



DIXON MEADOWS JSP14-46

DIXON MEADOWS JSP 14-46

Public hearing at the request of Pulte Homes for Planning Commission approval of the Preliminary Site Plan with Site Condominium , Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The property is subject to a Planned Rezoning Overlay (PRO) Plan and Agreement. The subject property is currently zoned RA (Residential Acreage) with a Planned Rezoning Overlay associated with a Zoning Map Amendment, from RA (Residential Acreage) to RT (Two-Family Residential). The subject property is approximately 22.36-acre and is located on the east side of Dixon Road, north of Twelve Mile Road (Section 10) and the applicant is proposing a development of a 90-unit single-family residential detached site condominium.

REQUIRED ACTION

Approve/deny the Preliminary Site Plan with Site Condominium, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	07-18-16	Items to be addressed on the Final Site Plan submittal.
Engineering	Approval recommended	07-19-16	Items to be addressed on the Final Site Plan submittal.
Landscaping	Approval recommended	07-18-16	Items to be addressed on the Final Site Plan submittal.
Wetlands	Approval recommended	07-12-16	<ul style="list-style-type: none"> • Requires a City of Novi Minor Wetland Permit and an Authorization to encroach the 25-Foot Natural Features Setback. • Items to be addressed on the final site plan submittal
Woodlands	Approval recommended	07-12-16	<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 recommended	07-12-16	Items to be addressed on the Final Site Plan submittal.
Facade	Approval recommended	07-13-16	
Fire	Approval recommended	07-05-16	

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Dixon Meadows JSP14-46, motion to **approve** the Preliminary Site Plan with Site Condominium 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, as well as all of the terms and conditions of the PRO Agreement as approved, with these items 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval – Phasing Plan

In the matter of Dixon Meadows JSP14-46, motion to **approve** the Phasing Plan 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 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 Dixon Meadows JSP14-46, 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 Dixon Meadows JSP14-46, motion 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.)

Approval – Stormwater Management Plan

In the matter of Dixon Meadows JSP14-46, 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 with Site Condominium

In the matter of Dixon Meadows JSP14-46,, motion to **deny** the Preliminary Site Plan with Site Condominium... *(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 –Phasing Plan

In the matter of Dixon Meadows JSP14-46, motion to **deny** the Phasing 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 Dixon Meadows JSP14-46, 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 Dixon Meadows JSP14-46, 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

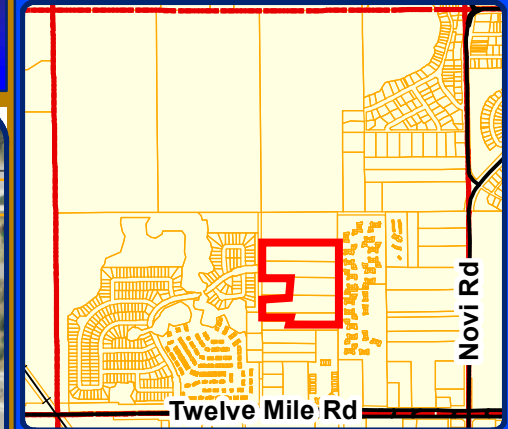
In the matter of Dixon Meadows JSP14-46, motion to **deny** the Stormwater Management Plan... *(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 14-46 Dixon Meadows

Location

Twelve 1/2 Mile Road



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: 08/20/15
Project: JSP14-46 Dixon Meadows
Version #: 1



1 inch = 233 feet



MAP INTERPRETATION NOTICE

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JSP 14-46 Dixon Meadows

Zoning

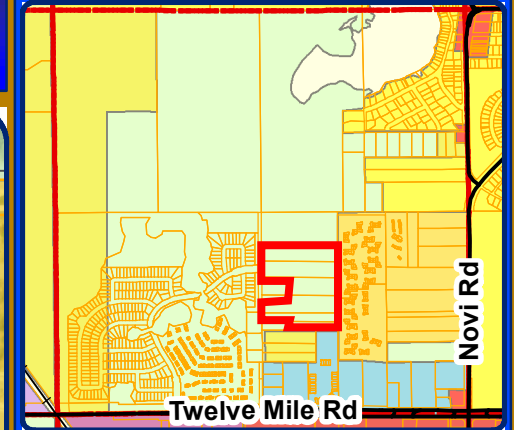
Twelve 1/2 Mile Road












Dixon Road

Subject Property

RA: Residential Acreage

Carlton Way Drive



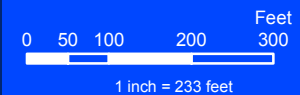
-  Sections
-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  R-2: One-Family Residential
-  R-4: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  B-3: General Business District
-  I-1: Light Industrial District
-  OS-1: Office Service District
-  OST: Office Service Technology
-  RC: Regional Center District



City of Novi

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

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JSP 14-46 Dixon Meadows

Future Landuse

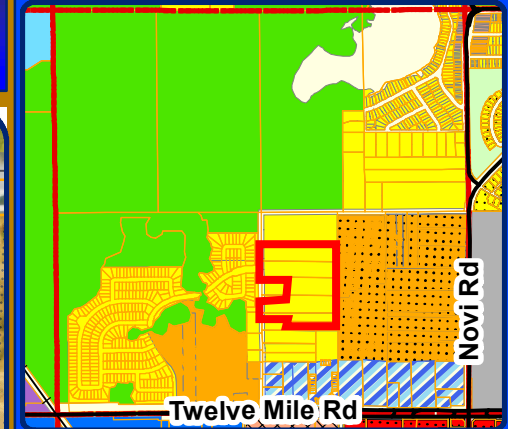
Twelve 1/2 Mile Road

Dixon Road

Subject Property

Single Family

Carlton Way Drive



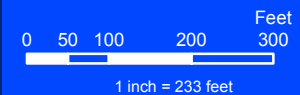
	SINGLE FAMILY
	PUD
	MULTIPLE FAMILY
	PD1
	COMMUNITY OFFICE
	OFFICE RES DEV TECH
	INDUSTRIAL RES DEV TECH
	LOCAL COMMERCIAL
	REGIONAL COMMERCIAL
	PD2
	PUBLIC
	PUBLIC PARK
	PRIVATE PARK
	CEMETERY



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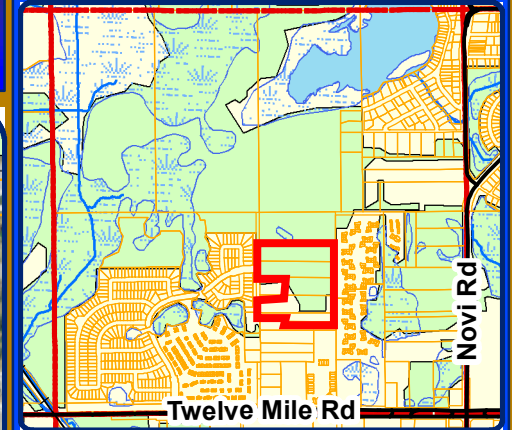
Natural Features

Twelve 1/2 Mile Road




Subject Property

Dixon Road

Carlton Way Drive



Legend

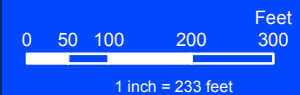
-  Sections
-  Wetlands
-  Woodlands



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SITE PLAN

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



Seal: _____

Title:
Landscape Plan

Project:
**Dixon Meadows
 Novi, Michigan**

Prepared for:
 Pulte Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, 48304

Revision:	Issued:
Revision	February 27, 2015
Submission	March 6, 2015
Revised	June 16, 2015
Revised	September 12, 2015
Revised	November 14, 2015
Revised	November 24, 2015
Revised	February 8, 2016
Revised	February 29, 2016
Revised	July 20, 2016

Seating / Litter
 Bike Rack
 Play Structure

Play Structure



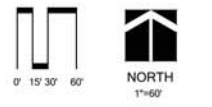
Play Structure by Superior Play
 Model #PS3-31765

Pergola



Job Number:
 14-042

Drawn By: jca Checked By: jca



Sheet No. _____



DIXON MEADOWS

A SINGLE-FAMILY RESIDENTIAL CONDOMINIUM

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PRELIMINARY SITE PLAN



DEVELOPER/ APPLICANT

PULTE HOMES OF MICHIGAN, LLC
100 BLOOMFIELD HILLS PARKWAY, SUITE 150
BLOOMFIELD HILLS, MICHIGAN 48304
CONTACT: ROB TRAVIS
PHONE: (313) 580-1600

ENGINEER / SURVEYOR

ATWELL, LLC
311 W. MAIN STREET
ANN ARBOR, MICHIGAN 48104
CONTACT: WILLIAM W. ANDERSON
PHONE: (734) 994-4000

LAND PLANNER/ LANDSCAPE ARCHITECT

ALLEN DESIGN
567 CARPENTER ROAD
NORTFOLI, MICHIGAN 48167
CONTACT: JIM ALLEN
PHONE: (248) 467-4668

LEGAL DESCRIPTION

DESCRIPTION OF A 22.36 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, T1N R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)

Commencing at the South 1/4 corner of Section 10, T1N, R8E, City of Novi, Oakland County, Michigan; thence N02°52'51"W (recorded as N02°52'W) 1184.72 feet along the North-South 1/4 line of said Section 10 and the centerline of Dixon Road (variable width) for a PLACE OF BEGINNING; thence continuing N02°52'51"W (recorded as N02°52'W) 345.00 feet along the North-South 1/4 line of said Section 10 and the centerline of said Dixon Road; thence N88°03'23"E (recorded as East) 390.20 feet; thence N02°52'18"W 230.23 feet; thence S88°03'23"W (recorded as West) 390.23 feet; thence N02°52'51"W (recorded as N02°52'W) 424.60 feet along the North-South 1/4 line of said Section 10 and the centerline of said Dixon Road; thence N87°20'59"E, 990.25 feet (recorded as N88°24'E 990.00 feet); thence S02°52'18"E (recorded as S02°52'E and S02°17'20"E) 1117.20 feet along the West line of "Carton Forest", Oakland County Condominium Subdivision Plan Number 1241, recorded in Liber 21184, Page 001, Oakland County Records; thence the following two courses along the North and West lines of "Stoneridge Office Park Condominium of Novi", Oakland County Condominium Plan Number 1852, recorded in Liber 37191, Page 92, Oakland County Records: S87°41'56"W (recorded as S87°42'00"W) 294.00 feet and S02°52'18"E (recorded as S02°52'09"E) 7.35 feet; thence S88°00'11"W (recorded as West) 320.00 feet; thence N01°59'49"W 114.63 feet; thence S88°03'23"W (recorded as West) 377.94 feet to the Place of Beginning, being a part of the Southeast 1/4 of said Section 10, containing 22.358 acres of land, more or less, being subject to the rights of the public over the Westerly 33 feet thereof as occupied by said Dixon Road and subject to easements, conditions, restrictions and exceptions of record, if any.

NOTES:

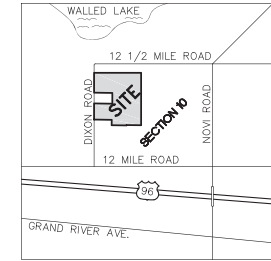
1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED IN THE PRO AGREEMENT.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF DIXON AND 12 MILE ROAD. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF DIXON ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. PROPOSED LOCATION OF CONSTRUCTION ACCESS ROUTE IS TO BE DIXON ROAD TO 12 MILE ROAD.

FIRE DEPARTMENT NOTES:

1. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION AS EACH PHASE IS BUILT.
2. ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 35 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
3. BUILDING ADDRESSES SHALL BE POSTED FACING THE STREET DURING ALL PHASES OF CONSTRUCTION. ADDRESSES SHALL BE A MINIMUM OF THREE INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
4. PROVIDE 4" - 6" DIAMETER OF CONCRETE FILLED STEEL POST 48" ABOVE FINISH GRADE AT EACH HYDRANT AS REQUIRED.
5. FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE #85-99-02.



OVERALL DEVELOPMENT MAP
1" = 150'



LOCATION MAP
1" = 1500'

SHEET INDEX

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| 04 | UTILITY LAYOUT PLAN |
| 05 | PRELIMINARY OVERALL GRADING PLAN |
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| L-7 | WOODLAND PLAN |
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| L-9 | WOODLAND ANALYSIS |

SITE DATA:

SUBMIT NUMBER:
22-15-450-002
22-15-450-003
22-15-450-004
22-15-450-005
22-15-450-006
22-15-450-007

GROSS AREA: 22.4 ACRES
NET AREA: 21.8 ACRES
(LESS FUTURE 43' WIDE DIXON ROAD R.O.W.)

