



GRAND RIVER SOCCER PARK JSP16-20

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Consideration at the request of City of Novi and Suburban Showplace, LLC for Planning Commission's approval of Preliminary Site Plan, Woodlands Permit, Wetlands Permit and Stormwater Management Plan. The subject property is currently zoned I-1, Light Industrial and is located in Section 16, west of Taft Road and south of Grand River Avenue. The applicant is proposing two soccer fields and associated parking on site.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06-03-16	<ul style="list-style-type: none"> Items to be addressed on the final site plan submittal
Engineering	Approval NOT recommended	05-18-16	<ul style="list-style-type: none"> City Council variances for absence of curb, gutter, hard surface, end islands, pavement markings, not meeting the minimum requirements for storm water management and right turn taper lane along Grand River Avenue Items to be addressed on the final site plan submittal
Landscaping	Approval NOT recommended	05-17-16	<ul style="list-style-type: none"> Waiver for absence of parking lot landscape, landscape island area, right of way trees, residential use screening and for exceeding the maximum number of contiguous spaces within a parking bay. Items to be addressed on the final site plan submittal
Wetland	Approval recommended	05-24-16	<ul style="list-style-type: none"> Requires a City of Novi Wetland Permit and an Authorization to encroach the 25-Foot Natural Features Setback Items to be addressed on the final site plan submittal
Woodland	Approval recommended	05-24-16	<ul style="list-style-type: none"> Requires a City of Novi Woodland Permit Items to be addressed on the final site plan submittal
Traffic	Approval NOT recommended	05-19-16	<ul style="list-style-type: none"> Items to be addressed on the final site plan submittal
Facade	Not Applicable		
Fire	Approval recommended	05-20-16	<ul style="list-style-type: none"> Items to be addressed on the final site plan submittal

Motion sheet

Approval – Preliminary Site Plan

In the matter of Grand River Soccer Park, JSP 16-20, motion to **approve** the Preliminary Site Plan based on and subject to the following waivers due to the temporary nature of primary and secondary uses proposed and subject to City Council approval of Design and Constructions standard variances:

- a. Planning Commission finding based on Section 5.2.9. that the 79 proposed parking spaces for the proposed use are sufficient, as the use is not specifically mentioned in the requirements for off-street parking facilities of the zoning code;
- b. A Planning waiver to permit the absence of required bike racks (8 required, 0 provided) until it is determined to be required by the City based on future use of the facilities;
- c. A Landscape waiver to permit the absence of the required berm and screening required between non-residential and residential uses (R-1 One family residential to the South, none provided), as listed in Section 5.5.3.A;
- d. A Landscape waiver to permit the absence of required greenbelt plantings along Grand River Avenue frontage as listed in Section 5.5.3.B.ii.f (7 canopy and 11 sub canopy trees required; 0 provided), which is hereby granted; (Berm is provided, the trees shown are required replacement trees);
- e. A Landscape waiver to permit the absence of the required Right of Way trees along Grand River Avenue (5 required, 0 provided) as listed in Section 5.5.3.B.ii.f;
- f. A Landscape waiver for exceeding the maximum number of contiguous spaces within a parking bay (15 maximum allowed, 16, 20 and 21 provided) as listed in Section 5.5.3.C.ii.i;
- g. A Landscape waiver to permit the absence of vehicular use area perimeter trees (approximately 52 trees required, 0 provided), as listed in Section 5.5.3.C.iii Chart footnote;
- h. A Landscape waiver to permit the absence of parking lot interior trees (approximately 28 trees required, 0 provided), as listed in Section 5.5.3.C.iii ;
- i. A Landscape waiver to permit the absence of required landscaped area within the parking lot (approximately 2115sf is required, approximately 1300sf is provided, in non-curbed islands), as listed in Section 5.5.3.C.iii ;
- j. City Council variance from Sec. 11-239(b)(1),(2)of Novi City Code for absence of hard surface for parking lot and driveway;
- k. City Council variance from Sec. 11-239(b)(1),(2)of Novi City Code for absence of curb and gutter for parking lot and driveway;
- l. City Council variance from Sec. 11-239(b)(3) of Novi City Code for absence of pavement markings and layout including end islands;
- m. City Council variance from Sec. 11-239(b) (4) of Novi City Code for not meeting the minimum requirements for drainage and grading including storm water management;
- n. City Council variance from Sec. 11-216 (c) (8) of Novi City Code for absence of a right turn taper lane along Grand River Avenue;
- o. Applicant to work with the Road Commission for Oakland County (RCOC) to meet the requirements for road improvement within Grand River Avenue Right of way.
- p. 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
- q. *(additional conditions here if any).*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

Approval – Wetland Permit

In the matter of Grand River Soccer Park, JSP 16-20, motion to **approve** the Wetland Permit based on and subject to the following:

- 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 the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- AND -

Approval – Woodland Permit

In the matter of Grand River Soccer Park, JSP 16-20, to **approve** the Woodland Permit based on and subject to the following:

- 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 the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- AND -

Approval – Stormwater Management Plan

In the matter of Grand River Soccer Park, JSP 16-20, 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.)

- OR -

Denial – Preliminary Site Plan

In the matter of Grand River Soccer Park, JSP 16-20, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

- AND -

Denial – Wetland Permit

In the matter of Grand River Soccer Park, JSP 16-20, motion to **deny** the Wetland Permit...*(because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

- AND -

Denial – Woodland Permit

In the matter of Grand River Soccer Park, JSP 16-20, motion to **deny** the Woodland Permit...*(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

- AND -

Denial – Stormwater Management Plan

In the matter of Grand River Soccer Park, JSP 16-20, 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

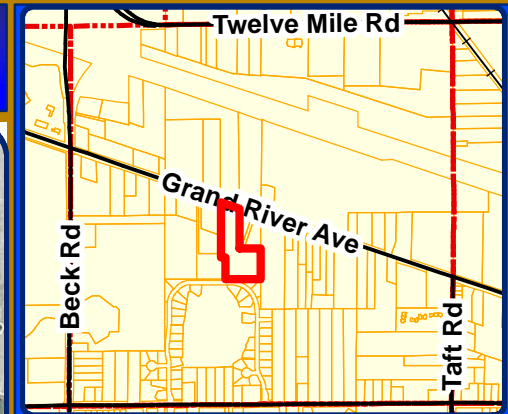
JSP 16-20 Grand River Soccer Park

Location



**Subject
Property**

Section 16



Legend

 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 05/20/16
Project: JSP 16-20 Grand River Soccer Park
Version #: 1



1 inch = 167 feet

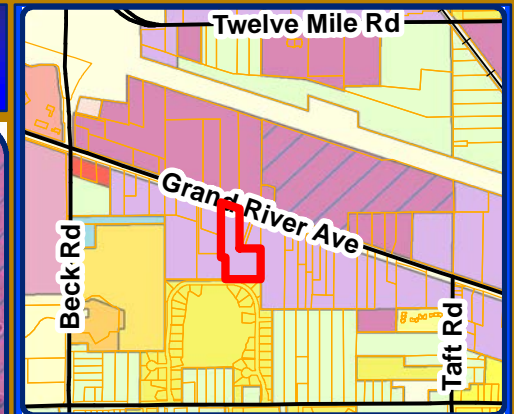
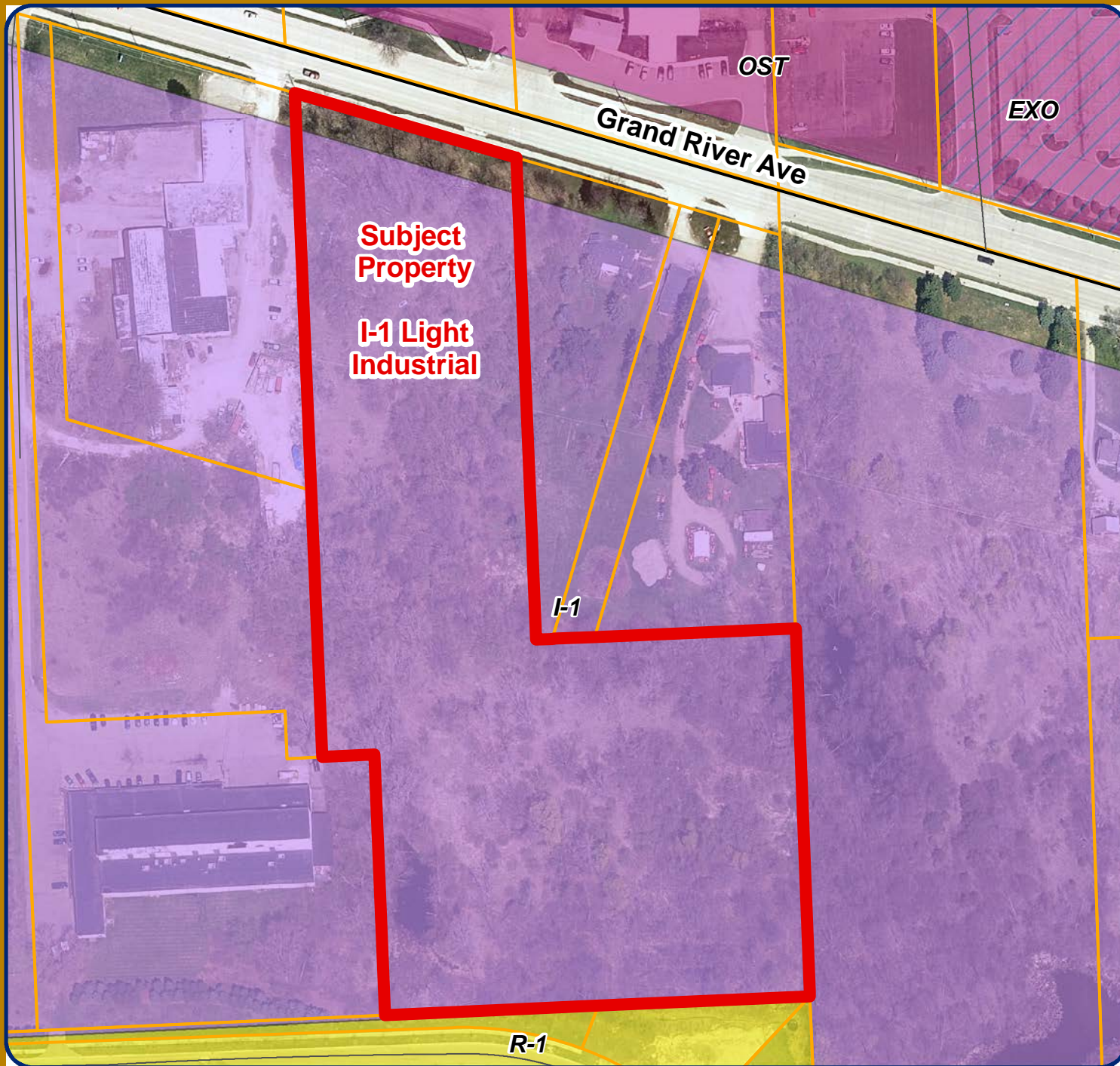


MAP INTERPRETATION NOTICE

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

JSP 16-20 Grand River Soccer Park

Zoning



Legend

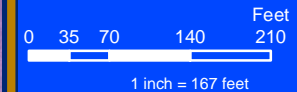
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-2: Community Business District
- B-3: General Business District
- EXO: OST District with EXO Overlay
- FS: Freeway Service District
- I-1: Light Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology



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JSP 16-20 Grand River Soccer Park

Future Land Use



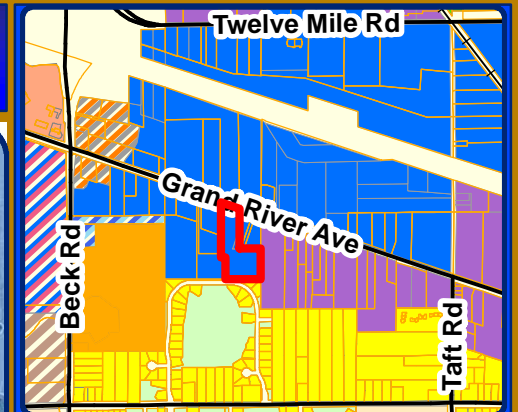
Subject Property

OFFICE RD TECH

INDUSTRIAL RD TECH

PRIVATE PARK

SINGLE FAMILY



Legend

- SINGLE FAMILY
- MULTIPLE FAMILY
- SUBURBAN LOW-RISE
- COMMUNITY OFFICE
- OFFICE RES DEV TECH
- OFFICE COMMERCIAL
- OFFICE RD TECH w/RETAIL OVERLAY
- INDUSTRIAL RES DEV TECH
- LOCAL COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC PARK
- PRIVATE PARK



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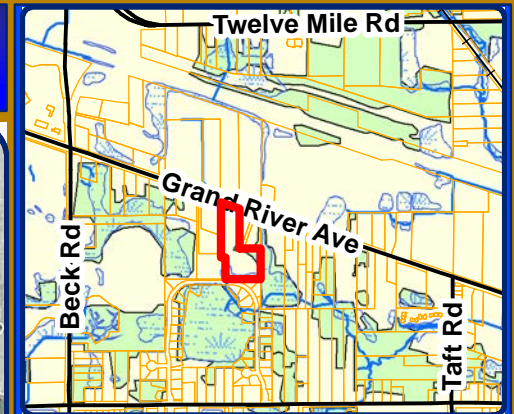


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JSP 16-20 Grand River Soccer Park

Natural Features



Legend

-  Wetlands
-  Woodlands



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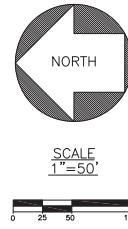
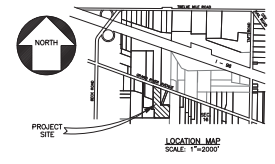


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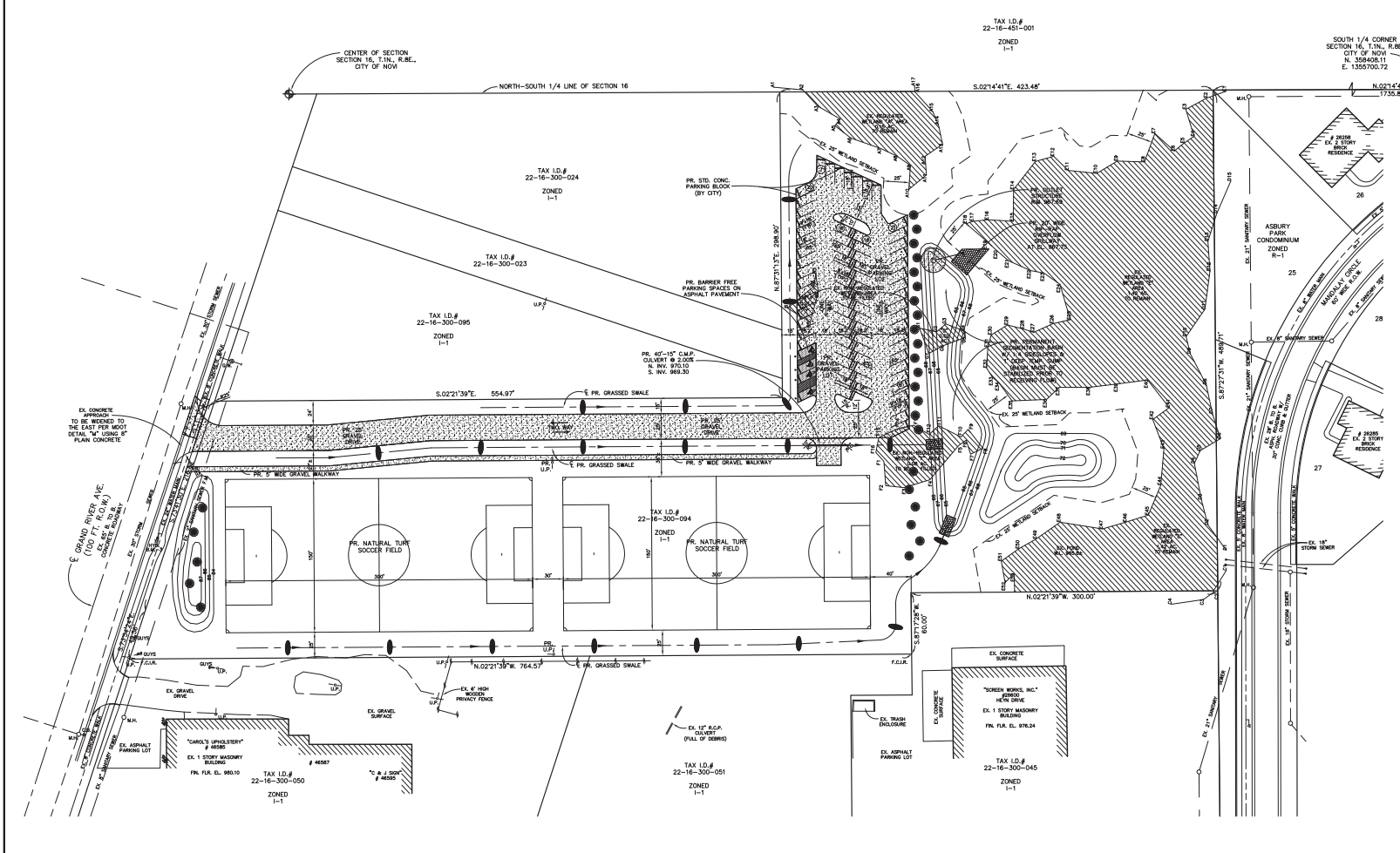
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SITE PLAN

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



- LEGEND**
- - - - - EXISTING ELEVATION
 - + 80.00 - PROPOSED ELEVATION (AND 800 FEET)
 - - - - - EXISTING CONTOUR (AND 800 FEET)
 - - - - - PROPOSED CONTOUR (AND 800 FEET)
 - U.P. - UTILITY POLE
 - D.U. - DRY WIRE
 - T.S. - TRAFFIC SIGN
 - F.W. - FIRE HYDRANT
 - S.V. - SATE VALVE
 - C.B. - CATCH BASIN
 - M.H. - MANHOLE
 - L.P. - LIGHT POLE
 - F.M. - FOUND MONUMENT
 - F.I. - FOUND IRON
 - S.I. - SET IRON
 - - EXISTING TREE NUMBER
 - - PROPOSED HIGH EXPOSED TREE (27 TOTAL)



BENCH MARKS

NOH B.M. 16-2 RAILROAD SPIKE IN EAST SIDE POWER POLE ON WEST SIDE OF DIRT ROAD, 402.2' NORTH OF GRAND RIVER AVENUE. ELEVATION 945.80

NOH B.M. 16-7 CHISEL SQUARE ON EAST SIDE LIGHT POLE BASE, 102' S. SOUTH OF THE C/L OF GRAND RIVER AND 842' W. WEST OF C/L OF TAYLOR ROAD, ON WEST EDGE OF BIT PAVING LOT FOR GAYBEN'S BAR. ELEVATION 963.19

B.M. #3 ANCHOR ON HYDRAUT 40' S. WESTWEST OF THE C/L OF GRAND RIVER AND 120' S. SOUTHWEST OF THE NORTHWEST CORNER OF THIS SITE. ELEVATION 965.14

PROPERTY DESCRIPTION

PART OF THE WEST 1/2 OF SECTION 16, T.1N., R.1E., CITY OF NOV, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED DISTANT FROM THE SOUTH 1/4 CORNER OF SECTION 16, N.02°14'41"W. ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 16, 1726.83 FEET TO THE POINT OF BEGINNING, THENCE S.87°17'30"W. ALONG THE NORTH LINE OF ASBURY PARK CONDOMINIUM, 489.71 FEET; THENCE N.02°21'39"E. 300.00 FEET; THENCE S.87°17'30"W. 610.00 FEET; THENCE N.02°21'39"E. 364.27 FEET TO THE SOUTH 50 FT. RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE S.73°54'24"E. 48.86 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S.73°54'24"E. 214.00 FEET; THENCE S.02°14'41"W. 564.97 FEET; THENCE ALMOST N/S. 288.80 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION, THENCE ALONG SAID SECTION LINE S.02°14'41"W. 423.44 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 90 FT. OR 8.38 ACRES, PARCEL IS SUBJECT TO EASEMENTS OF RECORD, RESTRICTIONS, AND RIGHTS OF WAY TO THE PUBLIC. (TAX I.D.# 22-16-300-094)

GENERAL SITE DATA

SITE AREA: 345,371 SQ. FT. OR 8.38 ACRES (GROSS & NET)

SITE ZONING: I-1 (LIGHT INDUSTRIAL)

LOCAL GOVERNMENT USE: SOCCER FIELDS PARK WITH ASSOCIATED GRAVEL LOTS, COMMUNITY USE, SOCCER FIELDS PARK, OCCASIONAL OVERSEEN PARKING

USE FROM MEDIOCRINE SUBURBAN COLLECTION SHOWPLACE SITE.

