

cityofnovi.org

Oberlin JSP12-33

Oberlin JSP12-33

Public hearing at the request of Singh Development for Preliminary Site Plan utilizing the Open Space Preservation Option, Woodland Permit, Wetland Permit and Stormwater Management Plan approval. The subject property is 19.95 acres in Section 20 of the City of Novi and located at 48301 Eleven Mile Road on the south side of Eleven Mile Road, west of Beck Road in the R-4, One-Family Residential District. The applicant is proposing a 50 unit development using the Open Space Preservation Option.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	04-25-13	Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	04-25-13	<ul style="list-style-type: none"> • City Council waiver to allow placement of franchise utilities outside of rear lot lines • Items to be addressed on the Final Site Plan submittal
Traffic	Approval recommended	04-11-13	Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	04-25-13	<ul style="list-style-type: none"> • Waiver required for lack of a berm in area of existing woodlands along Eleven Mile Road • Items to be addressed on the Final Site Plan.
Wetland	Approval recommended	04-23-13	Items to be addressed on the Final Site Plan submittal.
Woodland	Approval recommended	04-23-13	<ul style="list-style-type: none"> • Planning Commission approval required to allow off-site woodland plantings • Items to be addressed on the Final Site Plan submittal.
Fire	Approval recommended	04-15-13	Items to be addressed on the Final Site Plan submittal

Motion sheet

Approval – Preliminary Site Plan

In the matter of Oberlin, JSP12-33, motion to **approve** the Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:

- a. City Council waiver to allow franchise utilities outside of rear lot lines;
- b. Planning Commission waiver for the lack of a berm in areas of preserved woodlands along Eleven Mile Road which is hereby granted;
- c. Planning Commission approval to permit 816 off-site woodland replacement trees on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to the on-site and off-site conservation easements required by the Ordinance being provided;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- e. *(additional conditions here if any)*

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

Approval – Wetland Permit

In the matter of Oberlin, JSP12-33, 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.)

Approval – Woodland Permit

In the matter of Oberlin, JSP12-33, motion to **approve** the Woodland Permit based on and subject to the following:

- a. Planning Commission approval to permit 816 off-site woodland replacement trees on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to the on-site and off-site conservation easements required by the Ordinance being provided ;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

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

Approval – Stormwater Management Plan

In the matter of Oberlin, JSP12-33, motion to **approve** the Stormwater Management Plan, based on and subject to:

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

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

Denial – Preliminary Site Plan

In the matter of Oberlin, JSP12-33, motion to **deny** the Preliminary Site Plan...(because the plan is not in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

Denial- Wetland Permit

In the matter of Oberlin, JSP12-33, motion to **deny** the Wetland Permit...(because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)

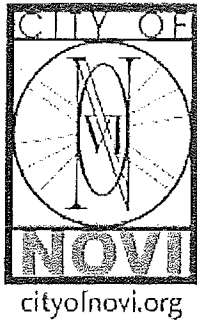
Denial- Woodland Permit

In the matter of Oberlin, JSP12-33, motion to **deny** the Woodland Permit...(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

Denial – Stormwater Management Plan

In the matter of Oberlin, JSP12-33, 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.)

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

April 25, 2013

Planning Review

Oberlin

JSP12-33

Petitioner

Singh Development, LLC

Review Type

Preliminary Site Plan with Open Space Preservation Option

Property Characteristics

- Site Location: 48301 Eleven Mile Road, south side of Eleven Mile Road, west of Beck Road (Section 20)
- Site Zoning: R-4, One-Family Residential
- Adjoining Zoning: North (across Eleven Mile Road): PSLR, RM-1 with PRO; East: R-4; West and South: RA
- Current Site Use: Vacant Land
- Adjoining Uses: North (across Eleven Mile Road): Medilodge Convalescent Home (under construction); East: single-family residential; West: ITC utility corridor; South: Vacant land
- School District: Novi Community School District
- Site Size: 19.95 acres
- Plan Date: 03-22-13

Project Summary

The parcel in question is located on the south side of Eleven Mile Road between Beck Road and Wixom Road in Section 20 of the City of Novi. The property totals 19.95 acres. The current zoning of the property is R-4, One-Family Residential. The applicant has proposed a 50 unit single-family residential development utilizing the Open Space Preservation Option.

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

The site has a substantial amount of both regulated wetlands and woodlands. The applicant is proposing woodland replacement tree plantings off-site at the northwest corner of Eight Mile Road and Garfield Road. Previous plans also showed off-site wetland mitigation. The applicant has reduced wetland impacts and they are now below the threshold for required mitigation.

Recommendation

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

Ordinance Requirements

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

1. Open Space Preservation Option: The applicant is utilizing the Open Space Preservation Option which allows an applicant to develop the allowed number of units on a property on a portion of the site in exchange for the preservation of natural features and open space. The applicant has provided the required parallel plan showing the number of units that could be developed on the site. In order to qualify for the option, the applicant must save a minimum of 10% of the site as permanent open space. The applicant has proposed 21.77% open space in this case. The minimum lot size and width may be reduced depending on the amount of open space proposed. In this case, the applicant could have reduced lot areas to 8,000 sq. ft. and lot widths to 71.5 ft. The applicant has proposed a minimum lot size of 8,048 sq. ft. and a minimum lot width of 72 ft. The Planning Commission will hold the required public hearing prior to their consideration of the matter.
2. Environmental Concerns: There are significant woodland and wetland impacts proposed. The applicant has provided information detailing how the proposed impacts to both woodlands and wetlands meet the intent of the ordinance. The applicant is proposing off-site planting of the majority of woodland replacement trees. The stated purpose of the Woodland Ordinance (Chapter 37 of the City Code) is to:
 - (1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
 - (2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
 - (3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*It is staff's opinion that the off-site woodland replacement plan meets the stated purpose of the Woodland Ordinance and will effectively be re-creating a woodland area. Per Section 37-8(g) of the City Code: *Relocation or replacement plantings may be considered on private property provided that the owner grants a permanent conservation easement and the location is approved by the planning commission.* Appropriate financial guarantees must be in place for all proposed replacement trees until such time as said trees are planted per the approved plan and the warranty period has expired. All created woodland areas at the off-site location would need to be preserved with conservation easements. Additionally, any created or preserved woodland and wetland areas on the subject property would also need to be preserved with conservation easements. See the wetland, woodland and landscape review letters for additional information.
3. 'Conceptual' Lot Layout: The applicant has provided a conceptual lot layout on the proposed woodland replacement plan/wetland mitigation plan showing a potential residential development. Staff has reviewed this plan as part of a pre-application submittal. A formal site plan submittal package including the appropriate fees would be required for full review. The applicant should fully explain the intention for off-site plantings