EXISTING ZONING: RA
PROPOSED ZONING: RT (PRO)

NUMBER OF PROPOSED LOTS: 90

TYPICAL LOT SIZE: 45' x 120' = 5400 SF

MINIMUM LOT WIDTH: 45'

LOT SETBACKS:
FRONT- 20'
SIDE- 0' (10' TOTAL)
REAR- 30'

MAX. LOT COVERAGE: 40% MAX.
MAX BUILDING HEIGHT: 33.0' (FG TO PEAK OF ROOF)
OPEN SPACE PROVIDED: 3.69 ACRES

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT KNOWN AND HAVE NOT BEEN DETERMINED BY ATWELL. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK AND ACCESS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE INCURRED BY THE CONTRACTOR. PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR ANY OTHER PERSONS.

CONTRACTOR: ATWELL, LLC
PROJECT NO.: 22-15-450-002
DATE: JUNE 27, 2015

ATWELL
800.650.0200 www.atwell-group.com
1111 MAIN STREET, SUITE 101
ANN ARBOR, MI 48106

SECTION 10
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

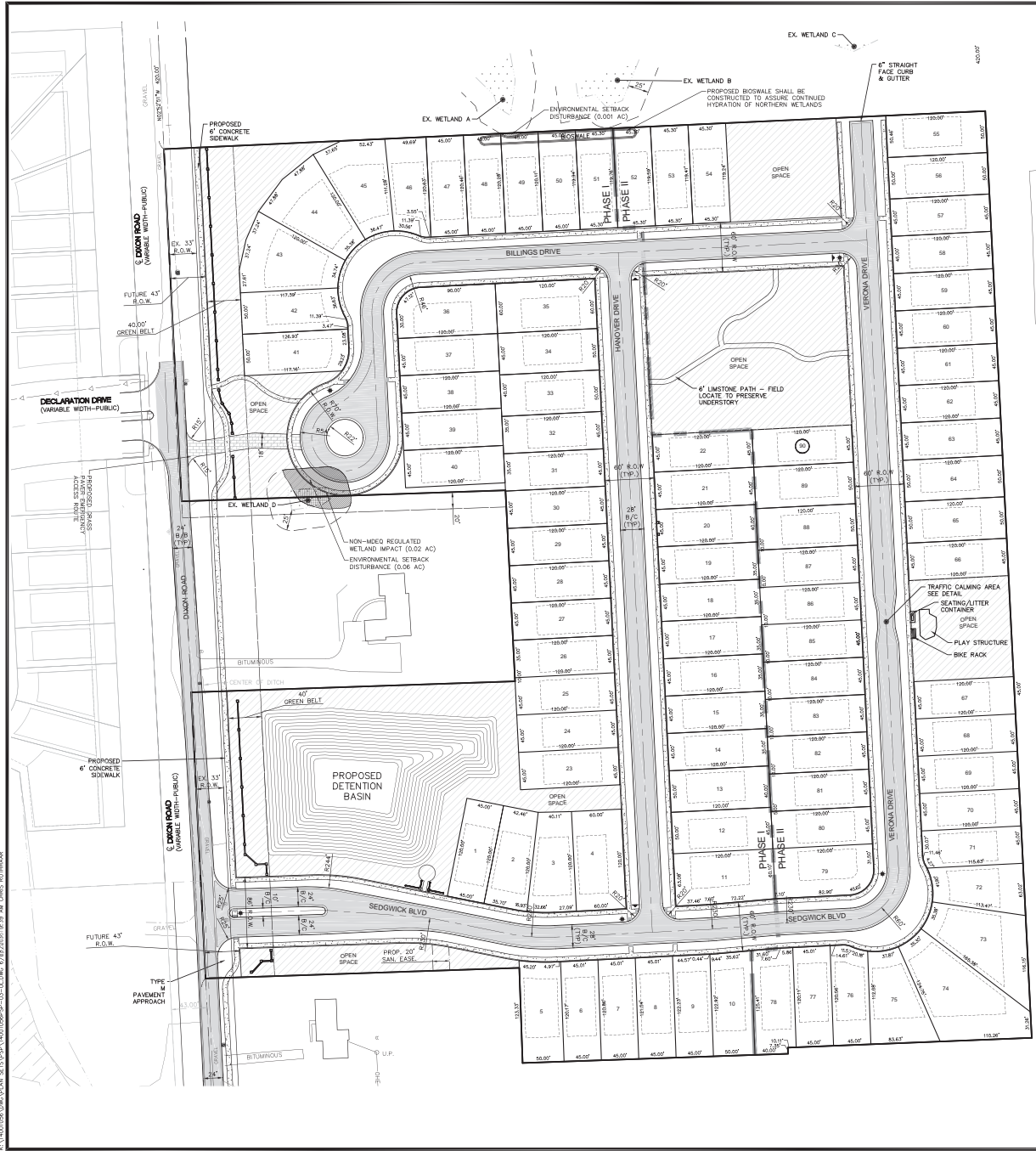
PULTE HOMES - MICHIGAN
DIXON MEADOWS
PRELIMINARY SITE PLAN
COVER SHEET

DATE: JUNE 27, 2015

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

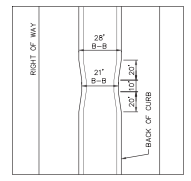
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DRAWN BY: C.R. / M.H.
CHECKED BY: J. K.W.
P.M.: J. ACKERMAN
JOB #: 14201056
FILE CODE: -
SHEET NO. 01



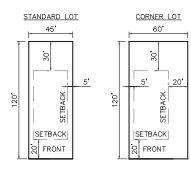
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2	5711	22	5400	42	6065	62	5400	82	5400
3	6011	23	5400	43	8135	63	5400	83	5400
4	7200	24	5400	44	7787	64	6000	84	5400
5	8048	25	5400	45	7303	65	6000	85	5400
6	5423	26	5400	46	5406	66	5400	86	5400
7	5454	27	5400	47	5425	67	5400	87	5400
8	5485	28	5400	48	5417	68	5400	88	6000
9	5516	29	5400	49	5409	69	5400	89	6000
10	6204	30	5400	50	5401	70	5400	90	5400
11	7451	31	5400	51	5429	71	5377		
12	6000	32	5400	52	5421	72	5795		
13	6000	33	5400	53	5413	73	3915		
14	5400	34	6000	54	5405	74	11563		
15	5400	35	7200	55	6028	75	6871		
16	5400	36	7007	56	6000	76	5305		
17	5400	37	5400	57	5400	77	5415		
18	5400	38	5400	58	5400	78	6259		
19	5400	39	5400	59	5400	79	7007		
20	5400	40	5400	60	5400	80	5400		

TOTAL LOT AREA: 523,065.23 SQ. FT.
 AVG. LOT SIZE: 5,811.84 SQ. FT.
 PHASE I = 51 LOTS
 PHASE II = 39 LOTS

811
 Know what's below.
 Call before you dig.
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE UNKNOWN AND HAVE NOT BEEN DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK AND ACCESS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL UNDERGROUND UTILITIES.
 NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
 CONTRACTOR: ATWELL GROUP, INC. 10000 W. 120TH AVENUE, SUITE 100, WESTMINSTER, CO 80050
 www.atwell-group.com
 303.434.4000



TRAFFIC CALMING AREA DETAIL
 NOT TO SCALE



TYPICAL LOT DETAILS

WETLAND AND SETBACK IMPACT TABLE:

WETLAND IMPACT (A.C.)	SETBACK IMPACT (A.C.)
A	0.001
B	-
C	-
D	0.02
TOTAL	0.02

NOTES:

- SEE DETAIL SHEET FOR NON-PAVED EYEBROW DIMENSIONAL DETAIL.
- PROPOSED IMPROVEMENT NOTES:
 - MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER ON THE WEST SIDE OF DIXON ROAD AT DECLARATION DRIVE.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 24" WATER MAIN LOCATED IN DIXON ROAD.
 - STORM WATER DETENTION SHALL BE PROVIDED ON SITE. THE DETENTION PONDS WILL DISCHARGE TO AN EXISTING CITY WETLAND PROPERTY LOCATED ON THE WEST SIDE OF DIXON ROAD WHICH FLOWS NORTH, AND CONTIGUOUSLY WITH THE NORTH NOD REGIONAL DRAINAGE BASIN.
 - 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADWAYS. A 5' WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ACROSS THE PROPERTY FRONTAGE ALONG DIXON ROAD. ALL WALK STUBS SHALL BE PROVIDED WITH RAMPS AND DETECTABLE MARKING SURFACES.
 - ALL ROADWAYS TO BE PUBLIC.
 - A CITY OF NORTH-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
 - DIXON ROAD IMPROVEMENTS - THE DEVELOPER IS PROPOSING TO PAVE APPROXIMATELY 1800 LINEAR FEET OF DIXON ROAD FROM TWELVE MILE ROAD UP TO THE ENTRANCE OF DECLARATION DRIVE. A 24' WIDE ASPHALT ROADWAY WILL BE PROPOSED, CONSISTING OF 10' ASPHALT LANES WITH 2' CONCRETE CURB AND GUTTER.

LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED ROW
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED BUILDING SETBACK
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	PROP. STOP SIGN
[Symbol]	PROPOSED PAVEMENT (86,625 S.F.)
[Symbol]	OPEN SPACE (153,751 S.F.)
[Symbol]	CONCRETE SIDEWALK (39,258 S.F.)
[Symbol]	WETLAND SETBACK IMPACT (2,415 S.F.)
[Symbol]	WETLAND IMPACT (731 S.F.)
[Symbol]	PROPOSED GRASS PAVED EMERGENCY ACCESS ROUTE (2,389 S.F.)

SECTION 10
 TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NORTH
 OAKLAND COUNTY, MICHIGAN
 PULTE HOMES - MICHIGAN
 DIXON MEADOWS
 PRELIMINARY SITE PLAN
 LAYOUT PLAN
 DATE: JUNE 27, 2015
 REVISIONS:
 SCALE: 1" = 60 FEET
 DRAWN BY: C.R. / M.H.
 CHECKED BY: J.K.W.
 P.M.: J. ACKERMAN
 JOB #: 14020156
 FILE CODE: -
 SHEET NO. 03

Seal:



Title:
Exhibit A

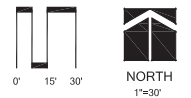
Project:
**Liberty Park Greenbelt
 Novi, Michigan**

Prepared for:
 Puhe Homes
 100 Bloomfield Hills Parkway, Suite 140
 Bloomfield Hills, MI 48304

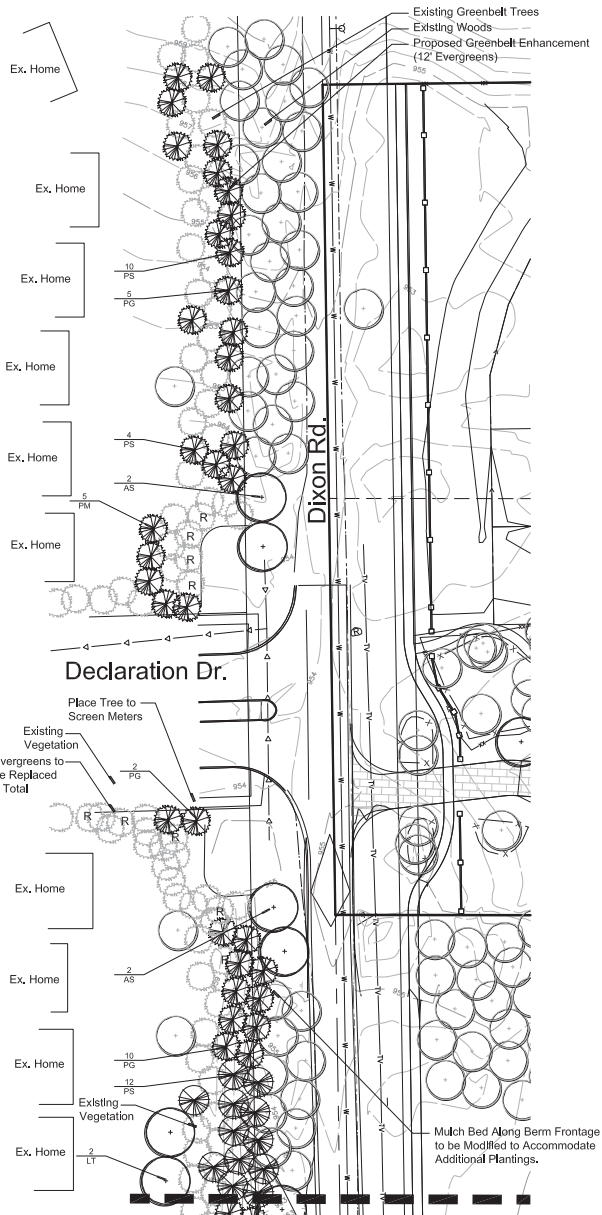
Revision:	Issued:
Revised	February 22, 2016
Revised	February 23, 2016
Revised	March 9, 2016
Revised	March 15, 2016
Revised	March 17, 2016
Revised	March 18, 2016
Revised - Note 3	March 18, 2016
Revised	March 30, 2016
Revised	April 12, 2016
Revised	June 27, 2016

Job Number:
 14-042

Drawn By: jca
 Checked By: jca



Sheet No.



