



## ROSE SENIOR LIVING AT PROVIDENCE JSP13-81

### Rose Senior Living at Providence JSP13-81

Public hearing at the request of Edward Rose and Sons for Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 23.61 acres in Section 17 of the City of Novi and located on the north side of Eleven Mile Road and west of Beck Road. The applicant is proposing a 182 unit senior living facility.

### Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	05-14-14	Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	05-16-14	Items to be addressed on the Final Site Plan submittal
Traffic	Approval recommended	05-09-14	Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	04-29-14	<ul style="list-style-type: none"> <li>• <b>Planning Commission waiver to reduce the buffer area around the proposed basin - staff supported</b></li> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Wetland	Approval recommended	05-15-14	<ul style="list-style-type: none"> <li>• MDEQ Permit, City Wetland Non-Minor Use Permit and Authorization to Encroach into the 25 Ft. Natural Features Setback required</li> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Woodland	Approval recommended	05-15-14	<ul style="list-style-type: none"> <li>• City Woodland Permit required</li> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Façade	Approval recommended	05-16-14	Items to be addressed on the Final Site Plan submittal
Fire	Approval recommended	04-30-14	Items to be addressed on the Final Site Plan submittal

## Motion Sheet

### Approval – Preliminary Site Plan

In the matter of Rose Senior Living at Providence, JSP13-81, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Planning Commission waiver to reduce the buffer area around the proposed basin; which is hereby granted; and
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

*This motion is made because the plan is otherwise in compliance with the PSLR Overlay Agreement and PSLR Overlay Concept Plan, Article 4, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

**-AND-**

### Approval – Wetland Permit

In the matter of Rose Senior Living at Providence, JSP13-81, 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 the PSLR Overlay Agreement and PSLR Overlay Concept Plan and 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 Rose Senior Living at Providence, JSP13-81, 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 the PSLR Overlay Agreement and PSLR Overlay Concept Plan and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.*

-AND-

**Approval – Stormwater Management Plan**

In the matter of Rose Senior Living at Providence, JSP13-81, motion to **approve** the Stormwater Management Plan, subject to:

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

*This motion is made because the plan is otherwise in compliance with the PSLR Overlay Agreement and PSLR Overlay Concept Plan and Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.*

-OR-

**Denial**

In the matter of Rose Senior Living at Providence, JSP13-81 motion to **deny** the Preliminary Site Plan, for the following reasons...*(because the plan is not in compliance with the PSLR Overlay Agreement and PSLR Overlay Concept Plan and Article 4, Article 6, Article 24 and Article 25 of the Zoning Ordinance.)*

-AND-

**Denial- Wetland Permit**

In the matter of Rose Senior Living at Providence, JSP13-47, motion to **deny** the Wetland Permit...*(because the plan is not in compliance with the PSLR Overlay Agreement and PSLR Overlay Concept Plan and 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 Rose Senior Living at Providence, JSP13-81, motion to **deny** the Woodland Permit...*(because the plan is not in compliance with the PSLR Overlay Agreement and PSLR Overlay Concept Plan and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-AND-

**Denial Stormwater Management Plan**

In the matter of Rose Senior Living at Providence, JSP13-81, motion to **deny** the Stormwater Management Plan, for the following reasons...*(because the plan is not in compliance with the PSLR Overlay Agreement and PSLR Overlay Concept Plan and Chapter 11 of the Ordinance.)*

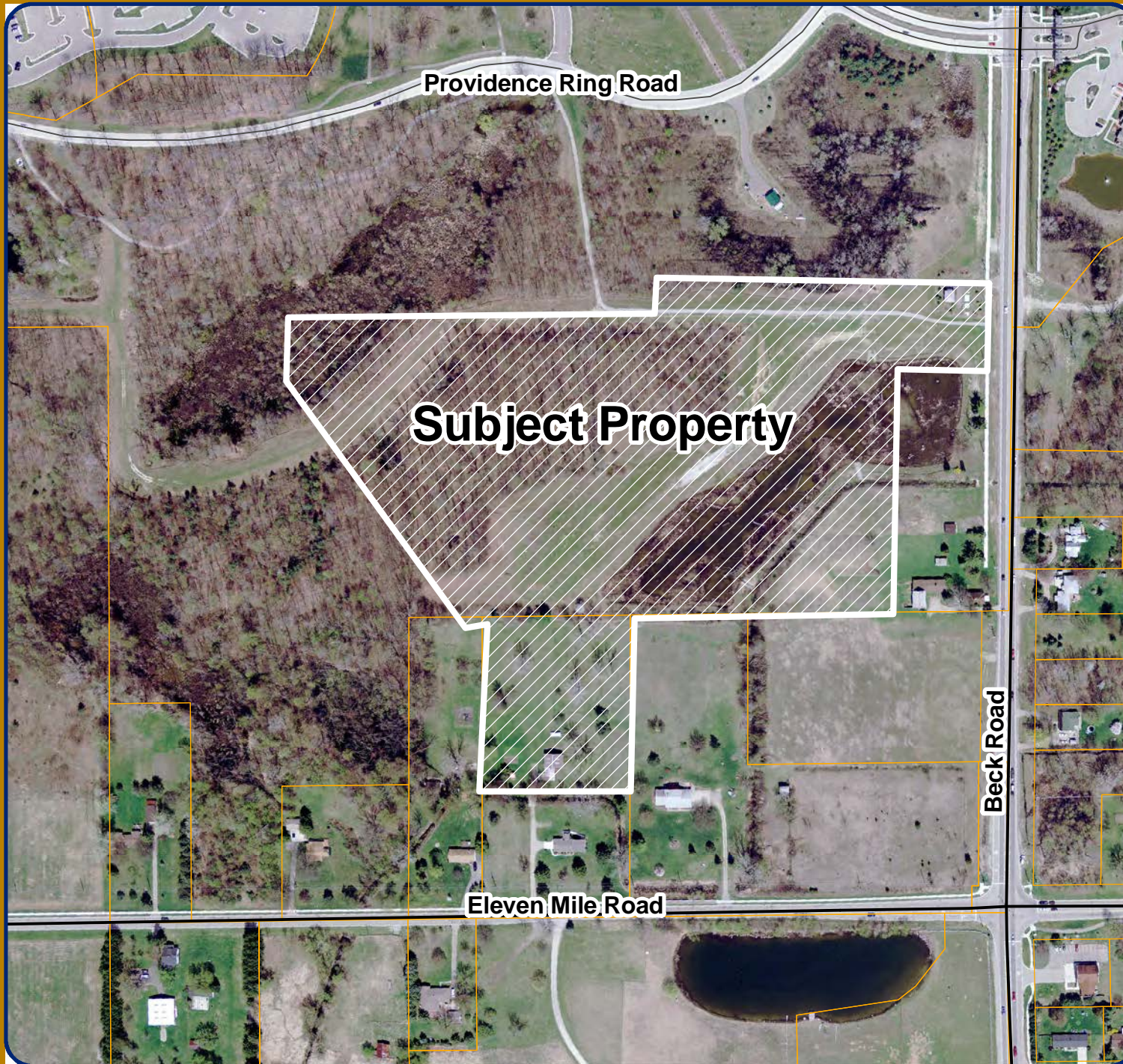
Maps  
Location  
Zoning  
Future Land Use  
Natural Features

---



# Rose Senior Living at Providence JSP13-81

Location



## Map Legend

 Subject Property



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

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

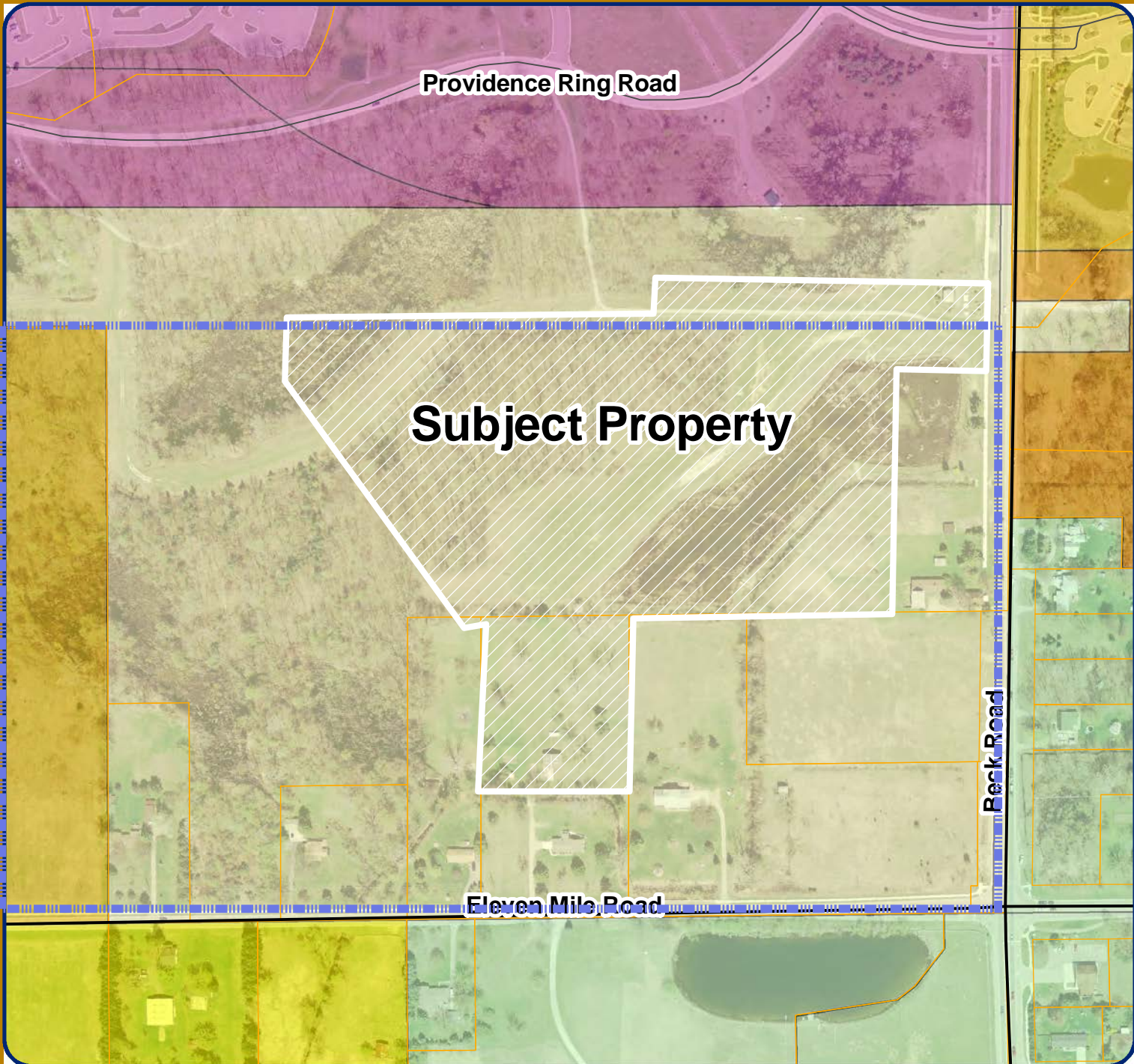
### MAP INTERPRETATION NOTICE

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



# Rose Senior Living at Providence JSP13-81

Zoning



## Map Legend

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



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

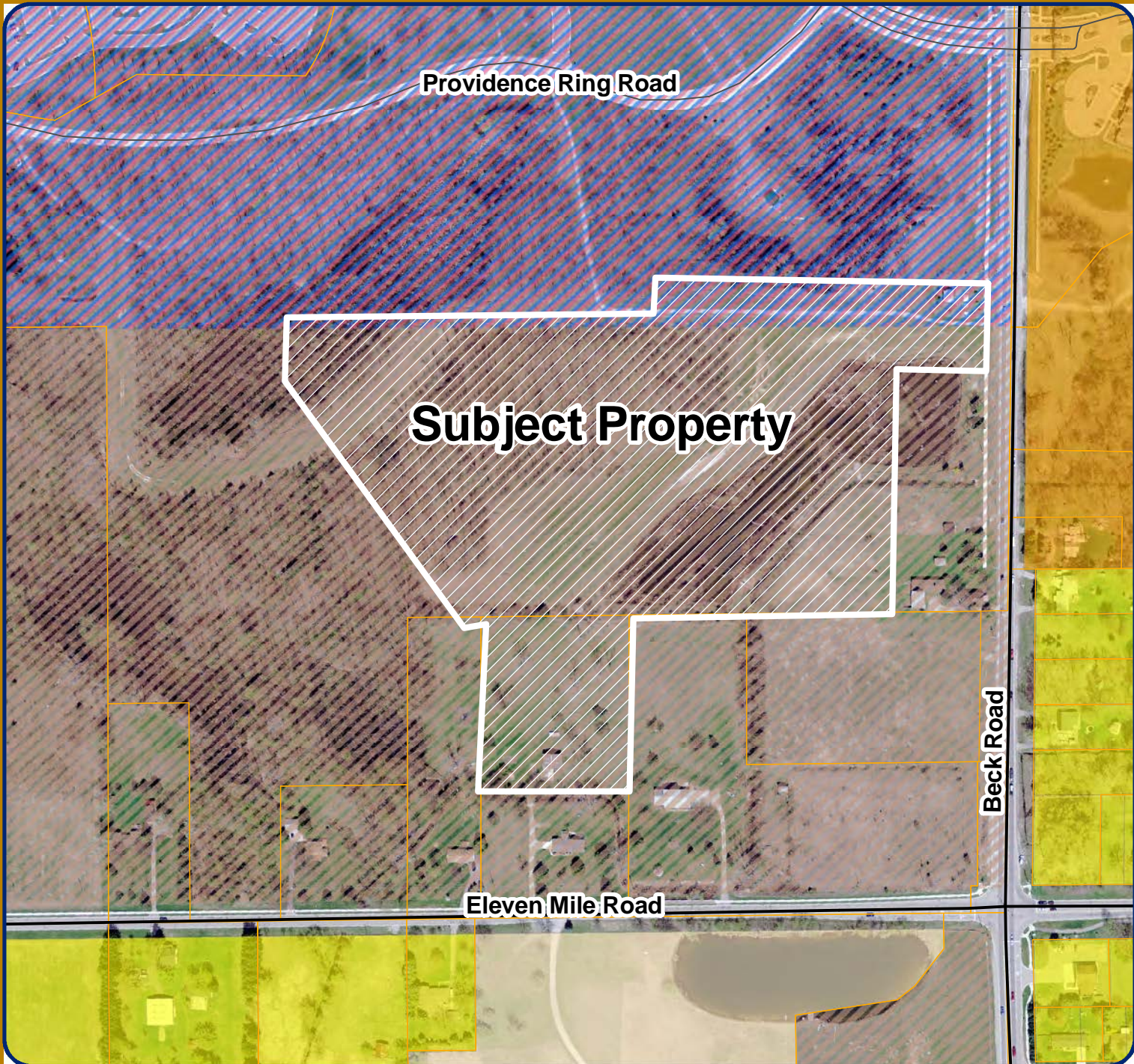
Map Author: Kristen Kapelanski  
Date: 03-31-14  
Project: Rose Senior Living JSP13-81  
Version #: 1.0

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



# Rose Senior Living at Providence JSP13-81

Future Land Use



### Map Legend

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

Feet

0 87.5 175 350 525

1 inch = 318 feet

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

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

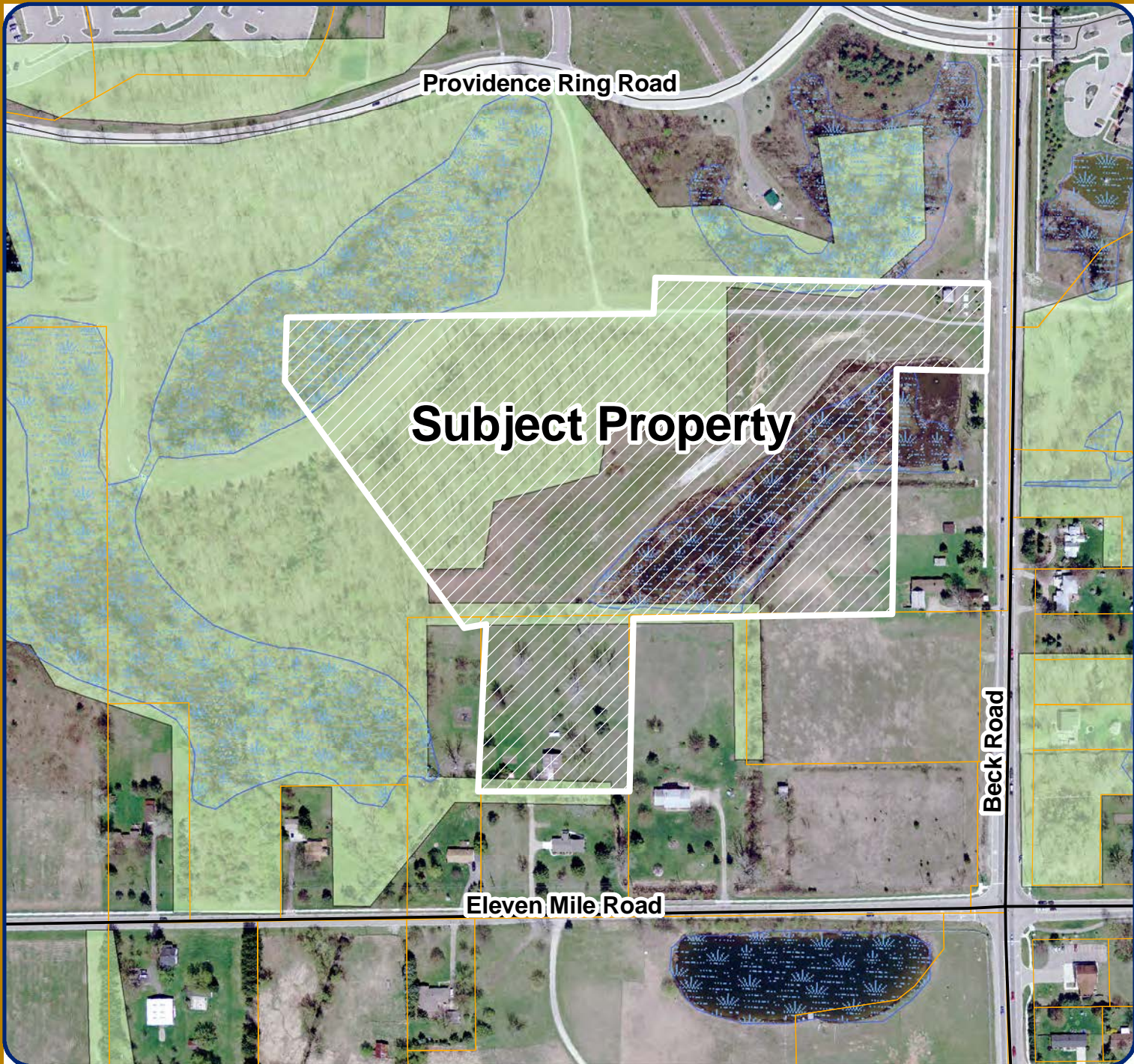
**MAP INTERPRETATION NOTICE**

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



# Rose Senior Living at Providence JSP13-81

Natural Features



### Map Legend

- Subject Property
- Wetlands
- Woodlands

Feet

0 87.5 175 350 525

1 inch = 318 feet



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

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

**MAP INTERPRETATION NOTICE**

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

Site Plan

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

---





## Planning Review

---



# PLAN REVIEW CENTER REPORT

May 14, 2014

## Planning Review

Rose Senior Living at Providence

JSP13-81

---

### Petitioner

Edward Rose and Sons

### Review Type

Preliminary Site Plan

### Property Characteristics

- Site Location: North side of Eleven Mile Road and west of Beck Road (Section 17)
- Site Zoning: R-3 with PSLR Overlay
- Adjoining Zoning: North: R-3, One-Family Residential; East (across Beck Road): RM-2, High-Density Multiple-Family; West and South: R-3 with PSLR
- Current Site Use: Vacant
- Adjoining Uses: North: Vacant and Providence Hospital Maintenance Building; East (across Beck Road): vacant; West: Vacant; South: Single-Family
- School District: Novi Community School District
- Proposed Site Size: 23.61 acres
- Plan Date: 04-24-14

### Project Summary

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

The City Council tentatively approved the proposed concept plan on April 22, 2014 with the motion included below. Consideration of the PSLR Overlay Agreement and final approval of the concept plan is slated for the May 19, 2014 City Council meeting.

*"Tentative approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions:*

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community as noted in the planning review letter;*
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of the use will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment as indicated in the applicant's Community Impact Statement and the wetland and woodland review letters;*
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties as the proposed building has been substantially buffered by existing and created natural features and should minimally impact the surrounding properties;*



- d. *The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of Article 23B as the proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in the planning review letter;*
- e. *City Council deviations for the following as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter:*
  - a. *City Council deviations to allow front yard parking (southern yard) and a minimum berm height of 2 feet (min. 3 feet required);*
  - b. *City Council deviation to allow a proposed building length of 467 feet (maximum building length of 360 feet is permitted);*
  - c. *City Council deviation to allow a maximum bldg. height of 41 feet (maximum height 35 feet is permitted);*
  - d. *City Council deviation to allow carports in the interior side yard;*
  - e. *City Council deviation to allow a business sign and entranceway sign;*
  - f. *City Council deviation to allow an access drive on a section line road;*
  - g. *City Council deviations to allow a 2 foot tall berm for parking lot screening (3 feet required), to allow a 1.5 foot to 5 foot tall wall in lieu of the required berm and for the lack of a 4 foot wide landscape bed around the entire building foundation; and*
  - h. *City Council deviations to allow pedestrian entrances more than 60 feet apart and an overage of asphalt shingles;*
  - f. *The applicant revising the plan to relocate the proposed stormwater detention basin so that it does not cover the existing sanitary sewer easement or relocate the sanitary sewer accordingly;*
  - g. *The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan;*
- h. *The applicant continuing to integrate sites into the landscaping and design of the entire Providence Campus; and*
- i. *The applicant shall follow the recommendations of the City's Traffic Consultant to not impose turn restrictions at the Beck Road Drive, but instead require the use of "trail-blazing" markers to identify the existing Beck Road traffic signal at Providence Park Drive as an alternative for motorists wishing to travel north on Beck Road.*

*The applicant should work with the City Attorney's Office to prepare the required Planned Suburban Low-Rise Overlay Agreement. This motion is made because the plan is otherwise in compliance with Article 23B, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance."*

**Recommendation**

Provided the applicant receives final approval of the PSLR Overlay Agreement and Concept Plan, staff **recommends approval of the Preliminary Site Plan** to allow for the development of the subject property. The applicant has generally met the standards of the PSLR Overlay District and other applicable provisions of the Zoning Ordinance as outlined in this review letter. There are minor planning related items to be addressed on the Final Site Plan submittal. Planning Commission approval is required.

**PSLR Overlay Standards and Procedures**

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

In making its recommendation to the City Council, the Planning Commission considered the following factors.

- a) The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community.
- b) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment.
- c) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties.
- d) The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 23B].

The City Council on April 22, 2014, after review of the Planning Commission's recommendation, consideration of the input received at the public hearing, and review of other information relative to the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, indicated its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and directed the City Administration and City Attorney to prepare, for review and approval by the City Council, a PSLR Overlay Development Agreement.

The City Council will make a final determination regarding the PSLR Overlay Concept Plan and Agreement on May 19, 2014.

The applicant is now proceeding with the standard site plan review and approval procedures outlined in Section 2307B and Section 2516.

**Ordinance Deviations**

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

1. **Front Yard Parking:** Per Section 2305B.1.d of the Zoning Ordinance, developments utilizing the PSLR Overlay option cannot have parking in the front yard and parking in side and rear yards must be screened by a 3-5 ft. undulating berm. The applicant has proposed front yard parking in the southern yard and a minimum berm height of 2 ft. and these deviations have been included in the draft PSLR Overlay Agreement.
2. **Maximum Building Length:** The maximum building length permitted in the PSLR Overlay is 360 ft. provided a waiver is granted by the City Council and additional setbacks have been provided. While the applicant has met the conditions for a potential waiver as identified in the planning review chart, the total proposed building length is 471 ft. This deviation has been included in the draft PSLR Overlay Agreement.