and mitigation in terms of timing of plantings, preservation easements and expectations regarding the submittal of detailed plans for review as part of the final site plan submittal.

4. **Residential Development Entrance Lighting:** After the submission of this project, the City Council passed a text amendment requiring an entrance light at all residential developments. The applicant is encouraged to comply with this new ordinance and provide lighting to aid motorists in identifying the development entrance. **If an entrance light is proposed, the applicant should send via email a plan showing the location of a proposed entrance light. Once the proposed location has been approved by the Planning Division, the applicant should contact Adam Wayne (248.735.5648) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light. Attached are the options available through DTE for residential development entrance lighting.**

Response Letter

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

Chapter 26.5

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

Pre-Construction Meeting

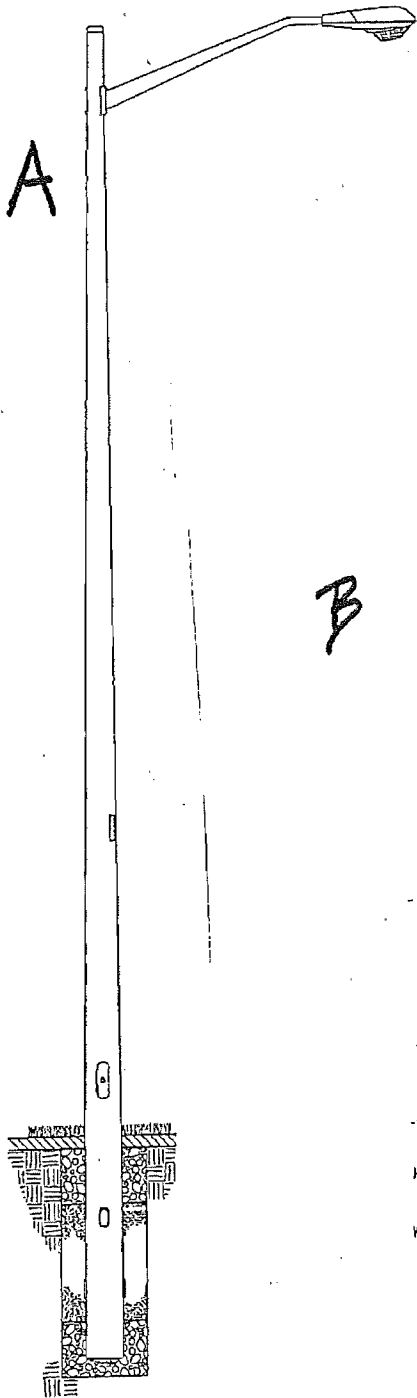
Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety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

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



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

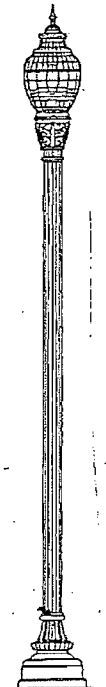
RESIDENTIAL DEVELOPMENT ENTRANCE LIGHTING OPTIONS



SILVER
 CODE 80 - 30'
 CODE 81 - 30' DUAL
 CODE 82 - 40'
 CODE 83 - 40' DUAL

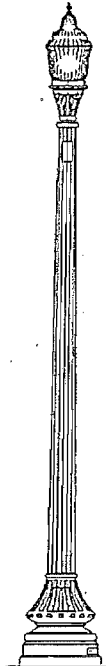
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 CODE 73 - 40' DUAL

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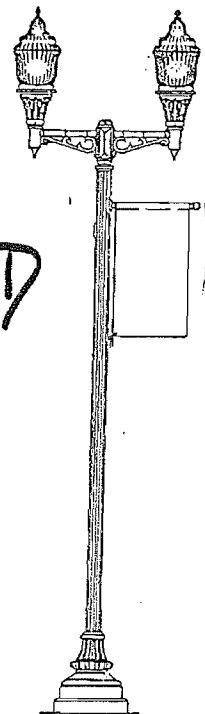
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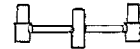