SITE PARKING REQUIRED: 30 SPACES/FOOTBALL FIELD x 2 FIELDS = 60 SPACES

SITE PARKING PROVIDED: 80 SPACES INCLUDING 4 BARBER FREE SPACES

SITE LIGHTING: NO SITE LIGHTING CURRENTLY PROVIDED.

SITE SOILS: BARRETT AND CAPAC SANDY LOAMS & HUGHSON AND ADMAN MUCKS BASED ON SOIL CONSERVATION MAPS.

SITE REGULATED WETLANDS EXIST ON THE SITE PER CITY OF NOV WETLANDS MAP & KING & MACGREGOR WETLAND DELINEATION. PROPOSED CONSTRUCTION INCLUDES FILLING OF 0.11 ACRES OF NON-REGULATED WETLAND AREAS AND NO FILLING OF REGULATED WETLAND AREAS.

SITE REGULATED WOODLANDS EXIST ON THE SITE PER CITY OF NOV WOODLANDS MAP. PROPOSED CONSTRUCTION INCLUDES CLEARING OF APPROXIMATELY 5 ACRES OF WOODLANDS BELIEVED TO BE OF MINIMAL VALUE. WOODLANDS REPLACEMENT TO BE PER CITY OF NOV ORDINANCE.

SITE FLOODPLAIN: PER NATIONAL FLOOD INSURANCE RATE MAPS, NUMBER 241250262P, CITY OF NOV, OAKLAND COUNTY, MICHIGAN DATED SEPTEMBER 20, 2004, SUBJECT PARCEL IS INDICATED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE 1% ANNUAL CHANCE FLOODPLAIN.

NOTE: THE OUTFITTING AND OPERATION OF THIS FACILITY IS TO BE THE RESPONSIBILITY OF THE CITY OF NOV PARKS AND RECREATION DEPARTMENT, INCLUDING, BUT NOT LIMITED TO THE PROVISION OF ALL NECESSARY UTILITIES, SIGNAGE, PARKING SIGNS, TRASH RECEPTACLES AND RESTROOM FACILITIES.

SITE IMPROVEMENT QUANTITIES

40,442 S.F. - PROPOSED 8" MOTI 21AA AGGREGATE SURFACE (OR ASPHALT MILLING) ON COMPACTED SUBGRADE FOR DRIVE & PARKING LOT AREAS

3,086 S.F. - PROPOSED 6" MOTI 21AA AGGREGATE SURFACE (OR ASPHALT MILLING) UNCOMPACTED SUBGRADE FOR WALKWAY AREA

562 S.F. - PROPOSED 8" PLAN CONCRETE APPROACH OR CONCRETE WALKS ON 8" MOTI NO. 21AA AGGREGATE BASE

39 L.F. - PROPOSED 6" MOTI DETAIL "M" CURB DROP

811 S.F. - PROPOSED 3" MOTI ASPHALT SURFACE ON 6" MOTI 21AA AGGREGATE BASE (OR ASPHALT MILLING)

NOTE: PORTIONS OF SITE TOPOGRAPHIC INFORMATION SHOWN FROM TOPOGRAPHIC MAP PREPARED BY KOTZKE & ASSOCIATES & PROVIDED BY CLIENT. SITE BOUNDARY INFORMATION SHOWN FROM SURVEY PREPARED BY G&G GROUP, INC. & PROVIDED BY CLIENT. SITE WETLAND DELINEATION PERFORMED BY KING & MACGREGOR ENVIRONMENTAL, INC. & PROVIDED BY CLIENT.



CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE. NOV, MICHIGAN 48374 PHONE: 248/348-5600	REVISIONS REVISED 05/11/16 - PER CITY OF NOV REVIEW REVISED 05/17/16 - PER CITY OF NOV REVIEW REVISED 05/23/16 - PER CITY OF NOV REVIEW REVISED 06/07/16 - PER CITY OF NOV REVIEW	PROPOSED GRAND RIVER SOCCER PARK IN SECTION 16 CITY OF NOV OAKLAND COUNTY	Environmental engineers, Inc. 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075 PHONE: 248/424-9510 FAX: 248/424-2954	CLIENT PROJECT NO: 1616 DATE ISSUED: 05/04/16 SHEET NO.: C-1
	72 HOURS BEFORE TO DO CALL MISS DE 1-800-487-1191 (TOL FREE)			
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PROPOSED STORMWATER SEDIMENTATION BASIN CALCULATIONS
DESIGN VOLUME REQUIRED
USE CHLAND COUNTY WASTEWATER COMMISSION'S FORM 1A TO DETERMINE REQUIRED STORAGE VOLUME FOR 100 YEAR RETURN PERIOD EXCEPT FOR STORM MANAGEMENT DESIGN. THESE VALUES ARE TO BE USED IN CONJUNCTION WITH THE CITY OF NOV'S STORMWATER MANAGEMENT ORDINANCE FORMS.

REQUIRED STORAGE VOLUME = 0.77 AC @ 20' = 15.40 CU. YD
COEFFICIENT = 0.75 AC TOTAL TREATMENT AREA

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ANK FULL OFFICE DESIGN
Q_{np} = (0.82)(0.97)^(1.48)
Q_{np} = 0.6200 C.F.S.
ANNUAL VOLUME
V_{np} = 36 (3600 SEC./HR.)
V_{np} = 12,960 CU. YD

WHERE:
Q_{np} = PEAK FLOOD OFFICE AREA
R = 0.0100 S.F.
S = 0.02 FT./100 FT.
n = 0.015
H = 2/3 (RAINFALL EL. - OFFICE EL.)
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WHERE:
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100 YEAR STORM OFFICE DESIGN
Q_{np} = (0.82)(0.97)^(1.48)
Q_{np} = 0.6200 C.F.S.
ANNUAL VOLUME
V_{np} = 36 (3600 SEC./HR.)
V_{np} = 12,960 CU. YD

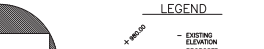
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PROJECT SITE
LOCATION MAP
SCALE: 1" = 200'



LEGEND
+ 80.00 - EXISTING ELEVATION (AND 900 FEET)
- 80.00 - PROPOSED ELEVATION (AND 900 FEET)
- - - - CONTOUR
- - - - CONTOUR (AND 900 FEET)

- U.P. - UTILITY POLE
- W.P. - WATER PIPE
- T.S. - TRAFFIC SIGN
- H.W. - FIRE HYDRANT
- S.V. - SIDE WALK
- C.B. - CATCH BASIN
- M.H. - MANHOLE
- L.P. - LIGHT POLE
- F.M. - FOUND MONUMENT
- F.I. - FOUND IRON
- S.I. - SET IRON
- E.T. - EXISTING TREE NUMBER
- P.T. - PROPOSED TREE NUMBER

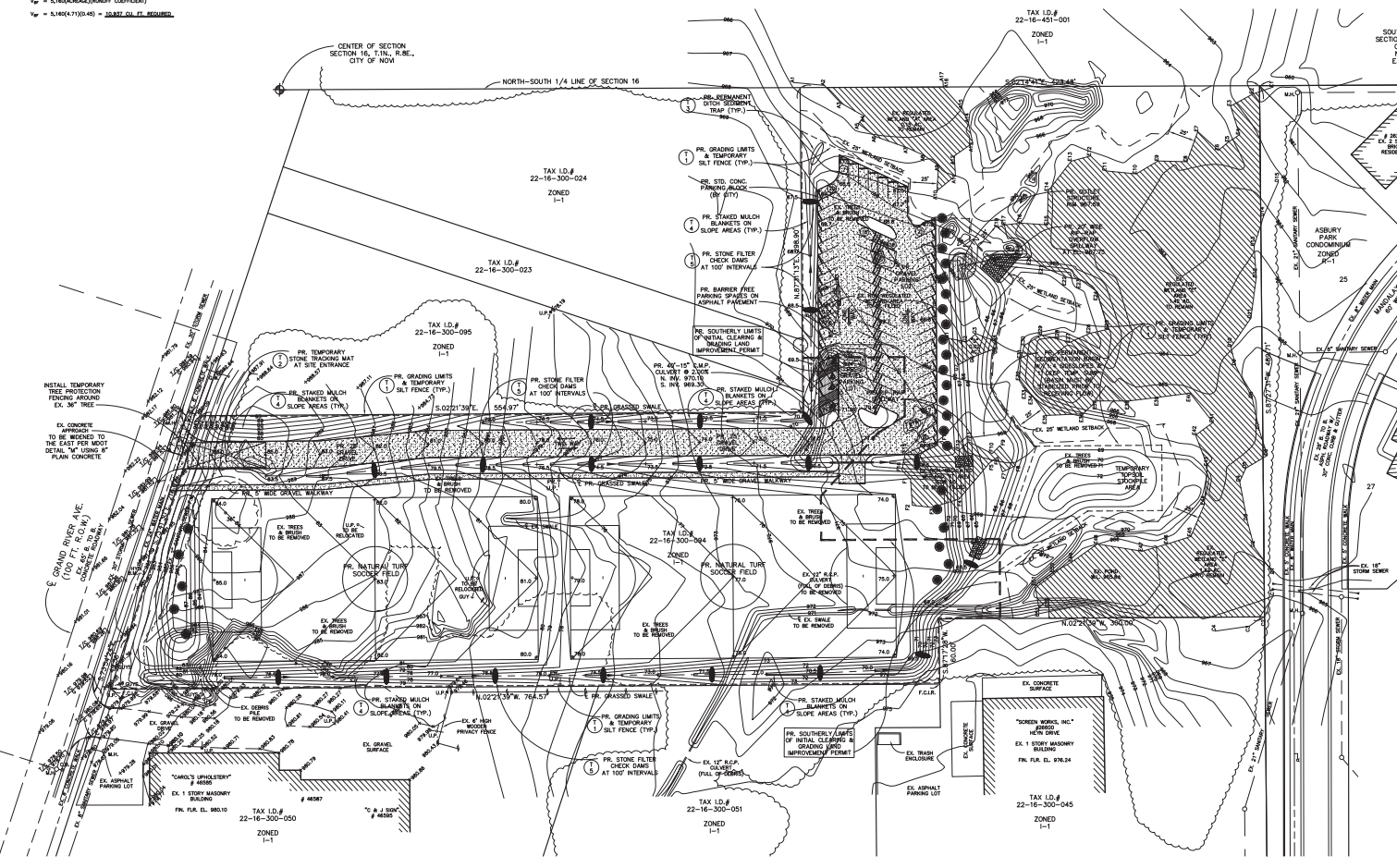
SCALE
1" = 50'



BENCH MARKS
NON B.M. 16-2 RAILROAD SPIKE IN EAST SIDE POWER POLE ON WEST SIDE OF 2677 ROAD 400' NORTH OF GRAND RIVER ROAD ELEVATION 948.80

NON B.M. 16-7 CHISELED SQUARE ON EAST SIDE LIGHT POLE BASE 125' SOUTH OF THE C/L OF GRAND RIVER ROAD AND 90' WEST OF C/L OF DIRT ROAD ON WEST EDGE OF B/T PARKING LOT FOR GATSBY'S BAR ELEVATION 945.10

B.M. #3 ANCHOR ON HIGHWAY 40' SOUTHWEST OF THE C/L OF GRAND RIVER ROAD 500' SOUTH OF THE NORTHWEST CORNER OF THIS SITE ELEVATION 955.54



CONSTRUCTION NOTES

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NOV.
2. ALL WORK WITHIN THE GRAND RIVER AVE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NOV AND THE RIGHT OF WAY CONVEYANCE DEED FOR THE PROJECT.
3. A SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED FROM THE CITY OF NOV. TOTAL UNPAVED AREA TO BE 5.56 ACRES AND THE REQUIRED SLOPE PROTECTION SHALL BE PROVIDED. EXISTING SITE SOils ARE DISTURBED AND CAREFUL CONSTRUCTION WITH PROPER EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. MASS GRADING SHALL BE CLEAN SLOPE FREE OF ANY VEGETATION OR ORGANIC MATERIALS AND SHALL BE PLACED IN 4" MANHOLE SPACES WITHIN THE SOOCEER FIELDS AS UNPAVED AREAS AND INCLUDE A 4" MIN. TOPSOIL DEPTH. PROPOSED GRASS SHALL BE COMPACTED M.I.D.C.I. (SAND) SOIL.
4. THE PROPOSED GRASS SHALL BE MAINTAINED FOR 90 DAYS AFTER PLANTING. ALL UNPAVED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE PROPOSED GRASS SHALL BE MAINTAINED FOR 90 DAYS AFTER PLANTING. ALL UNPAVED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE PROPOSED GRASS SHALL BE MAINTAINED FOR 90 DAYS AFTER PLANTING. ALL UNPAVED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE PROPOSED GRASS SHALL BE MAINTAINED FOR 90 DAYS AFTER PLANTING. ALL UNPAVED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
8. THE PROPOSED GRASS SHALL BE MAINTAINED FOR 90 DAYS AFTER PLANTING. ALL UNPAVED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. THE PROPOSED GRASS SHALL BE MAINTAINED FOR 90 DAYS AFTER PLANTING. ALL UNPAVED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. THE PROPOSED GRASS SHALL BE MAINTAINED FOR 90 DAYS AFTER PLANTING. ALL UNPAVED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
11. THE PROPOSED GRASS SHALL BE MAINTAINED FOR 90 DAYS AFTER PLANTING. ALL UNPAVED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

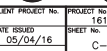
SOIL EROSION & SEDIMENTATION CONTROL SEQUENCE

1. INSTALL TEMPORARY SILT FENCE ALONG CONSTRUCTION AREA PERIMETER WHERE SHOWN ON PLAN, STAMP AND STOCKPILE EXISTING MATERIALS.
2. RUSH GRASS SITE. REMOVE ANY DIRT WHICH MAY BE TRACKED ONTO ADJACENT PAVEMENT AND ROADS ON A DAILY BASIS.
3. FINE GRASS AND PARKING LOT AREAS AND INSTALL CONCRETE SURFACE.
4. FINE GRASS ALL REMAINING AREAS AND DISTRIBUTE 4" (SAND) TOPSOIL AND MULCH FOR SOIL AND DISTURBED PORTIONS OF SITE WHICH ARE NOT GRADED WITHIN THE 90 DAYS OF FINAL GRADING OR REMOVED DISTURBED AREAS WILL REMAIN UNPAVED FOR 30 DAYS ON WINTER.
5. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN ALL AREAS ARE STABILIZED.
6. REMOVE TEMPORARY SILT FENCE AND ANY OTHER MEASURES WHICH MAY BE IN PLACE TO MAINTAIN DIRT VENTS OR AS NECESSARY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE STREETS CLEAN AND TO CONTROL DIRT AT ALL TIMES.
7. IF THE DEVELOPER (OR POINT PROJECT) ULTIMATE RESPONSIBILITY TO MAINTAIN E.S.C.M. MEASURES THROUGHOUT THE CONSTRUCTION.
8. THE DEVELOPER OR AUTHORIZED AGENT IS THE PERMITTED ENTITY, NOT THE BUILDER, CONTRACTOR OR HOMEOWNER.
9. NO PERMITTING IS ANTICIPATED, HOWEVER, IF PERMITTING BECOMES NECESSARY A PERMITTING PLAN MUST BE SUBMITTED TO THE CITY OF NOV ENGINEERING DEPARTMENT. ANY PERMITTING RELIEF FROM FLOODING SHALL BE OBTAINED THROUGH AN ADEQUATE FILTER. THE DISCHARGE POINT SHALL BE CAPABLE OF SUSTAINING VOLUMES AND VELOCITIES DOWNSHIP.
10. IF NO DEVELOPER OR AUTHORIZED AGENT IS PROVIDED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES.
11. THE CITY OF NOV AND ITS DESIGNATED AGENTS RESERVE THE RIGHT TO INSTITUTE ANY ADDITIONAL EROSION CONTROL MEASURES AT THE CITY OF NOV ENGINEERING DEPARTMENT. ANY CONSTRUCTION RELIEF FROM FLOODING SHALL BE OBTAINED THROUGH AN ADEQUATE FILTER. THE DISCHARGE POINT SHALL BE CAPABLE OF SUSTAINING VOLUMES AND VELOCITIES DOWNSHIP.
12. THE DEVELOPER OR AUTHORIZED AGENT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PUBLIC UTILITIES.
13. THE CITY OF NOV AND ITS DESIGNATED AGENTS RESERVE THE RIGHT TO INSTITUTE ANY ADDITIONAL EROSION CONTROL MEASURES AT THE CITY OF NOV ENGINEERING DEPARTMENT. ANY CONSTRUCTION RELIEF FROM FLOODING SHALL BE OBTAINED THROUGH AN ADEQUATE FILTER. THE DISCHARGE POINT SHALL BE CAPABLE OF SUSTAINING VOLUMES AND VELOCITIES DOWNSHIP.