3. **Maximum Building Height:** The PSLR Overlay Ordinance contains specific factors in Section 2305B.3 detailing façade standards for any proposed buildings. These standards are intended to require buildings that are residential in character and style and note detailed standards to evoke such a design. One such feature limits the building height to 35 ft. or 2.5 stories. The applicant has proposed a building totaling 41 ft. at the midpoint of the roof. This deviation has been included in the draft PSLR Overlay Agreement.
4. **Facade Design:** The applicant has proposed a façade that does meet all of the requirements noted in the PSLR Overlay Ordinance. In particular, the proposed façade has pedestrian entrances spaced more than 60 feet apart and exceeds the maximum percent allowed of asphalt shingles (70%). These deviations have been included in the draft PSLR Overlay Agreement.
5. **Accessory Carports:** The applicant has proposed carports in both the northern and western yards. Accessory structures are permitted in the rear (northern) yard only. The carports proposed in the interior side (western) yard would require a deviation which has been included in the draft PSLR Overlay Agreement.
6. **Signage:** Per the Sign Code, a business ground sign or an entranceway sign are permitted for this development. The applicant has proposed both a business sign and an entranceway sign. This development is allowed one ground sign, either the entranceway sign located at Beck Road or the business sign located within the development. The location of the proposed entranceway sign and size appear to be in compliance with the ordinance requirements for both the sign ordinance and Zoning Ordinance corner clearance requirements. The proposed business sign complies with the size and height allowances but the setback is not indicated on the plan to determine if the location is in compliance. The required deviation has been included in the draft PSLR Overlay Agreement.
7. **Access Points:** Section 2305B.2 of the Zoning Ordinance states that access drives for new building sites should be connected only to non-section line roads. An access drive has been proposed on Beck Road, a section line road. This deviation has been included in the draft PSLR Overlay Agreement.
8. **Landscape waivers:** The landscape review includes a detailed list of required and provided items. The applicant is requesting three waivers to be included in the PSLR Overlay Agreement. The waiver to permit a 2 ft. berm height for the required parking screening as opposed the required 3 ft. height has been noted previously in this letter and has been included in the draft PSLR Overlay Agreement. The Ordinance also requires a 3 to 5 ft. berm within the proposed greenbelt along Beck Road. The applicant has proposed a 1.5 to 5 ft. high wall where installation of a berm is not feasible and this deviation has been included in the draft PSLR Overlay Agreement. A 4 ft. wide landscape bed is required around the entire building foundation and the applicant has elected to request a waiver of this item and has provided significant landscaping within the proposed courtyards in lieu of the foundation plantings. This deviation has been included in the draft PSLR Overlay Agreement.

### **Ordinance Requirements**

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

1. **Outdoor Lighting:** There are several items noted to be corrected on the lighting review chart. **The applicant should make the appropriate corrections to the photometric plan for Final Site Plan submittal.**
2. **Property Split:** The proposed property split must be submitted to the Assessing Department for approval.
3. **Economic Information:** The applicant has the estimated that the proposed development will generate \$625,000 to \$656,000 in property taxes based on the current City millage. Approximately

## Planning Review

Rose Senior Living at Providence  
JSP13-81

May 14, 2014

Page 5 of 5

150 jobs will be generated during the construction of the site and approximately 80 full and 20 part-time positions will be created at final build-out.

4. Environmental Impacts: There are significant natural features on the site that are detailed in the wetland and woodland review letters. The wetland and woodland permits themselves will be considered along with the Preliminary Site Plan.

### Site Addressing

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

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

### Street and Project Name

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

### Pre-Construction Meeting

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

### Chapter 26.5

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

### Response Letter

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

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



---

Kristen Kapelanski, AICP, Planner

Attachments: planning review chart  
lighting review chart

**Planning Review Summary Chart**

Rose Senior Living at Providence JSP13-81  
 Preliminary Site Plan Review  
 Plan Dated: 04-24-14

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

<b>Item</b>	<b>Proposed</b>	<b>Meets Required?</b>	<b>Comments</b>
Property is Master Planned for Planned Suburban Low-Rise (PSLR)	No change	Yes	
Zoning is currently Planned Suburban Low-Rise/R-3	No change	Yes	
Uses allowed include multiple-family, congregate elderly living, assisted living/convalescent homes, live/work units, day care centers, offices, religious uses, schools, community buildings (Sec. 2303B)	Assisted living	Yes	PSLR Concept Plan tentatively approved by the City Council on April 22, 2014  PSLR Agreement will be considered at the May 19, 2014 City Council meeting.
<b>PSLR Standards (Sec. 2304B and 2305B)</b>			
PSLR Concept Plan must contain the following: <ul style="list-style-type: none"> <li>• Legal description and dimensions</li> <li>• Existing zoning of site/adjacent properties</li> <li>• Existing natural features and proposed impacts</li> <li>• Existing and proposed rights-of-way and road layout</li> <li>• Bicycle/pedestrian plan</li> <li>• Conceptual utility plan</li> <li>• Setback requirements</li> <li>• Conceptual layout</li> <li>• Conceptual open space/recreation</li> <li>• Conceptual landscape plan</li> </ul>	Plan set provided.	Yes	
Buildings shall front on a dedicated non-section line public street or an approved private drive	Frontage on an approved private drive	Yes	

Item	Proposed	Meets Required?	Comments
<p>Building Setbacks:</p> <p>Front (south): Min. 30 ft. Max. 75 ft.</p> <p>Ext. Side (east): Min. 30 ft. Max. 75 ft.</p> <p>Int. Side (west): 30 ft.</p> <p>Rear (north): 30 ft.</p> <p>Building Setbacks to accommodate a building up to 360 ft. long</p> <p>Front (south): Min. 90 ft.</p> <p>Ext. Side (east): Min. 90 ft.</p> <p>Int. Side (west): 90 ft.</p> <p>Rear (north): 90 ft.</p>	<p>Front (south): 852 ft.</p> <p>Ext. Side (east): 795 ft.</p> <p>Int. Side (west): 142 ft.</p> <p>Rear (north): 90 ft.</p>	<p>Yes</p>	
<p>All buildings, parking lots and loading areas shall be separated from section line road rights-of-way by a 50 ft. landscape buffer containing an undulating 3-5 ft. tall landscaped berm.</p>	<p>Parcel does not abut a section line road.</p>	<p>N/A</p>	
<p>Off-Street parking standards:</p> <ul style="list-style-type: none"> <li>• Located in the rear or interior side yard</li> <li>• Screened by 3-5 ft. undulating berm</li> <li>• Min. 15 ft. from all buildings</li> <li>• Setbacks: Front (south): Not permitted Ext. Side (east): Min. 30 ft. Int. Side adjacent to single-family residential (west): 30 ft.</li> </ul>	<ul style="list-style-type: none"> <li>• Located in all yards</li> <li>• Berm indicated (min. 2' in height)</li> <li>• Min. 20 ft. from building</li> <li>• Front: parking proposed Ext. Side: 490 ft. Int. Side: 30 ft.</li> </ul>	<p>No</p>	<p>City Council tentatively approved deviations from the Ordinance standards to allow a 2' minimum berm height and to allow parking in the front yard. These deviations have been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p>
<p>Loading and unloading area must be provided</p>	<p>Loading area identified on the north side of the building</p>	<p>Yes</p>	

Item	Proposed	Meets Required?	Comments
Max. Building Length 180 ft.	471 ft.	No	<p>City Council tentatively approved a deviation from the Ordinance standards to allow a maximum building length of 471 ft. This deviation has been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p> <p>The City Council may modify the maximum permitted building length if the building includes common areas with (1) a minimum capacity of 50 people for dining, recreation or social activities and (2) The building is setback an additional 1 ft. for every 3 ft. of building length in excess of 180 ft. from all property lines abutting a residential district. In no case can the building exceed 360 ft.</p>
Streetscape amenities must be included	Amenities shown on landscape plan	Yes	
Outdoor Lighting	Lighting plan provided	See lighting review chart.	
<p>Circulation Standards</p> <ul style="list-style-type: none"> <li>• Full time access drives shall be connected only to non-section line roads</li> <li>• New roads shall be designed as pedestrian/bicycle focused corridors as identified in the Non-Motorized Master Plan</li> <li>• Facilities shall be connected to the existing pedestrian network</li> </ul>	<ul style="list-style-type: none"> <li>• Full-time access provided – see traffic review letter</li> <li>• New roadway includes a 6' sidewalk, pedestrian crossings, and a refuge island near the main intersection with Beck Road</li> <li>• Connected to existing pedestrian network</li> </ul>	Yes	

Item	Proposed	Meets Required?	Comments
<p>Max. Bldg. Height 35 ft. or 2 ½ stories</p> <p>Buildings must be designed with a "single-family residential character"</p>	<p>41 ft. to roof mid-point</p>	<p>No</p>	<p>City Council tentatively approved a deviation from the Ordinance standards to allow a maximum building height of 41 ft. This deviation has been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p> <p>The City Council may permit building designs that do not meet the Ordinance requirements with a finding (following a positive staff recommendation) that the design meets the intent of the district.</p>
<p><b>Parking Area Requirements (Sec. 2505 and 2506)</b></p>			
<p>Congregate Care: 3 spaces for each 4 units and 1 for each employee <i>69 units/4x3=52 spaces</i></p> <p>Assisted Living: 1 space for each 4 beds and 1 for each employee <i>119 beds/4 = 30 spaces</i></p> <p><i>65 employees = 65 spaces</i></p> <p><b>52+30+65 = 147 spaces required</b></p>	<p>188 spaces provided</p>	<p>Yes</p>	
<p>Parking Space Dimensions and Maneuvering Lanes</p> <p>9' x 19' parking space dimensions and 24' wide drives.</p> <p>9' x 17' parking spaces allowed along 7' wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping.</p>	<p>9' x 19' parking space dimensions and min. 26' wide drives.</p> <p>9' x 17' parking spaces proposed along 7' wide interior sidewalks with 4" curb</p>	<p>Yes</p>	



Item	Proposed	Meets Required?	Comments
<p>Barrier Free Spaces (Barrier Free Code)</p> <p>6 barrier free spaces required (1 van accessible)</p>	<p>8 barrier free spaces proposed (4 van accessible)</p>	<p>Yes</p>	
<p>Barrier Free Space Dimensions (Barrier Free Code)</p> <p>8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces</p>	<p>Barrier free spaces dimensioned correctly</p>	<p>Yes</p>	
<p>Barrier Free Signs (Barrier Free Design Graphics Manual)</p> <p>One sign for each accessible parking space.</p>	<p>Barrier free signage included</p>	<p>Yes</p>	
<b>General Requirements</b>			
<p>Maximum lot coverage by all buildings cannot exceed 25% (Sec. 2400)</p>	<p>Lot coverage 7.58%</p>	<p>Yes</p>	
<p>Accessory Structure Setback- Dumpster (Sec. 2503)</p> <p>Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached and setback the same as parking from all property lines; the structure must be in the rear or interior side yard.</p> <p>Dumpster (Chap. 21, Sec. 21-145)</p> <p>Screening of not less than 5 feet required, interior bumpers or posts required. Enclosure to match building materials and be at least one foot taller than height of refuse bin.</p>	<p>Dumpsters indicated in the rear yard setback and screened appropriately</p>	<p>Yes</p>	

Item	Proposed	Meets Required?	Comments
<p>Accessory Structure – Carport (Sec. 2503.2)</p> <p>Shall be located in the rear yard and shall meet the building setback requirements of the district.</p> <p>Building Setbacks:  Int. Side (west): 30 ft.  Rear (north): 30 ft.</p>	<p>Carports located in the rear and interior side yards</p> <p>Int. Side Future (west): 30 ft.  Rear (north): 90 ft.</p>	<p>No</p>	<p>City Council tentatively approved a deviation from the Ordinance standards to allow carports in the interior side yard. This deviation has been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p>
<p>Bicycle Parking Facilities (Sec. 2526)</p> <p>1 space for each 20 employees on the largest shift (minimum 2 spaces)  <math>65 \text{ employees} / 20 = 3</math>  <i>Spaces required</i></p> <p>Shall be located along the building approach line and easily accessible from the building entrance</p> <p>Max. 120 feet from entrance being served or the nearest auto parking space to that entrance</p> <p>Must be accessible via a paved 6 foot wide route and separated from auto facilities</p> <p>4 foot wide maneuvering lane required with a 6 foot parking space width and a depth of 2 feet for single spaces and 2.5 feet for double spaces</p>	<p>6 spaces provided located near the main entrance and accessible via a 7' walkway</p> <p>Details consistent with ordinance provided</p>	<p>Yes</p>	

Item	Proposed	Meets Required?	Comments
Development/Business Sign	Signage requires a permit		<p>City Council tentatively approved a deviation from the Ordinance standards to allow both an on-premises entranceway ground sign at Beck Road and an on-premises business ground sign. This deviation has been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p> <p>Sign permits are still required. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.</p>

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

**Lighting Review Summary Chart**

Rose Senior Living JSP13-81  
 Preliminary Site Plan Review  
 Plan Date: 04-24-14

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> <li>▪ Photometric data</li> <li>▪ Fixture height</li> <li>▪ Mounting &amp; design</li> <li>▪ Glare control devices</li> <li>▪ Type and color rendition of lamps</li> <li>▪ Hours of operation</li> <li>▪ Photometric plan</li> </ul>	<b>No</b>	<b>Applicant should provide manufacturer's specifications for all proposed lighting fixtures along with the hours of operation.</b>
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district (30 feet) or 25 feet where adjacent to residential districts or uses.	Yes?	<b>Applicant should provide mounting heights for Fixtures LA and WA on Sheet L504.</b>
Required Notes	- Electrical service to	<b>No</b>	<b>Applicant should include</b>

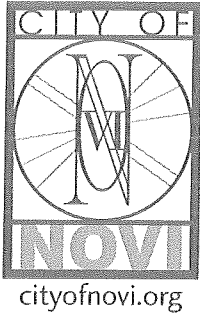
Item	Required	Meets Requirements?	Comments
(Section 2511.3.b)	light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.		required notes on photometric sheets.
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes?	Applicant should provide avg/min statistics for pedestrian and courtyard lighting.
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	- Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a residential district, maximum illumination at the property line shall not exceed 0.5 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes?	Applicant should provide manufacturer's specifications for all proposed lighting fixtures along with the hours of operation.

Prepared by Kristen Kapelanski, AICP  
kkapelanski@cityofnovi.org

(248) 347-0586

## Engineering Review

---



## PLAN REVIEW CENTER REPORT

May 16, 2014

### Engineering Review

Rose Senior Living at Providence  
JSP13-0081

---

#### Petitioner

Edward Rose & Sons, applicant

#### Review Type

Concept Plan Review

#### Property Characteristics

- Site Location: N of Eleven Mile Road and W. of Beck Road
- Site Size: 20.71 acres
- Plan Date: April 24, 2014

#### Project Summary

- Construction of an approximately 189,326 square-foot building and associated parking. Site access would be provided by Private roadways.
- Water service would be provided by a 12-inch extension from the existing 12-inch water main along the south side of Providence Park Drive and the existing 16-inch water main on Beck Road with an 8-inch water main loop around the proposed building. A 2-inch domestic lead and an 8-inch fire lead would be provided to serve the building, along with nine fire hydrants.
- Sanitary sewer service would be provided by a 10-inch sanitary sewer lead
- Storm water would be collected by a single storm sewer collection system and detained in a basin sized for the 100-year storm event. The basin would subsequently dewater into the existing wetland mitigation south of basin footprint.

#### 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):

General

1. Provide a wetlands permit for the realigned ten (10) foot wide pathway to be constructed by the City of Novi. The proposed development requires revisions to the approved permit (Permit Number 13-63-0004-P issued 04/03/2013).
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Provide a separate traffic control plan sheet(s) specifically detailing how traffic will be maintained on Beck Road during the construction process.
4. Revise the plan set to remove all utilities from the existing sanitary sewer easement to the greatest extent feasible. A minimum barrel-to-barrel horizontal separation of at least ten (ten) feet is required between the proposed water main and existing sanitary sewer.
5. Provide a table detailing all proposed utility crossings; vertical separation shall be at least eighteen (18) inches between utilities.
6. Revise the plan set to indicate compacted sand backfill for all utilities under the streets, sidewalks, and parking areas.
7. Remove all permanent structures from the proposed and existing utility easements. The carports north west of the building footprint conflict with the existing sanitary sewer easement.
8. Adjust the view ports for plan sheets C23 through C26 and C33 through C35 to cover the detention basin outlet and adjacent area. The current plan sheets do not detail this area.
9. 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](http://cityofnovi.org).
10. Consider adding the structure numbers to the overall utility plan sheet.

Water Main

11. Revise the plan set to label the diameter of all proposed hydrant leads. Note that hydrants leads in excess of twenty five (25) feet must be eight (8) inches in diameter versus six (6) inches otherwise.
12. Provide and label all existing water main on Beck Road. The current plan set only shows one water main where City records show a 16-inch distribution main with a parallel 24-inch transmission main.
13. Revise the plan set to indicate that the water main underneath Beck Road shall be constructed via bore & jack. The plan set must also detail the extents of the bore & jack within the right-of-way.
14. Provide additional detail as to how the proposed water main connection on Beck Road will be tied into the existing water main. Note that the proposed main must connect to the existing 16-inch water main; connections to the 24-inch transmission main are not permitted.
15. Provide a profile for the proposed water main with the pipe invert and stationing of all valves, fittings, flanges, hydrants, blow-offs, high and low points, and any other appurtenances.



16. Realign the proposed water main along Sister Xavier Way, Rose Drive, and the proposed parking areas to locate utility outside of the influence of the pavement per Section 11-68(a)(4) of the Novi City Code.
17. 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

18. Revise the plan set to reconcile the different diameters shown for the sanitary sewer lead on the plan sheet and subsequent profile (sheet C24 versus C22 & C30).

Storm Sewer

19. Revise the plan set to provide a drop of 0.10 feet in the downstream sewer invert for all direction changes in excess of thirty (30) degrees.
20. Revise the storm sewer to match the 0.80 diameter depth above the invert for all pipe size increases.
21. Verify that there is a minimum of three feet of cover to top of pipe at CB 11.
22. Provide the storm event used for sizing the proposed storm sewer. The hydraulic gradient for a 10-year storm should not exceed any structure cover elevations.
23. Provide the hydraulic grade line for 10-year and 100-year storms at each structure.
24. Please note that several profiles on sheet C27 through C29, such as CB 34 to CB 35, did not plot and therefore could not be reviewed at this time.

Storm Water Management Plan

25. 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.
26. Revise the composite runoff coefficient (c value) calculation to include the basin area at the high water level.
27. Provide the outlet sizing calculations and dewatering times for the first flush, bankfull, and 100-year storm events.
28. Provide details for the detention basin and sedimentation forebay outlet control structures.
29. Provide a cross-section of the proposed detention basin and sedimentation forebay with elevations for the bottom of the storm water facilities, permanent low water levels, first flush, bankfull, 100-year storm, high water level, and required freeboard.

30. Revise the SWMP to detain all storm water associated with the proposed development and roadways. Untreated discharge is not permitted to enter the Beck Road ditch line.
31. Indicate the provided volume in relation to the volume required as calculated.
32. Provide a detail for the overflow weir between the sedimentation forebay and the detention basin.
33. Verify that the proposed discharge point for the detention basin is allowed under the existing conservation easement and is capable of accepting the proposed flows.

#### Paving & Grading

34. Consider reducing the parking stall length to seventeen (17) feet with a four (4) inch curb and two (2) foot overhang versus the nineteen (19) foot stall length as provided. Overhangs must be provided by a two (2) foot landscaped area or seven (7) foot wide sidewalk.
35. Any off-site pathways adjacent to the site must be identified on the overall site plan, specifically the pathway on parcel number 50-22-17-400-002.
36. Provide a detail for the proposed detention basin access drive and emergency access drive. These drives must be capable of accommodating heavy equipment up to twenty-five (25) tons.
37. Provide a ten (10) foot wide non-motorized crossing at the speed table on Sister Xavier Way.
38. Provide a note stating that dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.
39. Revise the plan set to relocate the emergency access gate to three (3) feet from the proposed pathway on Sister Xavier Way.
40. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the TCO for the proposed building.
41. Consider providing mountable curb adjacent to the proposed guardrail or relocating the guardrail to the back-of-curb for areas utilizing straight faced curb to decrease the potential for vehicles to vault over the safety measure during a collision.
42. Provide the minimum and maximum offset from back-of-curb on the proposed guardrail detail.

#### Flood Plain

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

Off-Site Easements

44. All off-site easements must be executed prior to final approval of the plans. The required engineering documents are as follows:
  - a. Cross-access easement
  - b. Water main easement
  - c. Sanitary sewer easement
  - d. Storm sewer and drainage easement
  - e. Pathway easement
  - f. Temporary grading permit
45. Consider executing all off-site easement prior to completing the proposed parcel split.

**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. An executed copy of the 20-foot wide easement for the water main to be constructed off-site must be submitted to the Community Development Department.
49. An executed copy of the storm sewer easement for the proposed off-site storm sewer and drainage must be submitted to the Community Development Department.
50. An executed copy of the cross-access easement for the proposed roadways must be submitted to the Community Development Department.
51. An executed copy of the roadway easement for the private roadway to be constructed off-site must be submitted to the Community Development Department.
52. An executed copy of the 20-foot wide pathway easement must be submitted to the Community Development Department.

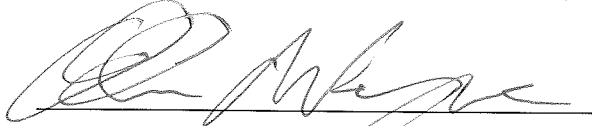
53. A temporary grading permit will be required for each parcel impacted by the off-site improvements. An executed copy must be submitted to the Community Development Department prior to stamping set approval.
54. A draft copy of the maintenance agreement for the storm water facilities, as outlined in 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.
55. 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.
56. A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department.
57. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.
58. Please note that incomplete legal submittals or legal submittals that are not accompanied by the City's legal review transmittal form will not be accepted by Community Development. All easement documents shall be unsigned and in draft form until directed otherwise by the City Attorney. Legal reviews will be provided under a separate cover from site plan reviews.

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

59. 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).
60. 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.
61. 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.
62. 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.
63. A permit for work within the right-of-way of Beck Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.

64. 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.
65. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
66. 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.
67. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
68. 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.
69. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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



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

## Traffic Review

---

May 9, 2014

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

**SUBJECT: Rose Senior Living at Providence Park, JSP13-0081, Traffic Review of Preliminary Site Plan, PSP14-0064**

Dear Ms. McBeth:

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

**Recommendation**

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

**Site Description**

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

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

**Traffic Study and Trip Generation**

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

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

**Vehicular Access Locations**

Do the proposed driveway locations meet City spacing standards?

4. Section 2305B.2 of the Zoning Ordinance states that “All uses that include the construction of a new building shall be designed, to the extent possible, with full time access drives connected only to non-section line roads.” In approving the conceptual site plan, City Council approved the needed variance of this provision, and did so without imposing any access restrictions.
5. As can be seen in the attached vicinity aerial photo, there are no other driveways of consequence in the general proximity of the proposed new access drive on Beck.

### **Vehicular Access Improvements**

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

6. In response to comment 6 in our conceptual review of 3-07-14, City-minimum 75-ft-long acceleration and deceleration tapers have now been proposed. These tapers would be offset from the curb returns by City-standard 25-ft-long tangent curb sections parallel to the roadway centerline, which is reasonable given the likelihood that Beck at this location will eventually be widened to a five-lane undivided section.

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

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

7. The intersection between the east access drive and Beck Road is shown at a relatively large scale (1 inch = 40 feet) only on sheet C35. Unfortunately, this sheet concentrates on specifying grades and does not provide needed plan-view dimensions of the design. **A dimension plan must be provided for the Beck Road access point.** It appears that the design falls within the permissible ranges for most design elements; however, **the island nose setback – scaling 28 ft – exceeds the City maximum of 18 ft (per Design and Construction Standards Figure IX.3) and must be reduced** (the nose setback should be referenced to the curbs for accel/decel lanes, not the existing through lane).
8. **No later than the final site plan, a STOP (R1-1) sign and Keep Right (R4-7) signs should be proposed at the east drive and Beck, along with pavement marking specifications.**
9. **The lane widths on the north-south access drive, now dimensioned only at the drive’s south end, should be dimensioned at its north end as well. At each end of this drive, the final site plan should propose a STOP (R1-1) sign, along with pavement marking specifications.**

### **Pedestrian Access**

Are pedestrians safely and reasonably accommodated?

