



CITY OF NOVI CITY COUNCIL
MARCH 14, 2022

SUBJECT: Approval of the request of Singh Development LLC for JSP 20-27 Griffin Novi for approval of Preliminary Site Plan with a PD-2 option, a Special Land Use permit, Wetland Permit and Storm Water Management plan. The subject property is located at the southeast corner of Twelve Mile Road and Twelve Oaks Mall access drive in Section 14. The applicant proposes to utilize the Planned Development 2 (PD-2) option to develop 174 multi-family residential units on a vacant 7.5 acre parcel.

SUBMITTING DEPARTMENT: Community Development Department - Planning

BACKGROUND INFORMATION:

The applicant is proposing to develop a vacant parcel located south of Twelve Mile Road, northeast of the Twelve Oaks Mall in the RC Regional Center District utilizing the PD-2 Development Option. Four multi-story apartment buildings, four townhouse-style buildings and a clubhouse are proposed with a total of 174 units. Parking would be provided in ground-level garages in the apartment buildings and in direct-entry garages for the townhomes. Additional surface lots and on-street spaces are also provided. An outdoor pool area is adjacent to the clubhouse. A private street network is proposed to connect the development to Twelve Mile Road and the Twelve Oaks Mall access drive on the west side of the property.

The intent of the PD Planned Development Options as listed in Section 3.31 of the Zoning Ordinance is to provide for alternative means of land use development within designated zoning districts, such as RC, Regional Center Zoning District, and to insure that alternative land development permitted under these options will allow site designs that create a desirable environment providing for the harmonious relationship between land use types with respect to: uses of land, the location of uses on the land and the architectural and functional compatibility between uses. The development options are only to be considered within those areas of the City which are specifically designated for their application on the City's Master Plan for Land Use Map.

The applicant has submitted a site plan with building elevations and a Traffic Impact Study and Parking Analysis. All reviews are recommending approval of Preliminary Site

Plan with additional comments to be addressed with the Final Site Plan. The proposed development is largely in conformance with ordinance requirements, with requested deviations noted in the suggested motion. The applicant indicates the deviations are required in order to create a more urban-style development given the location and market trends.

Special Land Use Conditions

When the PD-2 Option is utilized, all uses fall under the Special Land Use requirements. Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review and recommendation to City Council of the Special Land Use Permit request. The Planning Commission reviewed and recommended approval of the Special Land Use request with the findings provided in the Recommended Action section of this document.

Planned Development Option Conditions

Section 3.31.4 outlines specific factors the Planning Commission and City Council shall consider in the review:

1. The plan meets all the requirements of Section 6.1 of this Ordinance for Preliminary Site Plans and the requirements set forth in the City's Site Plan and Development Manual. **This has been received.**
2. The plan satisfies the intent of the Special Land Use provisions as stated in Section 6.1.2.c. **See the Special Land Use Considerations noted in the suggested motion, and further discussion in the Plan Review Letter, page 3.**
3. The Community Impact Statement and Traffic Study are provided, regardless of site size, in accordance with the requirements set forth in the City's Site Plan and Development Manual. **The applicant has provided Community Impact Statement and Traffic Study as required.**
4. The plan satisfies the intent of this Section with respect to use of the land and principal and accessory use relationships within the site as well as with uses on adjacent sites. **There is a multiple family district adjacent to the property and the use proposed is not anticipated to have a negative effect on surrounding properties. The applicant supplied a letter from Taubman Company stating they had reviewed and approved of the plans.**
5. That all existing or proposed streets, road, utilities, and marginal access service drives, as are required, are correctly located on the site plan in accordance with the approved plans for these improvements. **Complete plans are provided.**
6. The plan meets all the applicable standards of this Ordinance relative to height, bulk and area requirements, building setbacks, off-street parking and preliminary site engineering requirements. **The plan is in general conformance with the code requirements, although the applicant requests several deviations from the standards to create a more urban-style development given the location and market trends. See the attached Plan Review Letter and Chart for additional information.**
7. That there exists a reasonable harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; that there is a reasonable architectural and functional compatibility between all

structures on the site and structures within the surrounding area to assure proper relationships between:

- a. The topography of the adjoining lands as well as that of the site itself including any significant natural or manmade features. **The site is located at a higher grade than the adjacent residential use to the south, with the highest grade at the north end along Twelve Mile Road approximately 30 feet higher than the southern property boundary. The proposed buildings are oriented away from the community to the south, which should help to minimize their massing.**
- b. The relationship of one building to another whether on-site or on adjacent land, i.e., entrances, service areas and mechanical appurtenances. **The buildings are oriented to the existing and planned street frontages, with parking areas kept internal to the site. This will improve the appearance of the development from adjacent sites and roadways.**
- c. The rooftops of buildings that may lie below street levels or from windows of higher adjacent buildings. **The site is located at a higher grade than the adjacent residential use to the south, with the highest grade at the north end along Twelve Mile Road approximately 30 feet higher than the southern property boundary. There are no higher adjacent buildings.**
- d. Landscape plantings, off-street parking areas and service drives on adjacent lands. **Landscape generally conforms to the requirements. See the Landscape Review Letter for detailed comments.**
- e. Compliance with street, road and public utility layouts approved for the area. **See the Engineering and Traffic Review Letters for additional information.**
- f. The architecture of the proposed building including overall design and façade materials used. Architectural design and façade material are to be complimentary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of façade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area. **See the Façade Review Letter for additional information.**

Section 3.31.4.B indicates the City Council shall review the proposed plan considering the Planning Commission's recommendation and the requirements above. As part of its approval of the Preliminary Site Plan, the Council is permitted to impose conditions that are reasonably related to the purposes of this section and that will:

1. Insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity;
2. Protect the natural environment and conserving natural resources and energy;
3. Insure compatibility with adjacent use of land; and
4. Promote the use of land in a socially and economically desirable manner.