SOIL & SEDIMENTATION CONTROL MEASURES
INSTALLATION & MAINTENANCE SCHEDULE

1. SILT FENCE - SOIL ACCUMULATED BEHIND THE SILT FENCE SHOULD BE REMOVED AFTER READING A 4" DEPTH. ANY AREAS WHERE THE SILT FENCE HAS BEEN UNPAVED SHALL BE REPAVEMENT WITH THE REQUIRED SLOPE PROTECTION. ANY UNPAVED SILT FENCE SHALL BE REPLACED IMMEDIATELY.
2. ADDITIONAL TOPSOIL - TOPSOIL CONCRETE SHOULD BE KEPT TO TRACKING. ANY AREAS WHERE THE TOPSOIL CONCRETE HAS BEEN UNPAVED SHALL BE REPLACED IMMEDIATELY. ANY AREAS WHERE THE TOPSOIL CONCRETE HAS BEEN UNPAVED SHALL BE REPLACED IMMEDIATELY.
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4. TOPSOIL - SEE A MULCH - ALL ORNAMENTAL AREAS SHOULD RECEIVE 4" TOPSOIL, SEE A MULCH OR WOOD-SHEDDED MULCH FOR THE 100 DAYS OF READING FINAL GRADE. ANY EXPOSED AREA SHALL BE IMMEDIATELY REPAVED BY REPAIRING AND PLACING ADDITIONAL SEED & MULCH.

NOTE: PORTIONS OF SITE TOPOGRAPHIC INFORMATION SHOWN FROM TOPOGRAPHIC MAP PREPARED BY KOTROCK & ASSOCIATES & PROVIDED BY CLIENT. SITE BOUNDARY INFORMATION SHOWN FROM SURVEY PREPARED BY SOI GROUP, INC. & PROVIDED BY CLIENT. SITE BOUNDARY INFORMATION PERFORMED BY KING & MACROEOR ENVIRONMENTAL, INC. & PROVIDED BY CLIENT.



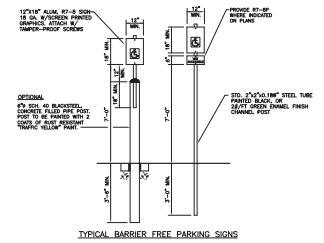
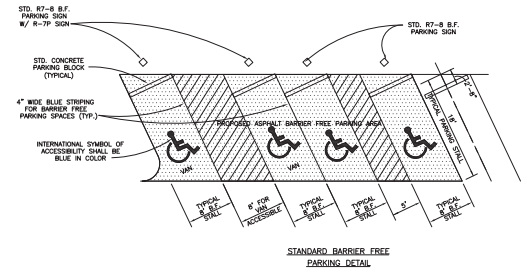
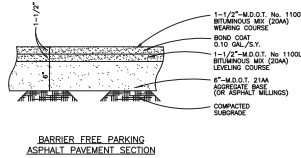
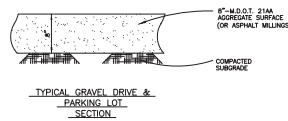
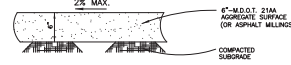
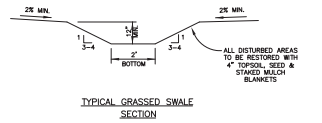
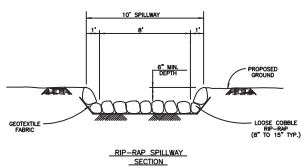
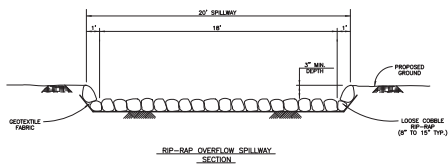
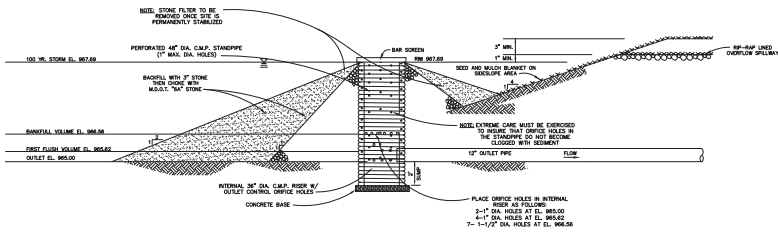
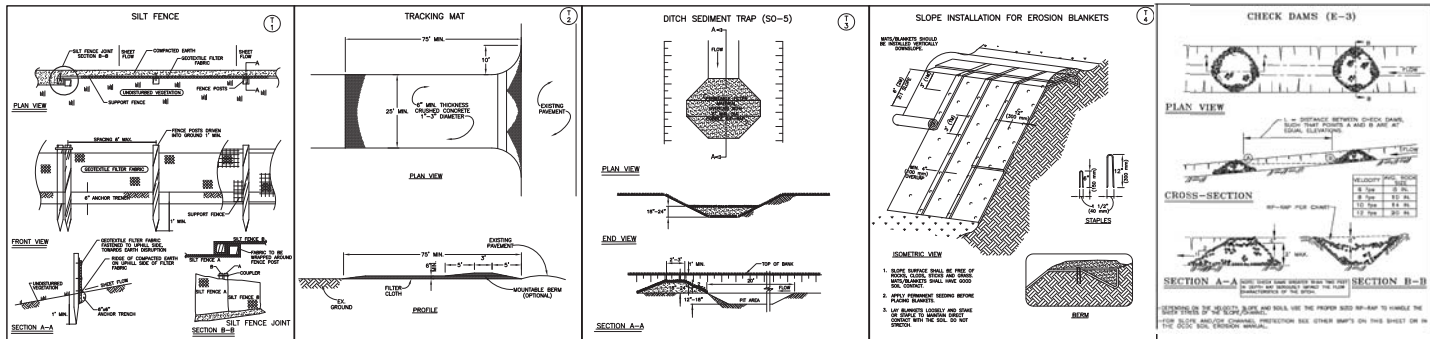
CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE, NOV, MICHIGAN 48274, PHONE: 248/348-9600

REVISED 05/11/16 - PER CITY OF NOV REVIEW
REVISED 05/17/16 - PER CITY OF NOV REVIEW
REVISED 05/23/16 - PER CITY OF NOV REVIEW
REVISED 06/07/16 - PER CITY OF NOV REVIEW

PROPOSED
GRAND RIVER SOCCER PARK
IN SECTION 16
OAKLAND COUNTY

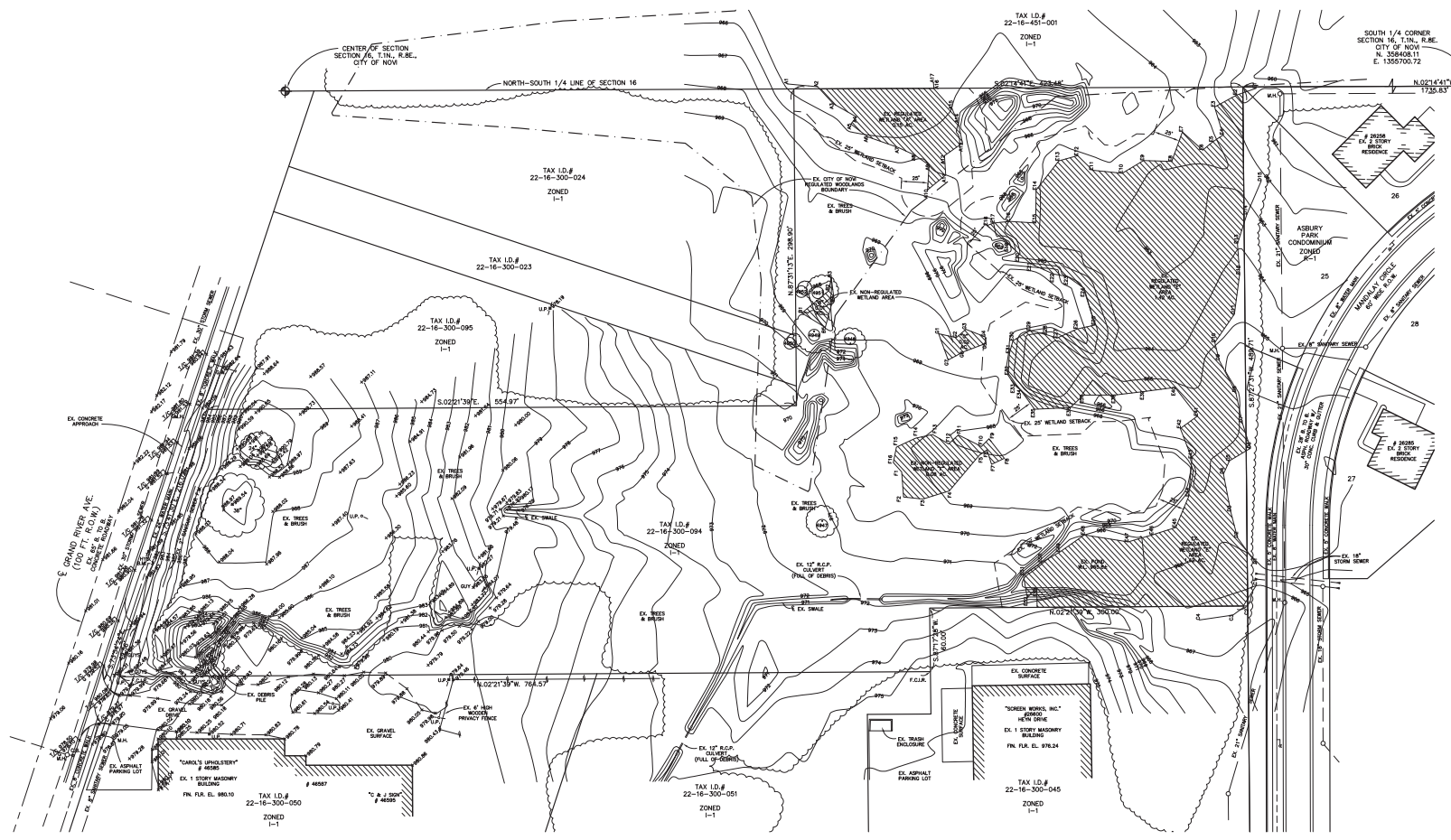
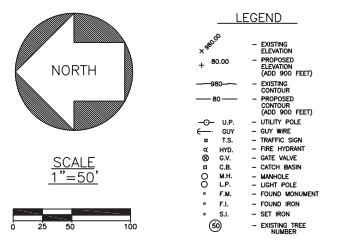
Environmental engineers, Inc.
18620 WEST TEN MILE ROAD, SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-9510 FAX: 248/424-2954

CLIENT PROJECT NO: 1616
DATE ISSUED: 05/04/16
PROJECT NO: 1616
SHEET NO: C-2



72 HOURS BEFORE YOU DO CALL MSJ-SC 1-800-485-9771

CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE. NOVI, MICHIGAN 48374 PHONE: 248/348-5600	REVISIONS	REVISED 06/07/16 - PER CITY OF NOVI REVIEW	PROPOSED GRAND RIVER SOCCER PARK IN SECTION 16 CITY OF NOVI	PROPOSED Environmental engineers, Inc. 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075 PHONE: 248/424-9210 FAX: 248/424-2564	CLIENT PROJECT NO. DATE REVISION 05/23/16	PROJECT NO. SHEET NO. 1616 C-3



BENCH MARKS

NOV B.M. 16-2
RAILROAD SPIKE IN EAST SIDE POWER POLE ON WEST SIDE OF
DWT ROAD, 402.2' NORTH OF GRAND RIVER AVENUE
ELEVATION 945.80

NOV B.M. 16-7
CHISEL SQUARE ON EAST SIDE LIGHT POLE BASE, 102.5' SOUTH
OF THE C/L OF GRAND RIVER AND 847.8' WEST OF C/L OF TAT
ROAD, ON WEST EDGE OF BIT PAVING LOT FOR GAYBEN'S BARR
ELEVATION 963.19

B.M. #3
ARRON ON HOWARD 40' S, SOUTHWEST OF THE C/L OF GRAND
RIVER AND 122.5' SOUTHWEST OF THE NORTHWEST PROPERTY
CORNER OF THIS SITE.
ELEVATION 965.4

PROPERTY DESCRIPTION

PART OF THE WEST 1/2 OF SECTION 16, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