10. Yes, in general. **Pedestrian ramps are now shown schematically in most required locations but should be labeled in some fashion. Also, given the top-of-curb (T/C) and gutter (G) grades shown east of the main building entrance, there appears to be a need for a ramp just before the easterly bank of handicapped parking spaces, but no ramp has been drawn let alone labeled.**



## Circulation

Can vehicles safely and conveniently maneuver through the site?

11. Comment 10 in our last letter stated: **“Driveway centerline radii and curb return radii appear to be generally sufficient, but all should be dimensioned on the preliminary site plan so as to facilitate our more detailed review at that stage (repetitive radii can be labeled as typical).” It is essential that all roadway centerline radii, still unspecified, be clearly labeled or tabled.**
12. Sheet C02 now appears to show an 8-ft-long bumper block at the end of each of the eight barrier-free parking spaces. **No blocks should be shown for the westerly group of four spaces, as the raised sidewalk will ensure that vehicles do not overhang the sidewalk excessively. For the easterly group of spaces, we are refining our earlier recommendation and now call for a 6-ft-long, 4-inch high bumper block (preferably yellow) centered at the end of each space lacking at least a one-track wheel stop via a raised sidewalk or ramp (the 6-ft block length limitation is needed to ensure adequate space for unimpeded handicapped passage between any two parked vehicles). The parking face of each block must be at least 17 ft from the aisle end of the adjacent parking space.**
13. **The raised speed table proposed on the north-south connecting drive should be limited in height to 3 inches and equipped (at a minimum) with one SPEED HUMP (W17-1) sign for each direction of travel.**
14. **The cul-de-sac turnaround should include a non-diagrammatic Keep Right -> (R4-7a) sign on the island on the approaching street centerline, and be posted on both sides using 12” x 12” No Parking Symbol (R8-3) signs.**
15. **Subsequent plans should include a note assuring compliance with the latest edition of the *Michigan Manual on Uniform Traffic Control Devices*. This will require, for instance, the use of yellow for striped centerlines and white for lane lines, stop bars, crosswalks, and undesignated parking space stripes. Detail sheet C19 adequately specifies parking-related signs and markings, but the colors of other pavement markings still need to be specified.**
16. **As van-accessible parking spaces will be indicated on future plans via appropriate signing labels, the word “VAN” should not appear in the spaces as it now does, since it is not intended to be actually painted on the pavement. Also, the first space on both sides of an 8-ft access aisle qualifies as van-accessible and must be signed as such.**
17. **The final site plan must include a typical Signing Quantities Table.**

Sincerely,  
CLEARZONING, INC.



Rodney L. Arroyo, AICP  
President



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



Vicinity Aerial – Proposed Rose Senior Living at Providence Park

## Landscape Review

---



# PLAN REVIEW CENTER REPORT

April 29, 2014

## Preliminary Site Plan

Rose Senior Living at Providence

### Review Type

Concept Landscape Review

### Property Characteristics

- Site Location: Beck Road
- Site Zoning: R-3 / Suburban Low Rise
- Adjacent Zoning: PSLR – Planned Suburban Low Rise
- Adjacent Uses: Providence Hospital grounds, woodland, wetlands
- Plan Date: 4/24/2014

### Ordinance Considerations

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

1. In Suburban Low-Rise Districts, amenities such as but not limited to benches, pedestrian plazas, etc. are to be included on the site. The Applicant has provided substantial amenities as part of the development. Amenities include 3 distinct plaza areas, extensive pedestrian paths, horseshoe pits, shuffleboard, bocce court, putting green raised garden planters, and 2 gazebos. Also provided is an easement for a future pedestrian trail across the northern border of the property. Staff supports the high level of amenities proposed.
2. Off-street parking is required to be screened from the view from adjacent streets by a 3' high landscape berm. The Applicant has proposed an undulating berm ranging from 2' to 5' in height. On average the berm would meet the 3' height requirement and would present an attractive landscape feature. In addition, the proposed parking is set well back from the frontage and is heavily buffered by distance, woodlands and wetlands.

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

1. A 3' high berm with a 4' crest is required within the greenbelt at Beck Road. A landscaped berm currently exists over much of the frontage near the existing City pump station to the north of the entry drive. The existing berm will be preserved. Due to the location of the City pump station and the proximity of the property boundary south of the entry drive, installation of a full height berm is not feasible. In order to attain the buffer, the Applicant has proposed an alternative solution of a decorative wall to vary in height from 18" to 4' high. This appears to be a creative and attractive feature. The use of the wall would require a waiver. **In conjunction with the proposed PSLR required berm described above, Staff would support the waiver for the use of the decorative wall.**
2. A 50' wide greenbelt is required along Beck Road. The Applicant has provided the required greenbelt. Healthy existing vegetation will remain and be augmented with additional native plantings. This requirement has been met.



3. One canopy tree or large evergreen is required for each 35 l.f. of frontage. This requirement has been met.
4. One sub-canopy tree for each 20 l.f. is required. This requirement has been met.

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

1. One street tree is required per each 35 l.f. of frontage. The trees are to be located between the sidewalk and curb. The Applicant has included a sidewalk into the site from Beck Road as required. Several existing street trees will be preserved. These trees may count toward the street tree quantity required, and additional trees are proposed to be added. This requirement has been met.

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

1. Calculations for parking lot area landscape have been accurately provided.
2. A total of 5,864 s.f. of interior parking lot landscape area is required. A total of 6,460 s.f. is proposed. This requirement has been met.
3. The Applicant has proposed upsizing the minimal size requirements for interior parking lot trees and has met ordinance requirements.

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

1. Parking lot perimeter trees are required at one per 35' of the parking lot boundary. The Applicant has proposed upsizing the minimal size requirements for perimeter parking lot trees and has met ordinance requirements.

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

1. A 4' wide landscape bed is required around the entire building foundation with the exception of access areas. Open patios/ plazas adjacent to any entry would not be subject to the planting requirement and the square footage of these areas may be attributed to the required foundation landscape. This requirement has been met.
2. A total of 8' x the foundation perimeter is required as landscape square footage. A total of 18,064 s.f. is required. This requirement has been met and greatly exceeded.

**Plant List (LDM)**

1. The Plant List meets the requirements of the Ordinance and the Landscape Design Manual.
2. Landscape costs for plant materials, mulch, sod, seed, etc. have been provided per the City of Novi standard costs.

**Planting Notations and Details (LDM)**

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

**Storm Basin Landscape (LDM)**

1. A total of 70-75% of the storm basin rim areas is required to be planted with large shrubs. This requirement has been met.

2. A 25' wide non-disturbance buffer is required around the detention basin. This buffer has been provided around much of the proposed basin. **The Applicant is seeking a waiver for a slightly reduced buffer due to the configuration of the roads, existing woodlands / wetlands, existing utility easements and limited area for basin construction. Staff would support the waiver.**

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

1. An Irrigation Plan and Cost Estimate has been provided as required.

**General**

1. The trash collection area has been appropriately placed at the rear of the building and is screened.
2. Please see the Woodland and Wetland reviews for additional comments.

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

Reviewed by: David R. Beschke, RLA

## Wetland Review

---



Environmental Consulting & Technology, Inc.

May 15, 2014

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

Re: Rose Senior Living @ Providence (JSP13-0081)  
Wetland Review of the Preliminary Site Plan (PSP14-0064)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the Proposed Rose Senior Living at Providence Park project prepared by Hubbell, Roth & Clark, Inc. dated April 24, 2014 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT has also reviewed the City of Novi Wetland Use Permit Application prepared by Brooks Williamson and Associates, Inc. dated February 18, 2014. The project includes the construction of a proposed assisted living building, associated parking areas, a proposed storm water detention basin and proposed wetland mitigation areas. The proposed site is located west of Beck Road, south of Grand River Avenue and north of Eleven Mile Road (Section 17). The proposed project is south of the existing Providence Hospital.

ECT previously received a request to conduct preliminary wetland boundary verification for the above-mentioned project and completed a preliminary site investigation on Thursday, January 23, 2014 with the Applicant's wetland consultant, Brooks Williamson & Associates, Inc. (BWA - Don Berninger). However, given the winter, snow-covered conditions during the time of our preliminary inspection, ECT noted that the results should be considered preliminary in nature at that time and suggested that a final wetland boundary verification be completed during the growing season, and minor adjustments to the wetland boundary made if necessary.

A final wetland boundary verification was completed on April 29, 2014 with BWA. The Plans prepared by Hubbell, Roth & Clark, Inc., dated April 24, 2014 show six wetlands within the assessment area of the parcel. The wetlands were clearly marked in the field with survey tape flags at the time of our inspection. Wetland flag numbers have been provided on Sheet W1 (Wetland Impact Plan with Easements). ECT has verified that the wetland boundaries appear to be accurately flagged in the field and depicted on the Plan.

**Wetland Impact & Proposed Wetland Mitigation Review**

The *Wetland Impact Plan with Easements* (Sheet W1) indicates impacts to six different wetland areas (Wetlands A, B, C, D, E and I) totaling 1.43 acres of impact. The majority of the wetland acreage to be impacted consists of forested wetlands (1.36 acres of proposed impact to forested wetlands and 0.07-acre of impact to emergent wetlands). A description of proposed wetland impacts on this parcel follows. The following table (Table 1) summarizes the proposed wetland impacts.

2200 Commonwealth  
Boulevard, Suite 300  
Ann Arbor, MI  
48105

(734)  
769-3004

FAX (734)  
769-3164

An Equal Opportunity/Affirmative Action Employer



**Table 1. Proposed Wetland Impacts**

<b>Wetland Impact Area</b>	<b>City Regulated?</b>	<b>MDEQ Regulated?</b>	<b>Impact Area (acre)</b>	<b>Impact Volume (cubic yards)</b>
1 (Wetland D)	Yes	Yes	0.15	1,694 (fill)
2 (Wetland I)	Yes	Yes	0.07	418 (fill)
3 (Wetland C)	Yes	Yes	0.03	300 (cut)
4 (Wetland B)	Yes	Yes	0.57	5,518 (fill)
5 (Wetland A)	Yes	Yes	0.46	3,711 (fill)
6 (Wetland E)	Yes	Yes	0.15	847 (fill)
<b>TOTAL</b>	--	--	<b>1.43</b>	<b>12,188 (Fill) and 300 (Cut)</b>

As shown in Table 1, the current Plan indicates a permanent wetland impact of 1.43 acres and a net wetland fill of 11,888 cubic yards.

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

It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. Based on the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), the applicant has submitted a permit application for the project (MDEQ File No. 13-63-0313-P). The permit application was public noticed on March 26, 2014.

In addition to wetland impacts, the Plan also proposes impacts to the 25-foot natural features setbacks. The *Wetland Impact Plan with Easements* Plan (Sheet W1) notes that there is 3.5 total acres of existing wetland buffer within the project area and that 2.46 acres of permanent wetland impact buffer are proposed.

The Plan now indicates proposed wetland mitigation in three locations (west, central north and central south) totaling 2.86 acres. During the site investigation we reviewed the three potential wetland mitigation area locations. Each of the three potential wetland mitigation areas appeared to be suitable for this purpose given their location relative to existing wetlands. The west potential mitigation area is located within an area currently mapped as City-regulated woodlands and requires a significant number of trees removals. The applicant does; however, appear to be prepared to meet the Woodland Replacement requirements. The central north and central south mitigation areas are located outside of areas currently mapped as City-regulated woodlands.

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

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

<u>Mitigation Area</u>	<u>Area (Acres)</u>
West	0.61
Central North	1.59
Central South	0.66
<b>TOTAL</b>	<b>2.86</b>

### **Permits & Regulatory Status**

It appears as though a MDEQ Wetland Permit, City of Novi *Wetland Non-Minor Use Permit and Authorization to Encroach the 25-Foot Natural Features Setback* would be required for the proposed impacts. All of the wetlands appear to be considered essential by the City as they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.).

As noted above, it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. Based on the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), the applicant has submitted a permit application for the project (MDEQ File No. 13-63-0313-P). The permit application was public noticed on March 26, 2014.

### **Comments**

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

1. In addition to wetland impact the areas, the overall acreages of all on-site wetlands should be provided on the Plan. The overall acreages for "Wetland D" and "Wetland I" should be provided on the Plan.
2. The Applicant has now provided proposed plans for each of the three proposed wetland mitigation areas (Sheets W2 through W6). In general, the proposed wetland mitigation design appears to be acceptable.

Prior to final approval, the Applicant shall provide a cost estimate for the purpose of establishing a bond amount, including, but not limited to, the cost of clearing, grading, soil placement, stabilization, and planting (per the requirements outlined in the Novi Code of Ordinances, Section 12-176, Chapter 12 – Drainage and Flood Damage Prevention.

3. The Applicant shall also provide as a part of the mitigation plan, a program to monitor the status of the replacement wetland for up to five (5) years after the wetland mitigation has been planted in the mitigation area. The monitoring program shall include annual progress reports submitted no later than December 1 of each year to the body approving the permit, which shall provide the following information:
  - A measure of the percentage of coverage of wetland species versus upland species;
  - A measure of vegetation diversity;
  - A description of vegetation and animal community structure;
  - A record and description of hydrological development;
  - A written summary of wetland development describing the progression of wetland development;

- A photographic record of the wetland for each year.
4. The Applicant should provide a copy of the MDEQ Wetland Use Permit to the City (and our office) upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

**Recommendation**

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

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

Respectfully submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer

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

## Woodland Review

---



**Environmental Consulting & Technology, Inc.**

May 15, 2014

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

Re: Rose Senior Living @ Providence (JSP13-0081)  
Woodland Review of the Preliminary Site Plan (PSP14-0064)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Rose Senior Living at Providence Park project prepared by Hubbell, Roth & Clark, Inc. dated April 24, 2014 (Plan). The submittal was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. The project includes the construction of a proposed assisted living building, associated parking areas, a proposed storm water detention basin and proposed wetland mitigation areas. The proposed site is located west of Beck Road, south of Grand River Avenue and north of Eleven Mile Road (Section 17). The proposed project is south of the existing Providence Hospital.

**Onsite Woodland Evaluation**

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Thursday, January 23, 2014. ECT also revisited the site on April 29, 2014 and found that the information provided on the *Tree Survey Removals* and *Woodland Tree Survey Index* Sheets appears to accurately depict the location, species composition and the size of the existing trees. ECT took several diameter-at-breast-height (d.b.h.) measurements and found that the data provided in the tree list was consistent with the field measurements. On-site woodland is dominated by silver maple, red maple, bitternut hickory, shagbark hickory, red oak, basswood and several other species.

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

**Woodland Impact Review**

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

The *Woodland Impact Plans* note the following:

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

(734)  
769-3004

FAX (734)  
769-3164

- No. of existing Trees to be removed: 649
  
- Trees to be Removed 8" to 11": 280 Trees (Requiring 280 Replacements)
- Trees to be Removed 11" to 20": 183 Trees (Requiring 366 Replacements)
- Trees to be Removed 20" to 30": 84 Trees (Requiring 252 Replacements)
- Trees to be Removed 30"+: 52 Trees (Requiring 208 Replacements)
- Additional Multi-Stem Trees: 50 Trees (Requiring 220 Replacement)
  
- Total Replacement Trees Required: 1,326
  
- Total Replacement Tree Credits Provided on-site: 1,147  
 (The Applicant proposes to pay the remaining 179 credits to the City of Novi Tree Fund)

The Woodland Tree Replacement Chart (Sheet L102) addresses the required woodland replacement tree credits by planting perennials, small shrubs, large shrubs, understory trees, evergreen trees and seeding. The Planning Commission may approve the planting of a variety of native woodland plants toward required woodland replacement credits.

The Applicant has proposed to provide 413 - 3" caliper deciduous trees as well as the following:

- 33 – evergreen trees (36" height min.) @ 3:1 credit ratio = 11 credits
- 255 – understory trees (1" cal. min.) @ 5:1 credit ratio = 51 credits
- 312 – large shrubs (30" height min.) @ 6:1 credit ratio = 52 credits
- 384 – small shrubs (18" height min.) @ 8:1 credit ratio = 48 credits
- 6,000 – perennials (1 gal. container) @ 25:1 credit ratio = 240 credits
- 23,240 sq. yd. groundcover seeding) @ 70 SY:1 credit ratio = 332 credits
- Subtotal = 734 credits
- 3" caliper trees = 413 credits
- Total = 1,147 credits

**Areas of Woodland Replacement**

As noted on the Woodland Replacement Plans, the applicant has focused the on-site Woodland Replacement Credits in the following areas:

- a. In Existing Utility Easement Corridor – In 2001, the City and Providence worked together for the extension of the sanitary sewer and placement of the Lanny’s Pump station to facilitate the construction of the schools along Wixom Road. A long term goal of both parties after the construction of the sewer was to develop a bike path through the Providence Campus which would generally follow the sanitary sewer route. This route will be enhanced with the planting of replacement trees and shrubs.
- b. Around Wetland Mitigation Areas – Planting these areas should provide protection, create a transitional landscape and increase habitat diversity.

- c. Along the southern edge of the entry drive – Plantings in this area should restore the landscape environment and image of the existing woodlands within this property. This restoration will also provide protection to the existing wetland mitigation area and increase habitat diversity.
- d. Around the proposed storm basin – Plantings in this area will help screen the storm basin, protect the wetland buffer area and provide a transitional landscape.

#### **Woodland Permit**

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

#### **Woodland Comments**

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

1. It should be noted that approval from the Planning Commission will be required for the Woodland Restoration Plan which proposes to plant perennials, small shrubs, large shrubs, understory trees, evergreen trees and seeding, in addition to 3” caliper deciduous trees. In general, it appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance.
2. ECT continues to encourage the Applicant to include a column on the *Woodland Tree Survey Index* sheets that provides the Woodland Replacements Required for each proposed tree removal.
3. Replacement material should not be located 1) within 10’ of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual* (<http://www.cityofnovi.org/services/commdev/InfoSheetsManualsAndPubs/LandscapeDesignManual.pdf>). Please review and revise the Woodland Replacement Plan as necessary.
4. 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 (1,147) 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**.

5. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site, or at a Planning Commission-approved location. The applicant currently intends to make a payment to the Tree Fund for 179 Woodland Replacement Credits.

**Recommendation**

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

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

Respectfully submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**

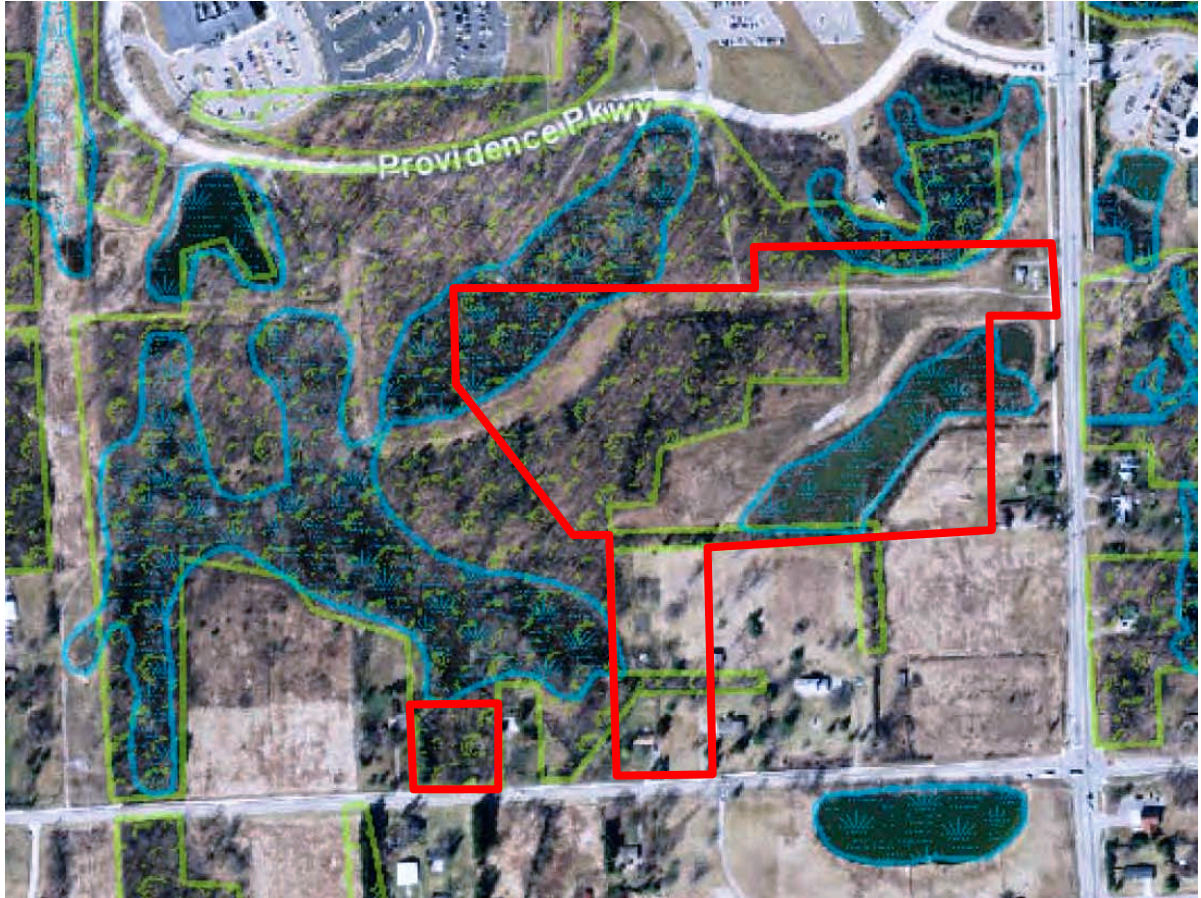


Pete Hill, P.E.  
Senior Associate Engineer

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

Attachment: Site Aerial Photo





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

## Facade Review

---



May 16, 2014

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

Re: **FACADE ORDINANCE - Facade Review**  
**Rose Senior Living @ Providence, Conceptual Plan, PSP14-0064**  
Façade Region: 1, Zoning District: R-3

Dear Ms. McBeth;

The following is the Facade Review for the above referenced project based on the drawings prepared by Pope Architects, dated 4/24/14. This project is subject to the Façade Ordinance Section 2520 as well as the Suburban Low-Rise Overlay Ordinance Section 2305B.

With respect to building and dumpster enclosure, no significant change has occurred to sheets 3.1, 3.2, 3.3 and 3.4 since our prior review dated 3/11/2014. Our recommendation that the design is consistent with Façade Ordinance and the Suburban Low-Rise Ordinance remains unchanged. A copy of our prior review is attached for reference.

With respect to the carports, the applicant has made revisions consisting of adding brick end panels and adding gable features within the expanse of asphalt shingles. It is our recommendation that the carports are now in full compliance with Section 2305B.

The applicant has submitted a sample board indicating carefully coordinated earth tone colors that will enhance the building's design.

In summary, the design is now in full compliance with both the Façade Ordinance Section 2520 and applicable sections of the Suburban Low-Rise Ordinance Section 2305B.

## Notes to the Applicant:

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

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,  
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over a light blue horizontal line.