Finally, Section 3.31.7.B.viii.d states that an applicant for mixed-use or residential developments must demonstrate the following:

1. The development will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved. **The applicant has proposed an off-site sidewalk to connect the project to the Twelve Oaks Mall parking area. They are working with the mall owners to provide a crosswalk over the ring road at the intersection.**
2. Based on the proposed uses, layout, and design of the overall project, the proposed building façade treatment, the proposed landscaping treatment, and the proposed signage, the development will result in a material enhancement to the area of the City in which it is situated. **The overall design and appearance of the façade treatments, landscaping and layout are expected to enhance the area.**
3. In relation to the underlying zoning, the proposed development will not result in an unreasonable negative economic impact upon surrounding properties. **The residential use proposed would have a positive economic impact on the surrounding properties by providing additional customers and employees in close proximity.**
4. Each particular proposed use in the development, as well as the quantity and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and/or a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, and shall reflect innovative planning and design excellence. **The residential uses proposed would be supportive of the regional shopping area and harmonious with other residential uses nearby.**
5. The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon due notice to the City Clerk, provided that the transfer is to a single person or entity, as required in the first instance. **Singh is a single entity.**
6. Development amenities shall be included as part of a mixed-use or residential development. The use of decorative, pedestrian-scale parking lot lighting, public pathways, and other similar features shall be an integral part of any site plan. Amenities shall include lighting, landscape plantings, sidewalk furniture, parks and other amenities that reflect a consistent residential theme. All such amenities shall be privately owned and maintained. **The plans show a sidewalk network connecting the buildings to central amenity spaces including the clubhouse. Amenity space and bench details are provided on Sheet A300-A301 and lighting fixtures are shown on the photometric plan sheet. The applicant was asked to consider extending the sidewalk southward along the finger road to the Twelve Oaks loop road to foster better connections in the RC District. This sidewalk connection across the Waltonwood frontage to the south is now proposed in the latest revision. A crosswalk connection into the mall parking lot is still to be determined. The applicant should continue to work with mall ownership to complete that connection – at minimum to the parking lot.**
7. Buildings that are not located on a publicly dedicated roadway may be permitted to have parking on the ground level of the building. Such parking level shall not count

against the maximum height/story requirement. The parking inside the building must be aesthetically and effectively screened from view through architectural design, landscaping, or other means, from adjacent drives, walkways and buildings, and particularly from the street level view. **Apartment buildings have parking on ground level of internal drives, however the ground level is not entirely parking. Parking levels are not visible from street side of buildings. Building A's parking appear to be open, while all other buildings have garage doors.**

8. In all cases, the maximum height shall include all rooftop appurtenances, architectural features, skylights or other such roof mounted building amenities. **Deviations to allow a greater height on two buildings are requested.**

Planning Commission Action

On February 23, 2022, Planning Commission held a public hearing and made a favorable recommendation to City Council for approval of the Special Land Use permit, Preliminary Site Plan with PD-2 Option, Wetland Permit and Storm Water Management Plan based on the motion shown in the action summary attached. Draft meeting minutes are also attached.

The Ordinance requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission with City Council ultimately approving or denying the proposed plan. Following the City Council's approval, the Final Site Plan approval may be granted administratively.

RECOMMENDED ACTION:

Two part motion:

Part 1

Approval at the request of Singh Development LLC for JSP 20-27 Griffin Novi, for Special Land Use permit based on and subject to the following:

1. The proposed use will not cause detrimental impact on existing thoroughfares *(based on Traffic review)*;
2. The proposed use will not cause a detrimental impact on the capabilities of public services and facilities *(based on Engineering review)*;
3. The proposed use is compatible with the natural features and characteristics of the land *(because there are no regulated woodlands on site, and minimal impacts to wetland areas are proposed)*;
4. The proposed use is compatible with adjacent uses of land *(because the proposed use is similar to the residential community to the south and complements other nearby uses)*;
5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use *(as it fulfills the Master Plan objectives to provide a wide range of housing options and to provide residential developments that support healthy lifestyles)*;

6. The proposed use will promote the use of land in a socially and economically desirable manner (*as it fulfills one of the Master Plan objectives to ensure compatibility between residential and non-residential developments*);
7. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance

Part 2:

Approval at the request of Singh Development LLC for JSP 20-27 Griffin Novi for Preliminary Site Plan with a PD-2 Option, Wetland Permit and Stormwater Management Plan, based on and subject to the following:

1. Findings that the standards of Section 3.31.4 of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter;
2. Findings that the standards of Section 3.31.7.B.viii.d of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.
3. City Council approval of the following ordinance deviations:
 - i. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for front yard (Twelve Mile frontage). A minimum of 50 feet is required, 20 feet is provided. *The applicant states the standard setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.*
 - ii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for western exterior side yard (Twelve Oaks Mall Road frontage). A minimum of 50 feet is required, 30 feet is provided. *The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.*
 - iii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for southern exterior side yard (Access Drive frontage). A minimum of 50 feet is required, 42 feet is provided. *The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.*
 - iv. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for the eastern side yard. A minimum of 35 feet is required, 19.2 feet is provided. *The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.*
 - v. Deviation from Section 3.6.2.H for not meeting the requirement for additional setback from a residential district to the south. A minimum of 174 feet is required for a building 58 feet in height, 87 feet is provided. *This deviation is supported as the uses are both multi-family residential and the additional*

protection afforded by the larger setback is not warranted. However, the ZBA granted a conditional approval for a setback variance for the Waltonwood Phase 2 in 2003 that stated any building on the subject property would be a minimum of 150 feet from those buildings, which is shown on the plans and is consistent with the ZBA's previous approval.