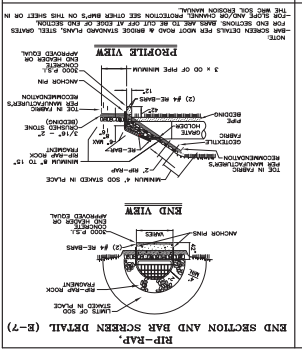
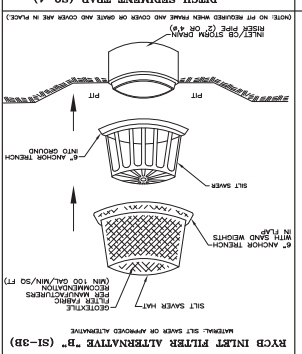
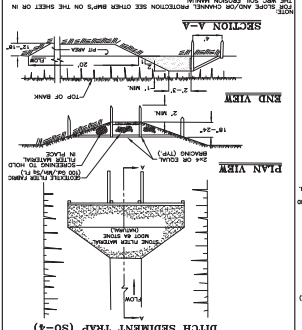
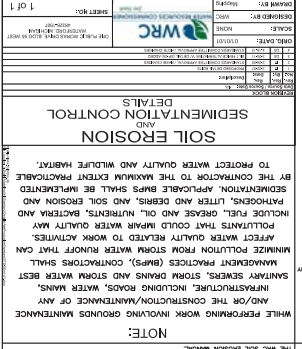
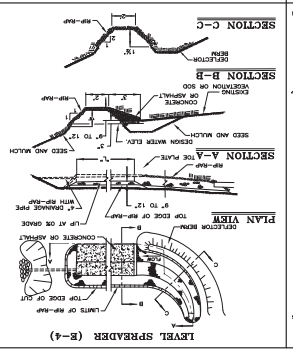
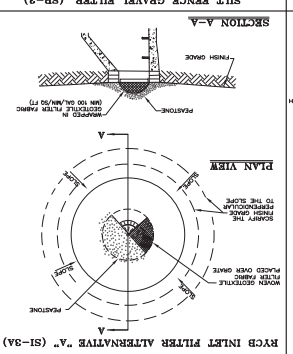
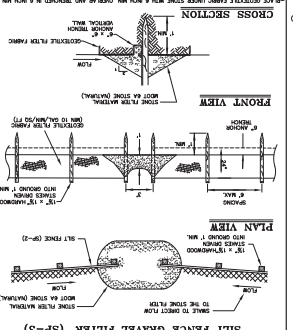
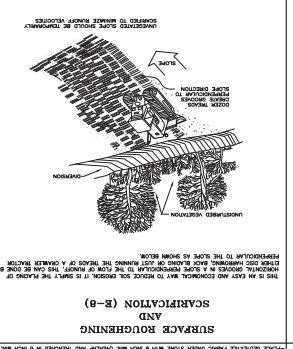
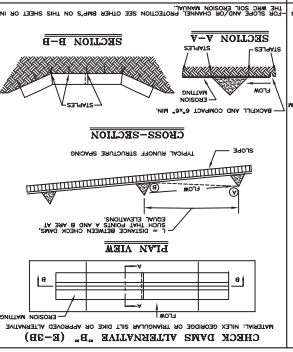
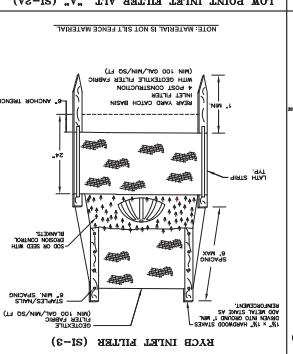
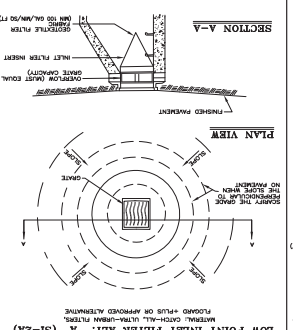
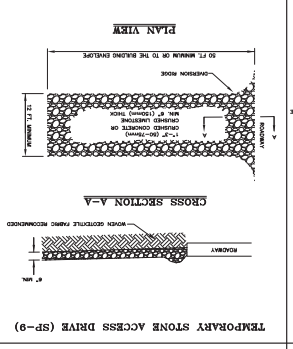
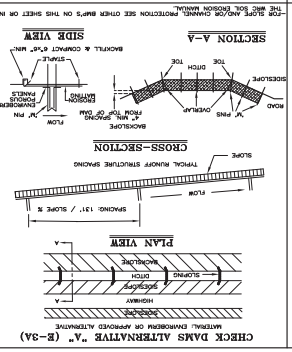
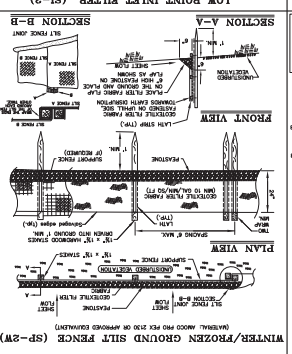
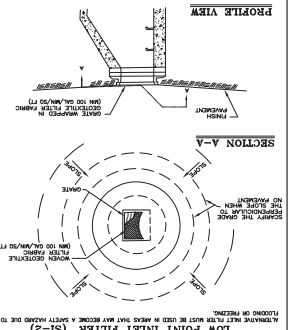
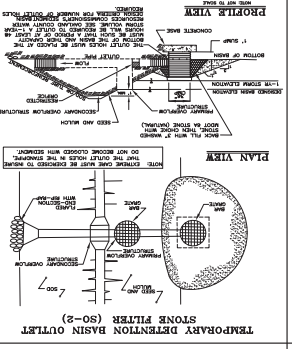
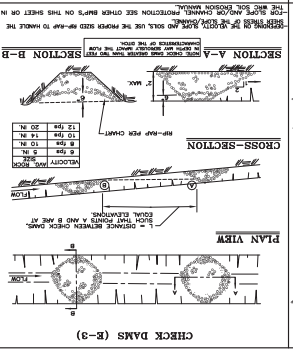
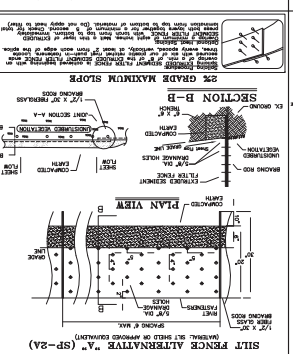
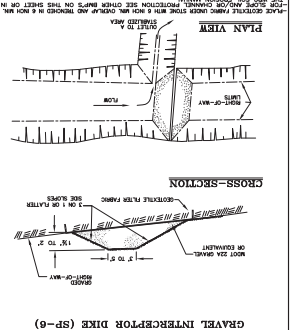
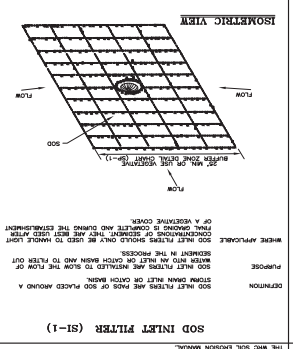
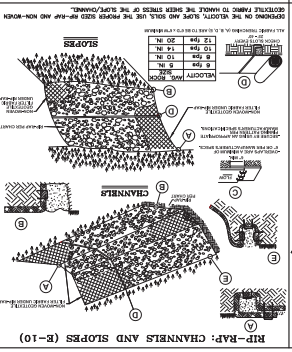
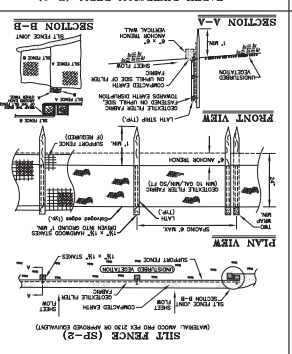
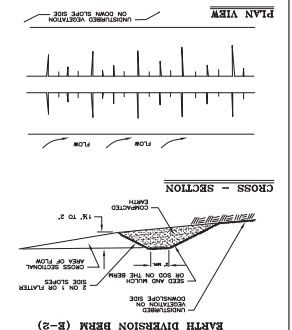
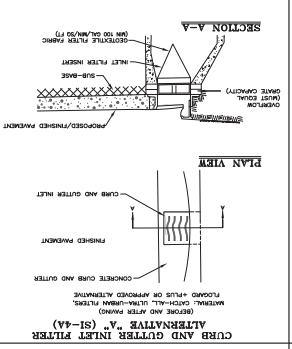
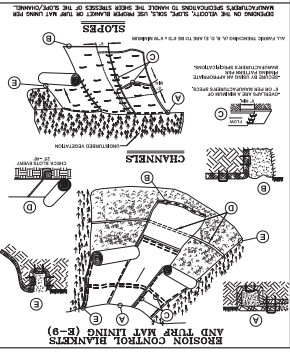
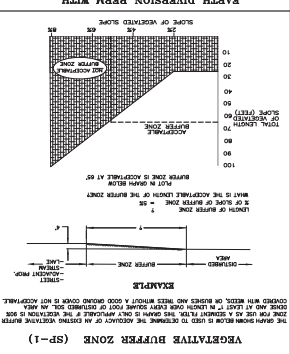
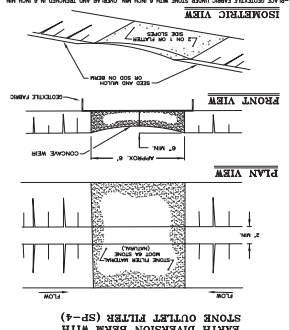
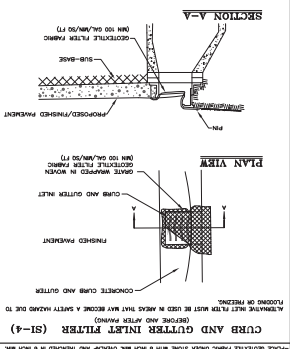
BEGINNING AT A POINT LOCATED DISTANT FROM THE SOUTH 1/4 CORNER OF SECTION 16, N.02°14'41"W, ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 16, 17,593.83 FEET TO THE POINT OF BEGINNING, THENCE S.87°27'07"W, ALONG THE NORTH LINE OF ASBURY PARK CONDOMINIUM, 489.71 FEET; THENCE N.02°27'30"W, 30,000 FEET; THENCE S.87°17'07"W, 61.00 FEET; THENCE N.02°27'30"W, 34,423 FEET TO THE SOUTH 50 FT. RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE S.73°54'24"E, 48.86 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S.73°41'07"E, 214.0 FEET; THENCE S.02°27'30"E, 584.89 FEET; THENCE N.87°27'07"E, 208.90 FEET TO THE NORTH-SOUTH 1/4 LINE OF SECTION, THENCE ALONG SAID SECTION LINE S.02°14'41"E, 423.48 FEET TO THE POINT OF BEGINNING, CONTAINING NEARLY 90 FT. OR 8.38 ACRES, PARCEL IS SUBJECT TO EASEMENTS OF RECORD, RESTRICTIONS, AND RIGHTS OF WAY TO THE PUBLIC. (TAX I.D.# 22-16-300-094)

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH	COMMENT	SAVE/REMOVE
4067	QUERCUS BICOLOR	SWAMP WHITE OAK	11" 1"	FAIR	REMOVE
4068	ACER SACCHARINUM	SILVER MAPLE	12"	FAIR	REMOVE
4069	ACER SACCHARINUM	SILVER MAPLE	25"	FAIR	REMOVE
4070	ACER SACCHARINUM	SILVER MAPLE	41"	FAIR	REMOVE
4071	ACER SACCHARINUM	SILVER MAPLE	21"	FAIR	REMOVE
4072	PRUNUS SEROTINA	BURCK CHERRY	12"	POOR	REMOVE

NOTE: PORTIONS OF SITE TOPOGRAPHIC INFORMATION SHOWN FROM TOPOGRAPHIC MAP PREPARED BY KOTRONE & ASSOCIATES & PROVIDED BY CLIENT. SITE BOUNDARY INFORMATION BORROWED FROM SURVEY PREPARED BY GSC GROUP, INC. & PROVIDED BY CLIENT. SITE WETLAND DELINEATION PERFORMED BY KING & MACGREGOR ENVIRONMENTAL, INC. & PROVIDED BY CLIENT.

CLIENT: SERVMAN, LLC 46100 GRAND RIVER AVE. NOVI, MICHIGAN 48374 PHONE: 248/348-3600	REVISIONS	PROPOSED	CITY OF NOVI OAKLAND COUNTY MICHIGAN	PROJECT NO. 1616
	REVISED 05/23/16 - PER CITY OF NOVI REVIEW	GRAND RIVER SOCCER PARK IN SECTION 16C		
	REVISED 06/07/16 - PER CITY OF NOVI REVIEW			DATE ISSUED 05/04/16
				SHEET NO. TS-1





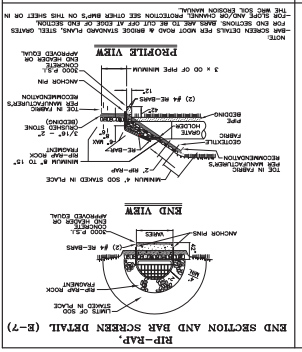
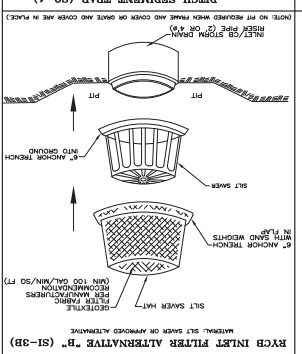
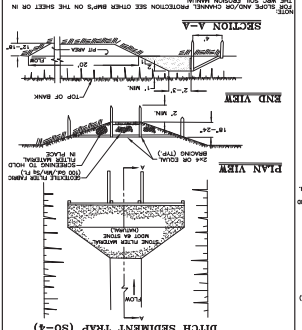
REVISION	DATE	BY	CHKD	APP'D
1				

WRC

SOIL EROSION
SEDIMENTATION CONTROL

TO PROTECT WATER QUALITY AND WILDLIFE HABITAT, BY THE CONNECTION TO THE MANHOLE. EROSION CONTROL, APPROPRIATE BARS SHALL BE IMPLEMENTED. PATTERNS, LITTER AND DEBRIS, AND SOIL EROSION AND POLLUTANTS THAT COULD IMPAIR WATER QUALITY AND MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN BE REMOVED FROM STORM DRAINAGE SYSTEMS. CONTRACTORS SHALL MANAGE STORM DRAINAGE SYSTEMS AND STORM WATER BARRIERS. CONTRACTORS SHALL MANAGE STORM DRAINAGE SYSTEMS AND STORM WATER BARRIERS. CONTRACTORS SHALL MANAGE STORM DRAINAGE SYSTEMS AND STORM WATER BARRIERS.

NOTE:



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

May 18, 2016

Edited: 06-03-16

JSP16-20 GRAND RIVER SOCCER PARK Planning Review

Petitioner

City of Novi and Suburban Collection Showplace, LLC

Review Type

Preliminary Site Plan Review

Property Characteristics

Section	16	
Site Location	South of Grand River Avenue; West of Beck Road	
Site School District	Novi Community School District	
Site Zoning	I-1: Light Industrial	
Adjoining Zoning	North	OST: Office Service Technology
	East	I-1: Light Industrial
	West	I-1: Light Industrial
	South	R-1: One-Family Residential
Current Site Use	Vacant	
Adjoining Uses	North	Vacant
	East	Vacant
	West	Commercial/Industrial Building
	South	Residential: Asbury Park
Site Size	8.39 Acres	
Plan Date	May 04, 2016	

Project Summary

City Council recently approved a resolution regarding Cooperative Agreement for provision of Recreation Fields with temporary parking opportunity for this property on July 13, 201 (Agenda Item G). The applicant has offered to construct two regulation size athletic fields and the associated parking on the site for use by City of Novi Parks Recreation and Cultural Service Department. The fields would be available during spring, summer and fall except during the Michigan State Fair period. At that time, the applicant is anticipating using the site for parking and staging of Exhibitor and Participant vehicles. Additional details can be found in the resolution agreement.

The applicant is proposing gravel parking bays and drives. The applicant is currently requesting approval of Preliminary Site Plan, Storm Water Management, a Wetland and a Woodland Permit.

Recommendation

Approval of the Preliminary Site Plan is **recommending approval**. However, **all other reviews except Fire are not currently recommending approval with outstanding comments to be addressed**. Applicant is advised to consider the comments provided and resubmit a revised site plan. Items in **bold** should be addressed with the revised submittal.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.0 (Zoning Districts), Article 4.0(Use Standards), Article 5.0(Site Standards) and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements and additional minor comments to be addressed.

1. Parking Use: The applicant has indicated that the parking may be used for off-site employee or volunteer parking, if and as needed during major events at Suburban Collection show place. Staff considers it as a secondary temporary use and determined that the requirements of Section 5.2.3 would not apply.
- 2.
3. Number of Parking Spaces (5.2.9.): For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Planning Commission considers is similar in type. If no use is deemed to be similar, the Planning Commission may accept the recommendation of its Traffic Consultant or undertake a study to determine the most appropriate standard to use. **Provide the source for the required parking numbers provided on the site plan.**
4. Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2): Parking lot layout does not meet the Ordinance requirements with regards to materials, end islands and few others as listed in the Planning Review Chart. **Please revise the layout to meet with the code requirements. Refer to Engineering, Landscape and Traffic reviews for additional comments.**
5. Barrier Free Spaces (Michigan Barrier Free design Standards; Sec. 5.2.13): Required barrier free spaces are provided. However, Traffic, Engineering and Planning have concerns about the ADA compatibility with the proposed gravel surface. **Refer to Engineering and Traffic reviews for additional comments. Propose ADA compatible parking design.**
6. Minimum number of Bicycle Parking (Sec. 5.16.1): For Public Parks, ten (10) percent of required or provided automobile parking spaces or minimum of eight (8) spaces are required. **Provide the minimum required bicycle parking spaces per the applicable design standards.**
7. Dumpster (Sec 4.19.2.F): A dumpster is not currently proposed. **Provide a dumpster for the proposed site or specify the means of acceptable trash collection for this proposed use.**
8. Performance standards (Sec 3.14.3.C): The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14. **Please provide the required information with your response letter.**
9. Planning Commission Findings: **Please refer to the Planning Review Chart and provide additional information with regards to Hazardous materials checklist etc.**
10. Exterior lighting (Sec. 5.7): A lighting and photometric plan conforming to the Ordinance requirements has to be submitted along with Final Site Plan submittal. **Provide the intent in**

the response letter as what type of lighting is being proposed, if any. Add notes to the plan in this regard.

11. Performance standards (Sec 3.14.3.C): The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14. Applicant is not proposing any new changes to the existing site plan. **However, a statement indicating the compliance with performance standards as listed is required for the Special Land Use permit approval.**
 12. Planning Review Chart: **Please refer to Planning Review Chart for other comments that need to be included on the Site plan.**
1. Other Reviews:
 - a. Engineering Review: Additional comments to be addressed with revised Site Plan submittal. Council Variances may be required for some items. Engineering is currently **not recommending** approval for reasons noted in the letter.
 - b. Landscape Review: Landscape review has identified many waivers that may be required if the plan is not revised to conform to the requirements. Refer to review letter for more comments. Landscape is currently **not recommending** approval.
 - c. Wetland Review: A City of Novi Wetland Permit and an authorization to encroach into 25 foot buffer maybe required for this site plan. Additional comments to be addressed with revised Site Plan submittal. Wetland is currently **recommending** approval.
 - d. Woodland Review: A City of Novi woodland permit may be required for this Site Plan. Additional information is requested with revised Site Plan submittal. Woodlands is currently **recommending** approval.
 - e. Traffic Review: Council Variances may be required for some items. Additional Comments to be addressed with revised Site Plan submittal. Traffic is currently **not recommending** recommend approval.
 - f. Facade Review: Façade review is not required for this project.
 - g. Fire Review: Additional Comments to be addressed with Final Site Plan submittal. Fire recommends approval.

Next Submittal

Planning Commission will move forward to holding a public hearing on May 25, 2016 as advertised.

However, due to the various outstanding concerns and recommendations for denials from other reviews, staff recommends that the concerns are addressed in a satisfactorily manner before the site plan is scheduled for a Planning Commission consideration.

Please submit 5 copies of revised site plan addressing all the concerns in all review letters along with a response letter and a site plan revision form.

Development and Street Names:

The proposed development name and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval. **Contact Richelle Leskun at 248-347-0475 to schedule a meeting with the Committee as soon as possible.**

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 under the forms page of the Community Development Department.

Please contact **Jeannie Niland** at 248-347-0438 or via jniland@cityofnovi.org in the Community Development Department with any specific questions regarding addressing of sites.

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** at 248-347-0430 or via 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.

Signage

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact **Jeannie Niland** at 248-347-0438 or via jniland@cityofnovi.org for information regarding sign permits.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.