Douglas R. Necci, AIA



March 11, 2014

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

Re: **FACADE ORDINANCE - Facade Review**  
**Rose Senior Living @ Providence, Conceptual Plan, PSP14-0020**  
 Façade Region: 1, Zoning District: R-3

Dear Ms. McBeth;

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

<b>Sheet 3.1</b>	Elev 1	Elev 2	Elev 3	Elev 4	Elev 5	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	40%	40%	40%	40%	40%	100% (30% Min)
Cement Fiber Siding	30%	30%	30%	30%	30%	50% (Note 11)
Cultured Stone	5%	5%	5%	5%	5%	50%
Asphalt Shingles	25%	25%	25%	25%	25%	25%
Percentage of Asphalt Shingles above Gutter Line	60%	<b>100%</b>	70%	<b>82%</b>	70%	70% (Section 2305B.3.b)

<b>Sheet 3.2</b>	Elev 1	Elev 2	Elev 3	Elev 4	Elev 5	Façade Ordinance Section 2520 M aximum (Minimum)
Brick	40%	40%	40%	40%	40%	100% (30% Min)
Cement Fiber Siding	30%	30%	30%	30%	30%	50% (Note 11)
Cultured Stone	5%	5%	5%	5%	5%	50%
Asphalt Shingles	25%	25%	25%	25%	25%	25%
Percentage of Asphalt Shingles above Gutter Line	73%	70%	70%	<b>83%</b>	70%	70% (Section 2305B.3.b)

<b>Sheet 3.3</b>	Elev 1	Elev 2	Elev 3	Elev 4	Elev 5	Façade Ordinance Section 2520 M aximum (Minimum)
Brick	40%	40%	40%	40%	40%	100% (30% Min)
Cement Fiber Siding	30%	30%	30%	30%	30%	50% (Note 11)
Cultured Stone	5%	5%	5%	5%	5%	50%
Asphalt Shingles	25%	25%	25%	25%	25%	25%
Percentage of Asphalt Shingles above Gutter Line	70%	70%	60%	70%	60%	70% (Section 2305B.3.b)

<b>Sheet 3.4</b>	Elev 1	Elev 2	Elev 3	Elev 4	Elev 5	Façade Ordinance Section 2520 M aximum (Minimum)
Brick	40%	40%	40%	40%	40%	100% (30% Min)
Cement Fiber Siding	30%	30%	30%	30%	30%	50% (Note 11)
Cultured Stone	5%	5%	5%	5%	5%	50%
Asphalt Shingles	25%	25%	25%	25%	25%	25%
Percentage of Asphalt Shingles above Gutter Line	60%	<b>100%</b>	<b>100%</b>	70%	70%	70% (Section 2305B.3.b)

**Section 2520** - With respect to Ordinance Section 2520 the Façade Ordinance, all facades are in full compliance with this Section. A Section 9 Waiver is not required for this project.

**Section 2305B** - With respect to Ordinance 2305B, the design appears to comply with all requirements of this Section with the exception of the following items:

- Section 2305B.1.h states that in no case shall the overall length of the building exceed 360 feet. The proposed building's overall length is approximately 470 feet.
- Section 2305B.3.a states that the maximum building height shall be 35' or 2 ½ stories. The proposed building is approximately 41' and 3 stories.
- Section 2305B.3.b states the roofs shall include multiple dormers and/or gables that limit the amount of roofing material (asphalt shingles) visible on any elevation above the gutter line to 70%. Compliance with this Section is shown in the bottom row of the above tables. It is noted that the percentage of Asphalt Shingles exceeds the maximum amount (70%) on several facades.
- Section 2305B.3.b states that front and rear building elevations shall have ground floor pedestrian entrances spaced at no more than 60 feet apart. In some areas the entrance doors appear to be spaces greater than 60 feet apart.
- Recommendation – The applicant has in fact made several revisions in response to comments provided during the review process. This includes the addition of gables within the asphalt roof area on all primary facades. This effectively reduces the expanse of asphalt shingles and adds interest to the overall building. These deviations occur on internal facades that will not significantly affect the overall appearance of the building. With respect to deviations in the height and length of the building, we agree with the applicant's narrative that the high degree of articulation of the floor plan and elevations significantly mitigates the visual effect of the buildings size. With respect to the spacing of pedestrian entrances, this deviation is limited to the memory care and assisted living wing. The functional need for controlled ingress and egress from these areas as stated in the applicant's narrative is duly noted. For this reason it is our recommendation that the design is consistent with of Section 2305B, and that the intent to achieve a "single family residential character" has been adequately met.

**Carports** – The carports are subject to both Ordinance Sections 2520 and 2305B. Section 2520 requires that all facades have a minimum of 30% brick. Section 2520.12 requires that the materials and colors used on canopies be consistent with those used on the adjacent building. It is recommended that the carport end-panels be revised from “Fiber Cement Panels” to Brick matching the building to achieve compliance with this Section. Likewise, it is recommended that roof features such as dormers or reverse-gable louvers be added to carport roofs to achieve compliance with Section 2305B.3.b.

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

**Notes to the Applicant:**

1. A sample board indicating carefully coordinated earth-toned colors for all materials to be used on the building, signs, dumpster enclosure and carports should be provided prior to the City Council and/or Planning Commission meetings.
2. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

---



January 7, 2014

March 25, 2014

**April 30, 2014**

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

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

**City Manager**  
Clay J. Pearson

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

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

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

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

RE: Rose Senior Living

PSP# 13-0081

PSP# 14-0020

**PSP# 14-0064**

**Project Description:**

Three Story Assisted Living Center consisting of one structure

**Comments:**

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

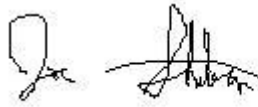
**Novi Public Safety Administration**  
45125 W. Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

**Recommendation:**

4/30/14- Items #1-#8 Corrected Recommended for approval.

Sincerely,

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

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

cc: file

Applicant Response Letter

---



**PRINCIPALS**

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

**SENIOR ASSOCIATES**

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

**ASSOCIATES**

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

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

OFFICE: 555 Hulet Drive  
Bloomfield Hills, MI 48302-0360  
MAILING: PO Box 824  
Bloomfield Hills, MI 48303-0824  
PHONE: 248.454.6300  
FAX: 248.454.6312  
WEBSITE: www.hrc-engr.com  
EMAIL: info@hrc-engr.com

May 20, 2014

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

Attn: Ms. Kristen Kapelanski, AICP, Planner

Re: Rose Senior Living Providence Park                      HRC Job No. 20130648.07  
Planning Review Comments from Plan Review Center Report JSP13-81

Dear Kristen:

In response to your review of May 14, 2014, we would like to respond to your comments as noted below:

**Review Type**

Preliminary Site Plan

Property Characteristics

- Site Location: North side of Eleven Mile Road and west of Beck Road (Section 17)
- Site Zoning: R-3 with PSLR Overlay
- Adjoining Zoning: North: R-3, One-Family Residential; East (across Beck Road): RM-2, High-Density Multiple-Family; West and South: R-3 with PSLR
- Current Site Use: Vacant
- Adjoining Uses: North: Vacant and Providence Hospital Maintenance Building; East (across Beck Road): vacant; West: Vacant; South: Single-Family
- School District: Novi Community School District
- Proposed Site Size: 23.61 acres
- Plan Date: 04-24-14

**Project Summary**

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

The City Council tentatively approved the proposed concept plan on April 22, 2014 with the motion included below. Consideration of the PSLR Overlay Agreement and final approval of the concept plan is slated for the May 19, 2014 City Council meeting.

“Tentative approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions:



- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community as noted in the planning review letter;
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of the use will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment as indicated in the applicant's Community Impact Statement and the wetland and woodland review letters;
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties as the proposed building has been substantially buffered by existing and created natural features and should minimally impact the surrounding properties;
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of Article 23B as the proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in the planning review letter;
- e. City Council deviations for the following as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter:
  - a. City Council deviations to allow front yard parking (southern yard) and a minimum berm height of 2 feet (min. 3 feet required);
  - b. City Council deviation to allow a proposed building length of 467 feet (maximum building length of 360 feet is permitted);
  - c. City Council deviation to allow a maximum bldg. height of 41 feet (maximum height 35 feet is permitted);



- d. City Council deviation to allow carports in the interior side yard;
- e. City Council deviation to allow a business sign and entranceway sign;
- f. City Council deviation to allow an access drive on a section line road;
- g. City Council deviations to allow a 2 foot tall berm for parking lot screening (3 feet required), to allow a 1.5 foot to 5 foot tall wall in lieu of the required berm and for the lack of a 4 foot wide landscape bed around the entire building foundation; and
- h. City Council deviations to allow pedestrian entrances more than 60 feet apart and an overage of asphalt shingles;
- f. The applicant revising the plan to relocate the proposed stormwater detention basin so that it does not cover the existing sanitary sewer easement or relocate the sanitary sewer accordingly;
- g. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan;
- h. The applicant continuing to integrate sites into the landscaping and design of the entire Providence Campus; and
- i. The applicant shall follow the recommendations of the City's Traffic Consultant to not impose turn restrictions at the Beck Road Drive, but instead require the use of "trail- blazing" markers to identify the existing Beck Road traffic signal at Providence Park Drive as an alternative for motorists wishing to travel north on Beck Road.

The applicant should work with the City Attorney's Office to prepare the required Planned Suburban Low-Rise Overlay Agreement. This motion is made because the plan is otherwise in compliance with Article 23B, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance."

### **Recommendation**

Provided the applicant receives final approval of the PSLR Overlay Agreement and Concept Plan, staff **recommends approval of the Preliminary Site Plan** to allow for the development of the subject property. The applicant has generally met the standards of the PSLR Overlay District and other applicable provisions of the Zoning Ordinance as outlined in this review letter. There are minor planning related items to be addressed on the Final Site Plan submittal. Planning Commission approval is required.

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

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

In making its recommendation to the City Council, the Planning Commission considered the following factors.

- a) The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community.
- b) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment.
- c) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties.
- d) The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 23B].

The City Council on April 22, 2014, after review of the Planning Commission's recommendation, consideration of the input received at the public hearing, and review of other information relative to the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, indicated its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and directed the City Administration and City Attorney to prepare, for review and approval by the City Council, a PSLR Overlay Development Agreement.



The City Council approved the PSLR Overlay Concept Plan and Agreement on May 19, 2014.

The applicant is now proceeding with the standard site plan review and approval procedures outlined in Section 2307B and Section 2516.

### **Ordinance Deviations**

Section 2304B permits deviations from the strict interpretation of the Zoning Ordinance within a PSLR Overlay agreement. These deviations can be granted by the City Council on the condition that “there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District.” The applicant shall provide substitute safeguards for each item that does not meet the strict requirements of the Zoning Ordinance. The following are deviations from the Zoning Ordinance and other applicable ordinances that are shown on the concept plan and have been included in the draft PSLR Overlay Agreement:

1. **Front Yard Parking:** Per Section 2305B.1.d of the Zoning Ordinance, developments utilizing the PSLR Overlay option cannot have parking in the front yard and parking in side and rear yards must be screened by a 3-5 ft. undulating berm. The applicant has proposed front yard parking in the southern yard and a minimum berm height of 2 ft. and these deviations have been included in the draft PSLR Overlay Agreement.
2. **Maximum Building Length:** The maximum building length permitted in the PSLR Overlay is 360 ft. provided a waiver is granted by the City Council and additional setbacks have been provided. While the applicant has met the conditions for a potential waiver as identified in the planning review chart, the total proposed building length is 471 ft. This deviation has been included in the draft PSLR Overlay Agreement.
2. **Maximum Building Height:** The PSLR Overlay Ordinance contains specific factors in Section 2305B.3 detailing façade standards for any proposed buildings. These standards are intended to require buildings that are residential in character and style and note detailed standards to evoke such a design. One such feature limits the building height to 35 ft. or 2.5 stories. The applicant has proposed a building totaling 41 ft. at the midpoint of the roof. This deviation has been included in the draft PSLR Overlay Agreement.
3. **Façade Design:** The applicant has proposed a façade that does meet all of the requirements noted in the PSLR Overlay Ordinance. In particular, the proposed façade has pedestrian entrances spaced more than 60 feet apart and exceeds the maximum percent allowed of asphalt shingles (70%). These deviations have been included in the draft PSLR Overlay

Agreement.

4. **Accessory Carports:** The applicant has proposed carports in both the northern and western yards. Accessory structures are permitted in the rear (northern) yard only. The carports proposed in the interior side (western) yard would require a deviation which has been included in the draft PSLR Overlay Agreement.
5. **Signage:** Per the Sign Code, a business ground sign or an entranceway sign are permitted for this development. The applicant has proposed both a business sign and an entranceway sign. This development is allowed one ground sign, either the entranceway sign located at Beck Road or the business sign located within the development. The location of the proposed entranceway sign and size appear to be in compliance with the ordinance requirements for both the sign ordinance and Zoning Ordinance corner clearance requirements. The proposed business sign complies with the size and height allowances but the setback is not indicated on the plan to determine if the location is in compliance. The required deviation has been included in the draft PSLR Overlay Agreement.
6. **Access Points:** Section 2305B.2 of the Zoning Ordinance states that access drives for new building sites should be connected only to non-section line roads. An access drive has been proposed on Beck Road, a section line road. This deviation has been included in the draft PSLR Overlay Agreement.
7. **Landscape waivers:** The landscape review includes a detailed list of required and provided items. The applicant is requesting three waivers to be included in the PSLR Overlay Agreement. The waiver to permit a 2 ft. berm height for the required parking screening as opposed the required 3 ft. height has been noted previously in this letter and has been included in the draft PSLR Overlay Agreement. The Ordinance also requires a 3 to 5 ft. berm within the proposed greenbelt along Beck Road. The applicant has proposed a 1.5 to 5 ft. high wall where installation of a berm is not feasible and this deviation has been included in the draft PSLR Overlay Agreement. A 4 ft. wide landscape bed is required around the entire building foundation and the applicant has elected to request a waiver of this item and has provided significant landscaping within the proposed courtyards in lieu of the foundation plantings. This deviation has been included in the draft PSLR Overlay Agreement.



### **Ordinance Requirements**

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

- 1. Outdoor Lighting:** There are several items noted to be corrected on the lighting review chart. **The applicant should make the appropriate corrections to the photometric plan for Final Site Plan submittal.**

**Response: The appropriate corrections will be made to the photometric plan prior to Final Site Plan submittal.**

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

**Response: Applicant plans on submitting a Land Combination and Land Division Application prior to or at the time of Final Site Plan submittal.**

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

- 4. Environmental Impacts:** There are significant natural features on the site that are detailed in the wetland and woodland review letters. The wetland and oodland permits themselves will be considered along with the Preliminary Site Plan.

### **Site Addressing**

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

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

### **Street and Project Name**

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

**Response: Application was submitted on April 25, 2014 and City has responded with a name change request. Applicant is reviewing alternate names.**

**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.

**Response Letter**

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



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

<b>Item</b>	<b>Proposed</b>	<b>Meets Required?</b>	<b>Comments</b>
Property is Master Planned for Planned Suburban Low-Rise (PSLR)	No change	Yes	
Zoning is currently Planned Suburban Low-Rise/R-3	No change	Yes	
Uses allowed include multiple-family, congregate elderly living, assisted living/convalescent homes, live/work units, day care centers, offices, religious uses, schools, community buildings (Sec. 2303B)	Assisted living	Yes	PSLR Concept Plan tentatively approved by the City Council on April 22, 2014  PSLR Agreement will be considered at the May 19, 2014 City Council meeting.
<b>PSLR Standards (Sec. 2304B and 2305B)</b>			
PSLR Concept Plan must contain the following: <ul style="list-style-type: none"> <li>• Legal description and dimensions</li> <li>• Existing zoning of site/adjacent properties</li> <li>• Existing natural features and proposed impacts</li> <li>• Existing and proposed rights-of-way and road layout</li> <li>• Bicycle/pedestrian plan</li> <li>• Conceptual utility plan</li> <li>• Setback requirements</li> <li>• Conceptual layout</li> <li>• Conceptual open space/recreation</li> <li>• Conceptual landscape plan</li> </ul>	Plan set provided.	Yes	

Buildings shall front on a dedicated non-section line public street or an approved private drive	Frontage on an approved private drive	Yes	
--	---------------------------------------	-----	--

<p>Building Setbacks:</p> <p>Front (south): Min. 30 ft.          Max. 75 ft.</p> <p>Ext. Side (east): Min. 30 ft.          Max. 75 ft.</p> <p>Int. Side (west): 30 ft.</p> <p>Rear (north): 30 ft.</p> <p>Building Setbacks to accommodate a building up to 360 ft. long</p> <p>Front (south): Min. 90 ft.</p> <p>Ext. Side (east): Min. 90 ft.</p> <p>Int. Side (west): 90 ft.</p> <p>Rear (north): 90 ft.</p>	<p>Front (south): 852 ft. Ext.</p> <p>Side (east): 795 ft. Int.</p> <p>Side (west): 142 ft. Rear (north): 90 ft.</p>	Yes	
---	--	-----	--

All buildings, parking lots and loading areas shall be separated from section line road rights-of-way by a 50 ft. landscape buffer containing an undulating 3-5 ft. tall landscaped berm.	Parcel does not abut a section line road.	N/A	
---	---	-----	--

<p>Off-Street parking standards:</p> <ul style="list-style-type: none"> <li>• Located in the rear or interior side yard</li> <li>• Screened by 3-5 ft. undulating berm</li> <li>• Min. 15 ft. from all buildings</li> <li>• Setbacks:            Front (south): Not permitted            Ext. Side (east): Min. 30 ft.            Int. Side adjacent to single-family residential (west): 30 ft.</li> </ul>	<ul style="list-style-type: none"> <li>• Located in all yards</li> <li>• Berm indicated (min. 2' in height)</li> <li>• Min. 20 ft. from building</li> <li>• Front: parking proposed            Ext. Side: 490 ft. Int. Side: 30 ft.</li> </ul>	<p>No</p>	<p>City Council tentatively approved deviations from the Ordinance standards to allow a 2' minimum berm height and to allow parking in the front yard. These deviations have been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p>
<p>Loading and unloading area must be provided</p>	<p>Loading area identified on the north</p>	<p>Yes</p>	

Max. Building Length 180 ft.	471 ft.	No	<p>City Council tentatively approved a deviation from the Ordinance standards to allow a maximum building length of 471 ft. This deviation has been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p> <p>The City Council may modify the maximum permitted building length if the building includes common areas with (1) a minimum capacity of 50 people for dining, recreation or social activities and (2) The building is setback an additional 1 ft. for every 3 ft. of building length in excess of 180 ft. from all property lines abutting a residential district. In no case can the building exceed 360 ft.</p>
Streetscape amenities must be included	Amenities shown on	Yes	



Outdoor Lighting	Lighting plan provided	See lighting review chart.	
<p>Circulation Standards</p> <ul style="list-style-type: none"> <li>• Full time access drives shall be connected only to non-section line roads</li> <li>• New roads shall be designed as pedestrian/bicycle focused corridors as identified in the Non-Motorized Master Plan</li> <li>• Facilities shall be connected to the existing pedestrian network</li> </ul>	<ul style="list-style-type: none"> <li>• Full-time access provided – see traffic review letter</li> <li>• New roadway includes a 6' sidewalk, pedestrian crossings, and a refuge island near the main intersection with Beck Road</li> <li>• Connected to existing pedestrian network</li> </ul>	Yes	

<p>Max. Bldg. Height 35 ft. or 2 ½ stories</p> <p>Buildings must be designed with a "single-family residential character"</p>	<p>41 ft. to roof mid-point</p>	<p>No</p>	<p>City Council tentatively approved a deviation from the Ordinance standards to allow a maximum building height of 41 ft. This deviation has been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p> <p>The City Council may permit building designs that do not meet the Ordinance requirements with a finding (following a positive staff recommendation) that the design meets the intent of the district.</p>
---	---------------------------------	-----------	---

**Parking Area Requirements (Sec. 2505 and 2506)**

<p>Congregate Care: 3 spaces for each 4 units and 1 for each employee <i>69 units/4x3=52 spaces</i></p> <p>Assisted Living: 1 space for each 4 beds and 1 for each employee <i>119 beds/4 = 30 spaces</i></p> <p><i>65 employees = 65 spaces</i></p> <p><b>52+30+65 = 147 spaces required</b></p>	<p>188 spaces provided</p>	<p>Yes</p>	
---	----------------------------	------------	--



Parking Space Dimensions and Maneuvering Lanes  9' x 19' parking space dimensions and 24' wide drives. 9' x 17' parking spaces allowed along 7' wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping.	9' x 19' parking space dimensions and min. 26' wide drives.  9' x 17' parking spaces proposed along 7'	Yes	
--	--	-----	--

Barrier Free Spaces (Barrier Free Code)  6 barrier free spaces required (1 van accessible)	8 barrier free spaces proposed (4 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)  8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces	Barrier free spaces dimensioned correctly	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)  One sign for each accessible parking space.	Barrier free signage included	Yes	
<b>General Requirements</b>			
Maximum lot coverage by all buildings cannot exceed 25% (Sec. 2400)	Lot coverage 7.58%	Yes	

<p>Accessory Structure Setback- Dumpster (Sec. 2503)</p> <p>Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached and setback the same as parking from all property lines; the structure must be in the rear or interior side yard.</p>	<p>Dumpsters indicated in the rear yard setback and screened appropriately</p>	<p>Yes</p>	
<p>Dumpster (Chap. 21, Sec. 21-145)</p> <p>Screening of not less than 5 feet required, interior bumpers or posts required. Enclosure to match building materials and be at least one foot taller than height of refuse bin.</p>			

<p>Accessory Structure – Carport (Sec. 2503.2)</p> <p>Shall be located in the rear yard and shall meet the building setback requirements of the district.</p> <p>Building Setbacks:        Int. Side (west): 30 ft.        Rear (north): 30 ft.</p>	<p>Carports located in the rear and interior side yards</p> <p>Int. Side (west): 30 ft.        Rear (north): 90 ft.</p>	<p>No</p>	<p>City Council tentatively approved a deviation from the Ordinance standards to allow carports in the interior side yard. This deviation has been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p>
---	---	-----------	--

<p>Bicycle Parking Facilities (Sec. 2526)</p> <p>1 space for each 20 employees on the largest shift (minimum 2 spaces)  <math>65 \text{ employees} / 20 = 3</math>  <i>Spaces required</i></p> <p>Shall be located along the building approach line and easily accessible from the building entrance</p> <p>Max. 120 feet from entrance being served or the nearest auto parking space to that entrance</p> <p>Must be accessible via a paved 6 foot wide route and separated from auto facilities</p> <p>4 foot wide maneuvering lane required with a 6 foot parking space width and a depth of 2 feet for single spaces and 2.5 feet for double spaces</p>	<p>6 spaces provided located near the main entrance and accessible via a 7' walkway</p> <p>Details consistent with ordinance provided</p>	<p>Yes</p>	
--	---	------------	--

Development/Business Sign	Signage requires a permit		<p>City Council tentatively approved a deviation from the Ordinance standards to allow both an on-premises entranceway ground sign at Beck Road and an on-premises business ground sign. This deviation has been included in the draft PSLR Overlay Development Agreement to be considered at the May 19, 2014 City Council meeting.</p> <p>Sign permits are still required. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.</p>

Lighting Review Summary Chart:

Item	Required	Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	



Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> <li>• Photometric data</li> <li>• Fixture height</li> <li>• Mounting &amp; design</li> <li>• Gear control devices</li> <li>• Type and color rendition of lamps</li> <li>• Hours of operation</li> <li>• Photometric plan</li> </ul>	<b>No</b>	<b>Applicant should provide manufacturer's specifications for all proposed lighting fixtures along with the hours of operation.</b>
<b>Response: Will be submitted as a part of Final Site Plan Submittal</b>			
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district (30 feet) or 25 feet where adjacent to residential districts or uses.	<b>Yes?</b>	<b>Applicant should provide mounting heights for Fixtures LA and WA on Sheet L504.</b>
<b>Response: Will be submitted as part of Final Site Plan Submittal</b>			
Required Notes	- Electrical service to	<b>No</b>	<b>Applicant should include</b>
<b>Response: Will be submitted as part of Final Site Plan Submittal</b>			



(Section 2511.3.b)	light fixtures shall be placed underground <ul style="list-style-type: none"> <li>• No flashing light shall be permitted</li> <li>• Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.</li> </ul>		required notes on photometric sheets.
<b>Response: Will be submitted as part of Final Site Plan Submittal</b>			
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes?	Applicant should provide avg/min statistics for pedestrian and courtyard lighting.
<b>Response: Will be submitted as part of Final Site Plan Submittal</b>			
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> <li>• Parking areas- 0.2 min</li> <li>• Loading and unloading areas- 0.4 min</li> <li>• Walkways- 0.2 min</li> <li>• Building entrances, frequent use- 1.0 min</li> <li>• Building entrances, infrequent use- 0.2 min</li> </ul>	Yes	

Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a residential district, maximum illumination at the property line shall not exceed 0.5 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes?	<b>Applicant should provide manufacturer's specifications for all proposed lighting fixtures along with the hours of operation.</b>
<b>Response: Will be submitted as part of Final Site Plan Submittal</b>			

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

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Gary J. Tressel  
 Senior Associate

GJT/nf

pc: City of Novi; Barbara McBeth  
 Edward Rose; Nate Anderson, Paul Mott, Rob Neu, Don Cucco  
 Brooks Williamson; Brooks Williamson, Don Berininger  
 St John Providence Health System; Richard Abbott  
 Grissim Metz; Sue Grissim, Theresa Pardington  
 Pope Architects; Ward Isaacs, Dan Neudecker  
 Ecumen; Dena Meyer  
 HRC; Melissa Coatta, File



**PRINCIPALS**

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

**SENIOR ASSOCIATES**

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

**ASSOCIATES**

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

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

OFFICE: 555 Hulet Drive  
Bloomfield Hills, MI 48302-0360  
MAILING: PO Box 824  
Bloomfield Hills, MI 48303-0824  
PHONE: 248.454.6300  
FAX: 248.454.6312  
WEBSITE: www.hrc-engr.com  
EMAIL: info@hrc-engr.com

May 20, 2014

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

Attn: Mr. Adam Wayne

Re: Rose Senior Living Providence Park  
Engineering Review Responses  
from Plan Review Center Report JSP13-81

HRC Job No. 20130648.07

Dear Adam:

In response to your review of May 16, 2014, we would like to respond to your comments as noted below:

**Review Type**

Concept Plan Review

**Property Characteristics**

- Site Location: N of Eleven Mile Road and W. of Beck Road
- Site Size: 20.71 acres
- Plan Date: April 24, 2014

**Project Summary**

- Construction of an approximately 189,326 square-foot building and associated parking. Site access would be provided by Private roadways.
- Water service would be provided by a 12-inch extension from the existing 12-inch water main along the south side of Providence Park Drive and the existing 12-inch water main on Beck Road with an 8-inch water main loop around the proposed building. A 2-inch domestic lead and an 8-inch fire lead would be provided to serve the building, along with nine fire hydrants.
- Sanitary sewer service would be provided by a 10-inch sanitary sewer lead
- Storm water would be collected by a single storm sewer collection system and detained in a basin sized for the 100-year storm event. The basin would subsequently dewater into the existing wetland mitigation south of basin footprint.