North Greenbelt

Remove / Relocate Existing Evergreens
 Plant 2 Rows of 12' Evergreens

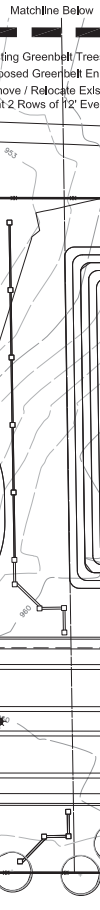
South Greenbelt

Plant List

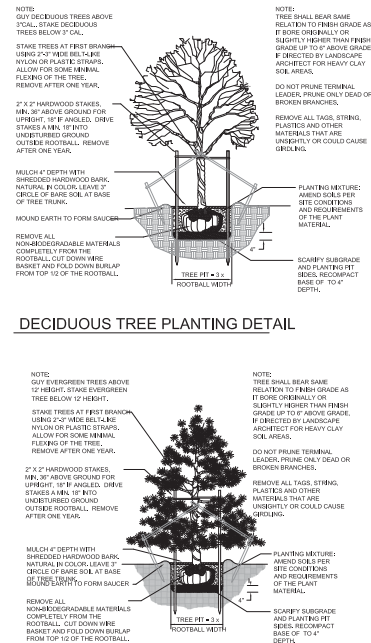
syn. i. qty.	botanical name	common name	caliper	spacing	root height
Greenbelt					
AS 7	Acer saccharum	Sugar Maple	3.0"	as shown	B&B
LT 6	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B
PG 48	Picea glauca	White Spruce	as shown	B&B	12'
PM 17	Picea mariana	Black Spruce	as shown	B&B	12'
PS 37	Pinus strobus	White Pine	as shown	B&B	12'
QR 4	Quercus rubra	Red Oak	3.0"	as shown	B&B
119 Total Trees					
Replacement Evergreens					
R 9	Picea pungens	Green Spruce	as shown	B&B	8'
Entry Plantings					
AD 20	Aubrieta deltoidea	Rock Cress, Blue and White Mix	as shown	No. 2 Cont.	
BG 30	Buxus 'Green Gem'	Green Gem Boxwood	as shown	30'	
DL 32	Hemerocallis 'Happy Returns'	Happy Returns Daylily	as shown	No. 2 Cont.	
HY 26	Hydrangea m. 'Forever Pink'	Forever Pink Hydrangea	as shown	36"	
PA 34	Paniclea altiplicifolia	Russian Sage	as shown	No. 2 Cont.	

NOTES

- All Disturbed Turf Areas to be Repaired.
- Disturbed Irrigation Lines to be Repaired.
- Irrigation System May need to be Modified to Provide Proper Coverage for all New Plantings Shown on This Plan as well as Existing Plantings within the Greenbelt. Entryways and Home Owner's Yards. This Includes Lawn Areas. Additional Irrigation Lines and Heads may be Required to Achieve this Coverage.



Entry Landscape

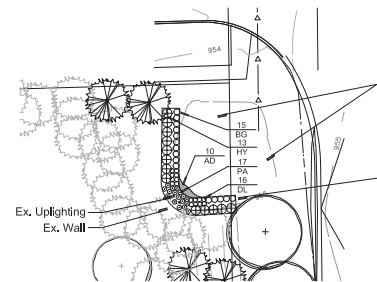


DECIDUOUS TREE PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL

CITY OF NOVI NOTES

- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a the hydrant, and preferably, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Rootage Filing Material During the Next Appropriate Planting Period.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4" diameter circle of shredded hardwood mulch 3' away from trunk. All perennial, annual and ground cover beds shall receive 2" of dark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.



Irrigation System at Entry Feature to be Checked for Proper Coverage. Additional Heads may be Needed to Achieve Complete Irrigation Coverage of New Landscape Bed and Lawn Area.

Mirror Plantings at North Entry.

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 18, 2016

Planning Review

Dixon Meadows fka Trailside

JSP 14-46

Petitioner

Pulte Homes

Review Type

Preliminary Site Plan with Phasing

Property Characteristics

Section	10	
Site Location	East side of Dixon Road, north of Twelve Mile Road	
Site School District	Novi Community School District	
Site Zoning	RA (Residential Acreage) with Planned Rezoning Overlay (PRO) to RT (Two-Family Residential)	
Adjoining Zoning	North	RA, Residential Acreage
	East	RM-1, Multi-Family Residential
	West	RA, Residential Acreage
	South	R-1, One-Family Residential and OS-1, Office Service
Current Site Use	Single-family residential	
Adjoining Uses	North	vacant;
	East	Carlton Forest (multiple-family)
	West	Liberty Park (single-family)
	South	single-family residential and office
Site Size	22.36 gross acres; 21.6 net acres	
Plan Date	June 27, 2016 (incorrectly dated as June 27, 2015)	

Project Summary

The applicant has proposed a 90-unit single-family development. The site plan shows one on-site detention pond near the southwest corner of the site with an open space/park area located near east, north east and North West corners of the site. One boulevarded access point is proposed off Dixon Road with a stub street connection proposed at the northeast corner of the site.

Recommendation

Approval of the *Preliminary Site Plan with phasing is recommended.* The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations that were approved by City Council as part of PRO Concept plan approval. **Planning Commission's approval of Preliminary Site Plan with phasing, Wetland Permit and Storm Water Management Plan approval is required.**

Planned Rezoning Overlay

The rezoning with a Planned Rezoning Overlay was granted final approval by **City Council on June 27, 2016.**

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA to RT) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the rezoning and PRO concept plan expires and the agreement becomes void.

Per Section 3.1.6.B of the Zoning Ordinance, one-family detached dwellings are to be reviewed against the regulations for the R-4 Zoning District. The following ordinance deviations were included in the PRO Agreement:

1. Lot Size and Width: The applicant has proposed a minimum lot size of 5,400 square feet (10,000 required) and a minimum width of 45 feet (80 feet required).
2. Setbacks: The applicant has proposed a minimum 5 foot side yard setback with an aggregate of 10 feet (10 feet with an aggregate of 25 feet required) and a minimum 20 foot front yard setback (30 feet required) and a minimum 30 foot rear yard setback (35 feet required).
3. Lot Coverage: The maximum permitted lot coverage per the Zoning Ordinance is 25 percent of the total site. The applicant is proposing 40 percent lot coverage for the smallest lots.
4. Design and Construction Standards (DCS) Waiver: A DCS waiver is required for the lack of paved eyebrows. See the Traffic Engineering Review letter for additional information.

When a PRO is proposed, an applicant is required to demonstrate a public benefit above and beyond what would be associated with the normal development of the site. This public benefit is included in the PRO Agreement. The public benefits associated with the subject property, and as noted in the approved PRO Agreement are as follows:

1. Maximum number of units shall be 90.
2. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
3. Paving of 1,800 linear feet of Dixon Road.
4. Planting of woodland replacement trees along the Dixon Road frontage.
5. Remediation of on-site arsenic contamination.
6. Pocket parks/tree preservation within the development.
7. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
8. Dedication of public right-of-way along Dixon Road.
9. Construction of a meandering six feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, if the City is not able to require the easements by donation, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of any sidewalk as set forth in the City's Non-Motorized Master Plan.

The applicant also has offered to plant woodland replacement trees in the adjacent Liberty Park Open Space, along Dixon Road. An Open Space Preservation Easement, signed by the Liberty

Park Condominium Association Board of Directors representative, ensures that the replacement trees will not removed or cut down by the Liberty Park Association.

The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the PRO concept plan expires and the agreement becomes void.

Previous Actions

The rezoning and concept plan first appeared for **public hearing** with the **Planning Commission on August 26, 2015**. The Planning Commission voted to postpone consideration to allow the applicant time to address certain concerns that had been identified.

The **Planning Commission** reviewed the Concept Plan and Rezoning request at the **January 13, 2016 meeting** and, following a public hearing, recommended approval of the plan as submitted at that time subject to a number of conditions.

The applicant provided an alternate plan addressing concerns from residents from Liberty Park with regards to screening, and **another public hearing** was scheduled and held by the **Planning Commission on March 9, 2016**. At that meeting, the Planning Commission recommended approval of the rezoning request and Alternate Plan with a motion consistent with the motion provided below.

On **March 14, 2016**, the City Council tentatively approved the rezoning request with PRO, and directed the City Attorney's office to prepare a PRO Agreement.

Tentative indication that Council may approve the request of Pulte Homes for Dixon Meadows, JSP 14-46, with Zoning Map Amendment 18.709, to rezone the subject property from RA (Residential Acreage) to RT (Two-Family Residential) with a Planned Rezoning Overlay (PRO) and corresponding "alternate" concept plan as reviewed by the Planning Commission on March 9, 2016 and direction to the City Attorney to prepare a proposed PRO Agreement with the following ordinance deviations:

- a. Reduction in the required minimum lot size and minimum lot width for one-family detached dwellings reviewed against R-4 Zoning standards to allow for smaller lots (10,000 square feet and 80 feet required, 5,400 square feet and 45 feet provided);*
- b. Reduction in minimum front yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (30 feet required, 20 feet provided);*
- c. Reduction in minimum rear yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (35 feet required, 30 feet provided);*
- d. Reduction in minimum side yard setback and aggregate side yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (10 feet with 25 feet aggregate required, 5 feet with 10 feet aggregate provided);*
- e. Increase in maximum lot coverage permitted per Zoning Ordinance (maximum of 30 percent of total site required; 35 percent of total site provided);*
- f. A Design and Construction Standards (DCS) waiver for the lack of paved eyebrows as per Traffic Engineering review.*

If the City Council approves the rezoning, the following conditions shall be requirements of the Planned Rezoning Overlay Agreement:

- a. Acceptance of applicant's offer of Public benefits as proposed:*

- i. *Maximum number of units shall be 90.*
 - ii. *Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet*
 - iii. *Paving of 1,800 linear feet of Dixon Road (as initially proposed by the applicant).*
 - iv. *Planting of woodland replacement trees along the Dixon Road frontage.*
 - v. *Remediation of on-site arsenic contamination.*
 - vi. *Pocket parks/tree preservation within the development.*
 - vii. *Housing style upgrades as shown on the elevations enclosed with the PRO Application.*
 - viii. *Dedication of public right-of-way along Dixon Road.*
 - ix. *Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.*
- b. *Applicant complying with the conditions listed in the staff and consultant review letters.*
 - c. *Subject to City approval, the Applicant planting required replacement trees in the Dixon Road right-of-way on both sides of the road rather than satisfying its responsibility for those trees by payment into the City tree fund*

This motion is made because:

- a. *The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in the planning review letter.*
- b. *The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park – Single Family development to the west (approximately 3.5 units/acre), and the Carlton Forest development to the east (approximately 5.6 units/acre).*
- c. *The roadways and surrounding intersections are expected to maintain acceptable levels of service with the addition of the site generated traffic, and the proposed paving of approximately 1,800 linear feet of Dixon Road from the existing terminus point at Twelve Mile Road to the northern entrance of the proposed development may be seen as a public benefit to the potential residents of the new development, as well the residents who currently use Dixon Road.*
- d. *The site will be adequately served by public utilities.*
- e. *The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.*
- f. *Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed.*

On **June 27, 2016**, the **City Council** approved the Planned Rezoning Overlay Concept plan and Agreement based on following motion:

To approve the final request of Pulte Homes for Dixon Meadows, JSP 14-46, with Zoning Map Amendment 18.709, to rezone property in Section 10, located on the east side of Dixon Road, north of Twelve Mile Road from RA (Residential Acreage) to RT (Two-Family Residential) with a Planned Rezoning Overlay and subject to the related Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Plan, subject to the conditions listed in the staff and consultant review letters, and with any changes and/or conditions as discussed at the City Council meeting, and any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement, for the following reasons:

- a. *The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in the planning review letter.*
- b. *The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park - Single Family development to the west (approximately 3.5 units/acre), and the higher density Carlton Forest development to the east (approximately 5.6 units/acre), and given the PRO Conditions, as well as the required remediation, the integration of this development to the area results in an enhancement of the overall area that would not be required without the PRO.*
- c. *The roadways and surrounding intersections are expected to maintain acceptable levels of service with the addition of the site generated traffic, and the proposed paving of approximately 1,800 linear feet of Dixon Road from the existing terminus point at Twelve Mile Road to the northern entrance of the proposed development may be seen as a public benefit to the potential residents of the new development as well the residents who currently use Dixon Road.*
- d. *The site will be adequately served by public utilities.*
- e. *The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.*
- f. *Submission of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed, and with the PRO Conditions as proposed, the overall development is more restrictive than would otherwise be required within the RT District.*
- g. *Sidewalk along Dixon Road to be six feet wide.*

Ordinance Requirements

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

1. **Phasing:** Preliminary Site Plan indicates two phases. Phasing would require Planning Commission approval.
2. **Lot Width:** Lot widths for lots 73, 74, 75 and 43, 44, 45 are incorrectly labelled on the site plan. **Please refer to diagram on Page 2-15 of Zoning Ordinance for proper lot width measurement. *Lot width is the horizontal straight line distance between the side lot lines, measured between the two points where the front setback line intersects the side lot lines.*** The lot widths appear to be in conformance. **Provide the correct lot width to confirm that they all maintain a minimum of 45 feet width.**
3. **Depth to Width Ratio:** Single Family lots shall not exceed a 3:1 depth to width ratio. All lots appear to be in conformance. Please provide the information for all lots.
4. **Lot Table:** **It is recommended to add columns to lot table on Sheet 03 to include respective lot widths and depth to width ratio for each lot.**
5. **Bicycle Parking:** Site plan indicates bike racks as part of the proposed park on east side. **Please indicate number of spaces proposed on the plan and provide additional details as requested in the chart.**
6. **Public Benefits:** Refer to Plan Review Chart for additional comments, especially with regards to arsenic remediation efforts on site.
7. **Property Combination:** The site plan consists of six different parcels. All parcels need to be combined, especially for phased developments to avoid complications with off-site

easements. Plans will not be stamped approved until the Master Deed has been reviewed and approved by staff and the City Attorney's office.