12'
 MAINSTREET
 POST W/
 GRANVILLE
 LUMINAIRE
 & LEAF
 HOUSING

D



12'
 WADSWORTH
 POST W/
 GRANVILLE
 LEAF LUM'S,
 BANNER ARM,
 TIE DOWN &
 MAINSTREET
 36" P832
 DECORATIVE
 ARM



30" - P812
 STANDARD
 MAINSTREET
 ARM

Planning Review Summary Chart

Oberlin JSP#12-33

Preliminary Site Plan Review

Plan Date: 03-22-13

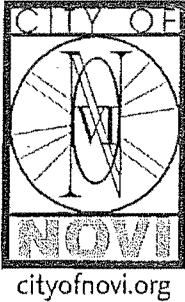
Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Single Family Residential @ 1.65 dwelling units per acre	Single Family	Yes	
Zoning	R-4	No change	Yes	
Use (Sec. 4.01)	Use permitted per Article 4 of the Zoning Ordinance	Single-Family Site Condominium with Open Space Preservation Option	Yes	Public hearing required.
Lot Depth Abutting a Secondary Thoroughfare (Sec. 4.02.A.5 of the Sub. Ord.)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	No rear lot lines abutting a secondary thoroughfare	N/A	
Non-access greenbelt easements (Sec. 2509.3.e.b)	40 ft. wide non-access greenbelt easements required adjacent to major thoroughfares	40 ft. greenbelt provided	Yes	
Maximum length of blocks (Sec. 4.01 of the Sub. Ord.)	Blocks cannot exceed length of 1,400 ft. except where the Planning Commission determines that conditions may justify a greater length	Largest block is less than 800 ft. long	Yes	
Depth to Width Ratio (Sec. 4.02.A.6 of the Sub. Ord.)	Single Family lots shall not exceed a 3:1 depth to width ratio	No lots greater than 3:1 depth	Yes	
Streets (Sec. 4.04.A.1.b of the Sub. Ord.)	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: <ul style="list-style-type: none"> • Impractical difficulties because of topographic 	Street connection provided to adjacent property on eastern boundary near 900 ft.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	conditions or natural features <ul style="list-style-type: none"> • Would create undesirable traffic patterns 			
Wetland and Watercourses (City Code Sec. 12-174(a)(4))	Lots cannot extend into a wetland or watercourse	Lots do not extend in the regulated wetlands	Yes	
Development in the Floodplain (Sec. 4.03 of the Sub. Ord.)	Areas in a floodplain cannot be platted	Lots do not extend into floodplain	Yes	
Open Space Preservation Option Requirements				
Qualification Requirements (Sec. 2403)	Zoning RA through R-4	R-4	Yes	
	The total number of units permitted may be placed on 80% of the site area 80% of site = 16 acres Permitted density = 3.3 units/acre Bona-Fide Plan indicates maximum of 51 units	50 units proposed	Yes	
	Min. 10% of the site area must be preserved as open space	21.77% open space	Yes	
	Min. lot area 8,000 sq. ft. Min. lot width 71.5 ft.	Min. 8,048 sq. ft. Min. lot width 72 ft.	Yes	
	Min. side yard setback 10 ft. with aggregate of 20 ft.	Min. side yard 10' with aggregate of 20'		
	Open space must be accessible to all lots in the development	Open space accessible via the internal sidewalk system	Yes	
	Conservation easement required for all open space areas except			Applicant must provide a conservation easement for

Item	Required	Proposed	Meets Requirements?	Comments
	<p>developed recreation areas</p> <p>Developed recreation areas shall be preserved via a restrictive covenant or other legal means</p>			<p>undeveloped woodland and wetland areas.</p> <p>Applicant must preserve any developed recreation areas.</p>
<p>Sidewalks (Sec. 2405.9)</p> <p>Bicycle & Pedestrian Master Plan</p> <p>Non-Motorized Plan</p>	<p>Five (5) foot wide concrete sidewalks are required on both sides of all internal streets</p> <p>An 8' pathway is required along 11 Mile Rd.</p> <p>No additional trails or pathways beyond those identified in the Bicycle and Pedestrian Master Plan are recommended for the subject property</p>	<p>Five foot sidewalks proposed along internal streets</p> <p>8' sidewalk proposed</p>	<p>Yes</p>	<p>The Non-Motorized Plan recommends and the City is expecting a regional connector path to be constructed in the ITC corridor (adjacent to the subject property) in the future.</p>
<p>Master Deed/Covenants and Restrictions</p>	<p>Applicant is required to submit this information for review with the Final Site Plan submittal</p>			<p>Master Deed will be reviewed at the time of Final Site Plan submittal</p>

Item	Required	Proposed	Meets Requirements?	Comments
Exterior Lighting (Section 2511)	Photometric plan required at the time of Final Site Plan submittal			<p>If exterior lighting is proposed, applicant should provide photometric plan at the time of Final Site Plan submittal.</p> <p>The applicant should consider providing lighting at the entrance to the development. See planning review letter for additional information.</p>

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

April 25, 2013

Engineering Review

Oberlin
JSP12-0033

Petitioner

Singh Development, applicant

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: S. of Eleven Mile Rd W. of Beck Rd
- Site Size: 19.95 acres
- Plan Date: March 22, 2013

Project Summary

- Construction of a 50 lot single family residence subdivision. Site access would be provided by two proposed Public Roads connecting to Eleven Mile Rd.
- Water service would be provided by a looped 8-inch public water main extension through the proposed subdivision with two points of connection to the existing 16-inch water main on the south side of Eleven Mile Rd.
- Sanitary sewer service would be provided by extending the sanitary sewer from Eleven Mile Rd.
- Storm water would be collected by a single storm sewer collection system and detained in a pond adjacent to southern property line which will discharge at the southeast corner of the property to the Novi-Lyon Drain.

Recommendation

Approval of the Revised Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended pending City Council approval for a variance from Appendix C – Subdivision Ordinance Article IV Section 4.06 – E.1 for the placement of franchise utilities outside of rear lot lines.

Comments:

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

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

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. The layout for the off-site woodland mitigation on pages LS-4 through LS-5 was not reviewed for engineering as part of this site plan submittal.