**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) :



### General

1. Provide a wetlands permit for the realigned ten (10) foot wide pathway to be constructed by the City of Novi. The proposed development requires revisions to the approved permit (Permit Number 13-63-0004-P issued 04/03/2013).

**Response:** Two proposed parking spaces on the eastern end of the parking row across the proposed service drive to the northwest of the building can be relocated and a portion of the future 10 foot wide City path could be shifted south to remove the possibility of any additional wetland impacts as a result of the proposed alignment of the future City path to be constructed by the City of Novi. The proposed realignment of the City path is very similar to the alignment along the existing sanitary sewer easement. St. John Providence Health System and Edward Rose are not responsible for obtaining a wetland permit or amending a wetland permit for the future City pathway to be constructed by the City of Novi.

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

**Response:** Will provide at submission of stamping set.

3. Provide a separate traffic control plan sheet(s) specifically detailing how traffic will be maintained on Beck Road during the construction process.

**Response:** Will provide traffic control plan sheets for Final Site Plan Submittal.

4. Revise the plan set to remove all utilities from the existing sanitary sewer easement to the greatest extent feasible. A minimum barrel-to-barrel horizontal separation of at least ten (ten) feet is required between the proposed water main and existing sanitary sewer.

**Response:** The water main does cross the sanitary sewer at N/W corner of site. Relocation to avoid crossing will impact replacement trees and use of courtyards. Applicant requests that the water main be approved as designed, and will work with the City to resolve the issue.

5. Provide a table detailing all proposed utility crossings; vertical separation shall be at least eighteen (18) inches between utilities.

**Response: Will provide table for Final Site Plan submittal.**

6. Revise the plan set to indicate compacted sand backfill for all utilities under the streets, sidewalks, and parking areas.

**Response: Will update plans to indicate MDOT Granular Material, Class II backfill for Final Site Plan Submittal.**

7. Remove all permanent structures from the proposed and existing utility easements. The carports north west of the building footprint conflict with the existing sanitary sewer easement.

**Response: The applicant is requesting approval to leave the carports as shown, and if an issue arises with the City needing to access the sanitary sewer for repairs, the applicant will remove and replace the car ports at their expense upon receiving notice from the City.**

8. Adjust the view ports for plan sheets C23 through C26 and C33 through C35 to cover the detention basin outlet and adjacent area. The current plan sheets do not detail this area.

**Response: An additional plan sheet will be added to provide plan view and profile of detention basin area.**

9. 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](http://cityofnovi.org).

**Response: This will be added to Sheet C2 existing Topography sheet.**

10. Consider adding the structure numbers to the overall utility plan sheet.

**Response: Will add structure numbering to the overall utility plan sheet for Final Site Plan Submittal.**



Water Main

11. Revise the plan set to label the diameter of all proposed hydrant leads. Note that hydrants leads in excess of twenty five (25) feet must be eight (8) inches in diameter versus six (6) inches otherwise.

**Response: Will add labels for diameter of hydrant leads for Final Site Plan Submittal.**

12. Provide and label all existing water main on Beck Road. The current plan set only shows one water main where City records show a 16-inch distribution main with a parallel 24-inch transmission main.

**Response: The 24-inch transmission water main will be added to the plans for the Final Site Plan Submittal. Connection of the proposed 12" water main will be to the City's 16" water main.**

13. Revise the plan set to indicate that the water main underneath Beck Road shall be constructed via bore & jack. The plan set must also detail the extents of the bore & jack within the right-of-way.

**Response: Will modify the plans for bore and jack watermain underneath Beck Road Road as a part of the Final Site Plan Submittal.**

14. Provide additional detail as to how the proposed water main connection on Beck Road will be tied into the existing water main. Note that the proposed main must connect to the existing 16-inch water main; connections to the 24- inch transmission main are not permitted.

**Response: Will provide details for Final Site Plan submittal.**

15. Provide a profile for the proposed water main with the pipe invert and stationing of all valves, fittings, flanges, hydrants, blow-offs, high and low points, and any other appurtenances.

**Response: Will provide profile and stationing for Final Site Plan submittal for all publicly owned water main and appurtenances.**



16. Realign the proposed water main along Sister Xavier Way, Rose Drive, and the proposed parking areas to locate utility outside of the influence of the pavement per Section 11-68(a) (4) of the Novi City Code.

**Response: Per discussion with City on Tuesday, May 20, 2014 all water main within Xavier Way and Rose Drive will be relocated outside roads, while all other water main around the proposed senior building will remain as shown.**

17. 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.

**Response: The above will be submitted at the appropriate time.**

Sanitary Sewer

18. Revise the plan set to reconcile the different diameters shown for the sanitary sewer lead on the plan sheet and subsequent profile (sheet C24 versus C22 & C30).

**Response: Will update the plan sheets affected for Final Site Plan submission.**

Storm Sewer

19. Revise the plan set to provide a drop of 0.10 feet in the downstream sewer invert for all direction changes in excess of thirty (30) degrees.

**Response: Will occur for Final Site Plan submittal.**

20. Revise the storm sewer to match the 0.80 diameter depth above the invert for all pipe size increases.

**Response: The storm sewer inverts will be revised to meet this requirement for Final Site Plan submittal.**

21. Verify that there is a minimum of three feet of cover to top of pipe at CB 11.

**Response: Verification will be provided in Final Site Plan submittal.**

22. Provide the storm event used for sizing the proposed storm sewer.

The hydraulic gradient for a 10-year storm should not exceed any structure cover elevations.

**Response:** A label for 10 year storm sewer design, and hydraulic grade for a 10 year storm will be provided for a Final Site Plan submittal.

23. Provide the hydraulic grade line for 10-year and 100-year storms at each structure.

**Response:** This information will be added for Final Site Plan Submittal.

24. Please note that several profiles on sheet C27 through C29, such as CB 34 to CB 35, did not plot and therefore could not be reviewed at this time.

**Response:** This will be updated for Final Site Plan submittal.

#### Storm Water Management Plan

25. 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.

**Response:** This will be updated for Final Site Plan submittal.

26. Revise the composite runoff coefficient (c value) calculation to include the basin area at the high water level.

**Response:** This will be revised for Final Site Plan submittal.

27. Provide the outlet sizing calculations and dewatering times for the first flush, bankfull, and 100-year storm events.

**Response:** These calculation will be provided for Final Site Plan Submittal.

28. Provide details for the detention basin and sedimentation forebay outlet control structures.

**Response:** These details will be provided in Final Site Plan Submittal.

29. Provide a cross-section of the proposed detention basin and sedimentation forebay with elevations for the bottom of the storm water facilities, permanent low water levels, first flush, bankfull, 100-year storm, high water level, and required



freeboard.

**Response:** An additional plan sheet will be added to provide a plan view and profile of detention basin area.

30. Revise the SWMP to detain all storm water associated with the proposed development and roadways. Untreated discharge is not permitted to enter the Beck Road ditch line.

**Response:** The applicant will calculate the increased runoff from area No. 3 and submit calculations showing no adverse impact on tile discharge to mitigation site.

31. Indicate the provided volume in relation to the volume required as calculated.

**Response:** Information will be provided to the City as requested at submission of Final Site Plan submission.

32. Provide a detail for the overflow weir between the sedimentation forebay and the detention basin.

**Response:** Detail will be provided for Final Site Plan Submittal.

33. Verify that the proposed discharge point for the detention basin is allowed under the existing conservation easement and is capable of accepting the proposed flows.

**Response:** Per the recorded Agreement for Conservation Easement under item 2, subsection (m), discharging untreated stormwater is allowed, but only when it does not adversely impact the hydrology of the wetland. Quoted from the easement:

“2...Grantor shall refrain from, and prevent any other person from altering or developing the easement in any way. This includes, but is not limited to:...m) Use of the wetland for the dumping of untreated stormwater at a volume that adversely impacts the hydrology of the wetland.”

#### Paving & Grading

34. Consider reducing the parking stall length to seventeen (17) feet with a four (4) inch curb and two (2) foot overhang versus the

nineteen (19) foot stall length as provided. Overhangs must be provided by a two (2) foot landscaped area or seven (7) foot wide sidewalk.

**Response: The applicant has considered the addition of 17 feet parking stalls and prefers to keep the parking stalls as proposed.**

35. Any off-site pathways adjacent to the site must be identified on the overall site plan, specifically the pathway on parcel number 50-22-1 7-400-002.

**Response: The pathway will be identified where it shows on these documents as "future pathway by others" as a part of the Final Site Plan Submission.**

36. Provide a detail for the proposed detention basin access drive and emergency access drive. These drives must be capable of accommodating heavy equipment up to twenty-five (25) tons.

**Response: This detail will be provided in Final Site Plan submittal.**

37. Provide a ten (10) foot wide non-motorized crossing at the speed table on Sister Xavier Way.

**Response: A 10 wide raised table has been provided and shown on sheets C02, C19, and C34.**

38. Provide a note stating that dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.

**Response: This note will be added for Final Site Plan Submittal.**

39. Revise the plan set to relocate the emergency access gate to three (3) feet from the proposed pathway on Sister Xavier Way.

**Response: The emergency access gate location will be revised for Final Site Plan submittal.**

40. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the TCO for the proposed building.



**Response: This note will be added for Final Site Plan submittal.**

41. Consider providing mountable curb adjacent to the proposed guardrail or relocating the guardrail to the back-of-curb for areas utilizing straight faced curb to decrease the potential for vehicles to vault over the safety measure during a collision.

**Response: The applicant will address this comment in the Final Site Plan submittal.**

42. Provide the minimum and maximum offset from back-of-curb on the proposed guardrail detail.

**Response: Offsets will be provided in the Final Site Plan submittal.**

#### Flood Plain

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

**Response: The City floodplain application will be submitted prior to the Final Site Plan submittal.**

#### Off-Site Easements

44. All off-site easements must be executed prior to final approval of the plans. The required engineering documents are as follows:
  - a. Cross-access easement
  - b. Water main easement
  - c. Sanitary sewer easement
  - d. Storm sewer and drainage easement
  - e. Pathway easement
  - f. Temporary grading permit

**Response: These easements are currently being drafted and will be sent to the City of Novi at the time of or prior to the Final Site Plan submittal.**

45. Consider executing all off-site easement prior to completing



the proposed parcelsplit.

**Response: The 5 acre parcel will be added to the current 198 acre St. John/Providence Parcel and then 20.71 leasing parcel will be created and easements to follow. Submission of land combination and land division forms to City will occur prior to Final Site Plan submittal.**

**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.

**Response: Understand and will provide a letter for Final Site Plan Submittal.**

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).

**Response: Understand.**

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

48. An executed copy of the 20-foot wide easement for the water main to be constructed off-site must be submitted to the Community Development Department.

**Response: Agree, and a draft copy will be submitted to the City of Novi at the time of or prior to the Final Site Plan submittal.**

49. An executed copy of the storm sewer easement for the proposed off-site storm sewer and drainage must be submitted to the Community Development Department.

**Response: Agree, and a draft storm sewer easement will be submitted at the time of or prior to the Final Site Plan submittal.**

50. An executed copy of the cross-access easement for the proposed roadways must be submitted to the Community Development Department.

**Response: Agree, and a draft cross access easement will be submitted to the City of Novi at the time of or prior to the Final Site Plan submittal.**

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

**Response: The roadway easement will be incorporated in the cross-access easement that will be submitted to the City of Novi at the time of or prior to the Final Site Plan submittal.**

52. An executed copy of the 20-foot wide pathway easement must be submitted to the Community Development Department.

**Response: Agree, and a draft copy will be submitted to the City of Novi at the time of or prior to the Final Site Plan submittal.**

53. A temporary grading permit will be required for each parcel impacted by the off-site improvements. An executed copy must be submitted to the Community Development Department prior to stamping set approval.

**Response: Agree, and a draft copy will be submitted to the City of Novi at the time of or prior to the Final Site Plan submittal.**

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

**Response: Agree, and a draft copy of Maintenance Agreement for Storm Water Facilities will be submitted to the City of Novi at the time of or prior to the Final Site Plan submittal.**



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

**Response: Agree, and a draft copy will be submitted to the City of Novi at the time of or prior to the Final Site Plan submittal.**

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

**Response: Agree, and a draft copy of sanitary sewer easement will be submitted to the City of Novi at the time of or prior to the Final Site Plan submittal.**

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

**Response: Agree, and a draft copy will be submitted to the City of Novi at the time of or prior to the Final Site Plan submittal.**

58. Please note that incomplete legal submittals or legal submittals that are not accompanied by the City's legal review transmittal form will not be accepted by Community Development. All easement documents shall be unsigned and in draft form until directed otherwise by the City Attorney. Legal reviews will be provided under a separate cover from site plan reviews.

**Response: Understand and will follow City's requirements/standards.**

The following must be addressed prior to construction:

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

**Response: Understand.**

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

must be paid to the City Treasurer's Office.

**Response: Understand**

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

**Response: Agree, and applicant will submit upon the City's issuance of the S.E.S.C permit.**

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

**Response: Understand, and application will be made the week of June 16, 2014.**

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

**Response: Understand and will include a copy right of way permit application in Final Site Plan submittal. Applicant intends to submit for permit the week of June 16, 2014.**

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

**Response: Understand and will follow the guidelines listed in Item No. 17.**

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

**Response: Understand**

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

**Response: Understand**



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

**Response: Understand**

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

**Response: Understand**

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

**Response: Understand**

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

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

*Gary J. Tressel/mac*

Gary J. Tressel  
Senior Associate

GJT/nf

pc: City of Novi; Barbara McBeth, Brian Coburn, Kristen Kapelanski, Sara White, Michael Andrews  
Edward Rose; Nate Anderson, Paul Mott, Rob Neu, Don Cucco  
Brooks Williamson; Brooks Williamson, Don Berininger  
St John Providence Health System; Richard Abbott  
Grissim Metz; Sue Grissim, Theresa Pardington  
Pope Architects; Ward Isaacs, Dan Neudecker  
Ecumen; Dena Meyer  
HRC; Melissa Coatta, File





**PRINCIPALS**

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

**SENIOR ASSOCIATES**

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

**ASSOCIATES**

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

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

OFFICE: 555 Hulet Drive  
Bloomfield Hills, MI 48302-0360  
MAILING: PO Box 824  
Bloomfield Hills, MI 48303-0824  
PHONE: 248.454.6300  
FAX: 248.454.6312  
WEBSITE: www.hrc-engr.com  
EMAIL: info@hrc-engr.com

May 20, 2014

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

Attn: Ms. Barbara McBeth, Deputy Director of Community Development

Re: Rose Senior Living Providence Park                      HRC Job No. 20130648.07  
Traffic Review Response  
from Plan Review Center Report JSP13-0081 PSP#14-0064

Dear Barbara:

In response to your review of May 9, 2014, we would like to respond to your comments as noted below:

**Recommendation**

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

**Site Description**

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

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

**Traffic Study and Trip Generation**

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

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

be 37, or half of the City's threshold for an impact assessment.

#### Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

4. Section 2305B.2 of the Zoning Ordinance states that "All uses that include the construction of a new building shall be designed, to the extent possible, with full time access drives connected only to non-section line roads." In approving the conceptual site plan, City Council approved the needed variance of this provision, and did so without imposing any access restrictions.
5. As can be seen in the attached vicinity aerial photo, there are no other driveways of consequence in the general proximity of the proposed new access drive on Beck.

#### Vehicular Access Improvements

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

6. In response to comment 6 in our conceptual review of 3-07-14, City-minimum 75-ft-long acceleration and deceleration tapers have now been proposed. These tapers would be offset from the curb returns by City-standard 25-ft-long tangent curb sections parallel to the roadway centerline, which is reasonable given the likelihood that Beck at this location will eventually be widened to a five-lane undivided section.

#### Access Drive Design and Control

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

7. The intersection between the east access drive and Beck Road is shown at a relatively large scale (1 inch = 40 feet) only on sheet C35. Unfortunately, this sheet concentrates on specifying grades and does not provide needed plan-view dimensions of the design. **A dimension plan must be provided for the Beck Road access point.** It appears that the design falls within the permissible ranges for most design elements; however, **the island nose setback – scaling 28 ft – exceeds the City maximum of 18 ft (per Design and Construction Standards Figure IX.3) and must be reduced** (the nose setback should be referenced to the curbs for accel/decel lanes, not the existing through lane).

**Response: This will be updated in the final site plan submittal.**

8. **No later than the final site plan, a STOP (R1-1) sign and Keep Right (R4-7) signs should be proposed at the east drive and Beck, along with pavement marking specifications.**

**Response: This will be updated in the final site plan submittal.**

9. **The lane widths on the north-south access drive, now dimensioned only at the drive's south end, should be dimensioned at its north end as well. At each end of this drive, the final site plan should propose a STOP (R1-1) sign, along with pavement marking specifications.**

**Response: This will be updated in the final site plan submittal.**

#### **Pedestrian Access**

Are pedestrians safely and reasonably accommodated?

10. **Yes, in general. Pedestrian ramps are now shown schematically in most required locations but should be labeled in some fashion. Also, given the top-of-curb (T/C) and gutter (G) grades shown east of the main building entrance, there appears to be a need for a ramp just before the easterly bank of handicapped parking spaces, but no ramp has been drawn let alone labeled.**

**Response: This will be updated in the final site plan submittal.**

#### **Circulation**

Can vehicles safely and conveniently maneuver through the site?

11. **Comment 10 in our last letter stated: "Driveway centerline radii and curb return radii appear to be generally sufficient, but all should be dimensioned on the preliminary site plan so as to facilitate our more detailed review at that stage (repetitive radii can be labeled as typical)." It is essential that all roadway centerline radii, still unspecified, be clearly labeled or tabled.**

**Response: This will be updated in the final site plan submittal.**

12. **Sheet C02 now appears to show an 8-ft-long bumper block at the end of each of the eight barrier-free parking spaces. No blocks should be shown for the westerly group of four spaces, as the raised sidewalk will ensure that vehicles do not overhang the sidewalk excessively. For the easterly group of spaces, we are refining our earlier recommendation and now call for a 6-ft-long, 4-inch high bumper block (preferably yellow) centered at the end of each space lacking at least a one-track wheel stop via a raised sidewalk or ramp (the 6-ft block length limitation is needed to ensure adequate space for unimpeded handicapped passage between any two parked vehicles). The parking face of each block must be at least 17 ft from the aisle end of the adjacent parking space.**

**Response: All bumper blocks will be removed for the final site plan submittal.**

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

Barbara McBeth  
May 20, 2014  
HRC Job Number 20130648  
Page 4 of 5

**one SPEED HUMP (W17-1) sign for each direction of travel.**

**Response: This will be updated in the final site plan submittal.**

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

**Response: This will be updated in the final site plan submittal.**

15. **Subsequent plans should include a note assuring compliance with the latest edition of the *Michigan Manual on Uniform Traffic Control Devices*. This will require, for instance, the use of yellow for striped centerlines and white for lane lines, stop bars, crosswalks, and undesignated parking space stripes. Detail sheet C19 adequately specifies parking-related signs and markings, but the colors of other pavement markings still need to be specified.**

**Response: This will be included in the final site plan submittal.**

16. **As van-accessible parking spaces will be indicated on future plans via appropriate signing labels, the word "VAN" should not appear in the spaces as it now does, since it is not intended to be actually painted on the pavement. Also, the first space on both sides of an 8- ft access aisle qualifies as van-accessible and must be signed as such.**

**Response: This will be updated in the final site plan submittal.**

17. **The final site plan must include a typical Signing Quantities Table.**

**Response: This will be included in the final site plan submittal.**

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

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Colleen Hill-Stramsak, P.E., PTOE  
Department Manager



Barbara McBeth  
May 20, 2014  
HRC Job Number 20130648  
Page 5 of 5

GJT/nf

pc: City of Novi; Barbara McBeth, Brian Coburn, Kristen Kapelanski, Sara White,  
Michael Andrews  
Edward Rose; Nate Anderson, Paul Mott, Rob Neu, Don Cucco  
Brooks Williamson; Brooks Williamson, Don Berininger  
St John Providence Health System; Richard Abbott  
Grissim Metz; Sue Grissim, Theresa Pardington  
Pope Architects; Ward Isaacs, Dan Neudecker  
Ecumen; Dena Meyer  
HRC; Melissa Coatta, File

May 21, 2014

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

Attn: David R. Beschke, RLA

Re: Rose Senior Living at Providence Park JSP13-0081  
Preliminary Site Plans  
May 21, 2014 Landscape Plan Review Response

HRC Job No. 20130648

Dear David:

In response to your review of April 29, 2014, we would like to respond to your comments as noted below:

Property Characteristics

- Site Location: Beck Road
- Site Zoning: R-3/Suburban Low Rise
- Adjacent Zoning: PSLR – Planned Suburban Low Rise
- Adjacent Uses: Providence Hospital grounds, woodland, wetlands
- Plan Date: 4/24/2014

**Ordinance Considerations**

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

1. In Suburban Low-Rise Districts, amenities such as but not limited to benches, pedestrian plazas, etc. are to be included on the site. The Applicant has provided substantial amenities as part of the development. Amenities include 3 distinct plaza areas, extensive pedestrian paths, horseshoe pits, shuffleboard, bocce court, putting green raised garden planters, and 2 gazebos. Also provided is an easement for a future pedestrian trail across the northern border of the property. Staff supports the high level of amenities proposed.

**Response: All amenities listed above will remain and be further defined on the layout and grading sheets of the Final Site Plan submittal.**

2. Off-street parking is required to be screened from the view from adjacent streets by a 3' high landscape berm. The Applicant has proposed an undulating berm ranging from 2' to 5' in height. On average the berm would meet the 3' height requirement and would present an attractive landscape feature. In addition, the proposed parking is set well back from the frontage and is heavily buffered by distance, woodlands and wetlands.