- vi. *Deviation from Section 3.31.7.B.viii.b.iv to exceed the maximum building height of 55 feet for Building C (58 feet proposed) and Building D (56 feet 7.5 inches proposed). The applicant states that the minor deviations for additional height are due to the site topography, and will not be perceivable to the human eye from ground level.*
- vii. *Deviation from Section 3.31.7.B.viii.b.vii to exceed the maximum building length of 125 feet without providing pedestrian entranceways every 125 feet along the frontage for Building B (135 feet proposed) and Building D (135 feet proposed). The applicant states that pedestrian entranceways are geared toward the parking lot and resident garages at the back of the building. There are entrances on the Twelve Mile Road frontage to individual units, which meets the intent of the ordinance.*
- viii. *Deviation from Section 3.8.2.H to allow a reduction in the minimum distance between buildings in two locations: between Buildings E & F (21.5 feet proposed, at least 30 feet required), between Buildings F & G (20 feet proposed, at least 30 feet required). The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose. Pedestrian access and landscaping have been provided at these locations, so the site is not compromised as a result of this deviation.*
- ix. *Deviation from Sec. 5.2.12.C to allow reduction of minimum required parking spaces for multiple family residential uses. A minimum of 355 are required, 308 spaces are provided. The proposed parking supply (308 spaces) is 25% higher than the projected peak demand (247 spaces), and therefore seems to contain a reasonable safeguard should these assumptions be off by some degree. Staff recommends approval of the deviation to allow for a 13% reduction in parking from the Ordinance requirement consistent with the applicant's request.*
- x. *Deviation from Section 5.10.1.B.vi to allow parking stalls within 25 feet of Building D and the Clubhouse in a residential district (8-10 feet proposed, 25 feet required). The applicant states maintaining adequate parking for visitors is an important feature of the site. The unusual configuration of the property boundary creates some awkward angles that are not conducive to consistent rectilinear buffers. The deviations requested are located in areas that are less objectionable. For example, locating ADA accessible spaces closer to the building, near the community clubhouse, and near the high traffic Twelve Oaks Mall Road.*
- xi. *Deviation from Section 4.19.2.F for allowing a dumpster in the side yard instead of required rear yard. Staff supports this deviation as the site has three street frontages, which limits the possibilities to conform. The applicant indicates the dumpster has been located to best avoid negative views from unit balconies and exterior roadways, while still being accessible to waste hauler vehicles.*

- xii. Design & Construction Standards variance for lack of sidewalk offset from the travel way near the pool. *Supported by staff as compliance will be achieved in other locations.*
 - xiii. Landscape deviation from Section 5.5.3.B.ii and iii for lack of 4.5-6 foot landscaped berm along eastern property line. *Supported by staff as alternative screening is provided with large evergreen trees and the applicant will add additional fencing to block the headlights from the parking lot.*
 - xiv. Landscape deviation from Section 5.5.3.B.ii and iii for lack of berm or wall in the greenbelt of Twelve Mile Road, Twelve Oaks Drive and the southern road. *Supported by staff due to the topography and presence of utilities, but the proposed hedges must be planted adjacent to the parking lots in order to screen headlights effectively.*
 - xv. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in greenbelt canopy trees on Twelve Oaks Drive. *Supported by staff due to utility conflicts.*
 - xvi. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in street trees on Twelve Oaks Drive. *Supported by staff due to utility conflicts.*
 - xvii. Landscape deviation from Section 5.5.3xx for a 25% deficiency in multi-family unit trees. *Supported by staff as 75% of requirement will be provided.*
 - xviii. Landscape deviation to permit up to 30% of the multi-family unit trees to consist of subcanopy species. *Supported by staff.*
 - xix. Landscape deviation from Section 5.5.3.C.iii for deficiency in parking lot perimeter landscaping. *Supported by staff as the parking areas are fully landscaped.*
 - xx. Landscape deviation from Sec 5.5.3.E.ii for deficiency in multifamily building foundation landscaping along interior drives. *Support by staff as the applicant will include small beds to provide relief between garages.*
 - xxi. Façade deviation under Section 9 of the Façade Ordinance to permit an overage of vertical batten siding on the side elevations of buildings B, C and D (maximum of 50% permitted, 51-59% proposed). *Supported by façade consultant as the deviation is minor in nature and is consistent with the overall compositions of the facades.*
 - xxii. Deviation from Section 5.7.3.K to allow the average to minimum light ratio to exceed the 4:1 maximum (5:1 proposed).
4. 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.

The City Council's approval of the deviations listed above includes the following findings:

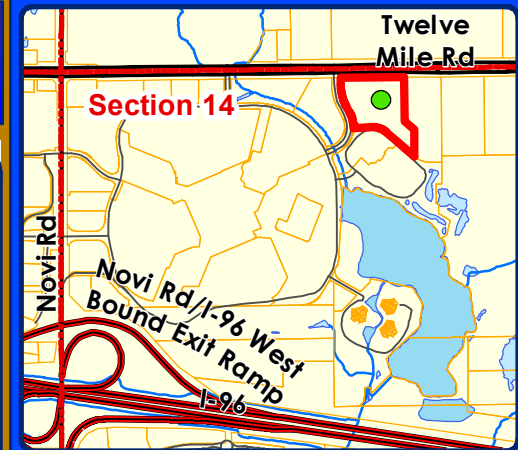
- A. *That each zoning ordinance provision from which a deviation is sought would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest;*
- B. *That approving the proposed deviation would be compatible with the existing and planned uses in the surrounding area;*
- C. *That the proposed deviation would not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources;*

- D. *That the proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and*
- E. *That the proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.*


This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance, and with Chapters 11 and 12 of the Code of Ordinances, and all other applicable provisions of the Ordinance.