Sri Ravali Komaragiri – Planner



PLANNING REVIEW CHART: I-1, Light Industrial

Review Date: May 17, 2016 (Edited 06-03-16)
Review Type: Preliminary Site Plan
Project Name: JSP 16-20 GRAND RIVER SOCCER PARK
Plan Date: May 04, 2016
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Industrial Research Development and Technology	No Change	Yes	
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Effective December 25, 2013)</i>	I-1: Light Industrial District	Public Operated Outdoor Recreational Facilities	Yes	
Uses Permitted (Sec 3.1.18.B & C)	Sec 3.1.18.B Principal Uses Permitted. Sec 3.1.18.C Special Land Uses	Public Operated Outdoor Recreational Facilities; parking and staging of Exhibitor and Participant vehicles during Michigan State Fair <u>and other temporary uses listed in the applicants response letter (Edited 06-03-16)</u>	Yes	City Council approved a resolution on July 13, 2015 (Agenda item G) to allow for a cooperative agreement for provision of recreation fields with temporary parking and staging opportunity
Non-residential Outside Storage (Sec. 3.14.1.B.iv)	The open storage is of new materials used for operations taking place inside a building on the same lot, or of new finished product prior to shipment.			
Height, bulk, density and area limitations (Sec 3.1.18)				
Frontage on a Public Street. <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Existing frontage on Grand River Avenue	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Access to Major Thoroughfare (Sec. 5.13)	vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive	Access to Grand River Avenue is provided	Yes	
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet			NA	
Open Space Area	----	No buildings are proposed	NA	---
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	No buildings are proposed	NA	
Building Height (Sec. 3.1.18.D)	40 ft.	No buildings are proposed	NA	
Building Setbacks (Sec 3.1.18.D)				
Front (north)	40ft.	No buildings are proposed	NA	
Rear (south)	20 ft.			
Side (north and east)	20ft.			
Side (west)	20ft.			
Parking Setback (Sec 3.1.18.D)& Refer to applicable notes in Sec 3.6.2				
Front (north)	40ft. (See 3.6.2.E)	No parking is proposed in the front yard	Yes	<u>Setbacks appear to be in conformance. Provide the parking setback dimensions on the plan</u>
Rear (south) Sec. 3.6.2.F	100 ft. abutting residential	Not provided.	Yes	
Side (north and east)	10 ft.	Not provided	Yes	
Side (west)	10 ft.	No parking proposed	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No side yard abutting street	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Parking is allowed in front yard if the site is a minimum 2 acre, cannot occupy more than 50% of the area between min. front yard setback & bldg. setback, must be screened by	No parking is proposed in the front yard	NA	

Item	Required Code	Proposed	Meets Code	Comments
	brick wall or landscaped berm			
Off-Street Parking in Side and Rear Yards (Sec 3.6.2.F)	<ul style="list-style-type: none"> - Off-street parking is allowed in side and rear yards if the site does not abut residential. If it does, additional conditions apply. - Cannot occupy more than 50 percent of the area of the yard abutting residential - Shall setback 100 feet from the residential district 	<ul style="list-style-type: none"> - Parking is proposed in the side/rear yard - Information not provided, but it appears that parking is less than 50 percent as required - Information not provided, but it appears that parking is setback more than 100 ft. 	Yes	
Setback from Residential District (Sec 3.6.2.H)	Building shall be setback 3 feet for each foot of building height	No buildings are proposed	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	25' setback is shown on the plans	No	Please refer to Wetlands review letter for further comments. Wetlands are not recommending approval.
Additional Height (Sec 3.6.2.O)	Additional heights for selected building is allowed based on conditions listed in Sec 3.6.2.O	No buildings are proposed	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Parking lot is not screened	No	Please refer to Landscape review for further comments
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q	Parking setbacks are met	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces (5.2.9.)	If the proposed use is not similar to the listed uses, Planning Commission may accept the recommendation of the Traffic Consultant or undertake a study to determine the most appropriate standard to use.	<u>79</u> parking spaces including 4 barrier free parking spaces (Edited 06-03-16)	Yes?	Provide the source for the required parking numbers provided on the site plan. <u>Planning Commission has to approve the number of spaces</u>
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	<ul style="list-style-type: none"> - 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at 	<ul style="list-style-type: none"> 90° Parking: 9 ft. x 19 ft. 24 ft. two way drives 9 ft. x 17 ft. parking spaces along 	Yes	Applicant is proposing gravel surface for parking and maneuvering lanes which is not approved by Engineering. Please refer to the Engineering review

Item	Required Code	Proposed	Meets Code	Comments
	these locations and along landscaping	landscaping		for additional comments. <u>A Council variance will be required for approval of alternate surface materials other than asphalt.</u>
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Parking proposed far away from street ROW	Yes	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	End Islands are not proposed	No	Refer to Traffic and Landscape review for additional comments. <u>A Council variance will be required for absence of end islands</u>
Barrier Free Spaces <i>Michigan Barrier Free design Standards</i> (Sec. 5.2.13)	4 barrier free parking spaces (for total 76 to 100) including 1 van barrier free parking space are required	3 regular barrier Free parking & 1 van barrier free space are provided	Yes	Applicant agreed to pave the Barrier free parking spaces per requirements. (Edited 06-03-16)
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Existing. No changes proposed	Yes	Refer to Engineering for further details
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	It appears that the signs are proposed, but unable to determine	No	Please indicate and label clearly if Barrier Free signs are proposed
Minimum number of Bicycle Parking (Sec. 5.16.1)	Public Parks: Ten (10) percent of required or provided automobile parking spaces, minimum eight (8) spaces	No Bicycle parking is proposed	No	Provide the minimum required bicycle parking spaces

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	No Bicycle parking is proposed	No	Provide the minimum required bicycle parking spaces per the applicable design standards
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	No Bicycle parking is proposed	NA	Provide the minimum required bicycle parking spaces per the applicable design standards
Loading Spaces (Sec. 5.4.1)	Loading area in the rear yard Loading area in interior side yard if it is adjacent to I, EXPO or EXO district	Loadings spaces are not proposed.	NA?	Planning recognizes that loading spaces may not be required for the proposed use. Please clarify if loading spaces are not required.
Accessory Structures				
Dumpster (Sec 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	A dumpster is not provided	No?	Provide a dumpster for the proposed site or specify the means of acceptable trash collection for this proposed use.
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	A dumpster is not provided	NA?	
Roof top equipment and wall mounted utility equipment	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and	No buildings are proposed	NA	

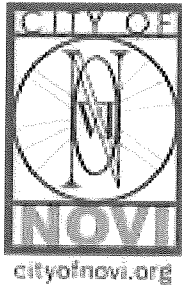
Item	Required Code	Proposed	Meets Code	Comments
(Sec. 4.19.2.E.ii)	integrated into the design and color of the building			
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	No buildings are proposed	NA	
I-1 District Required Conditions (Sec 3.14)				
Outdoor Storage of above ground storage tanks (Sec. 3.14.1.B.ii)	Outdoor placement of above-ground storage tanks of not more than 600 capacity per tank and accessory to an otherwise permitted use. Additional conditions apply	Not Proposed	NA	
Outdoor Storage of recreational equipment (Sec. 3.14.1.B.iii)		Not Proposed	NA	
Other (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Not Proposed	NA	
Adjacent to Freeway ROW (Sec 3.14.4)	Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.4 apply	Not adjacent to Freeway ROW	NA	
Adjacent to Residential district (Sec 3.14.5)	Refuse pick-up shall be limited to the hours of 7:00 a.m. to 5:00 p.m., prevailing time.	adjacent to residential district, but not all additional conditions listed do not apply except for Refuse pick-up timings	NA	
Planning Commission findings for permitted uses (Sec 3.14.3)				
Sec 3.14.3.A	Protecting current and future residential uses from development impact	Adjacent to residential districts	TBD	<u>Planning Commission has to make the necessary finding</u>
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site		Yes	Long term delivery truck parking is not allowed on site. Please add a note to the site plan

Item	Required Code	Proposed	Meets Code	Comments
Performance standards <i>Sec 3.14.3.C</i>	The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14	Information not provided	Yes?	Applicant is not proposing any new changes to the existing site plan. However, please provide a statement indicating the compliance with performance standards as listed.
Storage and/use of material <i>Sec 3.14.3.D</i>	The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.	Checklist not provided	No	Provide a note on the plan
Hazardous material checklist <i>Sec 3.14.3.E</i>	Compliance of City's hazardous materials checklist	Checklist not provided	No	Provide the required hazardous materials checklist
Sidewalks and Pathways				
Pedestrian Connectivity	<ul style="list-style-type: none"> - The traffic circulation features within the site and parking areas shall be designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets - Building exits must be connected to sidewalk system or parking lot. 	<p>A five foot wide gravel walkway is being proposed to access the soccer fields from the parking lot</p> <p>Buildings are not proposed in this site plan</p>	No	<p>Extend the sidewalk to connect to the public sidewalk</p> <p>Revise the surface material to concrete from gravel.</p> <p>Refer to Engineering review letter for additional comments</p>
Non-Motorized Plan	No additional trails or walks are proposed for this property	Not Applicable	NA	
Public Sidewalks <i>(Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)</i>	A eight foot wide concrete walk is existing along Grand River Avenue	Sidewalk existing	NA	
Other Requirements				
Exterior lighting <i>(Sec. 5.7)</i>	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	No lighting is being proposed	Yes	<u>A lighting and photometric plan conforming to the Ordinance requirements has to be submitted along with Final Site Plan submittal</u>

Item	Required Code	Proposed	Meets Code	Comments
				<u>Provide the intent in the response letter as what type of lighting is being proposed, if any. Add notes to the plan as needed.</u>
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes?	Provide additional dimensions as requested in the review letters
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Not provided	No	Please provide the required information in the response letter
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Project Name has not been approved yet	No	Please contact Richelle Leskun at 248-347-579 to apply for approval Project name
Development/ Business Sign	Signage if proposed requires a permit.	Not Applicable	NA	<u>Please contact Jeanie Niland at 248-347-0438 for sign permit information</u>
Legal Documents Required				
Property Split or Combination	Property combination or split shall be reviewed and approved by the Community Development Department.	No Parcel combination or split is proposed at this point	No	
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable	NA	
Conservation easements	Conservation easements may be required for wetland and buffer impacts	Not applicable	NA	<u>The following documents will be required during Site Plan review process</u>

Item	Required Code	Proposed	Meets Code	Comments
<p>NOTES:</p> <ol style="list-style-type: none"><li data-bbox="115 289 1468 352">1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.<li data-bbox="115 354 1451 420">2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.<li data-bbox="115 422 1484 483">3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.				

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

05/18/2016

Engineering Review

Grand River Soccer Park
JSP16-0020

Applicant

SERVMAN, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: S. of Grand River Ave. and E. of Beck Rd.
- Site Size: 8.39 acres
- Plan Date: 05/04/16

Project Summary

- Construction of an approximately 2 soccer fields and associated parking.
- Bio-swales connecting to sedimentation basin area proposed along the outside of the proposed fields and parking.

Recommendation

Approval of the Preliminary Site Plan and the Preliminary Storm Water Management Plan is NOT recommended.

Comments:

The Preliminary Site Plan does not meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following items must be addressed prior to resubmittal:

1. The proposed drive and parking area must be a hard surface with curb and gutter or request a **DCS variance from City Council. Staff would not support this request.**
2. Storm water detention must be provided for all impervious area.

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

General

3. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
4. Provide a minimum of two ties to established section or quarter section corners.
5. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org.
6. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
7. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Storm Water Management Plan

8. 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.
 - a. Provide volume calculations and a cross-section for the proposed basin.
 - b. Provide slopes for the proposed swales.

Paving & Grading

9. Provide detailed grading for handicap parking spaces.
 - a. Clarify how accessibility requirements will be maintained on a gravel surface.
10. Provide details for proposed end islands.
11. Provide details for how pavement markings will be maintained on a gravel surface.
12. Provide details for proposed handicap parking signs.
13. Provide a cross-section for the proposed parking lot.
14. 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.

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

15. 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:

16. 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:

17. 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.
18. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

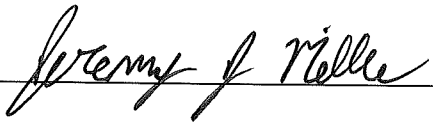
The following must be addressed prior to construction:

19. 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).
20. 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. No fee is required for this permit.
21. 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.
22. 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.
23. A permit for work within the right-of-way of Grand River Ave. 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.
24. A permit for work within the right-of-way of Grand River Ave. must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
25. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.

26. 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.
27. 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.
28. 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.

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

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



cc: Adam Wayne, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development
Sabrina Lilla, Water & Sewer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

May 17, 2016

Preliminary Site Plan - Landscaping

Grand River Soccer Fields

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: Grand River – Sidwell #50-22-16-300-094
- Site Acreage: 8.39 acres
- Site Zoning: I-1
- Adjacent Zoning: I-1 east and west, R-1 south
- Plan Date: 5/4/2016

Ordinance Considerations

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

Recommendation

This plan is **not recommended for approval**. No landscaping has been proposed for the site.

Landscaping Waivers Required

1. Greenbelt landscaping (street trees, canopy trees, subcanopy trees) along Grand River – a total of 15 trees are required, none are provided.
2. Street trees along Grand River – a total of 5 are required, none are provided.
3. Parking lot landscape space – approximately 2115sf is required, approximately 1300sf is provided, in non-curbed islands (for gravel lot only)
4. Parking lot interior trees – approximately 28 are required, none are provided. (for gravel lot only)
5. Parking lot perimeter (for gravel lot and drive only) – approximately 52 trees are required, none are provided.
6. Screening from residential – landscaped berm 4.5 to 6 feet tall is required between non-residential and residential uses (R-1 to south) but is not provided.

Ordinance Considerations

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

No soils information has been provided. Please add to plan set.

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

1. Provided. It appears that the only overhead utility line crosses the site in the proposed northern field and will be relocated. **Please indicate the proposed new location for the overhead line.**
2. **Dimension distance from closest proposed tree(s) to all proposed and existing overhead utility lines.**

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

1. Only 1 large existing tree is shown, but an aerial photo indicates that the site has a number of trees, and the northeast corner of the lower "leg" of the property is shown as regulated woodland. **A tree survey for all areas to be impacted by development (parking, fields, detention, etc.) should be provided showing all trees 8" or larger at 4' above ground (dbh) with its species and indication whether it is to be saved or removed.**
2. **Show tree fencing at Critical Root Zone (1' beyond dripline) for all existing trees to remain.**
3. **Add tree protection fencing detail with fence located at Critical Root Zone (1' beyond dripline).**

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. Property is not adjacent to Residential on east or west, but is adjacent to R-1 to the south.
2. **A landscaped berm 4.5-6 feet high is required between Parking and residential, and a landscaped berm 10-15' high is required between Industrial and residential. The applicant should provide the appropriate berm between the parking area and the residential development to the south.**

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

1. The ordinance calls for a berm 3 feet tall with a 3 foot wide crest when adjacent to parking. The proposed berm exceeds that requirement.
2. Based on the 265 linear feet of frontage, a total of seven (7) canopy or large evergreen trees and nine (9) sub-canopy trees are required for frontage adjacent to parking and seven (7) canopy or large evergreen trees and eight (8) subcanopy trees for frontage not adjacent to frontage. No existing trees are shown on the plan provided. **Since the property will not be used for parking for most of the year, it seems reasonable to only plant seven (7) canopy or large evergreen trees and eight (8) subcanopy trees in the area between the right-of-way line and the first soccer field.**
3. **Please show calculations and required trees on the plan.**
4. **Please uniquely label trees as greenbelt or street trees.**

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

1. Six (6) canopy trees are required for frontage adjacent to parking and only five (5) are required for areas not adjacent to parking. **As mentioned above, since the property will not be used for parking most of the year, it seems reasonable to only plant five deciduous canopy trees between the right-of-way line and the back of curb. The plans need to be submitted to the Road Commission for Oakland County for review of the right-of-way trees.**
2. **If there are overhead property lines on the site, subcanopy trees should be planted at a rate of 1 per canopy tree for a total of ten trees.**

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. **Parking bays should not have more than 15 contiguous spaces.**
2. **Calculations for the proposed parking should be provided using Category 2 on the Table 5.5.3.C.iii to show the required amount of interior landscaping space for the gravel lot.**
3. **The required interior islands and trees should be provided. If curbed islands are not provided, the islands should be ringed with large rocks or curb stops to protect the interior island trees.**
4. **Please indicate, with SF quantity labels, the areas in each island provided.**

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. Parking lot perimeter trees should be provided at a rate of 1 per 35lf around the gravel parking lot.
2. Trees should also be placed along the perimeter of the soccer fields and along each side of the entry drive. As most of this area will be grass, the trees can be spaced at about 1 per 70lf of perimeter. These should be placed on the side slopes of, or just adjacent to, the swales.

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

No loading zone exists.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

No building exists.

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

Plant list for the proposed plantings will need to be provided. Canopy trees need to be 3" caliper and sub-canopy trees need to be 2.5" caliper.

Planting Notations and Details (LDM)

Planting notes per City of Novi Standard Notes and Details will need to be provided on the landscape plan.

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

1. No storm detention basin landscaping has been provided.
2. 70-75% of the detention basin needs to have masses of large native shrubs planted along the high water line.

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

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

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

Provided.

Snow Deposit (LDM.2.q.)

Snow deposit areas need to be indicated if the parking areas will be used during the winter.

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

1. Depending on tree survey, all trees to be saved should be indicated and protected with tree fencing located at 1' outside the tree driplines or further.
2. Please add a tree fencing detail to the plans showing the fence at 1' outside the tree dripline.

Corner Clearance (Zoning Sec 5.9)

Trees at Grand River entrance need to be placed such that corner clearance is provided.

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



LANDSCAPE REVIEW SUMMARY CHART – PRE-APPLICATION

Review Date: May 17, 2016
Project Name: GRAND RIVER SOCCER FIELDS
Plan Date: May 4, 2016
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	§ New commercial or residential developments § Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. § 1"=20' minimum with proper North. Variations from this scale can be approved by LA § Consistent with plans throughout set	No	No	
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	On Sheet C-2
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA	No	No	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	No	No	Required for Final Site Plan
Miss Dig Note <i>(800) 482-7171 (LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	On Sheet C-2
Zoning <i>(LDM 2.f.)</i>	Include all adjacent zoning	No	No	Not included – site is I-1
Survey information <i>(LDM 2.c.)</i>	§ Legal description or boundary line survey § Existing topography	No	No	Boundaries provided on C-2
Existing plant material Existing woodlands or wetlands <i>(LDM 2.e.(2))</i>	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	No	No	1. Only 1 existing tree is shown. 2. A tree survey will be required showing all existing trees to be

Item	Required	Proposed	Meets Code	Comments
				saved and to be removed.
Soil types (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	No	No	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	On Sheet C-2
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	No	No	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	No	No	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	No	No	Please add notes indicating snow deposit areas if parking will be used during winter.
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	§ Clear sight distance within parking islands § No evergreen trees	TBD	TBD	No interior island landscaping is shown
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	No	No	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	§ A minimum of 300 SF to qualify § 6" curbs § Islands minimum width 10' BOC to BOC	TBD	TBD	Island dimensions need to be provided.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	No	No	No curbs are provided. Large boulders should be provided around perimeter of islands to protect trees.
Contiguous space limit (j)	Maximum of 15 contiguous spaces	No	No	Maximum bay in gravel lot 24 spaces long.
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No	TBD	1. No fire hydrants shown. 2. Show all hydrants on landscape plan.
Landscaped area (g)	Areas not dedicated to	No	No	Please indicate

Item	Required	Proposed	Meets Code	Comments
	parking use or driveways exceeding 100 sq. ft. shall be landscaped			landscaping and/or ground covers for all areas on site
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	No	No	Please indicate corner clearance zones per Section 5.9 on landscape plan and keep all trees and shrubs taller than 30" out of zones.
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of parking spaces not including access aisles x 10%	§ A = x 10% = sf	NA		
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	§ B = x 5% = sf § Paved Vehicular access area includes loading areas	NA		
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	§ C = x 1% = sf	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	§ A = 7% x xx sf = xx sf	NA		Show calculations for all proposed parking areas (excluding soccer fields).
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	§ B = 2% x xx sf = xx sf	NA		Show calculations for all proposed parking areas (excluding soccer fields).
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	§ C = 0.5% x 0 sf = 0 SF	NA		
All Categories				
D = A+B or A+C Total square footage of landscaped islands	xx + xx = xxx SF	None	No	1. Add calculations for all proposed parking areas (excluding soccer fields)

Item	Required	Proposed	Meets Code	Comments
				2. Add interior parking islands to meet required area.
E = D/75 Number of canopy trees required	§ xxx/75=xx Trees	None	No	1. Add calculations for all proposed parking areas (excluding soccer fields) 2. Add interior parking trees to meet requirement. 3. Indicate with unique labeling which trees are parking lot trees.
Perimeter Green space	§ 1 Canopy tree per 35 lf; § xx/35=x trees § Perimeter green space canopy Plantings required at 1 per 35 LF. Sub-canopy trees can be used under overhead utility lines.	None	No	1. Add calculations for perimeter of all proposed gravel parking areas and entry drive 2. Add perimeter parking trees to meet requirement. 3. Indicate with unique labeling which trees are perimeter trees. 4. Please provide 1 deciduous canopy tree per 70lf around perimeter of soccer fields, except at frontage along Grand River and along entry drive. Locate the trees on slopes of or adjacent to drainage swales.
Parking land banked	§ NA	No		
Berms, Walls and ROW Planting Requirements				
Berms				
§ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours § Berm should be located on lot line except in conflict with utilities. § Berms should be constructed with 6" of top soil.		No new berms proposed		
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	§ Refer to Residential Adjacent to Non-residential berm requirements chart	No	TBD	Need to show berm screening south edge of parking lot from R-1 property to south.