**Response: The proposed landscape berm will be further defined on the grading**

**and landscape sheets of the Final Site Plan submittal.**

**Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.1)**

1. A 3' high berm with a 4' crest is required within the greenbelt at Beck Road. A landscaped berm currently exists over much of the frontage near the existing City pump station to the north of the entry drive. The existing berm will be preserved. Due to the location of the City pump station and the proximity of the property boundary south of the entry drive, installation of a full height berm is not feasible. In order to attain the buffer, the Applicant has proposed an alternative solution of a decorative wall to vary in height from 18" to 4' high. This appears to be a creative and attractive feature. The use of the wall would require a waiver. In conjunction with the proposed PSLR required berm described above, Staff would support the waiver for the use of the decorative wall.

**Response: The proposed decorative wall will be further defined by details and sections within the Final Site Plan submittal.**

2. A 50' wide greenbelt is required along Beck Road. The Applicant has provided the required greenbelt. Healthy existing vegetation will remain and be augmented with additional native plantings. This requirement has been met.

**Response: The 50' greenbelt is to remain and will be shown within the Final Site Plan submittal.**

3. One canopy tree or large evergreen is required for each 35 l.f. of frontage. This requirement has been met.

**Response: The frontage street trees will remain as is and be shown on the Final Site Plan submittal.**

4. One sub-canopy tree for each 20 l.f. is required. This requirement has been met.

**Response: The frontage sub-canopy trees will remain as is and be shown on the Final Site Plan submittal.**

**Street Tree Requirements (Sec. 2509.3.b.1)**

1. One street tree is required per each 35 l.f. of frontage. The trees are to be located between the sidewalk and curb. The Applicant has included a sidewalk into the site from Beck Road as required. Several existing street trees will be preserved. These trees may count toward the street tree quantity required, and additional trees are proposed to be added. This requirement has been met.

**Response: The street trees will remain as is and be shown on the Final Site Plan submittal.**

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

1. Calculations for parking lot area landscape have been accurately provided.

**Response: The calculations for parking lot area will continue to be provided for Final Site Plan submittal.**

2. A total of 5,864 s.f. of interior parking lot landscape area is required. A total of 6,460 s.f. is proposed. This requirement has been met.

**Response: The calculations for interior parking lot landscape area will continue to be provided for Final Site Plan submittal.**

3. The Applicant has proposed upsizing the minimal size requirements for interior parking lot trees and has met ordinance requirements.

**Response: Due to limited space and to minimize natural feature impacts, the applicant will continue to upsize minimal size requirements to meet City ordinances.**

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

1. Parking lot perimeter trees are required at one per 35' of the parking lot boundary. The Applicant has proposed upsizing the minimal size requirements for perimeter parking lot trees and has met ordinance requirements.

**Response: Due to limited space and to minimize natural feature impacts, the applicant will continue to upsize minimal size requirements to meet City ordinances.**

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

1. A 4' wide landscape bed is required around the entire building foundation with the exception of access areas. Open patios/ plazas adjacent to any entry would not be subject to the planting requirement and the square footage of these areas may be attributed to the required foundation landscape. This requirement has been met.

**Response: The highly developed landscape beds and plaza areas will continue to be refined on the landscape sheets of the Final Site Plan submittal.**

2. A total of 8' x the foundation perimeter is required as landscape square footage. A total of 18,064 s.f. is required. This requirement has been met and greatly exceeded.

**Response: The foundation landscape area will continue to be shown and highly exceed**

**the required amount within the Final Site Plan submittal.**

**Plant List CLDMI**

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

**Response: The plant list will be provided and updated with any revisions necessary according to all planning, engineering and environmental comments affecting the site and/or utility changes.**

2. Landscape costs for plant materials, mulch, sod, seed, etc. have been provided per the City of Novi standard costs.

**Response: The landscape costs will be provided with the City's standards costs within the Final Site Plan submittal on a separate 8.5x11 paper copy as required.**

**Planting Notations and Details CLDMI**

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

**Response: The planting details and notations will be provided within the Final Site Plan submittal.**

**Storm Basin Landscape (LDM)**

1. A total of 70-753 of the storm basin rim areas is required to be planted with large shrubs. This requirement has been met.

**Response: The detention basin shrubs will continue to be shown within the Final Site Plan submittal.**

2. A 25' wide non-disturbance buffer is required around the detention basin. This buffer has been provided around much of the proposed basin. The Applicant is seeking a waiver for a slightly reduced buffer due to the configuration of the roads, existing woodlands / wetlands, existing utility easements and limited area for basin construction. Staff would support the waiver.

**Response: The reduced buffer will continue to be shown within the Final Site Plan submittal.**

**Irrigation (Sec. 25093f.C6)(b))**

1. An Irrigation Plan and Cost Estimate have been provided as required.

**Response: The irrigation plan and cost estimate will be further refined according to Final Site Plan requirements.**



**General**

1. The trash collection area has been appropriately placed at the rear of the building and is screened.

**Response: The trash enclosure will continue to meet City requirement for the Final Site Plan submittal.**

2. Please see the Woodland and Wetland reviews for additional comments.

**Response: The applicant has addressed the Woodland and Wetland comments within each Consultant's Response Review Letter.**

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

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

Respectfully,



Grissim Metz Andriese Associates  
Susan L. Grissim, Principal

SLG/lv

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

# ***BROOKS WILLIAMSON***

*AND ASSOCIATES, INC.*

ENVIRONMENTAL  
CONSULTING

30366 BECK ROAD  
WIXOM, MI 48393

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

May 20, 2014

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

**Re: Rose Senior Living @ Providence (JSP13-0081)**  
**Wetland Review of the Preliminary Site Plan (PSP14-0064)**  
**May 15, 2014 Wetland Review Response**

Dear Ms. McBeth:

**In response to the review of May 15, 2014, we would like to respond to the comments of the City as noted below:**

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the Proposed Rose Senior Living at Providence Park project prepared by Hubbell, Roth & Clark, Inc. dated April 24, 2014 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT has also reviewed the City of Novi Wetland Use Permit Application prepared by Brooks Williamson and Associates, Inc. dated February 18, 2014. The project includes the construction of a proposed assisted living building, associated parking areas, a proposed storm water detention basin and proposed wetland mitigation areas. The proposed site is located west of Beck Road, south of Grand River Avenue and north of Eleven Mile Road (Section 17). The proposed project is south of the existing Providence Hospital.

ECT previously received a request to conduct preliminary wetland boundary verification for the above-mentioned project and completed a preliminary site investigation on Thursday, January 23, 2014 with the Applicant's wetland consultant, Brooks Williamson & Associates, Inc. (BWA - Don Berninger). However, given the winter, snow-covered conditions during the time of our preliminary inspection, ECT noted that the results should be considered preliminary in nature at that time and

suggested that a final wetland boundary verification be completed during the growing season, and minor adjustments to the wetland boundary made if necessary.

A final wetland boundary verification was completed on April 29, 2014 with BWA. The Plans prepared by Hubbell, Roth & Clark, Inc., dated April 24, 2014 show six wetlands within the assessment area of the parcel. The wetlands were clearly marked in the field with survey tape flags at the time of our inspection. Wetland flag numbers have been provided on Sheet W1 (Wetland Impact Plan with Easements). ECT has verified that the wetland boundaries appear to be accurately flagged in the field and depicted on the Plan.

**Wetland Impact & Proposed Wetland Mitigation Review**

The *Wetland Impact Plan with Easements* (Sheet W1) indicates impacts to six different wetland areas (Wetlands A, B, C, D, E and I) totaling 1.43 acres of impact. The majority of the wetland acreage to be impacted consists of forested wetlands (1.36 acres of proposed impact to forested wetlands and 0.07-acre of impact to emergent wetlands). A description of proposed wetland impacts on this parcel follows. The following table (Table 1) summarizes the proposed wetland impacts.

**Table 1. Proposed Wetland Impacts**

Wetland Impact Area	City Regulated?	MDEQ Regulated?	Impact Area (acre)	Impact Volume (cubic yards)
1 (Wetland D)	Yes	Yes	0.15	1,694 (fill)
2 (Wetland I)	Yes	Yes	0.07	418 (fill)
3 (Wetland C)	Yes	Yes	0.03	300 (cut)
4 (Wetland B)	Yes	Yes	0.57	5,518 (fill)
5 (Wetland A)	Yes	Yes	0.46	3,711 (fill)
6 (Wetland E)	Yes	Yes	0.15	847 (fill)
<b>TOTAL</b>	--	--	<b>1.43</b>	<b>12,188 (Fill) and 300 (Cut)</b>

As shown in Table 1, the current Plan indicates a permanent wetland impact of 1.43 acres and a net wetland fill of 11,888 cubic yards.

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

It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. Based on the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), the applicant has submitted a permit application for the project (MDEQ File No. 13-63-0313-P). The permit application was public noticed on March 26, 2014.

In addition to wetland impacts, the Plan also proposes impacts to the 25-foot natural features setbacks. The *Wetland Impact Plan with Easements* Plan (Sheet W1) notes that there is 3.5 total acres of existing wetland buffer within the project area and that 2.46 acres of permanent wetland impact buffer are proposed.

The Plan now indicates proposed wetland mitigation in three locations (west, central north and central south) totaling 2.86 acres. During the site investigation we reviewed the three potential wetland mitigation area locations. Each of the three potential wetland mitigation areas appeared to be suitable for this purpose given their location relative to existing wetlands. The west potential mitigation area is located within an area currently mapped as City-regulated woodlands and requires a significant number of trees removals. The applicant does; however, appear to be prepared to meet the Woodland Replacement requirements. The central north and central south mitigation areas are located outside of areas currently mapped as City-regulated woodlands.

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

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

<u>Mitigation Area</u>	<u>Area (Acres)</u>
West	0.61
Central North	1.59
Central South	0.66
<b>TOTAL</b>	<b>2.86</b>

#### Permits & Regulatory Status

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

essential by the City as they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.).

As noted above, it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. Based on the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), the applicant has submitted a permit application for the project (MDEQ File No. 13-63-0313-P). The permit application was public noticed on March 26, 2014.

### Comments

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

1. In addition to wetland impact the areas, the overall acreages of all on-site wetlands should be provided on the Plan. The overall acreages for "Wetland D" and "Wetland I" should be provided on the Plan.

**Response: Subsequent plans will include the overall acreages of all on-site wetlands, including the overall acreages for "Wetland D" and "Wetland I".**

2. The Applicant has now provided proposed plans for each of the three proposed wetland mitigation areas (Sheets W2 through W6). In general, the proposed wetland mitigation design appears to be acceptable.

Prior to final approval, the Applicant shall provide a cost estimate for the purpose of establishing a bond amount, including, but not limited to, the cost of clearing, grading, soil placement, stabilization, and planting (per the requirements outlined in the Novi Code of Ordinances, Section 12-176, Chapter 12 – Drainage and Flood Damage Prevention.

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

3. The Applicant shall also provide as a part of the mitigation plan, a program to monitor the status of the replacement wetland for up to five (5) years after the wetland mitigation has been planted in the mitigation area. The monitoring program shall



include annual progress reports submitted no later than December 1 of each year to the body approving the permit, which shall provide the following information:

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

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

- (a). A measure of the percentage of coverage of wetland species versus upland species.
- (b). A measure of vegetation diversity.
- (c). A description of vegetation and animal community structure.
- (d). A record and description of hydrological development.
- (e). A written summary of wetland development describing the progression of wetland development.
- (f). A photographic record of the wetland for each year.

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

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

**Response: A copy of any approved MDEQ permit will be immediately provided to the City upon issuance.**

**Recommendation**

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

**If you have any questions regarding the responses contained within this letter, please do not hesitate to contact our office.**

Sincerely,

A handwritten signature in blue ink that reads "Don Berninger". The signature is written in a cursive style with a long horizontal stroke extending from the end of the name.

Don Berninger  
**Brooks Williamson and Associates, Inc.**

May 21, 2014

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

Attn: Barbara McBeth, Deputy Director of Community Development

Re: Rose Senior Living at Providence Park JSP13-0081  
Preliminary Site Plans  
May 21, 2014 Woodland Review Response

HRC Job No. 20130648

Dear Barbara:

In response to Environmental Consulting & Technology's (ECT) review of May 15, we would like to respond to the comments as noted below:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Rose Senior Living at Providence Park project prepared by Hubbell, Roth & Clark, Inc. dated April 24, 2014 (Plan). The submittal was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. The project includes the construction of a proposed assisted living building, associated parking areas, a proposed storm water detention basin and proposed wetland mitigation areas. The proposed site is located west of Beck Road, south of Grand River Avenue and north of Eleven Mile Road (Section 17). The proposed project is south of the existing Providence Hospital.

#### Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Thursday, January 23, 2014. ECT also revisited the site on April 29, 2014 and found that the information provided on the *Tree Survey Removals* and *Woodland Tree Survey Index* Sheets appears to accurately depict the location, species composition and the size of the existing trees. ECT took several diameter-at-breast-height (d.b.h.) measurements and found that the data provided in the tree list was consistent with the field measurements. On-site woodland is dominated by silver maple, red maple, bitternut hickory, shagbark hickory, red oak, basswood and several other species.

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

#### Woodland Impact Review

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

Woodland Impact Plans note the following:

- No. of existing Trees to be removed: 649



Barbara McBeth  
May 21, 2014  
HRC Job Number 20130648  
Page 2 of 4

- Trees to be Removed 8" to 11": 280 Trees (Requiring 280 Replacements)
- Trees to be Removed 11" to 20": 183 Trees (Requiring 366 Replacements)
- Trees to be Removed 20" to 30": 84 Trees (Requiring 252 Replacements)
- Trees to be Removed 30"+: 52 Trees (Requiring 208 Replacements)
- Additional Multi-Stem Trees: 50 Trees (Requiring 220 Replacement)
  
- Total Replacement Trees Required: 1,326
  
- Total Replacement Tree Credits Provided on-site: 1,147  
{The Applicant proposes to pay the remaining 179 credits to the City of Novi Tree Fund}

The Woodland Tree Replacement Chart (Sheet L102) addresses the required woodland replacement tree credits by planting perennials, small shrubs, large shrubs, understory trees, evergreen trees and seeding. The Planning Commission may approve the planting of a variety of native woodland plants toward required woodland replacement credits.

The Applicant has proposed to provide 413 - 3" caliper deciduous trees as well as the following:

- 33 – evergreen trees {36" height min.) @ 3:1 credit ratio= 11 credits
- 255 – understory trees {1" cal. min.) @ 5:1 credit ratio= 51 credits
- 312- large shrubs {30" height min.) @ 6:1 credit ratio= 52 credits
- 384 – small shrubs (18" height min.) @ 8:1 credit ratio= 48 credits
- 6,000- perennials (1gal. container) @ 25:1 credit ratio= 240 credits
- 23,240 sq. yd. groundcover seeding) @ 70 SY:1 credit ratio= 332 credits
- Subtotal= 734 credits
- 3" caliper trees= 413 credits
- Total= 1,147 credits

***Areas of Woodland Replacement***

As noted on the Woodland Replacement Plans, the applicant has focused the on-site Woodland Replacement Credits in the following areas:

- a. In Existing Utility Easement Corridor- In 2001, the City and Providence worked together for the extension of the sanitary sewer and placement of the Lanny's Pump station to facilitate the construction of the schools along Wixom Road. A long term goal of both parties after the construction of the sewer was to develop a bike path through the Providence Campus which would generally follow the sanitary sewer route. This route will be enhanced with the planting of replacement trees and shrubs.
- b. Around Wetland Mitigation Areas – Planting these areas should provide protection, create a transitional landscape and increase habitat diversity.
- c. Along the southern edge of the entry drive – Plantings in this area should restore the landscape environment and image of the existing woodlands within this property. This restoration will also provide protection to the existing wetland mitigation area and increase habitat diversity.
- d. Around the proposed storm basin – Plantings in this area will help screen the storm basin, protect the wetland buffer area and provide a transitional landscape.

Barbara McBeth  
May 21, 2014  
HRC Job Number 20130648  
Page 3 of 4

**Woodland Permit**

Proposed woodland impacts will require a Woodland Permit from the City of Novi that allows for the removal of trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement "canopy" trees shall be two and one-half (2 1/2) inches caliper or greater. As noted above, it should be noted that the Woodland Restoration Plan addresses the required woodland replacement tree credits by planting a variety of plant materials. In general, it appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance.

**Woodland Comments**

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

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

**Response: The requirements will continue to be met within the Final Site Plan submittal.**

2. ECT continues to encourage the Applicant to include a column on the *Woodland Tree Survey Index* sheets that provides the Woodland Replacements Required for each proposed tree removal.

**Response: Due to the limited amount of space on the tree survey sheets and the amount of revisions necessary to accomplish this task, the applicant refers the City to the replacement charts on the Woodland Impact and Replacement Plans.**

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

**Response: The applicant has removed any proposed trees within any existing utility easement and has provided the acceptable range of plant spacing. The Woodland Replacement Plan will continue to meet City requirements for the Final Site Plan submittal.**

4. 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 (1,147) at a per tree value of \$400.



Barbara McBeth  
May 21, 2014  
HRC Job Number 20130648  
Page 4 of 4

Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

**Response: Applicant accepts the responsibility of the financial guarantee and will coordinate with the City to accomplish this task.**

5. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site, or at a Planning Commission-approved location. The applicant currently intends to make a payment to the Tree Fund for 179 Woodland Replacement Credits.

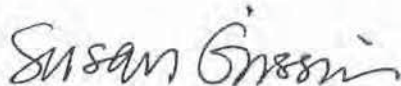
**Response: Applicant accepts the responsibility of a payment to the City of Novi Tree Fund for 179 Woodland Replacement Credits at a cost of \$400/tree.**

***Recommendation***

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

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

Respectfully,



Grissim Metz Andriese Associates  
Susan L. Grissim, Principal

SLG/lv

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

May 19, 2014

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

Attn: Ms. Kristen Kapelanski, AICP, Planner

Re: Providence Novi  
Rose Senior Living at Providence Park  
Preliminary Site Plan-Façade Reviewers Comments

HRC Job No. 20130648.07

Dear Kristen:

The following is in response to the Façade review letter dated May 16<sup>th</sup> 2014 prepared by DRN & Associates, Architects PC for the "Rose Senior Living at Providence Park". The Façade consultant has indicated that the Façade is now in full compliance and that all the deviations have preliminarily been approved by the city Council. The following were additional comments raised by the consultant with my response bolded.

1. It should be noted that all roof top equipment must be screened from view using materials consistent with the building design.

**Response: All roof top equipment will be screened using materials consistent with the building design.**

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

**Response: We will comply with the city's requirement and schedule the inspections when appropriate.**

If you have any additional questions or comments please do not hesitate to contact me at 651-789-1634 or by email at [dneudecker@popearch.com](mailto:dneudecker@popearch.com)

Sincerely,

**POPE ARCHITECTS, INC.**



Dan W. Neudecker, AIA  
Project Architect

**POPE ASSOCIATES, INC.**



**PRINCIPALS**

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

**SENIOR ASSOCIATES**

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

**ASSOCIATES**

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

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

OFFICE: 555 Hulet Drive  
Bloomfield Hills, MI 48302-0360  
MAILING: PO Box 824  
Bloomfield Hills, MI 48303-0824  
PHONE: 248.454.6300  
FAX: 248.454.6312  
WEBSITE: www.hrc-engr.com  
EMAIL: info@hrc-engr.com

May 20, 2014

City of Novi Public Safety Administration  
45125 West Ten Mile Road  
Novi, Michigan 48375

Attn: Mr. Joseph Shelton, Fire Marshal

Re: Rose Senior Living Providence Park                      HRC Job No. 20130648.07  
Fire Review Responses from Plan Review Center Report PSP#14-0064

Dear Joseph:

In response to your review of April 30, 2014, we would like to respond to your comments as noted below:

**RE: Rose Senior Living**

PSP# 13-0081  
PSP# 14-0020  
PSP# 14-0064

**Project Description:**

Three Story Assisted Living Center consisting of one structure

**Comments:**

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

**Response: Emergency access added at N/E corner of site.**

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

**Response: Site Plan has been revised and Fire Department has reviewed and approved changes.**

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

**Response: Plans have been revised and Fire Department has reviewed changes**



**and has approved revisions.**

- 4) Hydrants shall be spaced approximately three hundred (300) feet apart on line in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. (D.C.S. Sec. 11-68 (f)(1)c) 3/11/14

**Response: Plans have been revised and Fire Department has reviewed and approved changes.**

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

**Response: Plans have been revised and Fire Department has reviewed and approved changes.**

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

**Response: Plans have been revised and Fire Department has reviewed and approved changes.**

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

**Response: Plans have been revised and Fire Department has reviewed and approved changes.**

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

**Response: Plans have been revised and Fire Department has reviewed and approved changes.**

Recommendation:

4/30/14- Items #1-#8 Corrected Recommended for approval.

Joseph Shelton  
May 20, 2014  
HRC Job Number 20130648  
Page 3 of 3

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

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

*Gary J. Tressel/MAC*

Gary J. Tressel  
Senior Associate

GJT/nf

pc: City of Novi; Barbara McBeth, Brian Coburn, Kristen Kapelanski, Sara White,  
Michael Andrews  
Edward Rose; Nate Anderson, Paul Mott, Rob Neu, Don Cucco  
Brooks Williamson; Brooks Williamson, Don Berininger  
St John Providence Health System; Richard Abbott  
Grissim Metz; Sue Grissim, Theresa Pardington  
Pope Architects; Ward Isaacs, Dan Neudecker  
Ecumen; Dena Meyer  
HRC; Melissa Coatta, File



## PSLR Overlay Agreement

---

**PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY  
DEVELOPMENT AGREEMENT - ROSE SENIOR  
LIVING, LLC**

**THIS PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DEVELOPMENT AGREEMENT** (this "Agreement") is made as of the \_\_\_ day of \_\_\_\_\_, 2014, by and among ROSE SENIOR LIVING, LLC, whose address is 38525 Woodward Ave., Bloomfield Hills, MI 48304, (herein referred to as " Developer"), PROVIDENCE HOSPITAL AND MEDICAL CENTERS, INC., whose address is 47601 Grand River Avenue, Novi, MI 48374 (herein referred to as "Land Owner"), and the CITY OF NOVI, whose address is 45175 West Ten Mile Road, Novi, MI 48375-3024 ("City").

**RECITATIONS:**

- I. Land Owner is the fee owner of the "Land" described on Exhibit A, attached and incorporated herein. The Land is one parcel of property approximately 20.71 acres in area as described in Exhibit A. Developer proposes to develop the Land, with the Land Owner's approval, as a senior living facility with a maximum size of 190,000 square feet and a maximum of 182 living units, including independent living/congregate care, assisted living, and memory care dwellings, plus two guest suites, with centralized dining, staff and facilities spaces, common spaces, and accessory uses (herein referred to as "Facility") as set forth in the PSLR Overlay Concept Plan, which has been submitted to the City for review and approval under applicable provisions of the City code, including the Zoning Ordinance. The PSLR Overlay Concept Plan as hereby approved is a conceptual or illustrative plan for the potential development of the Land under the PSLR Overlay District that includes building elevations and site improvements. Such Concept Plan approval is not an approval to construct any of the proposed improvements as shown. .
- II. Developer is the lessee and the Land Owner is the lessor of a 99-year term ground lease for the Land. The Developer will construct and control the proposed development on the Land, including the proposed Facility.
- III. For purposes of improving and using the 20.71-acre parcel for the Facility, Developer petitioned the City, with the Land Owner's authorization, to consider approval for the Facility under a PSLR Overlay Development

Agreement application that included a PSLR Overlay Concept Plan, dated February 18, 2014 and on file in the Community Development Office, a community impact statement, a traffic generation analysis, and proposed deviations and waivers.

- IV. The Land is zoned R-3 one-family residential, with a PSLR Overlay that covers the Land except for a small area on the north edge of the parcel. The PSLR Overlay zoning classification provides the Developer with certain material development options with respect to the Land that are not available under the R-3 one-family residential classification and that would be a distinct material benefit and advantage to the Developer. The PSLR Overlay zoning classification is consistent with the City's Master Plan for Land Use showing the Land as part of the future Suburban Low-Rise use.
  