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP20-27 GRIFFIN NOVI LOCATION



LEGEND

 Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 2/17/22
Project: GRIFFIN NOVI
Version #: 1



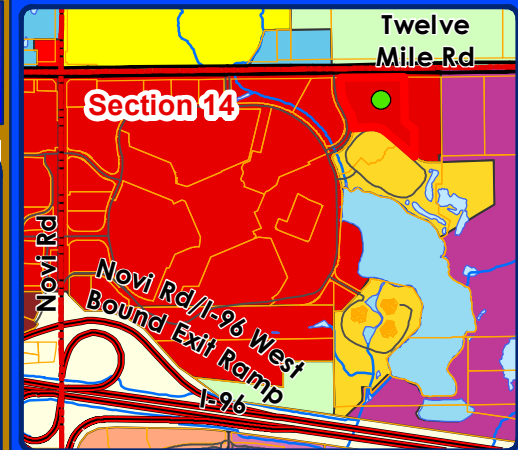
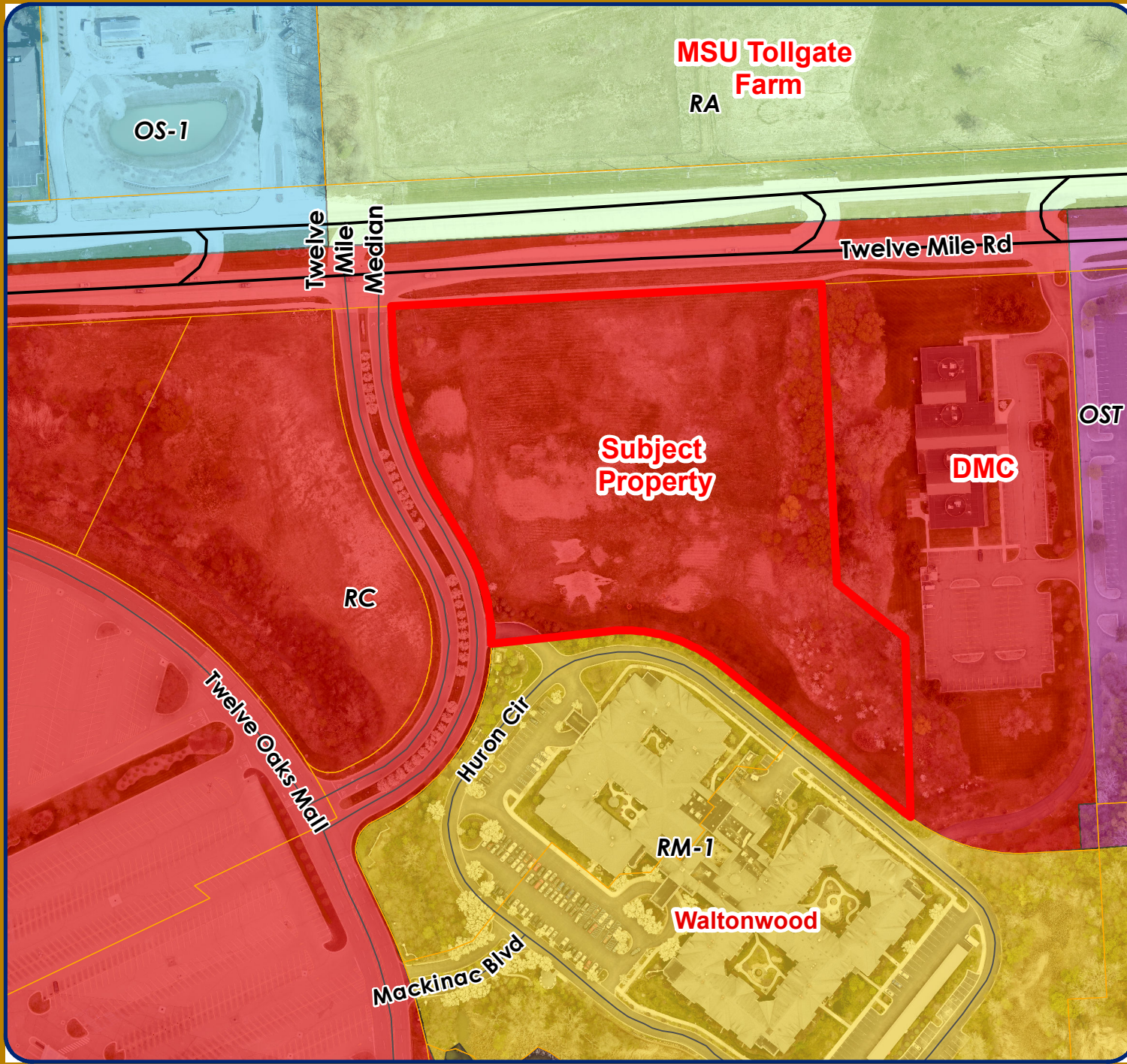
1 inch = 333 feet



MAP INTERPRETATION NOTICE

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

JSP20-27 GRIFFIN NOVI ZONING



LEGEND

- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- C: Conference District
- I-1: Light Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- TC: Town Center District
- Subject Property