8. **Signage**: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.
9. **Other Reviews**:
 - a. **Engineering Review**: Additional comments to be addressed with Final Site Plan. Engineering recommends approval.
 - b. **Landscape Review**: Additional comments to be addressed with Final Site Plan. Landscape recommends approval.
 - a. **Wetlands Review**: The City of Novi Wetland Minor Use Permit and Buffer Authorization are required for the proposed impacts to wetlands and regulated wetland setbacks. Additional comments to be addressed with Final Site Plan. Wetlands recommend approval.
 - a. **Woodlands Review**: The City of Novi Woodland is required for the proposed impacts to regulated woodlands. Additional comments to be addressed with Final Site Plan. Wetlands recommend approval.
 - b. **Traffic Review**: Additional comments to be addressed with Final Site Plan. Traffic recommends approval.
 - c. **Facade Review**: Façade recommends approval.
 - d. **Fire Review**: Fire recommends approval.

Response Letter

This Site Plan is scheduled to go before Planning Commission for consideration on July 27, 2016. Please provide the following **no later than 9:00am, July 21, 2015** if you wish to keep the schedule.

1. A response letter addressing ALL the comments from ALL the review letters.
2. A color rendering of the Site Plan, if any.
3. A PDF version of the site plan submitted dated June 27, 2015. NO CHANGES MADE

Final Site Plan Submittal

After receiving City Council approval of the Preliminary Site Plan, please submit the following for Final site plan review and approval

1. Seven copies of Final Site Plan addressing all comments from Preliminary review
2. Response letter
3. **Final Site Plan Application**
4. **Final Site Plan Checklist**
5. Engineering Estimate
6. Landscape Estimate
7. **No Revision Façade Affidavit** (if no changes are proposed for Façade)

Electronic Stamping Set Submittal and Response Letter

After receiving Final Site Plan approval, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is requested to be submitted with the electronic stamping set.

Stamping Set Approval

After receiving the approval for electronic stamping set submittal from all reviewing agencies, please submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final approval.

Drafts for all required legal documents with a legal transmittal are required along with stamping sets.

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.

Chapter 26.5

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

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



Sri Ravali Komaragiri – Planner



PLANNING REVIEW CHART: R-4_One Family Residential

Review Date: July 18, 2016
Review Type: Preliminary Site Plan
Project Name: JSP14-46 Dixon Meadows
Plan Date: June 27, 2016 (Incorrectly dated June 27, 2015)
Prepared by: Sri Komaragiri, Planner
Contact: **E-mail:** skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission 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>	Single Family, with master planned 0.8 maximum dwelling units per acre.	90 Unit single family residential development with 4.2 DUA	Yes	Planning Commission approval of the site plan is required
Zoning <i>(Effective December 25, 2013)</i>	RA rezoned to RT with a Planned Rezoning Overlay	R-4: One-Family Residential	Yes	
Uses Permitted <i>(Sec.3.1.6)</i>	Single Family Dwellings	Single Family Dwellings	Yes	
Phasing		Site plan indicates two phases Phase 1 : 51 lots Phase 2: 39 lots	Yes	Phasing would require Planning Commission approval Please indicate anticipated completion date.
Planned Rezoning Overlay				
PRO Agreements	The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the PRO concept plan expires and the agreement becomes void.	Council approved the PRO agreement on June 27, 2016		
Public Benefits				
	Maximum number of units shall be 90	90 units proposed	Yes	
	Minimum unit width shall be 45 feet and	Minimum width: 45 feet	Yes	Refer to comments on lot

Item	Required Code	Proposed	Meets Code	Comments
minimum square footage of 5,400 square feet		Minimum lot area: 5,400 square feet		width further in the chart
Paving of 1,800 linear feet of Dixon Road		Site plan indicates paving	Yes	Refer to Engineering comments for more details
Planting of woodland replacement trees along the Dixon Road frontage.				
Remediation of on-site arsenic contamination		No Information provided with this submittal	TBD	Copies of a Work Plan and a No Further Action Report approved by the MDEQ shall be submitted to the City to initiate removal of soil at the Development. Refer to approved PRO agreement for all other required conditions. Please indicate if any plan has been submitted to MDEQ
Pocket parks/tree preservation within the development		Provided and approved as part of the PRO concept plan	Yes	
Housing style upgrades as shown on the elevations enclosed with the PRO Application		Provided and approved as part of the PRO concept plan	Yes	
Dedication of public right-of-way along Dixon Road		Provided and approved as part of the PRO concept plan	Yes	Refer to Engineering review for more comments on dedication
Construction of a meandering six feet wide concrete sidewalk along east side of Dixon Drive, with additional conditions detailed in letter		Indicated on the site plan	Yes	Refer to Engineering comments for more details
Plant woodland replacement trees in the adjacent Liberty Park Open Space, along Dixon Road		The plan indicates 119 replacement trees planted on Liberty Park open space for a 85 woodland replacement credits	Yes	Refer to Woodland Review for more details The agreement with Liberty Park Condominium association allows installation of 117 replacement trees on Liberty Park Open space. Please provide clarification.
Height, bulk, density and area limitations (Sec. 3.1.5) Per Section 3.1.6.B of the Zoning Ordinance, one-family detached dwellings are to be reviewed against the regulations for the R-4 Zoning District.				
Maximum Dwelling Unit Density (Sec. 3.1.6)	4.8 DUA	4.2DUA (90 Units)	No	Council approved the deviation as part of PRO approval

Item	Required Code	Proposed	Meets Code	Comments
Minimum Lot Area (Sec 3.1.5)	10,000 square feet	5,400 square feet minimum 11,563 square feet maximum	No	<u>Council approved the deviation as part of PRO approval</u>
Minimum Lot Width (Sec 3.1.5)	80 ft.	45 ft. minimum	No	<u>Council approved a minimum of 45 feet deviation as part of PRO approval</u>
Building Setbacks (Sec 3.1.5)				
Front	30 ft.	20 ft.	No	<u>Council approved the deviation as part of PRO approval</u>
Side	10 ft. one side 25 ft. total two sides	5 ft. one side 10 ft. minimum total two sides	No	
Rear	35 ft.	30 ft.	No	
Maximum % of Lot Area Covered (Sec 3.1.5)	25% (By All Buildings)	40 % maximum	No	<u>Council approved the deviation as part of PRO approval</u>
Minimum Floor Area (Sec 3.1.5)	1,000 Sq.ft.	A minimum of 2,658 square feet floor area are proposed	Yes	<u>Details reviewed at plot plan phase</u>
Building Height (Sec 3.1.5)	35 ft. or 2.5 stories whichever is less	33.5' (FG to peak of roof)	Yes	Refer to Façade review letter for more details
Frontage on a Public Street. (Sec. 5.12)	No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.	All units front on a proposed public road within the proposed condominium, with access to Dixon Road	Yes	
Note to District Standards (Sec 3.6)				
Area Requirements (Sec 3.6A & Sec. 2.2)	<ul style="list-style-type: none"> - Lot width shall be measured between two lines where a front setback line intersects with side setback lines. - Distance between side lot lines cannot be less than 90% between the front setback line and the main building. 	Lot widths for lots 73, 74, 75 and 43, 44, 45 are incorrectly labelled	Yes?	Refer to diagram on Page 2-15 of Zoning Ordinance for proper lot width measurement. Provide the correct lot width to confirm that they all maintain a minimum of 45 feet width
Additional Setbacks (Sec 3.6B)	NA	Single family development and no off-street parking	NA	

Item	Required Code	Proposed	Meets Code	Comments
Exterior Side yard abutting Streets (Sec 3.6C)	NA	Side yards abutting residential districts	NA	
Wetland/Water-course Setback (Sec 3.6M)	25ft. from boundary of a wetland and 25ft. from the ordinary high water mark of a watercourse.	25ft. wetland buffer indicated.	Yes	Refer to wetlands review for additional comments
Subdivision Ordinance				
Blocks (Subdivision Ordinance: Sec. 4.01)	<ul style="list-style-type: none"> - Maximum length for all blocks shall not exceed 1,400 ft. - Widths of blocks shall be determined by the conditions of the layout. 	Proposed open spaces and existing natural features break down continuous lots.	Yes	
Lots: Sizes and Shapes (Subdivision Ordinance: Sec. 4.02A)				
Lot Depth Abutting a Secondary Thoroughfare (Subdivision Ordinance: Sec. 4.02.A5)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	None of the lots are abutting major or secondary thoroughfare	NA	
Depth to Width Ratio (Subdivision Ordinance: Sec. 4.02.A6)	Single Family lots shall not exceed a 3:1 depth to width ratio	Lots appear to be in conformance.	Yes	Provide additional information with the revised submittal
Arrangement (Subdivision Ordinance: Sec. 4.02.B)	<ul style="list-style-type: none"> - Every lot shall front or abut on a street. - Side lot lines shall be at right angles or radial to the street lines, or as nearly as possible thereto. 	<ul style="list-style-type: none"> - All lots front on proposed streets - All lots conform to shape requirement 	Yes	
Streets (Subdivision Ordinance: Sec. 4.04)	<p>Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists:</p> <ul style="list-style-type: none"> - practical difficulties because of topographic conditions or natural features - Would create undesirable traffic patterns 	Layout appears to be in conformance	Yes	
Bicycle Parking (Section 5.16)				

Item	Required Code	Proposed	Meets Code	Comments
Minimum number of Bicycle Parking (Sec. 5.16.1)	Not required for single family residential	Site plan indicates bike racks as part of the proposed park on east side	Yes	Please indicate number of spaces proposed on the plan
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	Additional details are not provided	No	Provide additional details as required per this section
Topographic Conditions (Subdivision Ordinance Sec 4.03)				
A. Flood plain	Compliance with applicable state laws and City Code Areas in a floodplain cannot be platted	No floodplain	NA	
B. Trees and Landscaping	Compliance with Chapter 37 and Article 5 of City Zoning Code	Landscape Plan that conforms to the code is provided	Yes	Refer to Landscape review letter for further details
C. Natural Features	To be preserved Lots cannot extend into a wetland or watercourse	The site has wetlands	Yes	Refer to Wetland review letter for more comments
D. Man-made Features	To be built according to City standards	None Proposed	NA	
E. Open Space Areas	Any Open Space Area shall meet the following: <ul style="list-style-type: none"> - Require performance guarantee - Shall be brought to a suitable grade - Compliance with zoning ordinance - Except for wooded areas, all ground area should be top dressed with a minimum of 25% of red fescue and a maximum of 20% perennial rye. 	The open space that is provided will need to meet these standards. The site plan shows one on-site detention pond near the southwest corner of the site with an open space/park area located near east, north east and North West corners of the site.	Yes	
F. Non-Access Greenbelt Easements	<ul style="list-style-type: none"> - Along rear or side property lines for reverse frontage lots . - Shall be 15 feet wide along all reverse frontage lots 	No reverse frontage lots	NA	