- V. The City has reviewed the Developer's proposed petition to consider a PSLR Overlay Development Agreement application under the terms of the PSLR Overlay District provisions of the City's Zoning Ordinance; has reviewed the Developer's proposed PSLR Overlay Concept Plan, the Developer's community impact statement and traffic generation analysis, and the Developer's proposed deviations and waivers. The City has found that the PSLR Overlay Concept Plan meets the intent of the PSLR Overlay District ordinance.
  
- VI. In petitioning for consideration of a PSLR Development Agreement Application, Developer and Land Owner have expressed as a firm and unalterable intent that Developer will develop and use the Land, including the area outside the PSLR Overlay District, on the north edge of the parcel, in conformance with the following conditions, (herein referred to as the "Conditions"):
  - A. Developer shall develop and use the Land solely for the operation of the Facility. Developer and Land Owner shall forbear from developing and/or using the Land, including the area outside the PSLR Overlay District, on the north edge of the parcel, in any manner other than as authorized and/or limited by this Agreement.
  
  - B. Subject to the terms and conditions of this Agreement and the PSLR Overlay District ordinance, Article 23B, *et seq.*, of the Zoning Ordinance, Developer shall develop the Land in accordance with all applicable laws, ordinances, and regulations of the City pertaining to such development required under the PSLR Overlay District, including all applicable height, area, and bulk requirements of the Zoning Ordinance as relates to the PSLR Overlay District, except as expressly authorized herein.

The PSLR Overlay Concept Plan, is acknowledged and agreed by the City, Land Owner, and Developer to be a conceptual plan for the

purpose of depicting the general area contemplated for development on the Land. The Developer will be required to obtain site plan approval for the development of the improvements to be constructed on the Land (i.e., the Facility) in accordance with the terms of the PSLR Overlay District ordinance.

Some deviations and waivers from the provisions of the City's ordinances, rules, or regulations as to the Facility are depicted in the PSLR Overlay Concept Plan, as specifically described below, and are approved by virtue of this Agreement. However, except as to such specific deviations and waivers as enumerated herein, the development of the Land under the requirements of the PSLR Overlay District shall be subject to and in accordance with all applications, reviews, approvals, permits, and authorizations required under all applicable laws, ordinances, and regulations pertaining to such development, including, but not limited to, site plan approval, storm water management plan approval, woodlands and wetlands permits, facade approval, landscape approval, engineering plan approval and payment of review and inspection fees and performance guarantees pertaining to the proposed development of the Land.

The building design and layout, facade, and elevations shall be substantially similar to that submitted as part of the Developer's final approval request, as depicted in the PSLR Overlay Concept Plan, or as the same shall be approved by the City in connection with the site plan approval for the improvements to be constructed on the Land, it being acknowledged and agreed that the Concept Plan and final site plan may be modified if approved by the City.

Developer and Land Owner shall provide the following Public Benefits/Public Improvements in connection with the development of the Land:

(1) Woodland Replacement. Approximately 1,326 woodland replacement tree credits are required by the woodland ordinance. The PSLR Overlay Concept Plan shows approximately 1,147 woodland replacement tree credits through plantings, a portion of which are located outside of the regulated woodland area as depicted on Exhibit B, Woodland Replacement Plan. Any remaining required tree credits not provided for through plantings will be addressed by placing the appropriate monies into the City of Novi tree fund. The replacement trees shall not be removed and shall be provided and maintained in accordance with the woodland ordinance and the requirements of the Zoning Ordinance and any City approvals. The exact number of woodland replacement credits and any changes to the site with regard to woodland replacement tree credits are subject to review and final

determination and approval by the City in accordance with all applicable provisions of the City Code and Zoning Ordinance.

(2) Wetland Mitigation. The PSLR Overlay Concept Plan shows 2.86 acres of proposed wetland mitigation as depicted on Exhibit C, Proposed Site Plan Overall. The exact locations of the proposed wetland mitigation will be as further determined and approved by the City during the site plan approval process. The wetland mitigation areas shall not be removed and shall be provided and maintained in accordance with the wetlands and watercourse protection ordinance and the requirements of the Zoning Ordinance. The exact amount of wetland mitigation and any changes to the site with regard to wetland mitigation areas are subject to review and final determination and approval by the City in accordance with all applicable provisions of the City Code and Zoning Ordinance.

(3) Creation of a Conservation Easement. Land Owner and Developer shall place 2.86 acres of wetland mitigation areas in a perpetual conservation easement, in a form to be determined by the City. The exact locations of the proposed wetland mitigation areas will be further approved by the City during the site plan approval process. Land Owner and Developer shall also place the woodland areas depicted on the attached Exhibit D in a perpetual conservation easement, in a form to be determined by the City. The exact locations of the proposed woodland conservation areas will be further approved by the City during the site plan approval process.

(4) Dedication of City Path Easement. Land Owner and Developer shall agree to provide a 20 foot wide city path easement, in a form to be determined by the City, for the City to construct a path (the "City Path") through the Land that shall be open for public pedestrian use as shown on the PSLR Concept Plan and as further approved by the City during the site plan approval process.

(5) Limitations on Use. Developer and Land Owner hereby agree that the use of the Land shall be limited to the operation of the Facility.

(6) Limitations on Size. Developer and Land Owner hereby agree that the size of the Facility shall be limited to 190,000 square feet in area, and a maximum of 182 units, plus two guest suites.

VII. The parties acknowledge that this Agreement contains terms and conditions, which are binding on Developer and Land Owner.

***NOW, THEREFORE, IT IS AGREED AS FOLLOWS:***

1. Each and every provision, representation, term, condition, right, and obligation



set forth in Recitations I-VII is binding upon the parties of this Agreement and is incorporated as a part of this Agreement.

As provided in the PSLR Overlay District ordinance, Article 23B *et seq.* of the City's Zoning Ordinance:

- a. No use of the Land shall be allowed except the uses shown on the PSLR Overlay Concept Plan for the operation of the Facility. Site plan review for the development of the Land is required in accordance with the terms of the City's ordinances; provided, however, that modifications to the improvements to be constructed on the Land shall be permitted subject to the City's approval;
  - b. Developer and Land Owner and their successors, assigns, and/or transferees shall act in conformance with the PSLR Overlay Concept Plan and Conditions, including the provision of the Public Benefits/Public Improvements, all as described above and incorporated herein;
  - c. Developer and Land Owner and their successors, assigns, and/or transferees shall forbear from acting in a manner inconsistent with the PSLR Overlay Concept Plan and Conditions, and the Public Benefits/Public Improvements, all as described in the Recitations above and incorporated herein; and
  - d. Developer and Land Owner shall commence and complete all actions reasonably necessary to carry out the PSLR Overlay Concept Plan and all of the Conditions and Public Benefits/Public Improvements, all as described in the Recitations above and incorporated herein.
  - e. Developer and Land Owner consent to an extension of the PSLR Overlay District, if required by the City, to the area of the Land on the north edge of the parcel not currently subject to the overlay.
2. The following deviations and waivers from the standards of the City's Zoning Ordinance with respect to the Land are hereby authorized pursuant to Section 2304B of the City's Zoning Ordinance and as shown on the PSLR Overlay Concept Plan or final approved site plan:
- (a) the permitted maximum building length of 180 feet shall be increased to 471 feet;
  - (b) the permitted maximum building height of 35 feet shall be increased to 41 feet;

- (c) the permitted maximum 60 foot spacing of ground floor pedestrian entrance doors on all building elevations shall be waived;
- (d) the permitted maximum asphalt shingle area between the eave and peak of the roof shall be waived to address the overage of the maximum use of asphalt shingles;
- (e) off-street parking shall be permitted in the front yard (south) and the exterior side yard (east);
- (f) the carports shall be permitted in the interior side yard (southwest);
- (g) the two on-premises signs shall be permitted; one on-premises entranceway ground sign at Beck Rd. and one on-premises business ground sign in front of the Facility;
- (h) full-time access to Beck Rd., a section line road, shall be permitted;
- (i) a two to five foot tall undulating berm shall be permitted between the eastern proposed parking area and the proposed roadway;
- (j) a one and one-half foot minimum to five foot tall maximum decorative wall fronting Beck Rd. shall be permitted in lieu the required 3 foot minimum to 5 foot maximum undulating berm; and
- (k) the requirement of a 4 foot wide landscape bed around the entire building foundation is hereby waived.

3. Each of the provisions, requirements, deviations/waivers, and conditions in this Agreement and the features and components provided in the PSLR Overlay Concept Plan meet the intent of the PSLR Overlay District.
4. Developer and Land Owner acknowledge that, at the time of the execution of this Agreement, the Facility has not yet obtained site plan, engineering, and other approvals required by ordinance or other regulation. Developer and Land Owner acknowledge that the Planning Commission and Engineering Division may impose additional conditions other than those contained in this Agreement during site plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PSLR Overlay Concept Plan and this Agreement and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement, and shall be enforceable against Developer and Land Owner, in the event Developer proceeds with development of the Facility.

5. In the event the Developer or its respective successors, assigns, and/or transferees attempt to proceed, or do proceed, with actions to complete any improvement of the Land, or any portion of it, in any manner other than for the development and operation of the Facility, as shown on the PLSR Overlay Concept Plan, the City shall be authorized to revoke all outstanding building permits and any certificates of occupancy issued for such building and use on the Land. In addition, any material violation of the City's Code of Ordinances by Developer or Land Owner and/or any successor owners or occupants with respect to the Land shall be deemed a breach of this Agreement, as well as a violation of the City's Code of Ordinances. A breach of this Agreement shall constitute a nuisance *per se*, which shall be abated. Developer, the Land Owner, and the City therefore agree that, in the event of a breach of this Agreement by the Developer or Land Owner, the City, in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to relief in the form of specific performance and an order of the court requiring abatement of the nuisance *per se*. The rights in this Paragraph 5 are in addition to the legal and equitable rights that the City has by statute, ordinance, or other law. In the event of a breach of under this Paragraph, the City shall notify Developer and Land Owner of the occurrence of the breach and shall provide the Developer and/or Land Owner, as applicable, with a reasonable period of time to cure any such default and Developer and/or Land Owner, as applicable, shall cure such default during such period; provided, however, that in no event shall the notice period be less than 30 days.
6. By execution of this Agreement, Developer and Land Owner acknowledge that they have acted in consideration of the City approving the proposed use on the Land, and Developer and Land Owner agree to be bound by the provisions of this Agreement, including the recitals and all exhibits attached hereto, which are incorporated by this reference and made a part of this Agreement.
7. Developer and Land Owner acknowledge and agree that they have had the opportunity to have the PLSR Concept Plan and this Agreement, reviewed by legal counsel. Developer and Land Owner have negotiated with City the terms of this Agreement and of the PLSR Overlay Concept Plan, and such documentation represents the product of the joint efforts and mutual agreements of Developer, Land Owner, and City. Developer and Land Owner accept and agree to the final terms, conditions, requirements and obligations of the Agreement and the PLSR Overlay Concept Plan, and Developer and Land Owner shall not be permitted in the future to claim that the effect of the Agreement and PLSR Overlay Concept Plan results in an unreasonable limitation upon uses of all or a portion of the Land, or claim that enforcement of the Agreement and Concept Plan causes an inverse condemnation, other condemnation or taking of all or any portion of the Land. Developer and Land Owner and City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan

and the United States of America. Developer and Land Owner have offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer and Land Owner, all of which undertakings and obligations Developer and Land Owner and City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Land in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objective of City and Developer and Land Owner, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended. Furthermore, Developer and Land Owner fully accept and agree to the final terms, conditions, requirements, and obligations of this Agreement and the PLSR Overlay Concept Plan, and Developer and Land Owner shall not be permitted in the future to claim that the effect of this Agreement or the PLSR Overlay Concept Plan results in an unreasonable limitation upon use of all or any portion of the Land, or to claim that enforcement of this Agreement or the PLSR Overlay Concept Plan causes an inverse condemnation or taking of all or any portion of such property. It is further agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement and the PLSR Overlay Concept Plan are clearly and substantially related to the burdens to be created by the development and use of the Land under the approved PSLR Concept Plan and this Agreement, and are, without exception, clearly and substantially related to City's legitimate interests in protecting the public health, safety and general welfare. Nothing in this paragraph however limits Developer and Land Owner right to seek enforcement of this Agreement for City's breach of any of its terms

8. This Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, assigns and transferees. This Agreement shall be recorded with the office of the Oakland County Register of Deeds as to all affected parcels, and the approval of the proposed use shall not become effective until such recording has occurred. Thereafter, any development of the Land shall be in accordance with this Agreement, the PLSR Overlay Concept Plan, and any approved site plans.
9. This Agreement has been duly authorized by all necessary action of the Land Owner, Developer, and the City.
10. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy provided by law.
11. In the event that there is a failure in any material respect by the Developer or Land Owner to perform any obligations required by this Agreement, the City shall serve written notice thereof setting forth such default and shall provide the

Developer and/or Land Owner, as applicable, with a reasonable period of time to cure any such default and Developer and/or Land Owner, as applicable, shall cure such default or take reasonable commercial steps to commence and pursue such a cure during such period; provided, however, in no event, shall the notice period be less than 30 days.

12. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.
13. This Agreement is intended as the complete integration of all understandings among the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. Except for additional conditions imposed as part of the development approval process, as described in Section 4 above, this Agreement may be amended only as provided in the PSLR Overlay District ordinance, Article 23B *et seq.* of the City's Zoning Ordinance, including a writing signed by all parties to the Agreement.
14. The Zoning Board of Appeals shall have no jurisdiction over the Land or the application of this Agreement.
15. It is understood by Developer and Land Owner that construction of some of the improvements included in the Concept Plan may require the approval of other governmental agencies, and that failure to obtain such approvals does not invalidate this Agreement or the PLSR Overlay Concept Plan.
16. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between the Developer and Land Owner and the City.
17. The parties intend that this Agreement shall create no third-party beneficiary interest.
18. Where there is a question with regard to applicable regulations for a particular aspect of the development of the Facility, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of this Agreement that apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the Concept Plan and the this Agreement. In the event of a conflict or inconsistency between two or more provisions of the Agreement and Concept Plan, or between the Agreement and Concept Plan and applicable City ordinances, the more restrictive provision, as determined in the



reasonable discretion of the City, shall apply.

19. This Agreement may be signed in counterparts.

THE UNDERSIGNED have executed this Agreement effective as of the day and year first written above.

**ROSE SENIOR LIVING, LLC**  
a Michigan limited liability company

By:

\_\_\_\_\_  
WARREN ROSE  
Its: Authorized Manager

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

On this, \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me appeared Warren Rose, Authorized Manager of Rose Senior Living, LLC, a Michigan limited liability company, who states that he has signed this document of his own free will, duly authorized on behalf of Rose Senior Living, LLC.

\_\_\_\_\_  
Notary Public

[SIGNATURES CONTINUE ON NEXT PAGE]

**CITY OF NOVI**

\_\_\_\_\_  
By: \_\_\_\_\_  
Printed Name: Robert J. Gatt, Mayor

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
By: \_\_\_\_\_  
Printed Name: Maryanne Cornelius, Clerk

\_\_\_\_\_  
Printed Name:

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me appeared Robert J. Gatt, Mayor, and Maryanne Cornelius, Clerk, who each stated that they have signed this document of their own free will on behalf of the City of Novi in their respective official capacities.

\_\_\_\_\_  
Notary Public

[SIGNATURES CONTINUE ON NEXT PAGE]

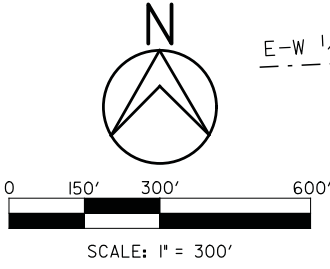


Exhibit A – Legal Description of Land

Part of the Southeast  $\frac{1}{4}$  of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant South 87 degrees 17 minutes 07 seconds West 60.00 feet along the East-West  $\frac{1}{4}$  line to the west right of way line of Beck Road (variable right of way) and South 01 degrees 21 minutes 47 seconds East 1,233.19 feet along said right of way line from the East  $\frac{1}{4}$  corner of said Section 17 and the POINT OF BEGINNING; thence continuing along said right of way line South 01 degrees 21 minutes 47 seconds East 191.62 feet; thence South 88°30'39" West 134.26 feet; thence North 85°13'39" West 100.27 feet; thence along a curve to the left 148.13 feet; said curve having a radius of 168.00 feet, a central angle of 50°31'12", and a chord bearing South 61°40'10" West 143.38 feet; thence South 36°24'34" West 109.30 feet; thence along a curve to the right 215.91 feet, said curve having a radius of 530.00 feet, a central angle of 23°20'28", and a chord bearing South 48°04'48" West 214.42 feet; thence South 59°45'02" West 71.84 feet; thence along a curve to the left 95.14 feet, said curve having a radius of 320.00 feet, a central angle of 17°02'08", and a chord bearing South 51°13'58" West 94.79 feet; thence South 42°42'54" West 69.93 feet; thence South 01°54'30" E 808.47 feet thence South 87°21'00" West 326.50 feet; thence North 01°54'30" West 667.00 feet; thence South 87 degrees 20 minutes 58 seconds West 27.61 feet; thence North 40 degrees 32 minutes 01 seconds West 706.88 feet; thence North 02 degrees 44 minutes 13 seconds West 139.31 feet; thence North 87 degrees 15 minutes 47 seconds East 832.17 feet; thence along a curve to the right 47.41 feet, said curve having a radius of 530.00 feet, a central angle of 05 degrees 07 minutes 29 seconds and a chord bearing North 10 degrees 01 minutes 23 seconds West 47.39 feet; thence North 87 degrees 53 minutes 16 seconds East 756.21 feet to the POINT OF BEGINNING. Said description contains 902,305 square feet, or 20.71 acres, more or less.

# SKETCH OF DESCRIPTION

TIME - 15-APR-2014 09:38  
 FEN TBL - i:\msv8\pattroy\black.ctb  
 QUEUE - \\nmp\at\Survey\_Legal\_LC\00B\_TBL - i:\msv8\pattroy\black.ctb  
 DESIGN FILE - \\201306\20130648\FV13648\_LW\_F62.dgn  
 USER NAME - dthebert



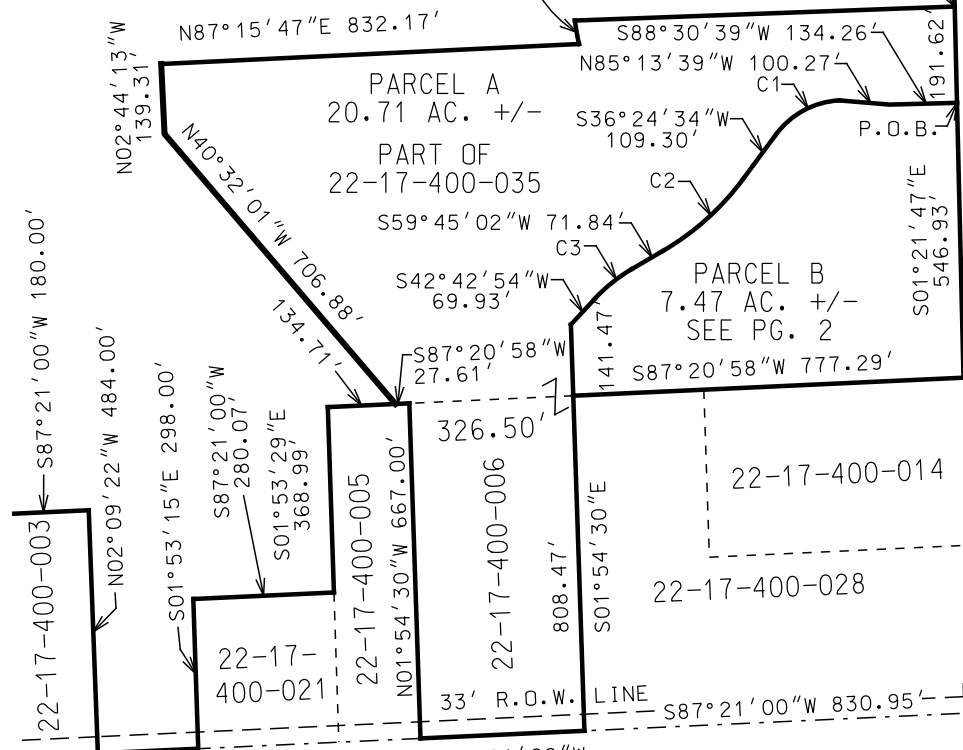
22-17-400-038  
(EXCEPTION)

PARCEL C  
147.81 AC. +/-  
PART OF  
22-17-400-035

E-W 1/4 LINE

P.O.B.  
S87°17'07"W 60.00'  
E 1/4 CORNER OF SECTION 17,  
T1N, R8E, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

BECK ROAD



S87°21'00"W 199.89'  
S87°21'00"W 326.50'  
SE CORNER OF SECTION 17,  
T1N, R8E, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

11 MILE ROAD (66' R.O.W.)

CURVE DATA:

C1 L = 148.13' R = 168.00' Δ = 50°31'12" CH = S61°40'10"W 143.38'	C2 L = 215.91' R = 530.00' Δ = 23°20'28" CH = S48°04'48"W 214.42'	C3 L = 95.14' R = 320.00' Δ = 17°02'08" CH = S51°13'58"W 94.79
--	--	---

REV. 04-15-14  
REV. 04-11-14

JOB NO. 20130648	<b>HUBBELL, ROTH &amp; CLARK, INC.</b> CONSULTING ENGINEERS 555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303-0824
DATE 04-09-14		SHEET NO. 2 OF 5



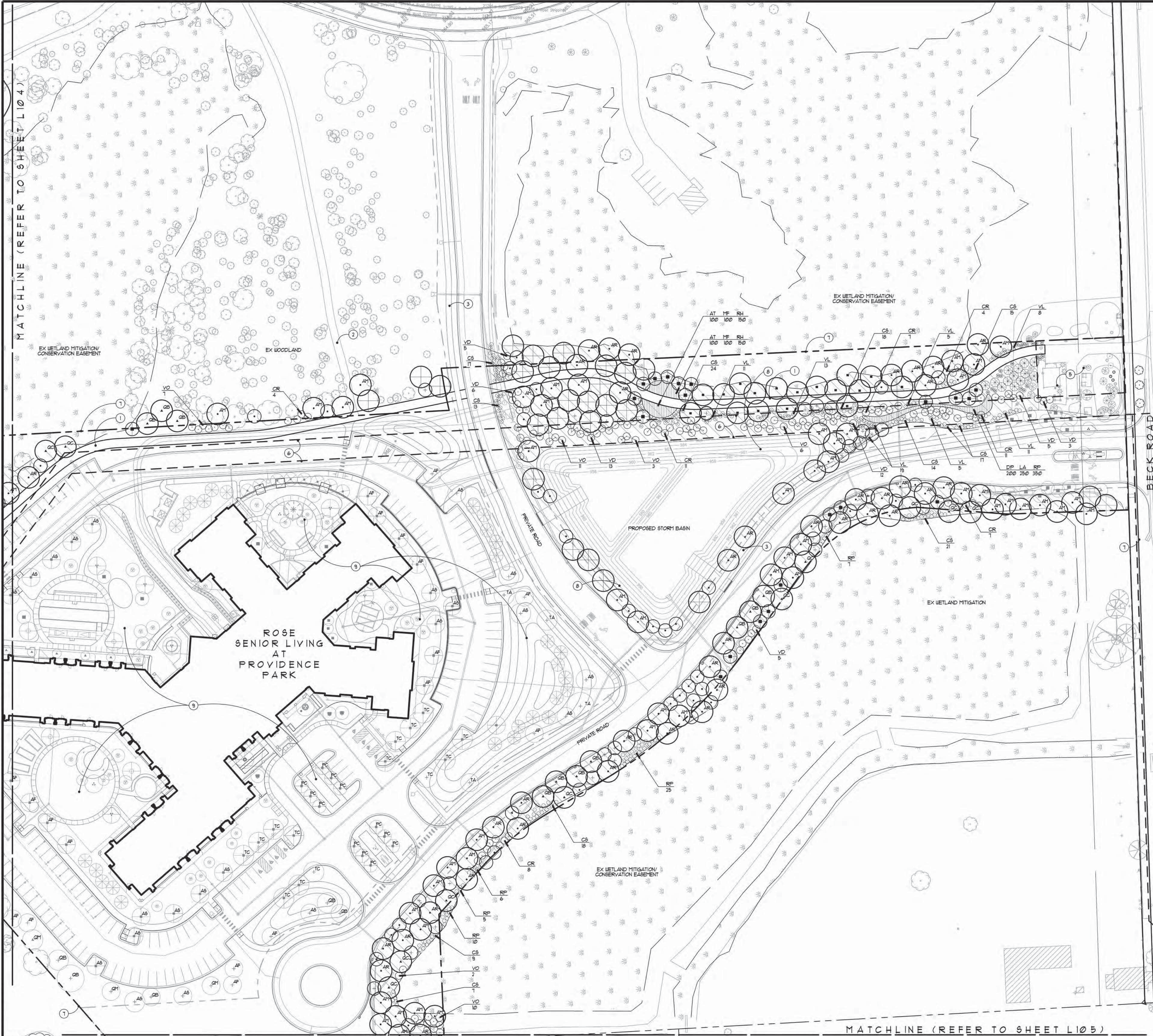
# Exhibit B - Woodland Replacement Plan

4/24/2014 2:28 PM

HRC\_01.W.ctb

H:\R209-132 (Providence Park Sr. Housing)\Dwg\Site\103-1104-Woodland Replacement Plan.dwg