Item	Required	Proposed	Meets Code	Comments
Planting requirements (LDM 1.a.)	§ LDM Novi Street Tree List	NA		No buffering planting proposed.
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	§ Refer to ROW landscape screening requirements chart for corresponding requirements.	Yes	Yes	Berm provided exceeds requirement in terms of size.
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	§ Label contour lines § Maximum 33% § Min. 5 feet flat horizontal area	No	No	Include typical berm details for berm at Grand River and south of gravel parking lot showing 6" top layer of topsoil, construction of loam soils, slopes, height, etc.
Type of Ground Cover		None	No	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Yes – existing wires seem to be along Grand River, and a line crossing interior of site is shown to be relocated.	No	1. Please show location of relocated power line on Landscape Plan. 2. Please clearly label any existing or proposed utility lines on landscape plan. 3. Please dimension distance between new trees close to overhead lines.
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	25 ft	32' to closest point of soccer field	Yes	
Min. berm crest width	§ Parking: 3 ft. § Not adjacent to parking: Not Required	11'	Yes	Provided berm exceeds requirement at maximum height
Minimum berm height (9)	§ Parking: 3 ft. § Not adjacent to	Max ht: 4'	Yes	Provided berm exceeds requirement at

Item	Required	Proposed	Meets Code	Comments
	parking: Not Required			maximum height
3' wall	(4)(7)	None		
Canopy deciduous or large evergreen trees Notes (1) (10)	§ Parking: 1 tree per 40 lf; $xx/35 = x$ trees § No Parking: 1 tree per 40 lf; $267/40 = 7$ trees	None	No	1. Provide trees as required for all frontages. Use Not adjacent to parking requirements. 2. Label trees uniquely as Greenbelt trees
Sub-canopy deciduous trees Notes (2)(10)	§ Parking: 1 tree per 20 lf; $xx/20 = xx$ trees § No Parking: 1 tree per 25 lf; $267/25 = 11$ trees	None	No	1. Provide trees as required for all frontages. Use Not adjacent to parking requirements. 2. Label trees uniquely as Greenbelt trees
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	§ Parking: 1 tree per 35 lf § No Parking: 1 tree per 55 lf; $267/55 = 5$ trees	None	No	1. Provide trees as required for all frontages. Use Not adjacent to parking requirements. 2. Label trees uniquely as Street trees
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision (LDM 1.d.(2))	§ 1 canopy deciduous or 1 large evergreen per 35 lf along ROW § No evergreen trees closer than 20 ft. § 3 sub canopy trees per 40 lf of total linear frontage § Plant massing for 25% of ROW	NA		
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		NA	TBD	Provide proper screening for any loading area.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	§ A minimum of 2ft. separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors	No utility boxes shown		Provide proper screening for any transformers.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				

Item	Required	Proposed	Meets Code	Comments
Interior site landscaping SF	§ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. § xx If x 8ft = xx SF	None		
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	§ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	None		
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	§ Clusters of large native shrubs shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	None	No	1. No detention basin landscaping is proposed. 2. Please provide masses of large native shrubs around perimeter of detention pond.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	No	No	1. Please include all required notes on Landscape Plan. 2. Standard City of Novi notes and details are available upon request.
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	Include statement of intent to install and guarantee all materials for 2 years. Include a minimum one cultivation in June, July and August for the 2-year warranty period.	No	No	See above
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	No	No	See above
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No	No	<u>Need for final site plan</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		

Item	Required	Proposed	Meets Code	Comments
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	No	No	See above
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	No	No	See above
Plant List (LDM 2.h.) - Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	No	No	Include on Landscape Plan
Root type		No	No	Include on Landscape Plan
Botanical and common names		No	No	Include on Landscape Plan
Type and amount of lawn		No	No	Include on Landscape Plan
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No	No	<u>Please add on Final Site Plans.</u>
Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	1. Please include all relevant details on Landscape Plan. 2. Standard City of Novi notes and details are available upon request.
Evergreen Tree		No	No	See above
Shrub		No	No	See above
Perennial/ Ground Cover		No	No	See above
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	See above
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	1. Please include detail showing fence one foot outside of dripline. 2. Show tree protection fence lines on demolition plan.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	No	No	Please add note on plan view near property line.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	No	No	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees	No	No	

Item	Required	Proposed	Meets Code	Comments
	outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM			
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	No	No	Include on Plant list
Plant size credit (LDM 3.c.(2))	NA	No	No	
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No	TBD	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No	No	1. Please show any existing or proposed utility lines. 2. Please dimension distance between new trees close to overhead lines.
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth § Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. § Refer to section for additional information	No	No	Include this information in planting details.

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

WETLANDS AND WOODLANDS REVIEW

May 24, 2016

Mr. Charles Boulard
Community Development Director
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Grand River Soccer Park (JSP16-0020)
Wetland & Woodland Evaluation and **Revised** Preliminary Site Plan Review

Sidwell No. 50-22-16-300-094

Dear Mr. Boulard:

Environmental Consulting & Technology, Inc. (ECT) has conducted a preliminary wetland and woodland evaluation for the proposed Grand River Soccer Park project located south of Grand River Avenue between Taft and Beck Roads, Section 16. The proposed project site is to be located on a relatively disturbed 8.39 acre property (Sidwell No. 50-22-16-300-094). As part of our assessment, ECT has reviewed the proposed Revised Preliminary Site Plan for the project prepared by Environmental Engineers, Inc. dated May 23, 2016. ECT has also reviewed a wetland assessment report letter prepared by the Michigan Department of Environmental Quality (MDEQ) dated March 10, 2005 (MDEQ File Number 04-63-0027-WA). The proposed project includes an area designated as the *Initial Clearing and Grading Land Improvement Permit* (LIP) area.

ECT continues to recommend approval of the current Land Improvement Permit (LIP) plan with respect to the initial clearing and grading limits.

ECT recommends approval of the Revised Preliminary Site Plan contingent upon the applicant reviewing and addressing the wetland and woodland comments contained in this letter. The applicant should submit revised plans addressing these comments before any site development/disturbance outside of the current initial clearing and grading limits is authorized. A small amount of additional information is required in order to assess and confirm the overall City of Novi regulated wetland and woodland permit requirements and the overall proposed impacts to City-regulated wetlands, wetland buffers and trees.

The site was reviewed for the presence of regulated wetlands as defined in the City of Novi Wetland and Watercourse Protection Ordinance as well as for the presence of City-regulated woodlands. In addition to wetland areas, the City also regulates a twenty-five (25) foot wetland buffer/setback area associated with all City-Regulated wetlands. ECT completed an initial site inspection on Tuesday, May 17, 2016. Some tree clearing and brush removal with light construction equipment was in process at the time of our site inspection. ECT re-inspected the site on Tuesday, May 24, 2016 in order to confirm that the applicant satisfactorily addressed the site-specific comments contained in our Wetland & Woodland Evaluation and Preliminary Site Plan Review letter dated May 19, 2016.

Wetland Evaluation

ECT's in-office review of available materials included the City of Novi Regulated Wetland and Watercourse map, other available mapping sources and aerial photos. The proposed project site includes areas indicated as City-regulated wetland on the official City of Novi Regulated Wetland and Watercourse Map (see Figure 1).

The MDEQ wetland assessment letter identifies a total of five (5) wetland areas: Wetlands A, B, E, F, and G. Wetland A is a forested wetland (0.15-acre) with an open-water element. This wetland is located in the eastern/central portion of the site and extends east off of the subject property. Wetland B is a small scrub shrub wetland (0.01-acre) located along the east/west running property line in the central portion of the site (Wetland B is located on the northern side of the propped parking area). Wetland E is a 1.42 acre wetland located across the southern section of the site. Wetland E contains areas of emergent, open water, and scrub-shrub wetland. Wetland F (0.08-acre) is an emergent/scrub-shrub wetland located in the western/central portion of the property. Finally, Wetland G (0.02-acre) appears to be a scrub/shrub wetland located in the central portion of the property. See Figure 2 (Site Layout Plan) for wetland locations).

It should be noted that the Plan notes that the wetland delineation was performed by King and MacGregor Environmental, Inc. The Plan contains what appear to be delineated/surveyed wetland boundaries, however, there were little to no signs of existing wetland boundary flagging located on the site at the time of our preliminary site evaluation. It is our understanding that the on-site wetland areas have not been flagged since approximately 2004. Therefore, ECT was unable to confirm the accuracy of the wetland boundaries at the time of our site evaluation. Generally, ECT agrees with the wetland locations as indicated on the Plan. ECT previously recommended that the applicant have the wetland boundaries for one (1) of the existing wetlands (Wetland F) reflagged prior to the approval of any proposed wetland or wetland buffer impacts, and that the ECT confirm the accuracy of the wetland boundaries at that time. The applicant's wetland consultant has re-flagged Wetland F in the field and ECT was able to verify the Wetland F flagged wetland boundaries on Tuesday, May 24, 2016. These boundaries appear to be accurately shown on the Plan.

Wetland Regulatory Assessment - MDEQ

The wetland assessment report correspondence from MDEQ notes that MDEQ conducted a reassessment of the on-site wetlands in 2005. In a 2004 Wetland Assessment Report (MDEQ File 04-63-0027-WA), the MDEQ determined that Wetlands A and E were regulated under Part 303 wetlands protection and Wetlands B, G, and F were non-regulated under Part 303. At one point, it was argued that Wetlands A and E should not be regulated because it was believed that a pond adjacent to the property (southeast) was constructed "for the sole purpose of storing water" (Rule 281.921). MDEQ determined that the pond in question does not meet the criteria in this Rule. In addition, Wetland A is also part of a larger wetland complex that continues offsite and would be regulated based on acreage (i.e., greater than 5 acres in size). Therefore, MDEQ has regulatory authority over Wetlands A and E. Wetlands B, F, and G are non-regulated by the MDEQ.

Wetland Regulatory Assessment – City of Novi

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, Article V.; Division 2.) describes the regulatory criteria for wetlands and review standards for wetland permit applications. As stated in the Ordinance, it is the policy of the city to prevent a further net loss of those wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size, but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b). The wetland essentiality criteria as described in the Wetland and Watercourse Protection Ordinance are included below. Wetlands deemed essential by the City of Novi require the approval of a use permit for any proposed impacts to the wetland:

All noncontiguous wetland areas of less than two (2) acres which appear on the wetlands inventory map, or which are otherwise identified during a field inspection by the city, shall be analyzed for the purpose of determining whether such areas are essential to the preservation of the natural resources of the city....In making the determination, the city shall find that one (1) or more of the following exist at the particular site:

- (1) The site supports state or federal endangered or threatened plants, fish or wildlife appearing on a list specified in Section 36505 of the Natural Resources Environmental Protection Act (Act 451 of 1994) [previously section 6 of the endangered species act of 1974, Act No. 203 of the Public Acts of 1974, being section 229.226 of the Michigan Compiled Laws].*
- (2) The site represents what is identified as a locally rare or unique ecosystem.*
- (3) The site supports plants or animals of an identified local importance.*
- (4) The site provides groundwater recharge documented by a public agency.*
- (5) The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*
- (6) The site provides wildlife habitat by providing breeding, nesting or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.*
- (7) The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*
- (8) The site provides pollution treatment by serving as a biological and chemical oxidation basin.*
- (9) The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*
- (10) The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.*

After determining that a wetland less than two (2) acres in size is essential to the preservation of the natural resources of the city, the wetland use permit application shall be reviewed according to the standards in subsection 12-174(a).

ECT has evaluated the on-site wetlands and believes that three (3) of the five (5) wetlands (i.e., Wetland A, E, and F) provide one or more of the functions and values as described in the ordinance essentiality criteria. Wetland A, Wetland E, and Wetland F should therefore be considered essential and therefore regulated by the City's Wetland and Watercourse Protection Ordinance.

It should be noted that in those cases where an activity results in the impairment/destruction of wetland areas of 0.25-acre or greater that are deemed essential under subsection 12-174(b) mitigation shall be required. The applicant shall submit a mitigation plan which provides for the establishment of replacement wetlands at a ratio of 1:1 through 2:1 times the area of the natural wetland impaired or destroyed.

The MDEQ had determined that Wetlands A and E are regulated under their jurisdiction. Wetlands B, F, and G are not regulated **under MDEQ jurisdiction**. It should be noted that Wetlands A, E and F are considered essential regulated wetlands by the City of Novi. Wetlands B and G are considered non-essential and non-regulated by the City of Novi. The applicant should modify the "regulated" vs. "non-regulated terminology on the Plan (i.e., Wetland F is regulated by the City of Novi, in addition to Wetland A and Wetland E).

Wetland Buffer/Setback Regulatory Assessment – City of Novi

ECT encourages the Applicant to minimize impacts to on-site wetlands as well as wetland setbacks to the greatest extent practicable. The Applicant should consider any modifications to the site layout that would preserve existing wetland and wetland buffer areas. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

Wetland Impact Review

It should be noted that the Site Grading & Soil Erosion Control Plan (Sheet C-2) indicates an area of temporary proposed grading limits. It is our understanding that the applicant is requesting authorization to clear the site within the proposed temporary grading limits as soon as possible.

It should be noted that as currently shown, the proposed temporary grading limits avoid direct impacts to on-site wetlands and wetland buffers (and also avoids regulated Woodland areas).

Development of the overall site will include impacts to wetlands and wetland buffers (i.e., Wetlands B, F, and G). The wetlands that are MDEQ regulated (i.e., Wetlands A and E) will not be impacted. Wetlands B and G have been determined to be non-essential and therefore non-regulated by the City. Wetland F is City-Regulated.

The following table summarizes the existing wetlands and the proposed wetland impacts as shown on the Plan:

Table 1. Proposed Wetland Impacts

Wetland Area	City Regulated?	MDEQ Regulated?	Wetland Area (acres)	Impact Area (acre)	Estimated Impact Volume (cubic yards)
A	Yes	Yes	0.15	None	Not Provided
B	No (non-essential)	No	0.01	N/A	Not Provided
E	Yes	Yes	1.42	None	Not Provided
F	Yes	No	0.08	0.08	Not Provided
G	No (non-essential)	No	0.02	N/A	Not Provided
TOTAL	--	--	1.68	0.08	Not Provided

Wetland buffer/setback is not shown on the Plan for Wetland F. This buffer should be indicated on the Plan as Wetland F and its 25-foot buffer are regulated by the City. In addition, all areas (i.e., acreage) of proposed wetland buffer impact should be quantified and labeled on the Plan. In addition, the applicant should provide proposed quantities of fill within all regulated wetlands to be impacted. In the case of the current Plan, the applicant should provide a fill volume (i.e., cubic yards) for the proposed fill within wetland F.

It should be noted that the temporary grading limits no longer encroach within the 25-foot buffers of Wetland F. A City of Novi Authorization to Encroach the 25-Foot Wetland Setback would be required for any proposed impacts to the 25-foot buffers of Wetlands A, E, or F.

Wetland Comments

The following are repeat comments from our Wetland & Woodland Evaluation and Preliminary Site Plan Review letter dated May 19, 2016. The current status of each comment follows in **bold italics**:

1. Wetland boundary flagging was not apparent on-site at the time of our site walk. ECT recommends that the applicant’s wetland consultant re-flag/re-fresh the wetland delineation flags and submit to the City of Novi’s Community Development Department for a Wetland Boundary Evaluation. At a minimum, Wetland F should be reflagged.

This comment has been addressed. The applicant’s wetland consultant has re-flagged Wetland F in the field and ECT was able to verify the Wetland F flagged wetland boundaries on Tuesday, May 24, 2016.

2. The following information shall be provided on future site plan submittals:
 - a. Acreages of all on-site wetlands;
 - b. Indicate graphically and label all 25-foot wetland buffers/setbacks on the Plan;
 - c. Indicate, label and quantify any proposed impacts to wetlands (i.e., area of impact/volume of fill) and 25-foot wetland buffers on the Plan.

This comment has been partially addressed:

- ***The acreages of all on-site wetlands have been provided on the Plan;***
 - ***As Wetland F is considered regulated by the City, its 25-foot setback shall be shown on the Plan;***
 - ***The proposed volume of fill within Wetland F shall be indicated on the Plan (cubic yards). This information is needed in order to prepare the City of Novi Wetland and Watercourse Permit that will be required for the overall site development;***
 - ***The applicant shall quantify all proposed impacts (both temporary and permanent) within the 25-foot wetland setbacks. Please provide the impact area (acres) for all wetland buffer impacts. This includes the proposed impact to Wetland Buffer E for the proposed overflow spillway from the detention basin;***
 - ***Please also provide an impact area (acreage) for the impact to Wetland Buffer F.***
3. It should be noted that the temporary grading limits encroach within the 25-foot buffer of Wetland F. In order to proceed with site clearing and/or grading without the issuance of wetland permits and/or wetland buffer authorizations, ECT recommends that the applicant slightly modify the temporary proposed grading limits to remain greater than 25-feet from all existing regulated on-site wetlands. Otherwise, a Wetland Buffer Authorization letter would be required from the City.

