f)(1)b) **Corrected 7/31/14**

Recommendation:

Recommended for Approval

Sincerely,

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

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER

SEIBER KEAST ENGINEERING, LLC
ENGINEERING CONSULTANTS

Clif Seiber, P.E.
Patrick G. Keast, P.E.
Azad W. Awad

7125 Orchard Lake Road, Suite 304
West Bloomfield, MI 48322
Phone No. 248.231.9036
E-mail: cs@seibereng.com

November 5, 2014

Ms. Kristin Kapelanski, AICP, Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: **Oberlin, City of Novi Project Number JSP 14-42**
Preliminary Site Plan Review

Dear Ms. Kapelanski:

In accordance with your consultants and staff review letters issued under your cover letter dated August 15, 2014, the following responses are made to those letters for use at the Planning Commission meeting scheduled for November 12, 2014. The comment number shown below corresponds to the comments contained in the consultant or staff review letters where applicable.

PLANNING REVIEW

1. A conservation easement over the woodland and wetland park areas will be provided at the time of Final Site Plan review.
2. A request will be submitted to the Zoning Board of Appeals to increase the front setback of Unit 14 in order to achieve the required minimum lot width.

ENGINEERING REVIEW

General

5. A waiver will be sought to allow front yard public utilities due to environmental concerns on Units 10-14 and 62-69.

Water Main

17. A water main stub to the Novi Public schools property to the south is impractical in the area of Units 13 and 14 due to wetlands, floodplain, the Novi Lyon Drain and woodlands. It is requested that the engineering department consider the water main stub between Units 71 and 72 to avoid the environmental impacts while still providing municipal water supply to the school property.

All other engineering comments will be addressed at the time of Final Site Plan review.

TRAFFIC REVIEW

Circulation and Parking

11. The radius of the entering curb at the west driveway will be 35 feet.
12. The three Yield signs will be located 4 feet in advance of the crosswalk.
13. The MMUTCD sign codes will be rearranged as requested.
14. The No Parking signs will be revised to No Parking Symbol signs.
15. The Keep Right signs will be noted as Diagrammatic Keep Right signs.
16. The post and panel for the End of Road Marker will show one of each.

LANDSCAPE REVIEW

A waiver is requested from the Planning Commission to eliminate 52 lineal feet of berm along the most westerly road frontage on Eleven Mile Road in order to preserve woodlands.

WETLAND REVIEW

Comments

2. Oberlin proposes a total of 1.87 acres of wetland buffer impacts. In our previous correspondence, we discussed the fact that since the Novi wetland consultant had determined that two wetland pockets of only 0.04 acres (roughly 40'x40') were essential, the filling of these pockets results in a buffer disturbance of nearly 4 times the size of the wetland that it surrounds. Although there is no threshold that triggers the need for buffer disturbance mitigation, the applicant has offered to provide enhancement of the Ballantyne wetland pocket. However, in the most recent review letter, the City's wetland consultant is requiring 5 years of wetland monitoring. We hereby request that such a requirement not be imposed because it is a voluntary enhancement. If the monitoring is required, then the applicant will withdraw its offer of wetland enhancement at the Ballantyne site.
3. The wetland conservation easement documents will be provided at the time of Final Site Plan review.
4. The landscape plans will clarify the seed mix.
5. See comment number 2 above. No monitoring of the enhancement area is proposed.

WOODLAND REVIEW

Comments

1. Impacts to the existing will be reduced where feasible.
- 5 Replacement trees will not be placed within utility easements.
- 6 The woodland and wetland conservation easements will be provided at the time of Final Site Plan submittal.

Ms. Kristin Kapelanski, AICP, Planner
November 5, 2014
Page 3

FIRE DEPARTMENT REVIEW

No comments.

Sincerely,

SEIBER KEAST ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "Clif Seiber". The signature is fluid and cursive, with a long horizontal flourish at the end.

Clif Seiber, P.E.

Enclosure: Rendering Plan