Theresa Pardington



### Ordinance Consideration Notes:

#### Woodland Tree Replacement

- Applicant is providing a Woodland/Tree Replacement Plan which provides a diverse woodland habitat. The woodland area is planted with a mixture of native plant materials:
  - 40 EA Canopy Trees, 25 cal. min.
  - 33 EA Evergreen Trees, 36" ht. min.
  - 295 EA Sub-Canopy Trees, 1" cal. min.
  - 30 EA Large Shrubs, 30" ht. min.
  - 384 EA Small Shrubs, 18" ht. min.
  - 6,000 EA Perennials, 1 gal. min.
  - 25,240 5Y Ground Cover Seeding
- The Woodland/Tree Replacement Plan planting plan equates to 141 Woodland Tree Replacement Credits. (40 - 3" cal. planted trees plus the additional 104 tree credits from planting other woodland plant material) - see below

Type	Min. Size	DBH Credit Proposed Plant	Max Use Percentage
Canopy Trees	1.5" cal.	2.1	70
Evergreen Trees	30" ht.	3.1	30
Understory Trees	1" cal.	5.1	30
Large Shrubs	30" ht.	6.1	30
Small Shrubs	18" ht.	8.1	30
Perennials	1 gal. cont.	25.1	50
Groundcover Seeding	per seed source recommendation	70.5Y Area:1	none

Type	Credit Conversion Ratio	Proposed Plant Quantities	Amount of Tree Credits per Plant Type
Canopy Trees	2.1	NA	0
Evergreen Trees	3.1	33	11
Understory Trees	5.1	295	51
Large Shrubs	6.1	312	52
Small Shrubs	8.1	384	48
Perennials	25.1	6,000	240
Groundcover Seeding	70.5Y:1	23,240	332
Sub-Total			794
3" Cal. Trees Planted			413
TOTAL TREE CREDITS			1147

- The areas of Woodland Replacement are focused on:
  - The existing utility easement corridor. In 2001 the City and Providence worked together for the extension of the sanitary sewer and placement of the Lure's Pump Station to facilitate the construction of the schools along Wilcox Road. A long term goal of both parties after the construction of the sewer was to develop a bike path through the Providence Campus which would generally follow the sanitary sewer route. Now that the development of the southern portion of the Campus is being implemented the opportunity presents itself to work with the City in their efforts to install the path for Providence and the Edward Rose Company to enhance the General Public's use and aesthetic experience while using the proposed path by adding replacement trees and shrubs along this corridor, while also enhancing the replacement trees required as a part of the Rose Senior Living Center to remain on the Providence Campus.
  - Around each wetland mitigation area. Planting the area around the new wetland mitigation areas all provide protection, create a transitional landscape and increase habitat diversity.
  - Along the southern edge of the entry drive. Plantings in this area will restore the landscape environment and image of the existing woodlands within the property. This restoration will also provide protection to the existing wetland mitigation area and increase habitat diversity.
  - Around the proposed storm basin. Plantings in this area will help screen the storm basin, protect the wetland buffer area and provide a transitional landscape.

#### Note Key:

- FUTURE 10' CITY BIKE PATH BY OTHERS
- EXISTING PATH THROUGH PROVIDENCE CAMPUS
- PROPOSED 6' SIDEWALK
- PROVIDENCE CAMPUS PROPERTY LINE
- EXISTING PUMP STATION AND DRIVEWAY
- UTILITY EASEMENT CORRIDOR
- ROSE PROPERTY LINE
- ADJUSTED 25' WETLAND BUFFER TO STORM DETENTION BASIN
- REFER TO LANDSCAPE PLANTING PLAN SHEET L301 FOR PROPOSED IMPROVEMENTS IN THIS AREA

#### Graphic Legend:

WOODLAND REPLACEMENT CANOPY, SUB-CANOPY TREES AND SHRUBS - REFER TO PLANT LIST

SYMBOL	SEEDS
(Symbol)	ACER RUBRUM
(Symbol)	ACER SACCHARUM
(Symbol)	OSTRYA VIRGINICA
(Symbol)	QUERCUS BOREALIS
(Symbol)	QUERCUS MACROCARPA
(Symbol)	QUERCUS BICOLOR
(Symbol)	TILIA AMERICANA
(Symbol)	AMERLANCHER CANADENSIS
(Symbol)	CERCIS CANADENSIS
(Symbol)	CORNUS ALTERNIFOLIA
(Symbol)	PICEA MARIANA
(Symbol)	JUNIPERUS VIRGINIANA
(Symbol)	WOODLAND SHRUBS
(Symbol)	PERENNIALS
(Symbol)	WOODLAND SEEDING AREA

Scale: 1" = 50'

North Arrow

SHEET NO. 45 OF 74

**GRISSIM METZ ANDRIESE ASSOCIATES**

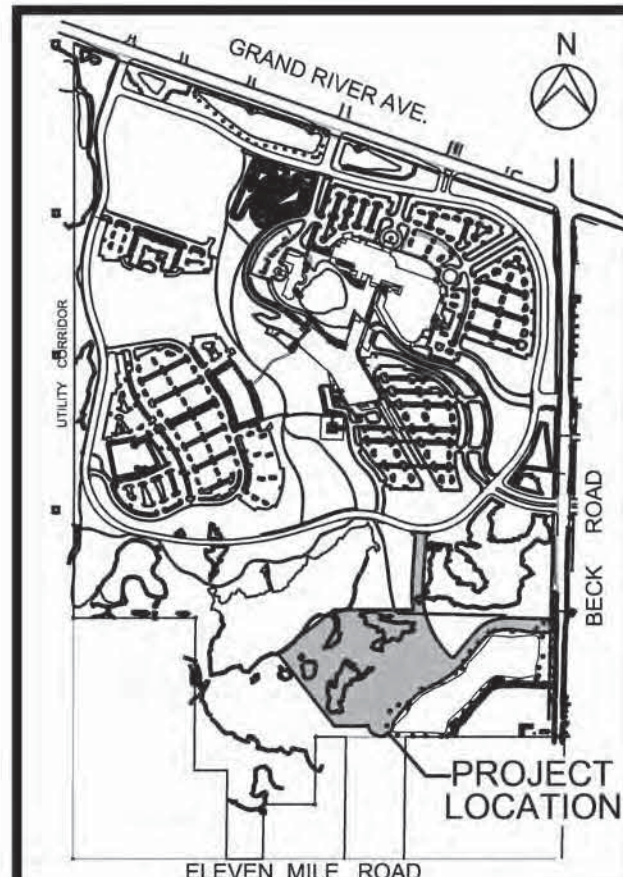
300 East Cady Street  
Northville, MI 48167  
Ph: 248-347-7010

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

555 HULEY DRIVE  
BLOOMFIELD HILLS, MICH.  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 338-2592  
WEB SITE: http://www.hrc-engr.com

P.O. BOX 824  
48303 - 0824

DATE	ISSUED FOR ADDITIONS/REVISIONS
4/24/2014	PRELIMINARY SITE PLAN SUBMITTAL
2/18/2014	OVERLAY CONCEPT PLAN SUBMITTAL
DATE	ISSUED FOR ADDITIONS/REVISIONS



**ROSE SENIOR LIVING AT PROVIDENCE PARK**

CITY OF NOVI

OAKLAND COUNTY MICHIGAN

SHEET TITLE: CENTRAL WOODLAND REPLACEMENT PLAN

HRC JOB NO. 20130648 SCALE AS SHOWN

DATE FEBRUARY 2014 SHEET L103

© 2013 Hubbell, Roth & Clark, Inc. All Rights Reserved





Ordinance Consideration Notes:

Woodland Tree Replacement

1. Applicant is providing a Woodland/Tree Replacement Plan which provides a diverse woodland habitat. The woodland area is planted with a mixture of native plant materials.
  - 415 EA Canopy Trees, 25 cal. min
  - 33 EA Evergreen Trees, 36" ht. min
  - 295 EA Sub-Canopy Trees, 1" cal. min
  - 32 EA Large Shrubs, 30" ht. min
  - 384 EA Small Shrubs, 18" ht. min
  - 6,000 EA Perennials, 1 gal. min
  - 25240 SY Ground Cover Seeding
2. The Woodland/Tree Replacement Plan planting plan equates to 141 Woodland Tree Replacement Credits. (415 - 3" cal. planted trees plus the additional 134 tree credits from planting other woodland plant material) - see below

Reforestation Credit Table

Type	Min. Size	DBH Credit Proposed Plant:	Max Use
Canopy Trees	1.5" cal.	2:1	70
Evergreen Trees	30" ht.	3:1	30
Understory Trees	1" cal.	5:1	30
Large Shrubs	30" ht.	6:1	30
Small Shrubs	18" ht.	8:1	30
Perennials	1 gal. cont.	25:1	50
Groundcover Seeding	per seed source recommendation	70 SY Area:1	none

Woodland Replacement Tree Credit Conversion

Type	Credit Conversion Ratio	Proposed Plant Quantities	Amount of Tree Credits per Plant Type
Canopy Trees	2:1	NA	0
Evergreen Trees	3:1	33	11
Understory Trees	5:1	295	59
Large Shrubs	6:1	312	52
Small Shrubs	8:1	384	48
Perennials	25:1	6,000	240
Groundcover Seeding	70 SY:1	25,240	362
		Sub-Total	734
		3" Cal. Trees Planted	413
		<b>TOTAL TREE CREDITS</b>	<b>1147</b>

3. The areas of Woodland Replacement are focused on
  - A. The existing utility easement corridor. In 2001 the City and Providence worked together for the extension of the sanitary sewer and placement of the Lantz's Pump Station to facilitate the construction of the schools along Wilcox Road. A long term goal of both parties after the construction of the sewer was to develop a bike path through the Providence Campus which would generally follow the sanitary sewer route. Now that the development of the southern portion of the Campus is being implemented, the opportunity presents itself to work with the City in their efforts to install the path for Providence and the Edgard Rose Company to enhance the General Public's use and aesthetic experience while using the proposed path by adding replacement trees and shrubs along this corridor, while also salvaging the replacement trees required as a part of the Rose Senior Living Center to remain on the Providence Campus.
  - B. Around each wetland mitigation area. Planting the area around the new wetland mitigation area will provide protection, create a transitional landscape and increase habitat diversity.
  - C. Along the southern edge of the entry drive. Plantings in this area will restore the landscape environment and image of the existing woodlands within this property. The restoration will also provide protection to the existing wetland mitigation area and increase habitat diversity.
  - D. Around the proposed storm basin. Plantings in this area will help screen the storm basin, protect the wetland buffer area and provide a transitional landscape.

Note Key:

- 1 FUTURE 10' CITY BIKE PATH BY OTHERS
- 2 EXISTING PATH THROUGH PROVIDENCE CAMPUS
- 3 PROPOSED 6' SIDEWALK
- 4 PROVIDENCE CAMPUS PROPERTY LINE
- 5 ROSE PROPERTY LINE
- 6 PROPOSED NATIVE SEEDING WITHIN ALL WOODLAND REFORESTATION AREAS
- 7 REFER TO LANDSCAPE PLANTING PLAN SHEET L103 FOR PROPOSED IMPROVEMENT IN THIS AREA

Graphic Legend:

WOODLAND REPLACEMENT CANOPY, SUB-CANOPY TREES AND SHRUBS - REFER TO PLANT LIST

SYMBOL	SPECIES
(Symbol)	ACER RUBRUM
(Symbol)	ACER SACCHARINUM
(Symbol)	OSTRYA VIRGINICA
(Symbol)	QUERCUS BOREALIS
(Symbol)	QUERCUS MACROCARPA
(Symbol)	QUERCUS BICOLOR
(Symbol)	TILIA AMERICANA
(Symbol)	AMERLANCHER CANADENSIS
(Symbol)	CORNUS CANADENSIS
(Symbol)	CORNUS ALTERNIFOLIA
(Symbol)	FICIA MARIANA
(Symbol)	JUNIPERUS VIRGINIANA
(Symbol)	WOODLAND SHRUBS
(Symbol)	PERENNIALS
(Symbol)	WOODLAND SEEDING AREA

Scale: 1" = 50'

North Arrow

Professional Seal: CUSAN L. GRISSIM, LANDSCAPE ARCHITECT, No. 1141, MICHIGAN

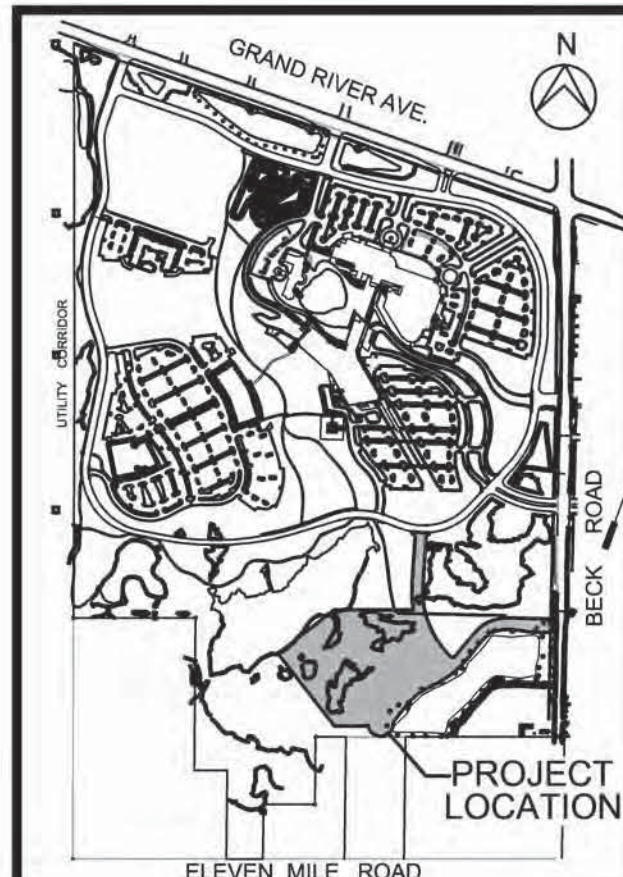
SHEET NO. 46 OF 74

**ROSE**  
SENIOR LIVING  
at Providence Park

**GRISSIM METZ ANDRIESE** ASSOCIATES  
300 East Cady Street  
Northville, MI 48167  
Ph: 248-347-7010

**HRC**  
HUBBELL, ROTH & CLARK, INC.  
Consulting Engineers  
555 HULEY DRIVE  
BLOOMFIELD HILLS, MICH. P.O. BOX 824  
48303 - 0824  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 338-2592  
WEB SITE: http://www.hrc-engr.com

DATE	ISSUED FOR ADDITIONS/REVISIONS
4/24/2014	PRELIMINARY SITE PLAN SUBMITTAL
2/18/2014	OVERLAY CONCEPT PLAN SUBMITTAL
DATE	ISSUED FOR ADDITIONS/REVISIONS
DESIGNED	TP
DRAWN	TP
CHECKED	SG
APPROVED	SG



**ROSE SENIOR LIVING AT PROVIDENCE PARK**  
CITY OF NOVI  
OAKLAND COUNTY MICHIGAN  
SHEET TITLE  
**NORTHWEST WOODLAND REPLACEMENT PLAN**  
HRC JOB NO. 20130648 AS SHOWN  
DATE FEBRUARY 2014 SHEET L104



MATCHLINE (REFER TO SHEET L103)



Ordinance Consideration Notes:

Woodland Tree Replacement

1. Applicant is providing a Woodland/Tree Replacement Plan which provides a diverse woodland habitat. The woodland area is planted with a mixture of native plant materials.
  - 413 EA Canopy Trees, 25 cal. min
  - 33 EA Evergreen Trees, 36" ht. min
  - 295 EA Sub-Canopy Trees, 1" cal. min
  - 312 EA Large Shrubs, 30" ht. min
  - 384 EA Small Shrubs, 18" ht. min
  - 6,000 EA Perennials, 1 gal. min
  - 23,240 ST Ground Cover Seeding
2. The Woodland/Tree Replacement Plan planting plan equates to 1417 Woodland Tree Replacement Credits. (413 - 3" cal. planted trees plus the additional 134 tree credits from planting other woodland plant material) - see below

Reforestation Credit Table

Type	Min. Size	DBH Credit Proposed Plant	Max Use Percentage
Canopy Trees	1.5" cal.	2.1	70
Evergreen Trees	36" ht.	3.1	30
Understory Trees	1" cal.	5.1	30
Large Shrubs	30" ht.	6.1	30
Small Shrubs	18" ht.	8.1	30
Perennials	1 gal. cont.	25.1	50
Groundcover Seeding	per seed source recommendation	70.5F Area=1	none

Woodland Replacement Tree Credit Conversion

Type	Credit Conversion Ratio	Proposed Plant Quantities	Amount of Tree Credits per Plant Type
Canopy Trees	2.1	NA	0
Evergreen Trees	3.1	33	11
Understory Trees	5.1	295	51
Large Shrubs	6.1	312	52
Small Shrubs	8.1	384	48
Perennials	25.1	6,000	240
Groundcover Seeding	70.5F:1	23,240	332
		Sub-Total	748
		3" Cal. Trees Planted	413
		<b>TOTAL TREE CREDITS</b>	<b>1147</b>

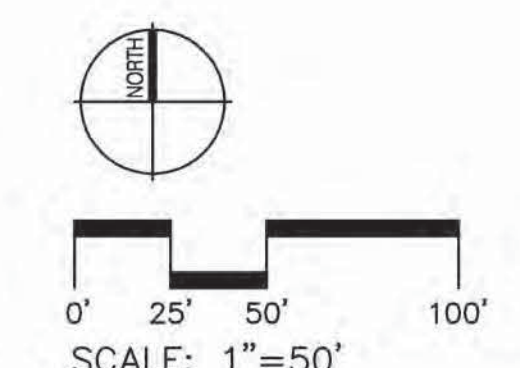
3. The areas of Woodland Replacement are focused on
  - A. The existing utility easement corridor. In 2001 the City and Providence worked together for the extension of the sanitary sewer and placement of the Lure's Pump Station to facilitate the construction of the schools along Wilcox Road. A long term goal of both parties after the construction of the sewer was to develop a bike path through the Providence Campus which would generally follow the sanitary sewer route. Now that the development of the southern portion of the Campus is being implemented the opportunity presents itself to work with the City in their efforts to install the path and for Providence and the Edgard Rose Company to enhance the General Public's use and aesthetic experience while using the proposed path by adding replacement trees and shrubs along the corridor, this also enhancing the replacement trees required as a part of the Rose Senior Living Center to remain on the Providence Campus.
  - B. Around each wetland mitigation area. Planting the area around the new wetland mitigation areas will provide protection, create a transitional landscape and increase habitat diversity.
  - C. Along the southern edge of the entry drive. Planting in this area will restore the landscape environment and image of the existing woodlands within the property. This restoration will also provide protection to the existing wetland mitigation areas and increase habitat diversity.
  - D. Around the proposed storm basin. Planting in this area will help screen the storm basin, protect the wetland buffer area and provide a transitional landscape.

Note Key:

- 1 ROSE PROPERTY LINE
- 2 PROVIDENCE CAMPUS PROPERTY LINE
- 3 PROPOSED NATIVE SEEDING WITHIN ALL WOODLAND REFORESTATION AREAS

Graphic Legend:

- WOODLAND REPLACEMENT CANOPY, SUB-CANOPY TREES AND SHRUBS - REFER TO PLANT LIST
- AR ACER RUBRUM
  - AS ACER SACCHARINUM
  - OV Ostrya VIRGINICA
  - QB QUERCUS BOREALIS
  - QC QUERCUS MACROCARPA
  - QD QUERCUS BICOLOR
  - TA TILIA AMERICANA
  - AC AMERLANCHER CANADENSIS
  - CC CERCIS CANADENSIS
  - CO CORNUS ALTERNIFOLIA
  - FM PICEA MARIANA
  - JV JUNIPERUS VIRGINIANA
  - WS WOODLAND SHRUBS
  - PE PERENNIALS
  - WB WOODLAND SEEDING AREA



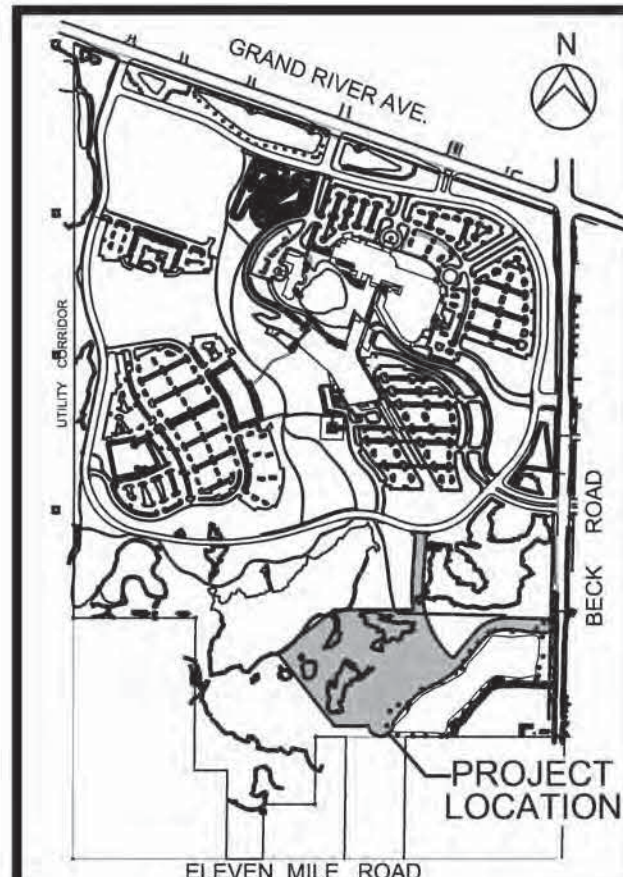
SHEET NO. 47 OF 74



**GRISSIM METZ ASSOCIATES ANDRIESE**  
 300 East Cady Street  
 Northville, MI 48167  
 Ph: 248-347-7010

**HRC**  
 HUBBELL, ROTH & CLARK, INC.  
 Consulting Engineers  
 555 HULEY DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824  
 PHONE: (248) 454-6300  
 FAX (1st. Floor): (248) 454-6312  
 FAX (2nd. Floor): (248) 338-2592  
 WEB SITE: http://www.hrc-enr.com

DATE	ISSUED FOR ADDITIONS/REVISIONS
4/24/2014	PRELIMINARY SITE PLAN SUBMITTAL
2/18/2014	OVERLAY CONCEPT PLAN SUBMITTAL
DATE	ISSUED FOR ADDITIONS/REVISIONS
DESIGNED	TP
DRAWN	TP
CHECKED	SG
APPROVED	SG



**ROSE SENIOR LIVING AT PROVIDENCE PARK**  
 CITY OF NOVI  
 OAKLAND COUNTY MICHIGAN  
 SHEET TITLE  
**SOUTH/CENTRAL WOODLAND REPLACEMENT PLAN**  
 HRC JOB NO. 20130648 SCALE AS SHOWN  
 DATE FEBRUARY 2014 SHEET L105