Water Main

4. Provide a profile for the proposed water main with the pipe invert and stationing of all valves, fittings, flanges, hydrants, blow-offs, high and low points, and any other appurtenances.
5. Provide a water main stub to the subdivision line from Wembley Ct. This stub and associated easement must be outside of any proposed residential parcel.
6. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

7. Clarify the location of the proposed sanitary sewer adjacent to Eleven Mile Rd. Currently there is no sanitary sewer in place to the north of Eleven Mile Rd.
8. Provide the sanitary sewer service area for the proposed sanitary sewer stubs on Eleven Mile Rd.
9. Provide a 20-foot wide easement for the sanitary sewer to be constructed outside of the proposed right-of-way.
10. Provide a profile with material type and size for the proposed sanitary sewer showing a minimum cover of 4 feet. Provide a drop of one-tenth (0.1) foot in the downstream sewer invert for direction changes in excess of thirty (30) degrees.
11. Five (5) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are

anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

12. Provide a profile of the proposed storm sewer showing a minimum cover of 3 feet and all catch basin sumps. Indicate all structure types and diameter.

Storm Water Management Plan

13. 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.

Paving & Grading

14. Explore the potential for a non-motorized connection to the southern subdivision line. This connection must be located within a public easement outside any proposed residential parcel.

Flood Plain

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

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

1. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
2. 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:

3. 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.

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

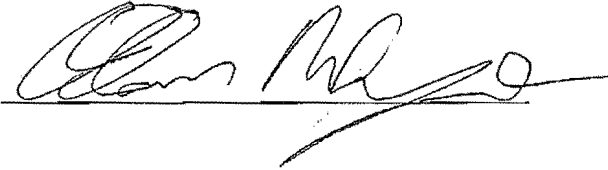
The following must be addressed prior to construction:

7. 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).
8. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
9. 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.
10. 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.
11. A permit for work within the right-of-way of Eleven Mile Rd 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.
12. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
13. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
14. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
15. 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.
16. An incomplete site work performance guarantee, equal to 1.5 times the amount required to complete the site improvements (excluding the storm

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

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

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

A handwritten signature in black ink, appearing to read "Adam Wayne", is written over a horizontal line.

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

TRAFFIC REVIEW



April 11, 2013

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

**Subject: Oberlin Site Condo (50 Units), JSP12-0033, Revised Preliminary Site Plan,
PSP13-0066, Traffic Review**

Dear Ms. McBeth:

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

Recommendation

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

Site Description

What is the applicant proposing?

1. The applicant is proposing a site condominium with 50 single-family home sites and two points of access on 11 Mile Road. Both of the 11 Mile access points would be appropriately aligned with approved driveways across the road for Medilodge of Novi (under construction). A stub street is also proposed to the east property line; a note indicates that that street would be extended to 11 Mile as part of the future neighboring development. Prior to the street being extended, a temporary T turn-around would be provided (optional, since the stub would be less than 300 ft long).
2. The site vicinity is largely undeveloped and includes significant woodlands surrounding a few single-family homes. Medilodge of Novi is under construction across the road from the site. The ITC utility corridor runs along the west side of the site but would be buffered from the majority of the adjacent new homes by 66-ft-wide Wembley Park.
3. 11 Mile Road adjacent to the site is a 35-mph, two-lane residential collector under City jurisdiction. According to a November 2010 speed study conducted for the City, the road's average daily traffic (ADT) volume near the site was 2,165 vehicles. City warrants (DCS Figure IX.8) indicate that a left-turn lane is not required for ADT volumes under 3,000 vehicles.

Traffic Study and Trip Generation

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

4. Fifty single-family homes can be expected to generate about 555 one-way vehicle trips per day, 45 in the AM peak hour (11 in and 34 out) and 56 in the PM peak hour (35 in and 21 out). No further traffic study is warranted.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

5. Yes, relative to opposite-side driveway spacing. At our request, the centerline of the proposed boulevard entrance island would be offset 5 ft to the east of the physical centerline of the opposing undivided Medilodge driveway. This would align the effective centerlines of the two drives relative to opposite-direction entering left turns, thus avoiding any interlock, and should not be considered an opposite-direction driveway spacing of anything other than zero. No waiver is needed.
6. Yes, relative to same-side driveway spacing. The two access drives would be 317 ft apart (near curb to near curb), or about twice the City minimum for a 35-mph road. There are no other same-side driveways of concern in the immediate area.

Vehicular Access Improvements

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

7. Yes. A 100-ft deceleration taper and 25-ft-long deceleration lane is proposed at the west access drive, consistent with City standards. However, as demonstrated on the January 2013 preliminary site plan, using the same treatment at the east access drive and also providing a City-standard acceleration taper at the west drive would result in the tapers for the separate drives ending only 45 ft apart. Since the Design and Construction Standards (Sec 11-216(d) (5)d) do not permit less than 100 ft between consecutive tapers, the curb returns of the separate drives are now connected with a continuous auxiliary (right-turn) lane. Also at our request, the acceleration taper for the east access drive would transition smoothly (tangentially) from an exiting curb return completing slightly less than a 90-degree sweep.
8. **The final site plan should include a larger-scale rendition of the proposed improvements along 11 Mile Road. In addition to appropriate cross-section dimensions, this rendition should show:**
 - a. **A 4-inch single-solid white stripe separating the auxiliary lane from the through lane, extending from 20 ft east of the centerline of Medilodge's west drive to 20 ft west of the centerline of Medilodge's east drive.**
 - b. **A single MMUTCD-standard right-turn-only white pavement arrow, 100 ft in advance (west) of the PC (point of curve) of the entering curb return at Oberlin's east access drive.**
 - c. **A single MMUTCD-standard white pavement message – the word "ONLY" – 20 ft in advance (west) of the aforementioned pavement arrow.**

- d. **Two RIGHT LANE MUST TURN RIGHT (R3-7) signs, one at the PC of the entering curb return at Oberlin's east access drive, and the other 200 ft in advance of the preceding sign.**

Access Drive Design and Control

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

9. The west nose of the boulevard island has been set back another 4 ft to accommodate a straight pathway alignment across the intersection. This change alone, however, shortened the island to only 31 ft, or 4 ft less than the City standard. **The east end of the island should be extended another 4 ft in order to meet that standard.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

10. The proposed provision of an 8-ft-wide concrete safety path along the site's 11 Mile Road frontage is consistent with the City's Bicycle & Pedestrian Master Plan.