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

Map Author: Lindsay Bell
 Date: 2/17/22
 Project: GRIFFIN NOVI
 Version #: 1

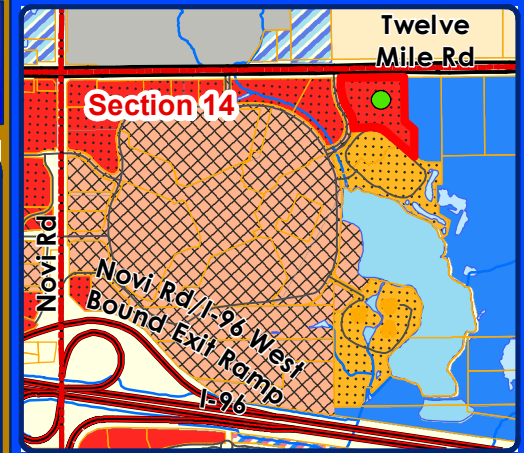
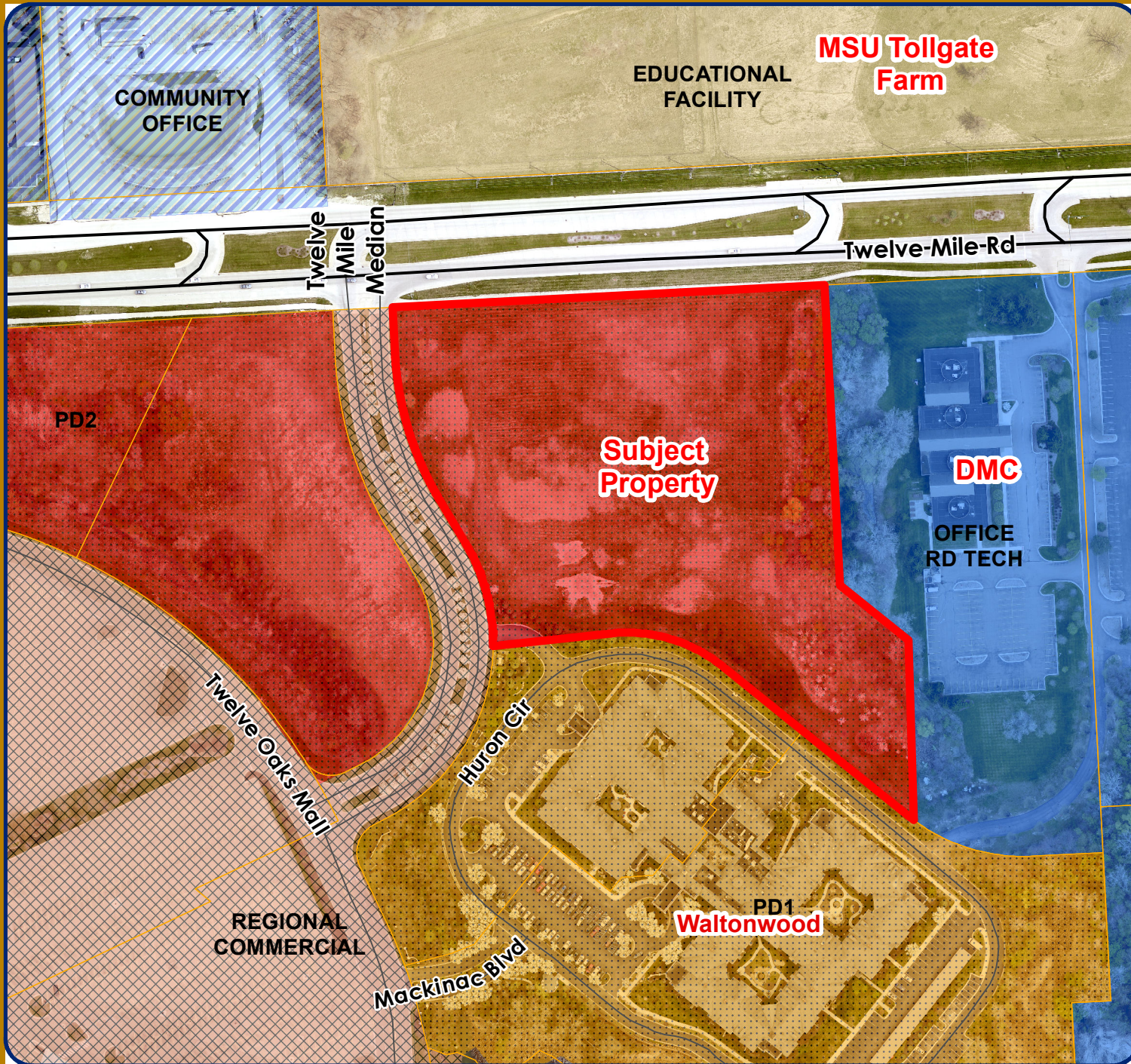


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JSP20-27 GRIFFIN NOVI

FUTURE LAND USE



LEGEND

- PD1
- Community Office
- Office Research Development Technology
- Office Commercial
- Regional Commercial
- TC Commercial
- TC Gateway
- PD2
- Educational Facility
- Cemetery
- Subject Property



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1 inch = 208 feet

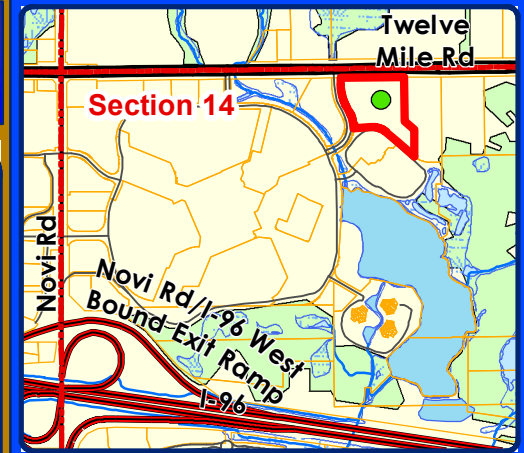


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JSP20-27 GRIFFIN NOVI

NATURAL FEATURES



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



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SITE PLAN



NOVAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

SCALE

PROJECT
Griffin Novi

CLIENT
 Singh Development
 7125 Orchard Lake Rd.
 Suite 200
 West Bloomfield, MI 48322