Item	Required Code	Proposed	Meets Code	Comments
	- 20 feet wide where power lines exist			
G. Zoning Boundary Screening	A non-residential development abutting a residential development would need screening	Subject property is not abutting any non-residential development	NA	
Sidewalks Requirements				
Non-Motorized Plan	A six foot wide is required along Dixon Road	Six foot wide sidewalk is proposed	Yes	Site plan indicates six foot sidewalk, but the notes indicate five feet. Please correct the note.
Sidewalks <i>(Subdivision Ordinance: Sec. 4.05)</i>	Sidewalks are required on both sides of proposed drives	Five foot Sidewalks are proposed on either side of the proposed public drive within the development	Yes	
Other Requirements				
Residential Entryway Lighting	A residential development entrance light must be provided at the entrances to the development off of Dixon Road	One light is proposed	Yes	
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Street Names still need approval. Applicant has scheduled a meeting for July 21 with the administrative committee.	Yes	
Property Split or Combination	Property combination or split shall be reviewed and approved by the Community Development Department.	The site plan consists of six different parcels. All parcels need to be combined, especially for phased developments to avoid complications with off-site easements.	No	Applicant is required to submit this information for review with the Final Site Plan submittal Plans will not be stamped approved until the Master Deed has been reviewed and approved by staff and the City Attorney's office
Development/ Business Sign	Signage if proposed requires a permit.	Entryway signage proposed	Yes/ No	<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>
Conservation Easements	The Applicant shall provide preservation/conservation easements for any			Refer to woodlands review letter for more details. Applicant is required to

Item	Required Code	Proposed	Meets Code	Comments
	areas of remaining woodland.			submit the drafts prior to stamping sets approval

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. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
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

07/19/2016

Engineering Review

Dixon Meadows

JSP14-0046

Applicant

Pulte Homes of Michigan

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of Twelve Mile Road and W. of Novi Road
- Site Size: 22.5 acres
- Plan Date: 06/27/16

Project Summary

- Construction of an approximately 90 lot residential development. Site access would be provided by an entrance from Dixon Rd. to proposed public roads.
- Water service would be provided by a looped extension from the existing 24-inch water main along the east side of Dixon Rd. along with 8 additional hydrants.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer stub at the intersection of Dixon Rd. and Declaration Dr.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site detention basin.
- An alternate plan with the entrance and storm basin locations switched was included in this submittal.

Recommendation

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

Comments:

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

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

General

1. 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).
2. 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 cityofnovi.org.
3. 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.
4. Provide a traffic control plan for the proposed road work activity (City roads).
5. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
6. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
7. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
8. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
9. Provide a combination of easements and right-of-way to provide 20-feet of public access centered on the sanitary sewer and water main.
10. Show and label the master planned 43-foot half right-of-way width for Dixon Rd. The dedication of the master-planned half right-of-way up to sixty (60) feet in width is required for the project (on mile and ½-mile streets). Show the additional right-of-way width to be dedicated along Dixon Rd. labeled as "proposed" right-of-way.
11. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.

Water Main

12. Provide a profile for all proposed water main 8-inch and larger.

13. Provide the size of the existing and proposed water main.
14. 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

15. Provide sanitary sewer along the Dixon frontage.
16. Provide profiles for all sanitary sewer 8-inches and larger.
17. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
18. Seven (7) 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

19. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. A Design and Construction Standards variances shall be provided under a separate cover where the cover depth cannot be provided.
20. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
21. Match the 0.80 diameter depth above invert for pipe size increases.
22. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
23. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
24. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
25. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
26. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

27. 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.
28. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
29. Provide a 5-foot wide stone bridge allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
30. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
31. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
32. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.
33. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.
34. The entire site of 22.5 acres plus must be included in the detention basin volume calculations.
35. An easement is required over the storm sewer accepting and conveying off-site drainage.

Paving & Grading

36. Revise the sidewalk location around the road eyebrows to follow the road path and not the eyebrow right of way path.
37. Provide a paving cross-section for the proposed roadway and sidewalk.
38. Provide a proposed cross-section and plans for Dixon Rd. paving.
39. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
40. Provide the standard Type 'M' approach at the Dixon Rd. intersections.
41. Provide a profile of the on-site roads.
42. Provide a profile for the proposed improvements to Dixon Rd.
43. Identify any off-site easements (permeant or temporary) that will be required for the installation of the 6-foot sidewalk along Dixon Rd.

Off-Site Easements

44. Any off-site utility easements anticipated must be executed by both parties **prior to final approval of the plans**. Drafts of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.

- a. An off-site storm sewer easement is required for the detention pond outlet.
- b. Off-site sidewalk easements may be required for sidewalk construction along Dixon Rd.

Soil Erosion and Sediment Control

45. A SESC permit is required. The review checklist detailing all SESC requirements is attached to this letter. Please submit a SESC permit application under a separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

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

46. 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.
47. 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:

48. 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.
49. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
50. 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.
51. 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.
52. 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:

53. 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).
54. 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.
55. 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.
56. 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.
57. A permit for work within the right-of-way of Dixon 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.
58. 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.
59. 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.
60. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
61. 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.
62. 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.
63. 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.



Handwritten signature of Jeremy Miller in blue ink, written over a horizontal line.

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



CITY OF NOVI ENGINEERING DIVISION SOIL EROSION AND SEDIMENTATION CONTROL PLAN CHECKLIST

PROJECT: SESC Application #: SE -
 Contact Name: DATE COMPLETED:
 Phone Number: DATE OF PLAN:
 Fax Number: **STATUS:**

General Requirements – Following the initial Soil Erosion and Sedimentation Control permit application to the Community Development Department, all SESC plan revisions shall be submitted directly to the Engineering Department for further review and/or permit approval. One (1) copy of revised soil erosion plans, including response letter addressing the comments below, shall be submitted for each subsequent review until the plan has been given approval by the Engineering Department, at which point five (5) copies will be required for permit approval. Plans shall be signed and sealed, and the bond must be submitted to the Treasurer’s Office prior to permit issuance.

ITEM NO.	ITEM	Provided on Plans	COMMENTS
1.	Plan shall be at scale of not more than 1" = 200', include legal description, location, proximity to lakes, streams or wetlands, slopes, etc.	<input type="checkbox"/>	
2.	Plan shall include a soil survey or a written description of soil types of the exposed land area.	<input type="checkbox"/>	
3.	Plan shall show the limits of earth disruption.	<input type="checkbox"/>	
4.	Plan shall show tree protection fencing and location of trees to be protected.	<input type="checkbox"/>	
5.	Plan shall show all existing and proposed on-site drainage and dewatering facilities (i.e. structure details, rim elev., etc.)	<input type="checkbox"/>	
6.	Detailed sequence of construction shall be provided on plans structured similar to the following, supplemented with site specific items: 1) Install tracking mat, 2) Install temp. SESC measures, 3) Construct storm water basins and install treatment structures, if applicable, 4) Install storm sewer, with inlet protection to follow immediately, 5) Remove all temp. SESC measures once site is stabilized.	<input type="checkbox"/>	
7.	Plan must address maintenance of soil erosion and sedimentation control measures (temporary and permanent)	<input type="checkbox"/>	

8.	Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Division for review.	<input type="checkbox"/>	
9.	A grading plan shall be provided, or grade information shown on plan.	<input type="checkbox"/>	
10.	Note that it is the developer's responsibility to grade and stabilize disturbances due to the installation of public utilities.	<input type="checkbox"/>	
11.	The CSWO shall be listed on permit application.	<input type="checkbox"/>	
12.	Plan sealed by registered civil engineer with original signature.	<input type="checkbox"/>	
13.	An itemized cost estimate (Silt Fence, Inlet Filters, Topsoil/Seed/Mulch, Const. Access, etc.) shall be provided.	<input type="checkbox"/>	The SESC financial guarantee will be \$. The SESC inspection fees will be \$.
14.	Potential stockpile areas shall be shown on the plan, with note stating a ring of silt fence will be installed surrounding any stockpiled material.	<input type="checkbox"/>	
15.	Sediment basin: Provide filter on standpipe outlet structure until site is stabilized, then removed. Noted on plan and standpipe detail(s).	<input type="checkbox"/>	
16.	Provide a note on the plan stating the storm water basin will be stabilized prior to directing flow to the basin.	<input type="checkbox"/>	
17.	Pretreatment Structures: Noted to inspect weekly for sediment accumulation until site is stabilized, and will clean as required.	<input type="checkbox"/>	.
18.	Attach the Oakland County standard detail sheet.	<input type="checkbox"/>	
19.	Construction mud tracking entrance: 75'x20', 6" of 1" to 3" stone, on geotextile fabric.	<input type="checkbox"/>	
20.	Silt fence: 6" anchor trench, stakes 6' on center. Prominent line type on plan, with legend.	<input type="checkbox"/>	
21.	Provide Silt Sack with overflow capability as the inlet protection, and provide detail on plans.	<input type="checkbox"/>	
22.	Catch basin inlet filters shall be provided on existing roadways along construction route for reasonable distance from site.	<input type="checkbox"/>	
23.	Street sweeping and dust control shall be noted on plan as responsibility of contractor.	<input type="checkbox"/>	
24.	Vegetation shall be established within 5 days of final grade, or whenever disturbed areas will remain unchanged for 30 days or greater. 3-4" of topsoil will be used where vegetation is required.	<input type="checkbox"/>	
25.	Vegetated buffer strips (25' wide wherever possible) shall be created or retained along the	<input type="checkbox"/>	

	edges of all water bodies, water courses or wetlands.		
26.	Diversion berms or terracing shall be implemented where necessary.	<input type="checkbox"/>	
27.	All drainage ditches shall be stabilized with erosion control blanket and shall utilize check dams as necessary. Drainage ditches steeper than 3% shall be sodded.	<input type="checkbox"/>	
28.	Slopes steeper than 1V:6H (16%) shall be stabilized with erosion control blanket. Add this note as a general note, and also in a prominent location near any berm, etc. where a significant slope is proposed.	<input type="checkbox"/>	
29.	All culvert end sections must contain grouted rip-rap in accordance with ordinance specifications.	<input type="checkbox"/>	

ADDITIONAL COMMENTS:

1. Please note that installation of silt fencing or tree protection fencing shall not occur prior to the initial City pre-construction meeting. When natural features exist on the site, inspection of staking may be required prior to installation of the fencing.
2. **Provide an estimated time of earth disruption at the next submittal. At that time, an inspection fee will be provided.**

Reviewed By: Lindon Ivezaj (248) 735-5694

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

July 18, 2016

Preliminary Site Plan - Landscaping

Dixon Meadows

Review Type

Preliminary Site Plan Landscape Review

Project Number

JSP14-0046

Property Characteristics

- Site Location: East side of Dixon Road, north of Twelve Mile Road
- Site Zoning: RA – Proposed RT with PRO
- Adjacent Zoning: RA
- Plan Date: June 27, 2016

Recommendation:

This project is **recommended for approval** with the understanding that the items listed below will be addressed satisfactorily in the Final Site Plans.

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.

EXISTING ELEMENTS

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

Soil information is provided.

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

1. Existing and proposed utilities are shown on landscape plans.
2. **Please move trees as necessary to keep them minimum of 10 feet from utility structures including fire hydrants, and 5 feet from underground utility lines.**

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

1. All existing trees, tree removals and trees to be saved are shown on plans.
2. Tree protection fencing and fencing details have been provided.

LANDSCAPING REQUIREMENTS

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

1. Forty foot greenbelt provided meets requirements.
2. **Required berm is provided for all areas but the southern entrance. Staff understands that some of areas do not have a berm in order to preserve existing trees to remain. However, staff recommends providing berm along the frontage where there is no conflict with existing vegetation.**
3. Required canopy and subcanopy trees are provided.

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

1. **The required number of street trees along Dixon Road are provided.**

2. Per the PRO, 49 replacement trees and a sidewalk are proposed along Dixon Road south of the development.
3. Also as part of the PRO, trees are proposed for the Liberty Park greenbelt. Calculations were provided, and symbols were shown, but plant labels must be provided for Final Site Plans.
4. The calculations indicate upsizing credits for the woodland replacement trees. The PRO did not allow for upsizing credits and the Landscape Design Manual does not allow such credits for woodland replacement trees, so the calculations should be revised accordingly. Refer to woodland review letter for more details.
5. More than the required number of interior street trees are provided. The number above the requirement are woodland replacement trees, which is allowed by the ordinance.
6. Please check to be sure that trees aren't placed within 10 feet of utility structures or within 5 feet of underground utility lines. It appears there are a number of conflicts or near conflicts. If conflicts can't be avoided, please remove the conflicting trees and adjust the counts.

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

All required detention basin landscaping is provided.