Circulation and Parking

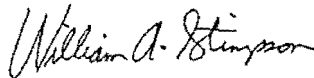
Is the proposed parking properly designed? Can vehicles safely and conveniently maneuver through the site?

11. As requested in our last letter but not yet done, **"street name signs need to be shown where they will be installed. A distinction should be made between the two street name signs atop the STOP signs at 11 Mile Road and the two atop the YIELD signs at the two internal intersections, as the two pairs of signs will be different in size (see City standards, attached)."** The plan now under review has a Sign Quantities table containing two line items for street name signs, one for the two signs atop STOP signs and one for the two signs atop YIELD signs, but there is no mention of the fact that the two pairs of signs would differ in size (or specification of the City-standard sizes). Also, the STOP sign posts and YIELD sign posts do not include (per standard practice) symbols and labels indicating street name signs (i.e., what we were requesting in the first part of the above bolded comment).

Sincerely,
CLEARZONING, INC.

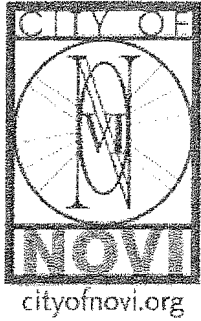


Rodney L. Arroyo, AICP
President



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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
April 25, 2013
Revised Preliminary Site Plan Landscape
Oberlin JSP12-33

Petitioner

Singh Development, LLC

Review Type

Preliminary Site Plan with Open Space Preservation Option

Property Characteristics

Site Location: 48301 Eleven Mile Road, south side of Eleven Mile Road, west of Beck Road (Section 20)
Site Zoning: R-4, One-Family Residential
Adjoining Zoning: North (across Eleven Mile Road): PSLR, RM-1 with PRO; East: R-4; West and South: RA
Current Site Use: Vacant Land
Adjoining Uses: North (across Eleven Mile Road): Medilodge Convalescent Home (under construction); East: single-family residential; West: ITC utility corridor; South: Vacant land
School District: Novi Community School District
Site Size: 19.95 acres
Plan Date: 3/29/13

Recommendation

Approval of the revised Preliminary Site Plan for JSP12-33 Oberlin is recommended provided the Applicant receives the necessary waiver from the Planning Commission.

Ordinance Considerations

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

1. A 34' greenbelt easement is required along the Eleven Mile frontage. This requirement has been met.
2. A 4' tall berm with a 4' crest is required along the Eleven Mile right-of-way. A landscape berm has been provided for that portion of the frontage where no existing vegetation is present. **The Applicant is seeking a Planning Commission waiver for the berm in the area where existing woodlands will be preserved. Staff would support the waiver.** Please note the crest and depict the berm grades on the Landscape Plan in those locations where the berm is proposed.
3. Right-of-way greenbelt planting calculations have been provided and requirements have been met.
4. Twenty five foot clear vision areas has been provided as required.

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required per 35 LF of frontage on all exterior and interior roads. A total of 123 street trees are required on the Oberlin property. The Applicant has met the requirement.

Parking Landscape (Sec. 2509.3.c.)

1. Not applicable.

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

1. Not applicable.

Building Foundation Landscape (Sec. 2509.3.d.)

1. Not applicable.

Building Foundation Landscape (LDM)

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

Plant List (LDM)

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

Planting Notations and Details (LDM)

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

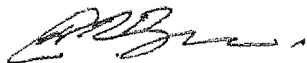
Irrigation (Sec. 2509 3.f.(6)(b))

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

Woodland Replacement Credits (Sec 37)

1. Please refer to the comments provided by the City's Woodland Consultant, Environmental Consulting & Technology, Inc.

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



Reviewed by: David R. Beschke, RLA

WETLAND REVIEW



Environmental Consulting & Technology, Inc.

April 23, 2013

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

Re: Oberlin Site Condominiums
Wetland Review of the Revised Preliminary Site Plan
(JSP#12-0033, PSP#13-0066)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Oberlin Site Condominiums project prepared by Seiber, Keast Engineering, L.L.C. dated March 22, 2013 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT visited the site on Friday, November 2, 2012 in order to verify wetland boundaries. The wetland boundaries appear to be accurately depicted on the Plan.

The proposed development is located south of Eleven Mile Road and west of Beck Road in Section 20. The proposed Plan would construct 50 site condominiums, associated roads and utilities and a stormwater detention basin.

What follows is a summary of our findings regarding on-site wetlands and proposed wetland impacts associated with the current Plan. ECT also reviewed the previous version of this plan dated October 15, 2012.

Wetland Impact Review

Six (6) wetland areas exist on this parcel totaling 1.53 acres of on-site wetland. The following table (Table 1) summarizes the existing wetlands and the proposed wetland impacts. Proposed wetland impacts on this parcel include the following:

Table 1. Proposed Wetland Impacts

Wetland Area	Overall Wetland Areas (acres)	City Regulated?	Likely MDEQ Regulated?	Current Impact Area (acre)	Current Impact Volume (cubic yards)
A	0.63	City/Essential	Yes	0.157	1,740 (Fill)
B	0.02	City/Essential	Yes	None	None
C	0.25	City/Essential	Yes	None	None
D	0.04	City/Essential	No	0.04	271 (Fill)
E	0.55	City/Essential	No	None	None

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F	0.04	City/Essential	No	0.04	245 (Fill)
TOTAL	1.53	--	--	0.237	2,256 (Fill)

Overall area and volume impacts to wetlands have been reduced from those indicated in the previous version of the plan (dated October 15, 2012). The previous plan proposed approximately 0.37-acre of wetland impact and 2,529 cubic yards of fill. The total area of proposed wetland impacts are now below the City's Wetland Mitigation criteria (0.25-acre of impact or greater), as well as below the MDEQ's criteria for wetland mitigation (0.33-acre of impact or greater).