Contact:
 Mr. Todd Rankine
 Ph: 248-865-1614

PROJECT LOCATION
 Part of the NE 1/4
 of Section 14
 T. 1 North, R. 8 East,
 City of Novi,
 Oakland County, Michigan

SHEET
 Landscape Plan



REVISIONS
 01/25/2021 REVIEW FOR SITE PLAN REVIEW
 02/02/2021 PRELIMINARY SPA

DRAWN BY:
G. Ostrowski
 DESIGNED BY:
G. Ostrowski
 APPROVED BY:
G. Ostrowski
 DATE:
01-26-2021

SCALE: 1" = 40'
 40 30 20 10 0
 NEE JOB NO. SHEET NO.
1958 12

LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 307,763.0 S.F. OR 7.07 ACRES

LANDSCAPE ABUTTING A R.O.W.
 STREET TREES (S)
 1 DECIDUOUS TREE PER 45 L.F. OF FRONTAGE (NO PKG)
12 MILE ROAD
 REQUIRED: 423 L.F. = 121 1/2" x 11.5 L.F. = 11 TREES REQUIRED
 PROVIDED: 11 TREES

TWICE OAKS SMALL DRIVE
 REQUIRED: 337 L.F. / 45 L.F. = 11 TREES REQUIRED
 PROVIDED: 11 TREES
 PROVIDED: 8 TREES DUE TO THE PRESENCE OF NUMEROUS UNDERGROUND UTILITIES

PROPOSED PEAVIN DRIVE
 REQUIRED: 610 L.F. = 73 L.F. / 73 L.F. = 140 L.F. / 45 L.F. = 8 TREES REQUIRED
 140 L.F. = 45 L.F. / 45 L.F. = 11 L.F. / 45 L.F. = 11 L.F. OR 12 TREES REQUIRED
 PROVIDED: 20 TREES
 PROVIDED: NORTH SIDE: 8 TREES
 SOUTH SIDE: 12 TREES

ROW LANDSCAPE GREENBELT (G)
 1 TREE PER 30 L.F. ADJACENT TO PKG
 1 TREE PER 30 L.F. (NO PKG)
 1 ORNAMENTAL TREE PER 30 L.F. (NO PKG)
 1 ORNAMENTAL TREE PER 30 L.F. (NO PKG)

12 MILE ROAD
 REQUIRED: 423 L.F. = 44 L.F. / 45 L.F. = 12.86 OR 13 TREES REQUIRED
 423 L.F. = 45 L.F. / 30 L.F. = 14.1 OR 14 SUB-CANOPY TREES REQUIRED
 PROVIDED: 13 CANOPY TREES AND 19 SUB-CANOPY TREES
 PROVIDED: 13 TREES AND 19 SUB-CANOPY TREES

TWICE OAKS SMALL DRIVE
 REQUIRED: 337 L.F. / 45 L.F. = 8.38 OR 8 TREES REQUIRED
 141 L.F. / 30 L.F. = 4.7 TREES REQUIRED
 337 L.F. = 40 L.F. / 30 L.F. = 13.33 OR 13 SUB-CANOPY TREES REQUIRED
 141 L.F. / 30 L.F. = 7.38 OR 7 SUB-CANOPY TREES REQUIRED
 PROVIDED: 12 CANOPY TREES AND 20 SUB-CANOPY TREES
 PROVIDED: 8 TREES AND 20 SUB-CANOPY TREES

PROPOSED PEAVIN DRIVE
 REQUIRED: 610 L.F. = 25 L.F. / 25 L.F. = 42 L.F. / 45 L.F. = 12.86 OR 13 TREES
 610 L.F. = 25 L.F. / 20 L.F. = 45 L.F. / 45 L.F. = 10.00 OR 10 TREES
 PROVIDED: 12 CANOPY TREES AND 19 SUB-CANOPY TREES
 PROVIDED: 12 TREES AND 19 SUB-CANOPY TREES

NOTE:
 SEE SHEET 13 FOR PLANT LIST
 AND BASIS OF CALCULATION
 DIAGRAM

PARKING LOT LANDSCAPE REQUIREMENTS
VEHICLE USE AREA
 1/8" = 18.00 S.F. CALCULATED
 7.1% OF TOTAL VEHICLE USE AREA UP TO 30,000 S.F. THEN 1%
 30,000 S.F. = 7.05 = 3,750 S.F.
 30,000 S.F. x 1% = 300 S.F.

REQUIRED PARKING LOT LANDSCAPE AREA
 REQUIRED: 4,183 S.F.
 PROVIDED: 4,170 S.F.