This comment has been addressed. The temporary grading limits no longer encroach into City-Regulated wetland buffers. It should be noted that the temporary grading limits no longer encroach within the 25-foot buffers of Wetland F. A City of Novi Authorization to Encroach the 25-Foot Wetland Setback would be required for any proposed impacts to the 25-foot buffers of Wetlands A, E, or F.

4. A City of Novi Wetland and Watercourse Permit will be required for any direct impacts (i.e., excavation or fill) within on-site wetlands. A City of Novi Authorization to Encroach the 25-Foot Wetland Setback will be required for all impacts within these natural feature setbacks.

This comment still applies. The overall site development will require a City of Novi Wetland and Watercourse Permit for the proposed impacts to Wetland F. A City of Novi Authorization to Encroach the 25-Foot Wetland Setback will be required for the proposed impacts to the Wetland E and Wetland F buffers.

Please also note the following:

5. The MDEQ had determined that Wetlands A and E are regulated under their jurisdiction. Wetlands B, F, and G are not regulated **under MDEQ jurisdiction**. It should be noted that Wetlands A, E and F are considered essential regulated wetlands by the City of Novi. Wetlands B and G are considered non-essential and non-regulated by the City of Novi. The applicant should modify the “regulated” vs. “non-regulated terminology on the Plan (i.e., Wetland F is regulated by the City of Novi, in addition to Wetland A and Wetland E).

Woodland Evaluation

Existing Conditions and Regulatory Assessment

ECT's in-office review of available materials included the City of Novi Regulated Woodland map and other available mapping. The proposed project site does include a relatively small area indicated as City-regulated woodland on the official City of Novi Regulated Wetland and Watercourse Map (see Figure 1). This area is located in the central/eastern section of the site. The area that is mapped as regulated woodland on the City's regulated woodland map also includes Wetland A and Wetland B. The majority of the property is not located within area mapped as City-regulated woodland.

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 highest quality woodlands on site are found in the eastern/central section of the site, within Wetland A. Wetland A is a forested wetland that contains a significant number of silver maple trees. In general, the trees within the overall project area consist of boxelder (*Acer negundo*), silver maple (*acer saccharinum*), cottonwood (*Populus deltoides*) and several other species. The understory

consists of common buckthorn (*Rhamnus cathartica*), honeysuckle (*Lonicera spp.*), and prickly ash (*Zanthoxylum americanum*). In terms of habitat quality and diversity of tree species, the overall development site consists of fair to poor quality trees. As noted above, the silver maple forested wetland (Wetland A) provides the highest level of environmental benefit. In terms of a scenic asset, wildlife habitat, windblock, noise buffer or other environmental asset, this forested wetland area is considered to be of high quality. This area is to be preserved during the overall proposed site development.

Woodland Impact Review

The proposed site development appears to involve only a small impact to regulated woodlands and will include the removal of a small number of regulated trees. It should be noted that the City of Novi regulates all trees 8-inches diameter-at-breast-height (DBH) and greater that are located within the areas delineated as regulated woodlands on the City-Regulated Woodlands Map. The City also regulates any individual tree greater than or equal to 36-inches DBH, irrespective of whether such tree is within a regulated woodland.

Neither a complete woodland survey nor tree list has been provided on the Plan. Some of the on-site trees have been marked in the field with metal tree tags hung on nails. It should be noted that a 36-inch DBH tree is located on the north end of the property. This tree is regulated by the City based on its diameter and is located within the northeast corner of the northernmost proposed soccer field. The site grading plan indicates that temporary tree protection will be installed around this tree. This tree is proposed for removal during the overall site grading for the soccer fields.

As noted above, only a small portion of the site contains area that is mapped as City regulated woodland (see Figure 1). ECT previously recommended that the applicant indicate on the Plan the existing regulated woodland boundary as indicated on the City map. This boundary has been added to the current Plan. In addition, ECT requested that the applicant provide information on the Plan that identifies the locations, species and diameters of any trees greater than or equal to 8-inch DBH that are located on-site **within** the City-Regulated woodland boundary **and** within the overall proposed limits of disturbance. Tree information for any areas outside of the regulated woodland boundary and outside of the proposed/overall limits of disturbance does not need to be provided (i.e., information for trees within Wetland A for example does not need to be provided as these are outside the influence of the development impact). Several trees 8-inch DBH and greater appear to be proposed for removal near Wetland B. The applicant has now addressed this request.

Please note that the City of Novi requires replacements according to the following Table:

Replacement Tree Requirements Table

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
------------------------------------	------------------------------------

≥8 ≤ 11	1
>11 ≤ 20	2
> 20 ≤ 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 applicant has now indicated all regulated trees to be removed.

The plan shows six (6) trees total regulated trees to be removed at the time of full site construction. These regulated tree removals include:

Tree No.	DBH	Type	Replacements Required
301	36"	Swamp white oak	4
4947	15"/18"	Swamp white oak	(15 + 18)/8 = 4.125 (5 credits)
4948	19"	Silver maple	2
4949	27"	Silver maple	3
4951	21"	Silver maple	3
4952	11"	Black cherry	1
TOTAL			<u>18</u>

The proposed tree removals require a total of **eighteen (18)** Woodland Replacement credits.

The Applicant shall be required to provide a bond for the replacement trees required. Based on the Plan, the proposed tree removals will require a total of **18** woodland replacement tree credits. The financial guarantee required for ***on-site*** tree replacements shall be **\$7,200 (\$400 x 18 tree credits)**. This Woodland Financial Guarantee shall be paid by the Applicant prior to issuance of building permits.

Upon successful inspection of installed 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 Financial Guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a Woodland Maintenance Guarantee.

The applicant can also satisfy the woodland replacement requirement by paying a total of 18 Woodland Replacement Credits to the City of Novi Tree Fund. This payment shall be **\$7,200 (\$400 x 18 tree credits)** and made prior to issuance of building permits.

City of Novi Woodland Review Standards and Woodland Permit Requirements

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

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

In addition,

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

There appear to be a small number of replacement trees required for the construction of the proposed development. While the overall ecological values of the existing woodlands cannot be immediately replaced through the planting of woodland replacement trees, the applicant will need to show that they are prepared to meet the requirements of the Woodland Ordinance through on-site Woodland Replacement Credits and/or a payment to the City of Novi Tree Fund.

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 within City-Regulated Woodland boundaries or for any tree 36-inches DBH or greater. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and will be counted at a 1:1 replacement ratio. All proposed coniferous replacement trees shall be 6-feet in height (minimum) and will be counted at a 1.5:1 replacement ratio. See the attached City of Novi Woodland Replacement Chart for acceptable woodland replacement species.

Finally, it should be noted that the applicant does not appear to propose the removal of any regulated trees within the temporary, proposed grading limits. A City of Novi Woodland Permit will not be required for work within the area currently shown as temporary/proposed limits of grading on the Plan. A City of Novi Woodland Permit will be required in order to remove the 36-inch DBH tree on the north side of the site (Tree No. 301) as well as the five other trees located within the area of City Regulated Woodlands in the central portion of the site.

Woodland Comments

The following are repeat comments from our Wetland & Woodland Evaluation and Preliminary Site Plan Review letter dated May 19, 2016. The current status of each comment follows in ***bold italics***:

1. ECT recommends that the applicant indicate on the Plan the existing regulated woodland boundary as indicated on the City map. In addition, the applicant should provide information on the Plan that identifies the locations, species and diameters of any trees greater than or equal to 8-inch DBH that are located on-site **within** the City-Regulated woodland boundary **and** within the overall proposed limits of disturbance.

This comment has been addressed.

2. The applicant shall indicate on the Plan all regulated trees to be removed as well as the number of Woodland Replacement tree credits required for these removals.

This comment has been partially addressed. The number of Woodland Replacement tree credits required has not been indicated on the Plan. It has been quantified in this letter. This information shall be added to the Plan.

3. ECT recommends that we conduct a final woodland field evaluation after the Applicant resubmits a plan that indicates/labels the City-Regulated Woodland boundary as well as identifies the locations, species and diameters of any trees greater than or equal to 8-inch DBH that are located on-site **within** the City-Regulated woodland boundary **and** within the overall proposed limits of disturbance.

This comment has been addressed.

4. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch DBH or greater located within the regulated woodland boundaries or any tree greater than 36-inches DBH. Such trees shall be relocated or replaced by the permit grantee either through approved on-site replacement trees or through a payment to the City of Novi Tree Fund.

This comment still applies.

5. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

Based on a successful inspection of the installed on-site Woodland Replacement trees (if applicable), 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*.

This comment still applies. The Woodland Financial Guarantee for the proposed tree removals will be \$7,200 (\$400 x 18 tree credits) and made prior to issuance of building

permits. The Applicant can provide on-site replacement trees or provide payment to the City of Novi Tree Fund.

6. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.

This comment still applies.

7. 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*.

This comment still applies.

Conclusion & Recommendation

As proposed, work within the initial clearing and grading area does not appear to propose impacts to regulated wetlands or woodlands. The area described as the initial clearing and grading area no longer encroaches into the 25-foot wetland setback of City-regulated Wetland F. The proposed work within the initial site clearing and grading limits does not require a wetland permit, Authorization to Encroach the Wetland Buffer, or woodland permit.

In order to proceed with the overall site development and construction of the soccer fields and parking area, etc., a City of Novi wetland permit, wetland buffer authorization and City of Novi woodland permit will be required.

Recommendation

ECT recommends approval of current Land Improvement Permit (LIP) plan with respect to the initial clearing and grading limits.

ECT recommends approval of the Revised Preliminary Site Plan contingent upon the applicant reviewing and addressing the wetland and woodland comments contained in this letter. The applicant should submit revised plans addressing these comments before any site development/disturbance outside of the current initial clearing and grading limits is authorized. A small amount of additional information is required in order to assess and confirm the overall City of Novi regulated wetland and woodland permit requirements and the overall proposed impacts to City-regulated wetlands, wetland buffers and trees.

Grand River Soccer Park
Wetland & Woodland Evaluation and Revised Preliminary Site Plan Review
May 24, 2016
Page 13 of 15

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



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Senior Scientist
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cc: Sri Komaragiri, City of Novi Planner (skomaragiri@cityofnovi.org)
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Attachments: Figure 1 – City of Novi Regulated Wetland & Woodland Map
City of Novi Woodland Replacement Chart



Figure 1. City of Novi Regulated Woodland and Wetland Boundaries Map. Regulated wetland boundaries are shown in blue and regulated woodland boundaries are in green. The approximate project property is shown shaded in red.

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)

(All canopy trees to be 2.5" cal or larger, evergreens as listed)

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

TRAFFIC REVIEW

Memorandum

To Barbara McBeth, AICP Page 1

CC Kirsten Mellem

Subject JSP 16-0020 – Soccer Fields – Preliminary Site Plan – Traffic Review

From Matt Klawon, PE

Date May 19, 2016

The preliminary site plan was reviewed to the level of detail provided and AECOM **does not recommend approval** for the applicant to move forward until the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. Servman, LLC is proposing Grand River Soccer Park, an outdoor soccer complex consisting of two soccer fields and a parking area, on the south side of Grand River Avenue east of Beck Road.
2. The site is currently zone I-1.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 9th Edition, as follows:

ITE Code: Soccer Complex (902)
 Development-specific Quantity: 2 fields
 Zoning Change: N/A

Trip Generation Summary					
	City of Novi Threshold	Estimated Trips (Permitted under existing zoning)	Estimated Trips (Permitted under proposed zoning)	Proposed Development	Analysis
AM Peak-Hour, Peak-Direction	100	N/A	N/A	3	N/A

Trips					
PM Peak-Hour, Peak-Direction Trips	100	N/A	N/A	36	N/A
Daily (One-Directional) Trips	750	N/A	N/A	143	N/A

- The number of trips does not exceed the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City's requirements:

Traffic Impact Study Recommendation	
Type of Study	Justification
None	N/A

EXTERNAL SITE ACCESS AND OPERATIONS

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

- Provide the dimension for driveway width at the roadway interface.
- A right turn taper is required at the entrance based on the Southeastern Michigan Council of Government's (SEMCOG) traffic count from Grand River Avenue in 2014. The two-way volume of Grand River Avenue warrants a right turn taper based on the City of Novi Code of Ordinances. The absence of a right turn taper would require a variance from the City.
- Provide the dimensions of available sight distance in both directions at the proposed driveway.
- Please provide the driveway spacing between the proposed site driveway and other existing driveways in the vicinity.
- There is an adequate number of site access drives provided.

INTERNAL SITE OPERATIONS

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

- Parking facilities
 - The proposed parking lot should be paved with curb and gutter according to Section 11-239(b)(1) of the City of Novi Code of Ordinances.
 - Provide the source and other details used in determining the number of required parking spaces for the development.
 - Provide additional parking lot dimensions, such as curb height, end island dimensions and turning radii in order to determine if the proposed parking lot layout is acceptable.

- d. Provide dimensions for ADA parking spaces and provide details on proposed signing and pavement markings related to ADA parking spaces.
- e. Landscape islands are to be provided at an interval of every 15 parking spaces per Section 5.5.3.C.ii.i of the City's Ordinance.
- f. A minimum of eight bicycle parking spaces are required at this development.
- g. Provide additional signing and striping details throughout the development.

2. Sidewalk Requirements

- a. Sidewalk currently exists along the northern property line along Grand River Ave.
- b. The proposed sidewalk should be paved and ADA compliant. Also consider providing a connection between the proposed sidewalk to the existing sidewalk along Grand River Ave.

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

Sincerely,

AECOM



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



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

FIRE REVIEW



May 20, 2016

TO: Barbara McBeth- City Planner
Sri Komaragiri- Plan Review Center

RE: Grand River Soccer Park

JSP#16-20

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

City Manager
Pete Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrod S. Hart

Project Description: Two soccer fields without support buildings

Comments:

- 1) Due to the restricted roadway width and length of drive to the parking area no parking signs shall be placed along the roadway to maintain emergency access.

Recommendation: Approval with the above condition.

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

ServMan, LLC

46100 Grand River Ave. ♦ Novi, MI ♦ 48374

P (248) 348-5600

F (248) 347-7720

June 2, 2016

Sri Ravali Komaragiri, Planner
City of Novi
45175 West 10 Mile Road
Novi, MI 45175

RE: Response letter Site plan JSP16-20 Grand River Soccer Park

Dear Sri,

First of all I very much appreciate yourself and the rest of the staff and consultants meeting today to discuss the project and the approach to the reviews and our responses. As we discussed, I am providing this correspondence for two purposes, the first being to provide a general response and position and then the second, to provide a very limited but specific response to each of the review sections.

As a general response and position, we are undertaking this project for the main purpose of being of community assistance to the Parks & Recreation program for the use of these fields during a sufficient amount of time (i.e. 5-6 years) for the Parks & Recreation Department to complete a rotation and improvement plan for their other permanent fields. With this in mind, while we are still willing to commit to this significant expense and donation, there are limits that we must be clear about and an understanding arrived at to be ultimately included with in an agreement with City Council. Particularly, it is important to understand that we have undertaken the task of being responsible for the plans, engineering, clearing, grading and planting for the natural turf soccer fields as well as the installation of a gravel/millings driveway and parking area. In addition, we will install a finer gravel pathway to the fields and per this morning's meeting, we will extend the pathway to the sidewalk along Grand River. We will be responsible for the replacement of the regulated trees which were removed and are willing to cooperate and address the recommendation of at least one of the residents to the south to install these replacement trees in the form of evergreens, the majority of which we will place in the southern region of the site to provide some additional screening to accompany the already significant existing natural buffer area. We are willing to follow through with our commitment and have even significantly expanded upon what our original concept was, however, what we are showing on the plan is what we are willing to provide and be responsible for and any other items from the standpoint of the use and operation and permitting of the fields would be the responsibility of the Parks and Recreation Department or other City entity/division. We are confident that this project will be received in the spirit in which it is being offered and we are genuinely interested in providing this as a major community giveback as a part of the overall strong, working relationship we have developed over the years with the City of Novi.

In conclusion, we are proposing the plans as offered realizing that they do not technically meet most of the city ordinances and requirements. This is a unique and interim use, however, that should bear reasonable and appropriate consideration for the positive benefits that it will provide.

Specific Responses to Reviews:

- A. Planning Review: We will continue to work with the Planning Department to finalize plan, notes, and references.
- B. Engineering Review: We have submitted detailed clearing, grading, and site engineering plans. We are formally requesting any and all waivers necessary including but not limited to waiver for the gravel/millings surfaced parking area and driveway, and the lack of a turning lane along Grand River. In the case of any bumper blocks, parking/traffic circulation signage, bike racks, dumpsters or dumpster enclosures, restroom facilities, permanent or temporary irrigation, lighting, taper/turning lanes, seating or bleachers, any equipment (such as goals, posts, etc.), and identification signage for the park, would be the responsibility of the Parks & Recreation/City. We will agree to install the paved handicap parking space areas only. It is my belief that because of the short term arrangement and the intermittent use that a turning lane should not be required.
- C. Landscape Review: We are hereby formally requesting any and all waivers from Landscape requirements we are not proposing and landscaping other than the general grading and the natural turf plantings of the fields themselves. We will work with the City consultants, and residential neighborhood representative to the south to most effectively plant the replacement trees as required and we are willing to do so in evergreen-style trees.
- D. Wetland Review: The Wetland comments have been addressed.
- E. Woodland reviews: The Woodland comments have been addressed.
- F. Traffic review: We are hereby requesting any and all traffic waivers and variances that may be required for approval of the plan as proposed. See above comments regarding City/Parks & Recreation's Department responsibilities for installing a turn/taper lane in the unlikely event that one should be required by the county.
- G. Facade review: N/A
- H. Fire Review: We will work with the city to address any items on final.