The Applicant has categorized Wetlands A, B, and C as City of Novi essential wetlands, as well as regulated by the MDEQ.

The Applicant has categorized Wetlands D, E and F as City of Novi non-essential, as well as non-regulated by MDEQ. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ.

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

Sections of fill within Wetland A are proposed for the purpose of Lot grading as well as the construction of Wembley Court. The current Plan now avoids fill within Wetland C for the purpose of building Lots. The filling of Wetland D is proposed for the purpose of constructing Lots 20 and 21 and a portion of Wembley Court. Finally, the filling of Wetland F is proposed for the purpose of constructing Lot 40 and a portion of Tennyson Drive.

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

Table 2. Proposed Permanent Wetland Buffer Impacts

<i>Buffer Area</i>	<i>Permanent Buffer Impact Area (acre)</i>	<i>Fill Volume (cubic yards)</i>
A	0.68	2,935
B	None	None
C	0.14	903
D	0.15	1,016
E	0.16	320
F	0.15	920
TOTAL	1.28	6,094

The previous Plan (dated October 15, 2012) proposed approximately 1.41 acres of permanent disturbance to the wetland setbacks (and 7,418 cubic yards of fill). The current Plan indicates a decrease of 0.13-acre of permanent impacts to the wetland buffer (and 1,324 fewer cubic yards of fill).

Comments

1. Wetlands A, B, and C appear to be MDEQ-regulated. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information. Based on a search of the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), there does not appear to be an active file associated with this project location.
2. Wetlands A, B, C, D, E and F appear to be essential wetlands (i.e., exhibit storm water storage function as well as provide wildlife habitat) and are therefore regulated by the City of Novi.
3. Previous submittals provided for compensatory wetland mitigation. Wetland impacts associated with the current Plan do not exceed either the City or the MDEQ threshold for wetland mitigation requirement.
4. In general, the Wetland Conservation Easements shown on the Plan do not appear to be indicated correctly. The proposed Conservation Easement boundary should be shown around and areas of existing wetland and 25-foot wetland buffer that are to be preserved. In most cases, these Conservation Easement boundary lines should be extended across the back of the proposed lots as well.
5. Although permanent wetland impacts have been reduced from the previous plan, the amount of permanent impact to the 25-foot wetland setback remains significant (1.28 acres). ECT recommends that the Applicant propose wetland buffer restoration and/or mitigation as part of the Landscape Plan. This could be in the form of planting native vegetation within the remaining areas of wetland buffer and a plan for removal of any existing invasive plant species from the existing wetland and wetland buffer areas.

Permits

It appears as though a MDEQ *Wetland Permit* (including Floodplain Impacts), City of Novi *Wetland Non-Minor Use Permit*, and *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for the proposed impacts.

Recommendation

ECT currently recommends Approval of the Revised Preliminary Site Plan. ECT recommends that the Applicant address the concerns noted above in the Final Site Plan.

Oberlin Site Condominiums
Wetland Review of the Revised Preliminary Site Plan
(JSP#12-0033/PSP#13-0066)
April 23, 2013
Page 4

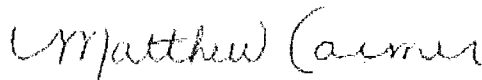
If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer



Matthew Carmer, PWS
Senior Scientist

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

WOODLAND REVIEW



Environmental Consulting & Technology, Inc.

April 23, 2013

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

Re: Oberlin Site Condominiums
Woodland Review of the Revised Preliminary Site Plan
(JSP#12-0033, PSP#13-0066)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Site Plan (Plan) for the proposed Oberlin Site Condominiums project prepared by Seiber, Keast Engineering, L.L.C. dated March 22, 2013. The Plan and supporting documentation were reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The proposed development is located south of Eleven Mile Road and west of Beck Road in Section 20. The proposed Plan would construct 50 site condominiums, associated roads and utilities and a stormwater detention basin.

On-site Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an on-site Woodland Evaluation on November 2, 2012. ECT found that the *Woodland Plan* (Sheet 4) and the *Tree Listings* (Sheets 5, 6 and 7) appear to accurately depict the location, species composition and the size of the existing trees. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided in the *Tree Listings* were consistent with the field measurements. The surveyed trees have been marked with white paint, allowing ECT to compare the reported diameters to the existing tree diameters in the field.

The entire site is approximately 20 acres with regulated woodland mapped across a significant portion of the property. A relatively-open field is located in the northeast corner of the property, directly adjacent to 11 Mile Road, and does not contain City of Novi Regulated Woodlands. On-site woodland is dominated by red maple and also contains American elm, sugar maple, cottonwood, white ash, black cherry and several other species.

Woodland Impact Review

Per summary calculations on the *Woodland Plan* (Sheet 4) the Plan proposes the removal of 687 live, regulated trees with d.b.h. greater than or equal to 8 inches, requiring a total of 999 replacement credits. The previous Plan proposed the removal of 703 regulated trees greater than or equal to 8 inches d.b.h., requiring a total of 1,022 replacement credits.

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Woodland Replacement Review

1. Per the *Woodland Tree Replacement Summary* on the *Street Tree Planting Plan* (Sheet LS-1), 1,001 total tree replacement credits will be provided, however only 184 of these credits are proposed on the Oberlin site. The following woodland tree replacements are proposed on the Oberlin Site:
 - 91 – 2 ½” deciduous trees @1.0 credit/tree = 91 credits;
 - 140 – 7’ evergreen trees @ 0.67 credit/tree = 93 credits.
2. A total of 816 woodland replacement trees have been proposed on an off-site woodland replacement location at the northwest corner of Eight Mile and Garfield Roads:
 - 632 – 2 ½” deciduous trees @1.0 credit/tree = 632 credits;
 - 276 – 7’ evergreen trees @ 0.67 credit/tree = 184 credits.