PARKING LOT PROPOSED SHADE TREES (B)
 1 DECIDUOUS CANOPY TREE PER 200 S.F. REQUIRED LANDSCAPE AREA
 REQUIRED: 4,183 S.F. / 200 S.F. = 20.91 OR 21 TREES REQUIRED
 PROVIDED: 22 TREES PROVIDED

PARKING PRIMEVER GREEN SPACE (P)
 1 TREE PER 30 L.F. OF PARKING SPACE
 1,044 L.F. = 44.0 OR 44 TREES REQUIRED
 PROVIDED: 46 DISTRICT TREES

MULTI-FAMILY RESIDENTIAL (M)
 3 TREES PER DWELLING UNIT ON THE FIRST FLOOR
 REQUIRED:
 16 DWELLING UNITS x 3 TREES = 48
 TOTAL TREES REQUIRED:
 PROVIDED: 124 TREES (76% OF REQUIRED)
 (16 SUB-CANOPY AND 110 CANOPY AND EVERGREEN TREES)

INTERIOR STREET LANDSCAPING (IS)
 1 TREE PER 30 L.F. OF INTERNAL ROADWAY
 REQUIRED: 960 L.F. / 30 L.F. = 32.0 L.F. OR 32 TREES REQUIRED
 PROVIDED: 24 TREES

FOUNDATION LANDSCAPE (F)
 10% OF FACE FACING ROADWAYS REQUIRED TO BE LANDSCAPED
 REQUIRED:
 BUILDING 1: 105 L.F. x 3.0% = 3.15 L.F. AREA REQUIRED 10 L.F. PROVIDED
 BUILDING 2: 201 L.F. x 3.0% = 6.03 L.F. AREA REQUIRED 16 L.F. PROVIDED
 BUILDING 3: 271 L.F. x 3.0% = 8.13 L.F. AREA REQUIRED 22 L.F. PROVIDED
 BUILDING 4: 136 L.F. x 3.0% = 4.08 L.F. AREA REQUIRED 10 L.F. PROVIDED
 BUILDING 5: 198 L.F. x 3.0% = 5.94 L.F. AREA REQUIRED 17 L.F. PROVIDED
 BUILDING 6: 178 L.F. x 3.0% = 5.34 L.F. AREA REQUIRED 14 L.F. PROVIDED
 BUILDING 7: 131 L.F. x 3.0% = 3.93 L.F. AREA REQUIRED 10 L.F. PROVIDED
 BUILDING 8: 136 L.F. x 3.0% = 4.08 L.F. AREA REQUIRED 10 L.F. PROVIDED
 CLUBHOUSE: 286 L.F. x 3.0% = 8.58 L.F. AREA REQUIRED 24 L.F. PROVIDED

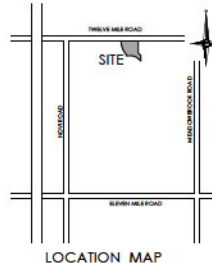
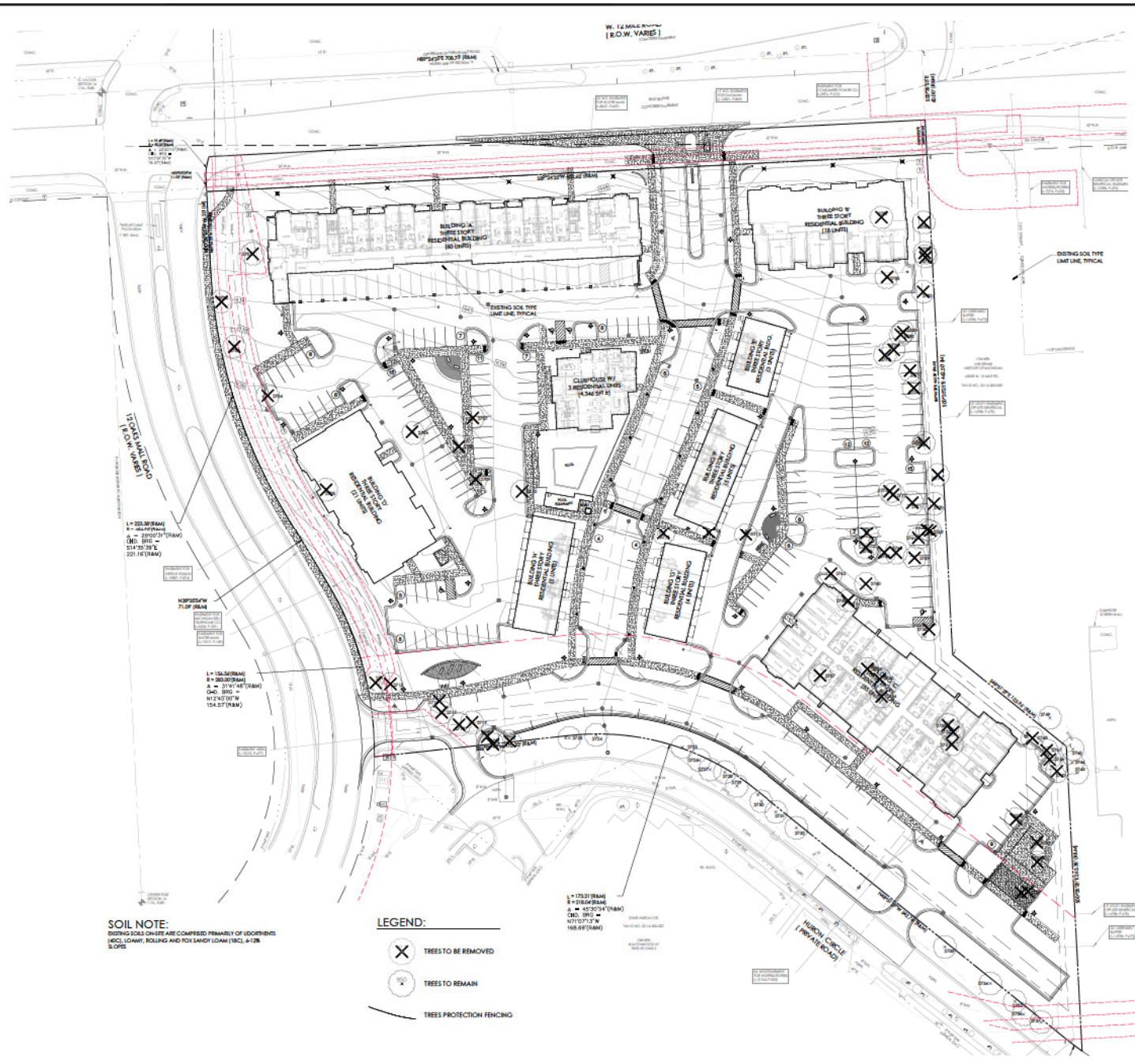
PROPOSED PLANT MATERIALS SHALL NOT BE PLANTED WITHIN 4' OF PROPERTY LINE