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

1. Please screen the utility boxes per the city standard details when they are installed.
2. Please add the screening detail to the plans.

OTHER REQUIREMENTS

Plant List, Notations and Details (LDM 2.h. and t.)

All have been provided satisfactorily.

Cost estimates for Proposed Landscaping (LDM 2.t.)

Cost estimates were provided.

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

An irrigation plan for all landscaped areas is required as part of the Final Site Plans.

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

1. Proposed grading is provided on the landscape plans.
2. **Berm grading is not clearly visible on either the landscape plan or the grading plans. Please add berms where possible.**

Snow Deposit (LDM.2.q.)

Snow deposit areas have been noted on the plans.

Corner Clearance (Zoning Sec 5.9)

Required corner clearances are provided.

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

LANDSCAPE REVIEW SUMMARY CHART

Review Date: July 18, 2016
Project Name: JSP14 – 0046: DIXON MEADOWS
Plan Date: June 27, 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.

Note: Plant IDs needed for trees planted on Liberty Park greenbelt on Sheet L-1. Tree symbols are shown, and counts given on Sheet L-2 but ID labels are needed to aid in verification and installation.

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	Yes	Yes	
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
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	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	
Miss Dig Note <i>(800) 482-7171 (LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	
Zoning <i>(LDM 2.f.)</i>	Include all adjacent zoning	Yes	Yes	
Survey information <i>(LDM 2.c.)</i>	§ Legal description or boundary line survey § Existing topography	Yes	Yes	Cover sheet

Item	Required	Proposed	Meets Code	Comments
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	Yes	Yes	Sheet 2, Sheets L-5 through L-9
Soil types (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	Yes	Yes	Sheet 2
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	Sheets 5-7
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
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	NA		
Name, type and number of ground cover (LDM 1.c.(5))	§ As proposed on planting islands	NA		
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	NA		
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.	NA		
Contiguous space limit (j)	Maximum of 15 contiguous spaces	NA		
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Yes	Yes	1. Note added to keep trees 10 feet away from utility structures 2. Please add "including fire

Item	Required	Proposed	Meets Code	Comments
				hydrants".
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.5.9	Yes	Yes	
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.				
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	NA	Yes	
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
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	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	§ Label contour lines § Maximum 33% § Min. 5 feet flat horizontal area	Yes	Yes	
Type of Ground Cover		Yes	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Yes	Yes	
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	No		

Item	Required	Proposed	Meets Code	Comments
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)	34 ft.	40 ft	Yes	
Min. berm crest width	4 ft.	Yes	Yes	Berm grading is not clear on landscape or grading plans. Please show grading clearly, and indicate areas a berm cannot be provided
Minimum berm height (9)	4 ft.	Yes	Yes	
3' wall	(4)(7)	NA		
Canopy deciduous or large evergreen trees Notes (1) (10)	§ 1 tree per 35 l.f. § 770/35 22 trees	22 trees	Yes	
Sub-canopy deciduous trees Notes (2)(10)	§ 1 tree per 20 l.f.; § 770/20 = 39 trees	39 trees	Yes	
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	§ 1 tree per 35 l.f. § 770/35 22 trees	22 trees	Yes	
Interior Street Trees (Zoning Sec 5.5.3.E.i, LDM 1.d.(1))	<ul style="list-style-type: none"> • 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW • 104 trees required 	172 stated (68 extra are woodland replacement trees)	Yes	<ol style="list-style-type: none"> 1. Please make sure all trees are at least 10 feet away from utility structures and 5 feet away from underground lines. It appears that there are a number of trees placed on top of or nearly on top of storm sewer lines and other underground utilities. 2. Adjust tree counts as necessary to avoid conflicts.
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		NA		
Transformers/Utility boxes	§ A minimum of 2ft. separation between	NA		Please add utility boxes when they are available

Item	Required	Proposed	Meets Code	Comments
(LDM 1.e from 1 through 5)	box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors			and screen per city standard detail.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	§ Clusters shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	120 large native shrubs	Yes	
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	Spring or Fall 2017	Yes	Please limit to between March and November
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.	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		<u>Need for final site plan</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	§ Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
common names				
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)	§ For all new plantings, mulch and sod as listed on the plan	Yes	Yes	
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes/No	Yes	Please add note near property lines stating this.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
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	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	Yes		<ol style="list-style-type: none"> 1. Woodland tree credits taken for oversized evergreens. 2. Such credits not allowed for woodland replacements. 3. Please revise woodland

Item	Required	Proposed	Meets Code	Comments
				replacement calculations.
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No	No	
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	Yes	Yes	

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 REVIEW

July 12, 2016

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

Re: Dixon Meadows (JSP14-0046)
Wetland Review of the Preliminary Site Plan (PSP16-0094)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Dixon Meadows single-family residential condominium project prepared by Atwell, L.L.C. dated June 27, 2016 (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 conducted a wetland evaluation for the property on October 10, 2014 with the Applicant's wetland consultant, King & MacGregor Environmental, Inc. (KME).

ECT recommends approval of the Preliminary Site Plan for Wetlands; however, the Applicant should address the items noted below in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.

The proposed development is located north of Twelve Mile Road and east of Dixon Road in Section 10. The Plan proposes the construction of ninety (90) single-family residential site condominiums, associated roads and utilities, and a storm water detention basin. Although not indicated on the City's Regulated Wetlands Map (see Figure 1), the proposed project site contains one area of City-Regulated Wetlands (see Figure 2). Some wetland areas are located to the north of the project property. A very small portion of 25-foot wetland buffer/setback extends onto the north side of the site from one of these wetlands (i.e., Wetland A).

Onsite Wetland Evaluation

ECT visited the site on October 10, 2014 for the purpose of a wetland boundary verification with the applicant's wetland consultant King & MacGregor Environmental (KME). The focus of the inspection was to review site conditions in order to determine whether on-site wetland is considered regulated under the City of Novi's Wetland and Watercourse Protection Ordinance. Wetland boundary flagging was not in place at the time of this site inspection. ECT and KME identified four wetland areas (Wetlands A, B, C and D) in the field. Property lines were not clearly marked at the time, and the three wetlands identified along the northern property line (Wetlands A, B, and C) have been shown on the Plan to be located outside of the limits of the subject parcel. The approximate locations of the four wetland areas identified during the wetland boundary verification are depicted in Figure 2.

Wetlands A through D are all forested and scrub-shrub wetlands which may contain semi-permanent areas of standing water. Plant species identified include silver maple (*Acer saccharinum*), American elm (*Ulmus americana*), silky dogwood (*Cornus amomum*), rice-cut grass (*Leersia oryzoides*), sedge (*Carex intumescens*), false nettle (*Boehmeria cylindrica*), and wood reedgrass (*Cinna arundinacea*). A regulated wetland is depicted to the north on the adjacent parcel in the available mapping, and on the official City of Novi Regulated Wetland and Watercourse map. There are two additional wetlands (Wetlands B and C) located north of the property that don't actually extend

onto the subject site. It should be noted that the 25-foot wetland setback/buffer of Wetland A extends slightly onto the subject property.

Wetland D is located in the west/central portion of the property and appears to lie on a parcel line. This wetland is the only wetland located on the project site. A portion of the small wetland lies on the subject property and a portion appears to be located on a residential property that is not included as part of the subject property. The overall area of this wetland does not appear to be listed on the Plan. The applicant should provide this information on the Plan. This forested wetland area appears to be of fair quality and impact to this wetland is proposed as part the site design. ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan.

What follows is a summary of the wetland impacts associated with the proposed site design.

Wetland Impact Review

The Plan includes proposed impacts to a portion of Wetland D and its 25-foot setback. This wetland is located in the west/central portion of the property and appears to lie on a parcel line. As such, a portion of the small wetland lies on the subject property and a portion appears to be located on a residential property that is not apparently included as part of the subject property. It graphically appears that about ½ of Wetland D is located on the subject property and that 0.02-acre of wetland impact is proposed. The Plan similarly, does not provide the overall area of the 25-foot setback of Wetland D, but proposes an impact of 0.06-acre to the buffer. The applicant should provide the overall area of the Wetland D buffer.

The Plan proposes to fill a portion of Wetland D for the purpose of road (i.e., cul-de-sac) construction. As shown, the south-western portion of this small wetland area (and 25-foot wetland buffer) will remain on the residential property to the south that does not currently appear to be a part of the proposed site development.

The Plan notes the following wetland impacts:

- Wetland D Impact: 0.02-acre (fill) - volume of fill has not been provided.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The Plan proposes the following wetland buffer impacts:

- Wetland D Buffer Impact: 0.06-acre (fill);
- Wetland A Buffer Impact: 0.001-acre (fill).

The majority of the proposed development site consists of buildable upland. ECT continues to suggest that efforts should be made in order to avoid impacts to this existing area of on-site forested wetland (i.e., Wetland D).

The small area (0.001-acre) of Wetland A 25-foot setback that is located on-site will be impacted for the purpose of constructing a bioswale intended to assure continued hydrology to the wetlands located north of the site (Wetlands A, B, and C). The intent appears to collect stormwater runoff from the rear yards of proposed Lots 48 through 52. The goal is to route this collected stormwater towards the off-site wetland areas.

Permits & Regulatory Status

The on-site wetland (i.e., Wetland D) does not appear to be regulated by the MDEQ as it does not appear to be within 500 feet of a watercourse/regulated drain. In addition, it is not greater than 5 acres in size. The Applicant has provided documentation from MDEQ that contains follow-up information to an October 16, 2014 pre-application meeting for the project (letter dated February 23, 2015). The letter states that based on the information provided by the applicant, the MDEQ's Water Resources Division (WRD) has determined that a permit is not required under Part 303 of the NREPA (Natural Resources and Environmental Protection Act, 1994 PA 451, as amended).

The project as proposed will require a City of Novi *Wetland Minor Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the proposed impacts to wetlands and regulated wetland setbacks. As noted, the on-site wetland appears to be considered essential by the City as it appears to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.).

Wetland Comments

Please consider the following comments when preparing all subsequent site plans:

1. The overall area of Wetland D does not appear to be listed on the Plan. The applicant should provide the overall/on-site area of Wetland D on the Plan. This information is required for issuance of the City Wetland and Watercourse permit.
2. The Plan similarly, does not provide the overall area of the 25-foot setback of Wetland D, but proposes an impact of 0.06-acre to the buffer. The applicant should provide the overall/on-site area of the Wetland D buffer. This information is required for issuance of the City Authorization to Encroach the 25-Foot Setback.
3. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed lot boundaries and/or site design in order to preserve wetland and wetland buffer areas. Specifically, the applicant should consider preserving Wetland D and its 25-foot setback. 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".

4. On-site Wetland D is located in the western/central portion of the property and appears to lie on a parcel line. As such, a portion of the small wetland lies on the subject property and a portion appears to be located on a residential property that does not appear to be included as part of the subject property. The majority of the proposed development site consists of buildable upland. ECT suggests that efforts should be made in order to avoid impacts to this existing area of forested wetland and the 25-foot wetland buffer.

At a minimum, the applicant should provide written authorization for what appears to be the proposed filling of a portion of Wetland D that extends off of the subject property.

Dixon Meadows (JSP14-0046)
Wetland Review of the Preliminary Site Plan (PSP16-0094)
July 12, 2016
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Recommendation

ECT recommends approval of the Preliminary Site Plan for Wetlands; however, the Applicant should address the items noted in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

Attachments: Figure 1 and Figure 2



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



Figure 2. Approximate Wetland Boundaries as observed (shown in red). Approximate property boundary is shown in white (aerial photo source: Google Earth, accessed January 27, 2015).

WOODLANDS REVIEW

July 12, 2016

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

Re: Dixon Meadows (JSP14-0046)
Woodland Review of the Preliminary Site Plan (PSP16-0094)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Dixon Meadows single-family residential condominium project prepared by Atwell, L.L.C. dated June 27, 2016 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT conducted a woodland evaluation for the property on Tuesday, March 17, 2015. ECT has reviewed previous iterations of this site plan.

ECT recommends approval of the Preliminary Site Plan for Woodlands; however, the Applicant should address the items noted below in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Final Site Plan.

The proposed development is located north of Twelve Mile Road and east of Dixon Road in Section 10. The Plan proposes the construction of ninety (90) single-family residential site condominiums, associated roads and utilities, and a storm water detention basin. The proposed project site contains several areas of City-Regulated Woodland (see Figure 1 and Site Photos).

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.*

Previously, the applicant provided an *Alternate Plan* that contained the following options for consideration that differed from the Planning Commission approved PRO plans:

1. Relocation of Dixon Meadows Entry Boulevard

The centerline of Dixon Meadows' boulevard entrance has been moved south by approximately 175 feet, and the storm water detention pond was shifted to the north side of the entrance road. Minor revisions were made to lots along the southern and western perimeter of the development, and provided the ability to increase the small pocket park between lots 66 and 67 by approximately 5,000 square feet. A wooden pergola and pedestrian seating area are still proposed with the detention basin to ensure that this area provides an amenity for the development.