Previous plans intended to accomplish the necessary woodland replacement plantings by providing on-site woodland replacements in the greenbelt area, detention pond area, and open space/park/rear lot areas and on single family lots. In addition, the Applicant previously proposed the “up-sizing” of the woodland replacement trees in order to receive additional credits as woodland replacements.

3. As stated in the City of Novi’s Woodlands Protection Ordinance (Chapter 37, Article I – In General, Section 37-8 Relocation of Replacement Trees):

(d) The location of replacement trees shall be subject to the approval of the Planning Commission and shall be such as to provide the optimum enhancement, preservation and protection of woodland areas. Where woodland densities permit, tree relocation or replacement shall be within the same woodland areas as the removed trees. Such woodland replanting shall not be used for the landscaping requirements of the subdivision ordinance or the zoning landscaping, section 2509;

(f) Where tree relocation of replacement is not feasible within the woodland area, the relocation or replacement plantings may be placed elsewhere on the project property.

(g) Where tree relocation or replacement is not feasible within the woodland area, or on the project property, the permit grantee shall pay into the city tree fund monies for tree replacement in a per tree amount representing the market value for the tree replacement as approved by the Planning Commission. The city tree fund shall be utilized for the purpose of woodland creation and enhancement, installation of aesthetic landscape vegetation, provision of care and maintenance for public trees and provision and maintenance of specialized tree care equipment. Tree fund plantings shall take place on public property or within right-of-ways with approval of the agency of jurisdiction. Relocation or replacement plantings may be considered on private property provided that the Owner grants a permanent conservation easement and the location is approved by the Planning Commission.

(h) Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the city. Such easement or other provision shall be in a form acceptable to the city attorney and provide for the perpetual preservation of the replacement trees and related vegetation.

As noted above, in terms of the locating woodland replacement credits, the intent of the City of Novi Woodland Ordinance is to:

- a. Ultimately have woodland replacement trees planted within the "same woodland areas as the removed trees" on the subject property;
- b. If relocation is not feasible within the Woodland Area on the subject property, the Ordinance allows for relocation or replacement plantings to be placed elsewhere on the project property;
- c. If these options are deemed not feasible, the permittee shall either pay into the City Tree Fund or the relocation or replacement plantings may be considered on private property provided that the Owner grants a permanent conservation easement and the planting location is approved by the Planning Commission.

As previously stated, the Plan proposes a total of 184 on-site woodland replacement trees. This is approximately 18% of the overall number of woodland replacement trees required (i.e., 999 trees). The Plan currently proposes a total of 816 off-site woodland replacements at the 8 Mile and Garfield Road site.

Comments

1. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.
2. The Applicant shall obtain Planning Commission approval for the off-site woodland tree replacement planting locations.
3. The Applicant shall grant a permanent conservation easement over the locations of the proposed woodland replacement plantings on the off-site property.
4. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the *City of Novi Landscape Design Manual* (<http://www.cityofnovi.org/services/commdev/InfoSheetsManualsAndPubs/LandscapeDesignManual.pdf>).
5. A financial guarantee for the planting of replacement trees will be required. This Woodland

Replacement Financial Guarantee shall be returned to the Applicant only after a successful inspection of the replacement trees 2 years following the planting. The Financial Guarantee would then be returned to the Applicant. The Woodland Replacement Financial Guarantee shall be determined based on a per tree amount representing the market value for the tree replacements as approved by the Planning Commission.

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, or at a Planning Commission-approved off-site location.

Recommendation

ECT currently recommends Approval of the Revised Preliminary Site Plan. ECT recommends that the Applicant address the concerns noted above in the Final Site Plan.

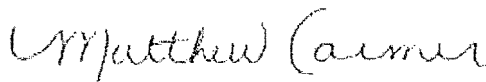
If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



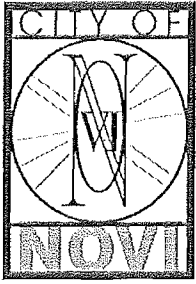
Pete Hill, P.E.
Senior Associate Engineer



Matthew Carmer, PWS
Senior Scientist

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

FIRE REVIEW



October 24, 2012

February 22, 2013

April 15, 2013 Revised

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Terry K. Margolis

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

City Manager
Clay J. Pearson

Director of Public Safety
Chief of Police
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

TO: Barbara McBeth, Deputy Dir. of Community Development
Joe Shelton, Fire Marshal

RE: Oberlin – Site Condominiums, 11 Mile Rd, west of Beck Rd.

SP#: JSP12-0038
PSP13-0047
PSP13-0066 Revised

Project Description:

Proposal is a new development for 50 site condo lots, Zoned as R-4. Parcel size is 19.95 ac (gross area).

Comments:

1. CORRECTED & CHANGED from previous review - Secondary Emergency Access Road – is now removed. Subdivision now has two main roads (Oberlin Blvd & Wembley Dr) extending to 11 Mile. A "secondary emergency access" is no longer required.
2. Hydrant locations and roadway turning radius are acceptable.
3. All Fire Dept. notes on page 1 are acceptable.

Recommendation:

The proposal has been re-reviewed (4x) and would be recommended for approval, as item #1 above, has been corrected and removed.

Sincerely,

Andrew Copeland – Inspector II/CFPE
City of Novi – Fire Dept.