Respectfully submitted,

Servman/LLC

Blair M. Bowman
Member

From: [Blair Bowman](#)
To: [Komaragiri, Sri](#)
Cc: [Executive Assistant](#); [Coburn, Brian](#); [Doug Necci](#); [Johnson, Paula](#); [Klawon, Matt](#); [Leskun, Richelle](#); [mcarmer@ectinc.com](#); [McBeth, Barb](#); [Meader, Rick](#); [Miller, Jeremy](#); [Pete Hill \(phill@ectinc.com\)](#); [Peters, Maureen](#); [Mellem, Kirsten](#); [Boulard, Charles](#); [Butler, Larry](#)
Subject: Re: JSP16-20 Grand River Soccer Park Review Letters
Date: Thursday, June 02, 2016 9:02:27 PM

Sri,

In my haste to get the response letter in a concise and understandable format I forgot to address our logistic and vehicle parking use as requested. What we will be doing is only on very few occasions, currently being the state fair and comic con, we will be using the property and the fields for logistic overflow parking trailer and truck and empties storage and as we discussed I also want to clarify that we are intending to have along the Grandriver frontage some of the midway operators housing units. These are bunk style units with integrated showers and sleeping quarters they would hook into the city water supply via the fire hydrant immediately adjacent to the site on Grandriver and be self-contained units. As I indicated to one of the homeowner representatives we would commit to keep this activity limited only to the timeframe for the state fair and it would be confined to the northern part of the property. I would also commit to temporarily putting up a fence between these housing units and the rest of the soccer field property where we would have just vehicles and trailer storage. If you would like me alter my letter to have this content as well I will do so. In the alternative you can use this email to provide to the planning commission and counsel.

Blair

Sent from my iPhone

City Council Resolution for the Subject Property
Agenda Item G



CITY of NOVI CITY COUNCIL

Agenda Item G
July 13, 2015

SUBJECT: Approval of Resolution regarding Cooperative Agreement for provision of Recreation Fields with Temporary Parking Opportunity

SUBMITTING DEPARTMENT: City Manager

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The owner of the Suburban Collection Showplace has acquired control of a parcel of land on the south side of Grand River Avenue in the proximity of the Showplace site and potentially useful for parking and staging of Exhibitor and Participant vehicles during the Michigan State Fair. The owner would like to develop the property over the next several years to accommodate this need. The intention would not be to use the site for daily visitor parking for the State Fair due to the location on the south side of Grand River and the challenges of pedestrian crossing with the current infrastructure.

The City of Novi sees high demand for Athletic Fields for youth and adult recreations and the owner of the property has offered to construct (2) regulation size athletic fields and requisite parking lot on the same site for use first by City of Novi Parks Recreation and Cultural Service Department and, if not needed by PR&CS, then other athletic organizations. The fields would be available during the spring, summer and fall except for a period encompassing the Michigan State Fair during which the entire site would be used for the staging activities referenced above. The owner would be responsible for restoration of any field deterioration resulting from this use.

Should the City Council concur with this direction, the next steps would be planning the improvements and negotiation of an agreement.

RECOMMENDED ACTION: Approval of Resolution regarding Cooperative Agreement for provision of Recreation Fields with Temporary Parking Opportunity

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Markham				

	1	2	Y	N
Council Member Mutch				
Council Member Poupard				
Council Member Wrobel				

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

**RESOLUTION REGARDING COOPERATIVE AGREEMENT FOR PROVISION OF RECREATION
FIELDS WITH TEMPORARY PARKING OPPORTUNITY**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland,
Michigan, held in the City Hall of said City on July 13, 2015, at 7:00 o'clock P.M.
Prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and Resolution were offered by Councilmember _____ and
supported by Councilmember _____.

WHEREAS, the City of Novi is dedicated to providing recreational facilities to support an
active community; and

WHEREAS, the game of soccer and other youth and adult sports using soccer fields
continue to increase in popularity such that there is growing need for practice and
game facilities; and

WHEREAS, cooperative uses of facilities and amenities by public and private entities for
complementary uses can benefit all parties; and

WHEREAS, the Michigan State Fair, held on the grounds of the Suburban Collection
Showplace, continues to grow as an important destination and economic event in the
City of Novi; and

WHEREAS, the Michigan State Fair draws more visitors to the City of Novi than most and can create significant parking and staging challenges in the immediate area, particularly with respect to adjacent properties; and

WHEREAS, the property located on the south side of Grand River Avenue and controlled by the owners of the Suburban Collection showplace, parcel 50-22-16-300-094, is well suited for use providing additional staging and parking for the Michigan State Fair; and

WHEREAS, the owners of the property desire to undertake surface improvements to the property that would make it useful for staging and parking of vehicles in connection with the State Fair in particular; and

WHEREAS, such improvements have the potential to also render the property useful for recreational purposes of the kind desired by the City, including the establishment of an area for youth soccer fields; and

WHEREAS, in light of the overlapping of interests between the City and the property owner, and the potential benefits of a joint undertaking with respect to the improvements to the property, as well as its subsequent maintenance, the owner has proposed to clear, grade, and plant an area of the property sufficient to establish (2) full size soccer fields, and a parking lot, such improvements to be available to the community in general, with the City's Department of Parks, Recreation and Cultural Services being given a "right of first refusal" priority for programming beginning May 2016 through November 2022; and

WHEREAS, said fields and parking lot, as constructed by the property owner, would be available for use by the City of Novi PPRCS department, except for specified periods each summer for the Michigan State Fair (during which time the parking lot and fields would be available for use for participant parking and staging for the Fair), with the City being responsible for maintenance and repair of the fields during its periods of use; and

WHEREAS, the property currently contains soil contamination that has been identified as requiring abatement, and the property owner has, in cooperation with its consultants created a plan for removal and or capping of these materials onsite in accordance with MDEQ requirements to allow productive use of the land and has agreed to complete this abatement as part of the development of the recreation fields

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City of Novi supports the efforts of the owner to develop the site for recreational fields and related parking lot improvements, in accordance with the City of Novi development standards and applicable approval processes.
2. If this improvement project moves forward to formal approval, the City will meet in good faith with the property owner to establish an agreement for joint use of the improvements, including, but not limited to, the following:
 - a. The City to provide development assistance by contributing 50% of the cost of Woodland specimen tree survey for the northerly 800 feet of parcel 50-22-16-300-094 and an adjacent area of companion parcels 50-22-16-251-023 and 50-22-16-176-022 providing improved access. Such contribution to be repaid by the owner if the above referenced fields are not provided beginning May 2016.
 - b. Property owner to secure all required development approvals (including required remediation) and to pay for the cost of the improvements.
 - c. Maintenance and repair of the fields and parking lot once constructed and approved by the City, with the property owner being responsible for any repairs required following the Fair.
 - d. City to have use of the fields and parking area for its recreation programming at all times requested when not in use by the property owner for the State Fair, with an appropriate mechanism for notice of such programming to be agreed upon.
 - e. Other appropriate terms and conditions typical for such shared use agreements.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Maryanne Cornelius, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 13th day of July, 2015, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Maryanne Cornelius, City Clerk
City of Novi

PUBLIC RESPONSES

Komaragiri, Sri

From: Patrick Torossian <ptorossi@gmail.com>
Sent: Monday, May 23, 2016 9:03 PM
To: Komaragiri, Sri
Cc: Sean Murtha; Scott.Stowitts; Mark Stevens; Howard Bleiwas; rafael.barkas@yahoo.com; James Worden; Annett Hoermann
Subject: Fwd: Grand River Soccer Parks
Attachments: Clearing limits.pdf

Sri Komaragiri, Members of the Planning Commission, B. McBeth, City Manager, City Council, Mayor Gatt, Council Member Mutch, Mayor Pro Tern Staudt, Council Member Poupard, Council Member Casey, Council Member Wrobel, Council Member Markham

Sri-please ensure all that are addressed receive this email since they have all voted for this proposal or will vote on it.

All,

It came to our HOA's attention that there are soccer fields being proposed adjoining the north end of our subdivision. I will not be able to attend the short notice hearing this week as I will be out of the country. Here are the concerns the residents have with the proposal:

1. The clearing is too close to our North property line for privacy
2. The noise generated from the fields will disturb the wildlife, residents and natural setting we all moved to this community for
3. Why are they clearing the land already? It appears as though our opinion will not matter since they have cleared the land and what is the probability the city would stop this even if the residents object
4. There wasn't very much time to get input from all the residents affected
5. The wetlands and woodlands will be disturbed significantly and the free travel of animals will be inhibited. We many times see deer, turkeys, coyotes, herons, hawks and other wild animals travel through this area.
6. Has the DNR been asked to review the project since they encroach the animal's ability to move freely through their habitat
7. Eventually lights will be approved and then we will have disturbance at all hours
8. The parking lot will be used to park trucks from the Suburban Collection Showcase during events and cause diesel smell and noise for the residents
9. There are no plans to add vegetation/trees around the perimeter for noise and aesthetics
10. We have enough traffic through our sub and it is very likely that soccer participants will park in our sub and walk through the grass to the fields. This happens today when people attend the Suburban Collection Showcase events and don't want to pay for parking
11. We have a 20 acre wetland sanctuary and the animals travel from our sanctuary through that area constantly

Please take these concerns into consideration and reject the proposal to clear more woods, construct the soccer fields, create an eyesore and cause undesired disturbances in our community.

There are plenty of commercial land alternatives that are not adjoining residential areas that should be considered.

Please confirm you have received our request to stop this project.

Patrick H. Torossian
President Asbury Park HOA
[248-207-9797](tel:248-207-9797) Cell

Rafael & Katarzyna Barkas
26258 Mandalay Cir
Novi, MI 48374
Phone: 818-312-3859

May 23, 2016

Planning Commission for the City of Novi
45175 W. Ten Mile, Novi MI 48375

Ms. Komaragiri,

We are very concerned with the plans to develop Grand River Soccer Park and Parking adjacent to Asbury Park. This project would significantly transform the subdivision, impact its safety, privacy and the wetland preserve setting.

Below are some key reasons for our objection; however, the list may not be all-inclusive because the City of Novi provided only a three (3)-day notice of the hearing, which didn't allow sufficient time for research and consideration of all aspects of the topic.

1. Soccer fields and parking within a few hundred feet from our home would negatively impact our privacy.
2. Safety concerns due to increased traffic to and overflow from the planned parking lot facility during events at the Soccer Park and/or the Suburban Collection Showcase.
3. Noise pollution from traffic on Grand River and I-96 which is currently isolated by the trees and bushes growing north of Mandalay Circle.
4. Significant transformation of Asbury Park's wetland preserve with impact on animals and the environment.
5. Negative affect on home values in the subdivision which will no longer represent the value and the natural setting for which the homeowners selected it.
6. Insufficient communication regarding the project and a very short three(3)-day notice of the proposal review.
7. City of Novi did not plan any countermeasures that would need to be put in place and maintained at the City of Novi's cost if the project were to move forward e.g. trees and natural barriers along the north property line of Asbury Park and gates at its entrances to protect the privacy and security of the residents.

Sincerely,
Rafael and Katarzyna Barkas

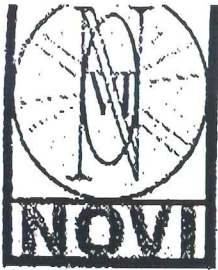

pbarkas

RECEIVED

MAY 25 2016

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

moh



cityofnovi.org

CITY OF NOVI RESPONSE FORM

GRAND RIVER SOCCER PARK JSP 16-20 FOR PRELIMINARY SITE PLAN, WOODLANDS PERMIT, WETLANDS PERMIT AND STORMWATER MANAGEMENT PLAN APPROVAL. THE SUBJECT PROPERTY IS CURRENTLY ZONED I-1, LIGHT INDUSTRIAL AND IS LOCATED IN SECTION 16, WEST OF TAFT ROAD AND SOUTH OF GRAND RIVER AVENUE.

YOUR COMMENTS

You are invited to attend the meeting and voice your support or objection. If you are unable to attend, you may use this form to reply by mail or fax. Returning this form by mail or fax has as much validity as verbal comments. Information regarding the project is available the Saturday before the meeting date at

<http://cityofnovi.org/Resources/Library/Minutes/MinutesArchiveFrameset.htm>

Plans are available for viewing during normal business hours at the Community Development Department and also on the table outside the City Council Chambers approximately one hour prior to the Planning Commission meeting. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments WILL NOT be considered. Please return this form prior to 4:00 PM on the day of the meeting to:

Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

I SUPPORT I OBJECT
TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Object!

See Attached letter

SIGNATURE:

Jean M. Blasius

[Signature]

PRINT NAME:

Jean M. Blasius

Howard D. Blasius

ADDRESS:

26255 Mandarino Circle

May 22, 2016

RE: Proposed Grand River Soccer Park

Dear City of Novi:

We are residents of Asbury Park Subdivision and are presently out of town. We are writing this letter with great concern to object to the building of the Grand River Soccer Park. We learned of the upcoming meeting on Wednesday, May 25, 2016, which we are unable to attend. We are disappointed that you have given us less than a week to respond.

The primary reason for moving to Asbury Park was for the wooded lots/wetlands and peaceful/natural area. The soccer park will be taking this away from our subdivision.

We find it difficult to believe that there is no other location within the City of Novi to house such a facility. We believed that this proposed field will hurt the property values of the homes within the subdivision. In addition, our sub has had issues with illegal parking within the sub during events at the Suburban Collection. If this field is built, we feel the parking issue will only get worse. We are asking to please consider the privacy of our homes as well as to keep the number of people/traffic around our homes/sub to a minimum.

We believe that the building of this facility will greatly influence the security and safety of the neighborhood. If this is unfortunately approved by the City of Novi, we feel that high fencing and natural barriers along with security gates for both entrances of the subdivision be put in place and maintained at the cost of the City of Novi and the owner(s) of the soccer park.

We are certain as reasonable men and women that you can understand the desire to avoid this so close to our homes. We have lived in Novi over 25 years and have had our business within Novi for over 15 years and have paid tens of thousands in taxes. We are hoping to have our voices heard.

Respectfully,

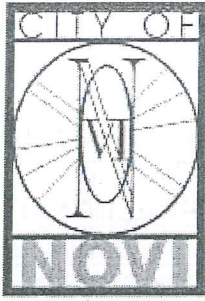


Howard I. Bleiwas/Jean M. Bleiwas

RECEIVED

MAY 25 2016

CITY OF NOVI



cityofnovi.org

CITY OF NOVI RESPONSE FORM

GRAND RIVER SOCCER PARK JSP 16-20 FOR PRELIMINARY SITE PLAN, WOODLANDS PERMIT, WETLANDS PERMIT AND STORMWATER MANAGEMENT PLAN APPROVAL. THE SUBJECT PROPERTY IS CURRENTLY ZONED I-1, LIGHT INDUSTRIAL AND IS LOCATED IN SECTION 16, WEST OF TAFT ROAD AND SOUTH OF GRAND RIVER AVENUE.

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

I SUPPORT I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SEE ATTACHED LETTER

SIGNATURE:

James Worden

Akiko K. Worden

PRINT NAME:

James Worden

Akiko K. Worden

ADDRESS:

26285 Mandalay Circle

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

James & Akiko Worden
26285 Mandalay Circle
Novi, MI 48374
Telephone: 248-562-5474

May 24, 2016

To: Planning Commission for the City of Novi

Dear City of Novi:

We are vehemently opposed to the Planning Commissions plan to build the Grand River Soccer Park with Parking Lot in Section 16, which is directly adjacent to the residential community at Asbury Park. We carefully selected Asbury Park to build our home in Novi because of the woodlands, wetlands, and the peaceful surroundings in this community. The proposed soccer park will negatively impact Asbury Park and the lives of its residents.

In Asbury Park we have experienced multiple acts of vandalism, and in some cases this has been directly linked to residents of a neighboring community – including at least one documented incident with over \$10,000 in damages. The proposed soccer park will provide additional and unplanned access routes to Asbury Park, and this can reduce the safety and security of our residents in this community.

We also have ample experience with vehicles illegally parking in our Asbury Park community to avoid the parking fees for events held at the Suburban Collection Showcase on Grand River Ave. The proposed soccer park will only exacerbate this situation by providing the above mentioned additional access routes between Asbury Park and Grand River Ave.

The proposed property for the soccer park and its woodlands and protected wetlands has provided a barrier for the Asbury Park community to reduce noise pollution caused by vehicle traffic on Grand River Ave. and I-96. This soccer park proposal shows no planned replacement for the numerous trees and bushes which are already being cleared from this property.

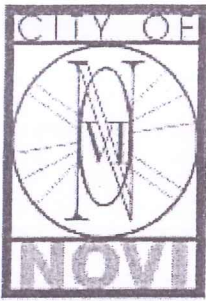
The surrounding woodlands and wetlands also provides a sanctuary for the wildlife in this area, and on a daily basis we see them moving between the 20-acre wetland area in Asbury Park and the surrounding areas including the property of the proposed soccer park.

Based on these and other concerns raised by the Asbury Park residents, we ask the Planning Commission to reject this proposal for the Grand River Soccer Park.

Sincerely,

James & Akiko Worden





cityofnovi.org

CITY OF NOVI RESPONSE FORM

GRAND RIVER SOCCER PARK JSP 16-20 FOR PRELIMINARY SITE PLAN, WOODLANDS PERMIT, WETLANDS PERMIT AND STORMWATER MANAGEMENT PLAN APPROVAL. THE SUBJECT PROPERTY IS CURRENTLY ZONED I-1, LIGHT INDUSTRIAL AND IS LOCATED IN SECTION 16, WEST OF TAFT ROAD AND SOUTH OF GRAND RIVER AVENUE.

YOUR COMMENTS:

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

I SUPPORT I OBJECT
TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SEE THE ATTACHED LETTER
FROM RAFAEL & KATARZYNA BARKAS

SIGNATURE: _____

PRINT NAME: _____

RAFAEL & KATARZYNA BARKAS

ADDRESS: _____

26258 MANDALAY CIRCLE, NOVI MI 48374

PHONE: 818-312-3859

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED

MAY 25 2016

CITY OF NOVI