2. Landscaping Along Dixon Road

The landscaping plans have been revised to reflect feedback from the Planning Commission as well as from a select few residents of the neighboring Liberty Park development. In particular, we have incorporated an alternating double row of oversized 12-foot evergreen trees behind the Liberty Park homes that back up to Dixon Road adjacent to the proposed Dixon Meadows development. It should be noted that the specific location and extent of screening behind the Liberty Park homes depends in part on the Liberty Park Home Owners Association (HOA) approving additional plantings in their current landscaped common area.

3. Dixon Road Paving Alternatives

Currently Pulte Homes is proposing to pave Dixon Road from the 12 Mile Road terminus pavement point, to the Liberty Park Boulevard entrance at Declaration Drive. The residents expressed their desire to terminate the paving of Dixon Road at the entrance to Dixon Meadows.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Tuesday, March 17, 2015. An existing tree survey has been completed for this property by Allen Design. The *Woodland Plan* (Sheets L-5 and L-6) contains existing tree survey information (tree locations and tag numbers). The *Woodland List* is included on Sheets L-7 and L-8, and includes tree tag numbers, diameter-at-breast-height (DBH), common/botanical name, and condition of all surveyed trees as well as the required woodland replacement credit requirements.

The surveyed trees have been marked with aluminum tree tags allowing ECT to compare the tree diameters reported on the *Woodland List* to the existing tree diameters in the field. ECT found that the *Woodland Plan* and the *Woodland List* appear to accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (DBH)

measurements and found that the data provided on the Plan was consistent with the field measurements.

The entire site is approximately 22 acres with regulated woodland mapped across a significant portion of the property. The mapped City-regulated woodlands area is generally located within the northern and central sections of the site (see Figure 1). It appears as if the proposed site development will involve a significant amount of impact to regulated woodlands and will include a significant number of tree removals.

On-site woodland within the project area consists of black cherry (*Prunus serotina*), sugar maple (*Acer saccharum*), American elm (*Ulmus americana*), green spruce (*Picea pungens*), box elder (*Acer negundo*), black locust (*Robinia pseudoacacia*), aspen (*Populus spp.*), eastern red cedar (*Juniperus virginiana*), common pear (*Prunus communis*), common apple (*Malus spp.*), sweet cherry (*Prunus avium*), black walnut (*Juglans nigra*), silver maple (*Acer saccharinum*), scotch pine (*Pinus Sylvestris*), norway spruce (*Picea abies*), red maple (*Acer rubrum*), white cedar (*Thuja occidentalis*), eastern cottonwood (*Populus deltoides*) and several other species. Black cherry trees comprise approximately 34% of the on-site trees and sugar maple trees comprise approximately 14% of the on-site trees.

Based on the information provided on the Plan, the maximum size tree diameter on the site is a sugar maple (54-inch DBH). The *Woodland List* includes eight (8) other trees greater than or equal to 36-inches DBH. The *Woodland List* also includes thirty-two (32) total trees greater than or equal to 24-inches DBH. In terms of habitat quality and diversity of tree species, the project site is of fair quality. The majority of the woodland areas consist of relatively immature growth trees of good to fair health. Although disturbed in many areas, this wooded area provides a fair level of environmental benefit; however the subject property is surrounded by existing residential use. In terms of a scenic asset, wind block, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of fair quality. It should be noted that areas of the existing understory have been disturbed. In particular the understory within the wooded area on the south side of the property appears to have been brush-hogged or cleared relatively recently.

Proposed Woodland Impacts and Replacements

Although the applicant has previously made some plan revisions that have resulted in the preservation of some City-Regulated Woodlands, there continue to be substantial impacts to regulated woodlands associated with the proposed site development. It appears as if the proposed work (proposed lots and roads) will cover a large portion of the site and will involve a considerable number of tree removals. It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches. The previously-proposed open space/park located on the east side of the site served to preserve an additional fourteen (14) regulated trees. In addition, the proposed open spaces in the north-central and the northeastern areas of the site propose to preserve approximately fifty-four (54) and twenty-one (21) regulated trees, respectively.

The following table (Table 1) summarizes the proposed Woodland Impacts:

Table 1. Proposed Woodland Impacts

	Current Plan
Net Regulated Trees	785
Regulated Trees Removed	622 (79%)
Regulated Trees Removed	163 (21%)
Non-Woodland Trees Preserved	12
Non-Woodland Preservation Credits (i.e., varies by tree DBH)	33
Trees 8" – 11"	371 x 1 = 371
Trees 11" – 20"	164 x 2 = 328
Trees 20" – 30"	19 x 3 = 57
Trees 30"+	2 x 4 = 8
Multi-stem trees	(66 trees) = 259
Subtotal	1,018
Less Non-Woodland Preservation Credit	33
Woodland Replacements Required	985

A main difference in proposed the current Plan and previous plans is that partly due to the shifting the Dixon Meadows Entry Boulevard to the south, the applicant is able to preserve fewer Non-Woodland Trees. Specifically, seventy-seven Woodland Credits were achieved through the preservation of non-woodland trees on previous plans. The current Plan is able to preserve a total of twelve (12) non-woodland trees for a total of 33 credits. However, the current plan has a more substantial on-site Woodland Replacement plan than do previously-submitted plans.

The following table summarizes the proposed Woodland Replacements:

Table 2. Proposed Woodland Replacements

	Woodland Replacement Credits
Woodland Replacements Required	985 Credits
<i>Proposed Replacement Tree Categories:</i>	
Additional "street" trees within development (2.5" deciduous trees)	82 Credits
Dixon Road Improvement trees (2.5" deciduous trees)	49 Credits
Native 36" shrubs	27 Credits (163 shrubs; 6:1 replacement)
Native perennials	4 Credits (109 perennials; 25:1 replacement)

	Woodland Replacement Credits
<i>Trees Planted in Liberty Park Greenbelt:</i>	
2.5" Deciduous Trees	17 Credits
12' Evergreens	68 Credits (102 trees; 1.5:1 replacement)
On-site Deciduous	135 Credits
On-site Evergreens	21 Credits (31 trees; 1.5:1 replacement)
Total Tree Credits Provided On-site	403
Tree Credit Required to be Paid to Tree Fund	582

It should be noted that the current plan proposes a total of 85 Woodland Replacement credits within the Liberty Park greenbelt area. It is our understanding that all of the Liberty Greenbelt plantings are subject to approval from the Liberty Park Home Owner's Association (HOA). 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 planted in some fashion (i.e., on-site, along Dixon Road, or within Liberty Park Greenbelt). The applicant should be aware that the "upsizing" of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. As such acceptable replacement evergreen trees shall be provided at a 1.5:1 replacement ratio.

The current Plan does not appear to clearly quantify the proposed location and species of all of the Woodland Replacement material. Specifically, the species and planting locations of the proposed native 36" shrubs and the native perennials should be clearly indicated on the Plan.

With regard to the location of woodland replacement trees, the Woodland Ordinance states:

- *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;*
- *Where the tree relocation or replacement is not feasible within the woodland area, the relocation or replacement plantings may be placed elsewhere on the project property;*
- *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;

- *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.*

The applicant shall demonstrate that the all proposed Woodland Replacement Trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city.

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 granting 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 are a significant number of replacement trees required for the construction of the proposed development. The Dixon Meadows development consists of 90 single-family residences. The subject property is surrounded by existing residential use on the east, west and south sides, and by an undeveloped parcel and 12 ½ Mile Road to the north. Some degree of impact to on-site woodlands is deemed unavoidable if these properties are to be developed for residential use. Since the initial plan submittal, the applicant has worked with City staff and consultants in order to better “qualify” the woodland areas on the project, and has made efforts to modify the open space plan to better preserve quality woodland areas on-site.

Woodland Comments

Please consider the following comments when preparing all subsequent site plans:

1. It should be noted that the current plan proposes a total of 85 Woodland Replacement credits within the Liberty Park greenbelt area. It is our understanding that all of the Liberty Greenbelt

plantings are subject to approval from the Liberty Park Home Owner's Association (HOA). The applicant shall provide the necessary documentation authorizing these off-site Woodland Replacement plantings.

2. The current Plan does not appear to clearly quantify the proposed location and species of all of the Woodland Replacement material. Specifically, the species and planting locations of the proposed native 36" shrubs and the native perennials should be clearly indicated on the Plan. Please review and revise the landscape plans as necessary.
3. All proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached) and shall be species native to Michigan. The plan currently appears to meet this requirement.
4. Any proposed shrubs that are to be provided as Woodland Replacement material shall be 6-foot in height and shall be provided at a 6:1 Woodland Replacement ratio. All shrubs, as well as perennial plantings, shall be species that are native to Michigan and otherwise satisfy all requirements of the City of Novi Landscape Design Manual.
5. The Applicant shall provide preservation/conservation easements for any areas of remaining woodland.
6. The Applicant shall provide woodland conservation easements for any areas containing woodland replacement trees, if applicable. It is not clear how all of the proposed replacement trees will be guaranteed in perpetuity. As stated in the woodland ordinance:

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.

7. 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 deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and provide for 1:1 replacement. All evergreen replacement trees shall be 6-feet (minimum) in height and be provided at a 1.5:1 replacement ratio. All Woodland Replacement trees shall meet the requirements included in the *Woodland Tree Replacement Chart* (attached).
8. 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,

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*.

9. 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 planted in some fashion (i.e., on-site, along Dixon Road, or within Liberty Park Greenbelt).
10. 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*.

Recommendation

ECT recommends approval of the Preliminary Site Plan for Woodlands; however, the Applicant should address the items noted in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Final Site Plan.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

Attachments: Figure 1, Site Photos, Woodland Tree Replacement Chart



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

Site Photos



Photo 1. Looking west near the central portion of the northern property boundary (ECT, 3/17/15).



Photo 2. Looking south near the central portion of the northern property boundary (ECT, 3/17/15).



Photo 3. Looking north near the central portion of the property (ECT, 3/17/15).



Photo 4. Looking southwest near the south portion of the property (ECT, 3/17/15).



Photo 5. Looking west near the southern property boundary – area appears to have been brush-hogged/cleared (ECT, 3/17/15).



Photo 6. Trees have been marked with aluminum tags.
Tree #936, 9" DBH black cherry, to be removed (ECT, 3/17/15).

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

TRAFFIC REVIEW

Memorandum

To Barbara McBeth, AICP Page 1
 CC Sri Komaragiri, Kirsten Mellem, Brian Coburn, Jeremy Miller, Richelle Leskun
 Subject JSP 14-0046 – Dixon Meadows – Revised PRO – Traffic Review

From Matt Klawon, PE
 Date July 12, 2016

The preliminary site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Pulte Homes of Michigan, is proposing to develop the 22.36 acre parcel located on the east side of Dixon Road, north of 12 Mile Road, in the City of Novi.
2. The site is currently zoned as RA (Residential Acreage). The applicant is proposing to rezone the site as RT (Two family residential district), but will be developing 90 single family residential homes.

TRAFFIC IMPACTS

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

ITE Code: 210 (Single- Family Residential)
 Development-specific Quantity: 90 units
 Zoning Change: RA to RT

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	23	83	73	N/A

Trips					
PM Peak-Hour, Peak-Direction Trips	100	23	109	96	N/A
Daily (One-Directional) Trips	750	217	1089	953	N/A

2. A full impact study was provided for 95 units with an addendum for 90 units. All comments regarding the traffic impact study can be found in the previously submitted traffic impact study review letter. It should be noted; however, that the development is not expected to impact the surrounding roadway in a manner that will degrade traffic operations to unacceptable levels.

EXTERNAL SITE ACCESS AND OPERATIONS

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

1. Please provide the length of the island at the Sedgwick Boulevard entrance.
2. The Sedgwick Boulevard dimensions shown on Sheet 03 differ from the dimensions shown on the driveway detail shown on Sheet 12. Please eliminate any discrepancies between the two drawings.
3. Provide additional dimensions for the entering and exiting tapers. The proposed right turn lane length on Sheet 12 is compliant with City standards.
4. Provide sight distance dimensions for the Sedgwick Boulevard entrance.
5. Driveway spacing is adequate.
6. The number of site access drives provided meets the City's standards.