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

cityofnovi.org

APPLICANT RESPONSE LETTER

SEIBER KEAST ENGINEERING, LLC

ENGINEERING CONSULTANTS

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

7125 Orchard Lake Road, Suite 300
West Bloomfield, MI 48322
Phone No. 248.231.9036
E-mail: cs@seibereng.com

May 22, 2013

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

Re: **Oberlin, City of Novi Project Number JSP 12-33**

Dear Ms. Kapelanski:

In accordance with your consultant's and staff review letters, the following responses are made to those letters for inclusion with the Planning Commission packets. The comment number shown below corresponds to the comments contained in the consultant or staff review letters where applicable.

PLANNING REVIEW

1. The applicant intends to provide an entrance light at both road entrances to Eleven Mile Road. We will provide the details of the light pole and fixture and provide a photometric plan.
2. Conservation easements will be provided for the undeveloped woodland and wetland areas, and developed recreation areas.

ENGINEERING REVIEW

The applicant will request a City Council variance for the placement of franchise utilities in the front yards to avoid conflicts with rear yard woodlands.

Water Main

5. Engineering has requested that a water main stub be provided to the school property located south of Wimbley Court. This water main would be stubbed to the Novi-Lyon Drain flood plain and a regulated wooded area that also contains wetlands. Such construction would cause major environmental disruption and would likely never be used. It is requested that in lieu of the stub, an easement be provided for future use due to remote potential that such a main would ever be used.

Sanitary Sewer

7. As noted in previous correspondence, the sanitary sewer shown on the north side of Eleven Mile Road will be deleted upon Medilodge's amendment to their development agreement and approval by the City Council.

Ms. Kristin Kapelanski, AICP, Planner

May 22, 2013

Page 2

Paving and Grading

14. As indicated above, relative to the water main stub construction, providing a path to a regulated floodplain, County Drain, and wetland area would serve no useful purpose. No pathway connection to the south property line is proposed. However, in the alternative, the gravel access driveway to the storm water basin is located along the south property line. This access driveway could also be utilized as a pedestrian access to the south property line.

TRAFFIC REVIEW

Vehicle Access Improvements

8. Signage and striping will be provided on the Final Site Plan as requested.

Access Drive Design and Control

9. The south end of the island will be extended by 4 feet in order to comply with the minimum island length of 35 feet.

Circulation and Parking

11. Contrary to the consultant's comment, a distinction was made between the yield sign and stop signs atop the street sign. The yield sign contains a circle representing the post while the stop sign contains a circle with a slash through it. Due to the scale, the stop sign symbol is difficult to see and will be clarified at Final Site Plan submittal.

LANDSCAPE REVIEW

Adjacent to Public Rights-of-Way – Berm and Buffer

3. A Planning Commission waiver of the portion of the 4-foot tall berm is requested in order to save existing trees located along Eleven Mile Road.

WETLAND REVIEW

Comments

1. A copy of the MDEQ wetland permit will be provided upon issuance by that agency. It is anticipated that the MDEQ application will be submitted on May 24, 2013.
4. No conservation easements are intended to be extended across proposed lots. Conservation easements will be shown over preserved wetland and woodland areas and buffer areas located within the parks.
5. No buffer mitigation is proposed. Please note that since the City of Novi on elected to regulate two small wetland pockets measuring only 41 by 41 feet in size (0.04 acres), the

Ms. Kristin Kapelanski, AICP, Planner
May 22, 2013
Page 3

resultant buffer area is nearly four times the size of the wetland it is to protect. Between wetlands D and F, the total wetland is 0.08 acres while the buffer measures 0.30 acres.

WOODLAND REVIEW

Comments

2. Approval from the Planning Commission for the off-site tree replacement is requested.
3. A permanent conservation easement will be provided for the tree plantings on the Eight Mile Road and Garfield Road properties.

FIRE DEPARTMENT REVIEW

1. No further comments from the Fire Department.

Eleven sets of the revised plans have been attached for the Planning Commission packets. In addition, two color renderings of the Oberlin site as well as the off-site tree replacement areas are attached. Finally, the wetland report from the Wilson Road Group is also included.

Sincerely,

SEIBER KEAST ENGINEERING, LLC



Clif Seiber, P.E.

cc: G. Michael Kahm, P.E.

Enclosures: 11 plan sets, 2 renderings, 1 Wetland Report

SITE PLAN

OBERLIN

SECTION 20, CITY OF NOVI
OAKLAND COUNTY, MICHIGAN



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

7125 ORCHARD LAKE ROAD • SUITE 314 • WEST BLOOMFIELD, MI • 48322

PHONE: 248.562.7357 FAX: 248.562.7397

PREPARED FOR:

SINGH DEVELOPMENT, LLC

7125 ORCHARD LAKE ROAD
SUITE 200
WEST BLOOMFIELD, MICHIGAN 48325-3005
248.865.1600

MAPS
Location
Zoning
Future Land Use
Natural Features

Oberlin JSP12-33

Location

Eleven Mile Rd



Map Author: Kristen Kapelanski
Date: 05-21-13
Project: JSP12-33 Oberlin
Version #: 1.0

Map Legend

Subject Property



City of Novi

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

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. Regulatory requirements, and area subdivisions, 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.



1 inch = 250 feet

Oberlin JSP12-33

Zoning

Eleven Mile Rd





Map Author: Kristen Kapelanski
 Date: 05-21-13
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Map Legend

Subject Property

-  RM-1 w/ PRO
-  R-A: Residential Acreage
-  R-3: One-Family Residential District
-  R-4: One-Family Residential District



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1 inch = 250 feet

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Future Land Use

Eleven Mile Rd



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Map Legend

-  Subject Property
-  Single Family
-  Suburban Low-Rise
-  Educational Facility
-  Private Park
-  Utility



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Oberlin JSP12-33




Natural Features

Eleven Mile Rd



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Map Legend

-  Subject Property
-  Wetlands
-  Woodlands

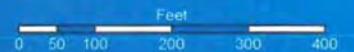
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