INTERNAL SITE OPERATIONS

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

1. General traffic flow
 - a. An emergency access driveway is provided and designed to City standards. However, a permanent "breakaway" gate should be provided at the secondary access driveway's intersection with the public roadway.
2. Parking facilities
 - a. Parking will be provided by residential driveways as well as on-street parking.
3. The typical roadway cross-section is designed to City standards.
4. Please provide the overall cul-de-sac length for Billings Drive. The City's Code of Ordinances requires a maximum length of 800 feet for RT zoning.
5. Consider placing no parking signs along the island within the cul-de-sac as the City's Code of Ordinances prohibits parking along cul-de-sac islands.
6. The applicant is requesting a variance for the unpaved eyebrow design.
7. The temporary "T" turn-around is designed to City standards.

8. The minimum turning radius at local street intersections is 25 feet; however, only 20 feet is provided in the plans.
9. The proposed choker on Verona Drive is adjacent to a proposed park/playground. Please include additional dimensions and signing for the proposed choker.
10. Sidewalk Requirements
 - a. All site sidewalks are proposed to be five feet wide.
 - b. Please provide ADA ramp locations and details.
11. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices. The following is a discussion of the proposed signing.
 - a. Consider yield control in place of the proposed stop control at the three internal three-leg intersections.
 - b. Add appropriate signing at the Sedgwick Blvd entrance.
 - c. Include a sign quantity table for all proposed signs on the site.

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

FAÇADE REVIEW



July 13, 2016

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE – Conceptual Plan**
Dixon Meadows, PSP16-0094
Façade Region: 1, Zoning District: RM-1,

Dear Ms. McBeth:

The following is the Façade Review for the above referenced project based on the Development Plan provided Atwell Group dated June 27, 2015, including sixteen (16) façade drawings. Renderings for 9 of these facades were also provided (below). This project consists of 95 detached single family condominium units. Façade of the detached residential units are subject to Ordinance Section 3.7, the Similar / Dissimilar Ordinance. The overall project is also subject to the Planned Rezoning Overlay (PRO) Ordinance (Section 7.13).

Similar / Dissimilar Ordinance (Section 3.7) - The Similar / Dissimilar Ordinance requires a variation in appearance in the front elevations of adjacent homes (Sec. 3.7.2), and requires that homes within the larger development be consistent in design quality based on certain criteria; size (square footage), types of material, and overall architectural design character (Sec. 3.7.1).

With respect to Section 3.7.2, all nearby homes (two on the left, two on the right and any across the street that overlap by 50%) must not be “substantially similar” in appearance to the proposed home. Specific criteria for compliance can be found in the Ordinance. The applicant has provided 16 front facades, all of which represent significant design diversity. Based on our experience on similar projects we believe that compliance with the Similar / Dissimilar Ordinance can readily be achieved assuming approximately equal distribution of these facades.



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5



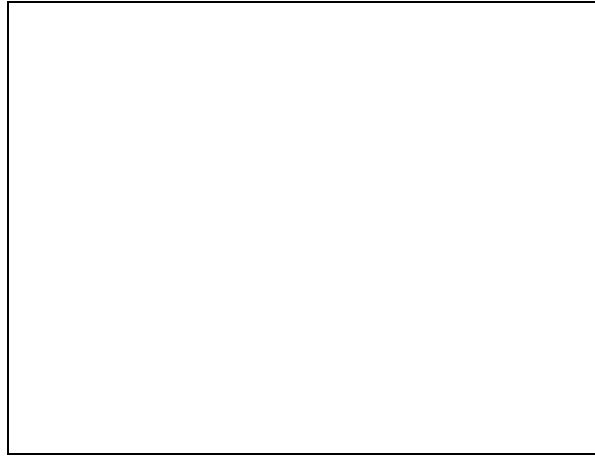
ELEVATION 6



ELEVATION 7



ELEVATION 8



ELEVATION 9

With respect to Section 3.7.1 of the Ordinance, the proposed facades consist of quality materials with a brick or stone extending to the second floor belt line on all front facades. The façades exhibit pleasing proportions and architectural details. The features include return cornices, gable truss feature, stepped trim and fascia, wood columns, wrought iron balustrades, decorative shutters, and divided light windows. Of particular note is that upper roof areas are delineated by dormers, and arched or gabled window tops on all models. The renderings also indicate raised panels and window features on the front facing garage doors. Based on the type and quantity of materials and architectural features indicated on these examples it is our recommendation that the façade elevations provided would be consistent with Section 3.7.1 of the Similar / Dissimilar Ordinance.

Planned Rezoning Overlay Ordinance (Section 7.13) - The PRO Ordinance requires that the development “result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.” Although the drawings indicate brick extending at least to the second floor belt line on all front facades, the side elevations are noted as “brick optional” on some models and as an undefined type of horizontal siding on other models. The PRO Agreement requires that the rear and side elevations have brick or stone extending up to the second floor belt line. The drawings should be revised to indicate same. *It is our recommendation that type and quantity of materials and architectural features indicated on the façade elevations represent an enhancement to what may otherwise be constructed in the absence of the PRO contingent upon the aforementioned revision to all models.*

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

Douglas R. Necci, AIA

FIRE REVIEW



July 5, 2016

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

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

RE: Dixon Road site development, 90 Single Family Homes

PSP#16-0094

Project Description: Proposed single family development on the east side of Dixon rd.

Comments: Meets FD Standard

Recommendation: Recommended for Approval

Sincerely,

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

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



CONSULTING. ENGINEERING. CONSTRUCTION.

August 21, 2015

Ms. Sri Ravali Komaragiri
City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375

Re: Dixon Meadows – Preliminary Site Plan with Phasing
PSP # 16-0094
Comment Response Letter

Dear Ms. Komaragiri:

Thank you for providing the recent Preliminary Site Plan comments for the above referenced project. We understand that all disciplines recommend approval of the Preliminary Site Plan. Per request and on behalf of our Client, we offer the following responses to the City staff review comments issued via email on July 20, 2016:

Planning Review – Dated 7/18/2016

No required response or objections to addressing with future submittals, except as follows:

- Comment: Remediation of on-site arsenic contamination; indicate if any plan has been submitted to MDEQ.
Response: Yes, a plan has been submitted to MDEQ. Attached is a copy of the date stamped cover.
- Comment: Site plan indicates six foot sidewalk along Dixon Road, but the notes indicate five feet. Please correct the note.
Response: A six foot wide path will be provided along Dixon Road. The note will be revised for future submittals.

Engineering Review – Dated 7/19/2016

No required response or objections to addressing with future submittals, except as follows:

- Comment: Provide sanitary sewer along the Dixon frontage.
Response: A meeting was held with the City Engineer to discuss this comment. In lieu of providing sewer along the Dixon frontage, stubs are being provided for future expansion at the northeast stub road and the outlot parcel. A sewer easement is being provided for future expansion to the south parcel along Dixon.
- Comment: The entire site of 22.5 acres must be included in the detention volume calculations.
Response: Per sheet 08, due to existing grades, some of the perimeter areas cannot be directed to and are not included in the actual contributing drainage area to the basin. This includes the drainage area to the north bio-swale used to hydrate the north wetland. Some additional offsite areas are directed to the basin.

Landscaping Review – Dated 7/19/2016

No required response or objections to addressing with future submittals, except as noted in the attached response letter from Allen Design.

Wetland Review – Dated 7/12/2016

No required response or objections to addressing with future submittals, except as follows:

- Comment: The applicant should consider preserving Wetland D and its 25-foot setback.
Response: The impact to wetland D cannot be avoided to facilitate the construction of the proposed cul-de-sac. It is our position that the size of the wetland, its non-regulated status with the State, the minimal perceived public benefit the wetland provides, and the nominal proposed impact to the wetland (0.01 acres) does not justify lot removal to facilitate preservation of Wetland D.

Woodland Review – Dated 7/12/2016

No required response or objections to addressing with future submittals, except as noted in the attached response letter from Allen Design.

Traffic Review – Dated 7/12/2016

No required response or objections to addressing with future submittals, except as follows:

- Comment: Provide the overall cul-de-sac length for Billing Drive.
Response: The length is less than 800 feet. The overall length of the cul-de-sac will be provided on future submittals.
- Comment: The minimum turning radius at local street intersections is 25 feet; however, only 20 feet is provided in the plans.
Response: 25 foot radius will be provided on future submittals.

Façade Review – Dated 7/12/2016

No required response or objections to addressing with future submittals.

Fire Review – Dated 7/5/2016

No required response or objections to addressing with future submittals.

We look forward to presenting Dixon Meadows project to the City Planning Commission on your July 27th agenda. Per your request, included with this submittal are the following documents:

- Preliminary Site plan dated June 27 (PDF format)
- Color rendering of the site plan (PDF format)
- Response letter from Allen Design addressing the landscape and woodlands comments.
- Copy of the arsenic remediation plan cover, stamped received by the MDEQ

Thank you for your continued assistance with this project. If you should have any questions or need any additional information, please contact us.

Sincerely,
ATWELL, LLC



Matthew W. Bush, P.E.
Project Manager

Xc: Robert Halso, Pulte Homes

July 20, 2016

Ms. Sri Komaragiri, Planner
City of Novi Community Development
45175 West 10 Mile
Novi, MI 48375

RE: Dixon Meadows – JSP 14-0046

Dear Ms. Komaragiri:

Below are our responses to staff reviews of plans dated June 27, 2016.

Landscape Review

- Street trees will be revised to maintain a distance of 10' from utility structures and 5' from underground utility lines.
- The required berm is provided along Dixon Road with two exceptions. A waiver is requested for both instances.
 - The berm is not shown south of the entry drive. The the entry walls and associated landscaping are located in this area providing the required screening.
 - The area north of the outlot. Existing trees are located south of lot 41. A berm would conflict with our desire to preserve these trees. A berm cannot be achieved north of lot 41 due to proposed grades. The rear lot lines are approximately 6'-9' higher than the ROW line. The landscape plan is in excess of required plantings providing additional screening.
- Plant labels are provided on sheets L-3 and L-9 for Dixon Road and the Liberty Park greenbelt respectively.
- Upsizing credits are not requested. The plan conforms to the Landscape Design Manual. The plan proposed 1.5 evergreens to count as 1 replacement tree.
- The transformers will be located and screened when known.
- The typical transformer screening detail will be added to the plans.

Woodland Review

- The Liberty Park HOA has formally agreed to the additional greenbelt plantings.
- The native shrubs used for woodland replacement credits are shown on sheet L-2.
- Only native shrubs and perennials have been used in the replacement calculations.

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

Sincerely,



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

McDOWELL & ASSOCIATES
Response Activity Plan Cover Sheet

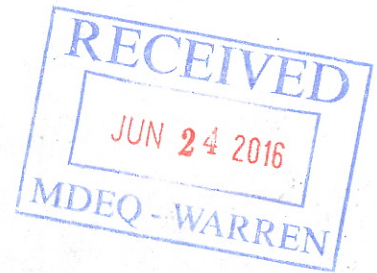
McDowell & Associates

Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

21355 Hatcher Avenue, Ferndale, MI 48220

Phone: (248) 399-2066 • Fax: (248) 399-2157

June 6, 2016



Michigan Department of Environmental Quality
Remediation Division
Southeast Michigan District Office
27700 Donald Court
Warren, Michigan 48092-2793

Job No. 16-15544

Attention: Mr. Kevin Wojciechowski

Subject: Response Activity Plan
Two Former Orchard Areas Located on an Approximate 24-Acre Parcel
East of Dixon Road, South of 12½ Mile Road
Novi, Oakland County, Michigan

Dear Mr. Wojciecowski:

Pursuant to the request of Pulte Homes of Michigan, LLC, McDowell & Associates has completed this Response Activity Plan to address planned soil removal in an area with elevated arsenic and to determine that the property is eligible for and obtain a No Further Action letter from the Michigan Department of Environmental Quality ("MDEQ") pursuant to section 14d of Part 201 confirming that the remedy has been determined to satisfy Generic Residential Cleanup Criteria.

In accordance with Part 201, we are proposing use of 15.1 mg/kg as a Background Level for arsenic in soil as a residential clean-up criterion at the site. Incremental Sampling Methodology (ISM) will be used for verification of remediation of the site.

We are requesting written concurrence from the MDEQ of the Background Level for arsenic in this plan, that the ISM approach described herein properly implements MDEQ's view of the method, and that MDEQ will approve a No Further Action report for the site if the remedy is implemented as described herein.

A Site Location Map, which shows the approximate location of the subject property, is included as Attachment I.

Background Information

The subject property consists of an approximate 24-acre parcel with four residences. The property is planned for redevelopment into a single-family residential subdivision.

McDowell & Associates began environmental site assessment activities for the subject property and adjoining and nearby land in 2004. Review of historic aerial photographs identified what appeared to be four former orchard areas on that property since at least 1937. One of the former

Mid-Michigan Office

3730 James Savage Road, Midland, MI 48642

Phone: (989) 496-3610 • Fax: (989) 496-3190