PROPOSED TRASH COMPACTOR
 SEE ARCH DWGS FOR DETAIL

PROPOSED PLANT MATERIALS SHALL NOT BE PLANTED WITHIN 4' OF PROPERTY LINE

PROPOSED PERIMETER OF SITE TO BE HYDROSEDED AND MULCH CH MIN 2" TOPSOIL

PROPOSED PERIMETER OF SITE TO BE HYDROSEDED AND MULCH CH MIN 2" TOPSOIL



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

**CITY OF NOVI
 TREE PROTECTION NOTES**

1. EXISTING PLANTING WOODS WITH TREES SHALL BE MAINTAINED OR BEHIND THE DRIVE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
2. FENCING SHALL BE METAL T POSTS SPACED NO FARTHER THAN 8 FEET ON CENTER.
3. FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN 7 FEET UNLESS THE USE OF TREE GUARDS IS REQUIRED.
4. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PRIOR APPROVAL FROM THE CITY.
6. NO FENCING SHALL CONSIDER ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - A. NO EXCAVATION OR CONSTRUCTION WITHIN PROTECTED AREAS.
 - B. NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREAS.
 - C. NO STORAGE OF MATERIALS WITHIN THE PROTECTED AREAS.
 - D. NO REMOVAL OR RELOCATION FROM THE GRASSING OF ANY TREE WITHIN THE PROTECTED AREAS.
7. REGULATED WOODLANDS AND REGULATED TREES ADJACENT TO THE PROJECT ARE ALSO REQUIRED TO BE PROTECTED, WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.

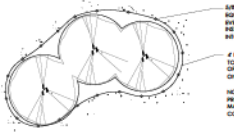
GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ALL SIGNALS, SIGNS, AND PLACARDS SHALL BE IN PLACE (SIGNALS, CONSTRUCTION'S COMPLETE).
2. ALL NECESSARY RELOCATION WITHIN THE LINES OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIVE LINE OF ANY TREE UNLESS THE TREE IS PROTECTED BY TREE GUARDS OR TREE GUARDS ARE PLACED AT A MINIMUM OF ONE FOOT OUTSIDE CORNER OF TREE.
4. WHEN GUARDING OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT A MINIMUM OF ONE FOOT OUTSIDE CORNER OF TREE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULE TO REMAIN.
6. ALL UTILITY SERVICE RECORDS MUST INCLUDE INFORMATION TO THE EXISTING TREE PROTECTION NOTES. ALL TREE GUARDS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. SIGNALS SHALL BE BOULED TO AVOID THE AREA WITHIN THE DRIVE LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH ROCKY ZONES OF PROTECTION.
10. THE REMOVAL OF TREE AND ROOTING EQUIPMENT SHALL BE PROHIBITED UNDER THE TREE PROTECTION NOTES.
11. THE REMOVAL OF TREE AND ROOTING EQUIPMENT SHALL BE PROHIBITED UNDER THE TREE PROTECTION NOTES.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE EXISTING OF TREE AND ROOTING EQUIPMENT SHALL BE PROHIBITED UNDER THE TREE PROTECTION NOTES.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY REMOVED TREES. FOR THE CHANGE OF REMOVAL OF ANY TREE (DEBARKED TO REMAIN). TREES TO BE REMOVED SHALL BE FIELD, MEASURED, EVALUATED AND FLAGGED FOR REMOVAL. IT IS THE LANDSCAPE ARCHITECT'S OF RECORD, ONLY TO DIRECT BY THE OWNER OR OWNER REPRESENTATIVE.

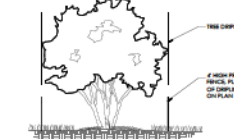
TREE REMOVAL SUMMARY

TOTAL TREES SURVEYED:	87 TREES
TOTAL TREES TO BE REMOVED:	40 TREES
TOTAL TREES TO REMAIN:	47 TREES

* ALL TREES TO BE REMOVED ARE UNREGULATED AND THEREFORE NOT REQUIRED TO BE REPLACED



TREE PROTECTION DETAIL-PLAN



TREE PROTECTION DETAIL-SECTION

SOIL NOTE:
 DISTING SOILS CHART ARE COMPRISED PRIMARILY OF UDORENTS (MCL, LOAMY, BOLDING AND POI SANDY LOAM) (MCL), S, 1/2% S CLAYS

- LEGEND:**
- ⊗ TREES TO BE REMOVED
 - ⊙ TREES TO REMAIN
 - TREE PROTECTION FENCING

SEAL

PROJECT
 Griffin Novi

CLIENT
 Singh Development
 7125 Orchard Lake Rd.
 Suite 200
 West Bloomfield, MI 48322

Contact:
 Mr. Todd Rankine
 Ph: 248-865-1614

PROJECT LOCATION
 Part of Section 14
 of Section 24
 T. 1 North, R. 8 East.
 City of Novi,
 Oakland County, Michigan

SHEET
 Tree Preservation Plan

811
 Know what's below
 Call before you dig.

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:
 G. Ostrowski

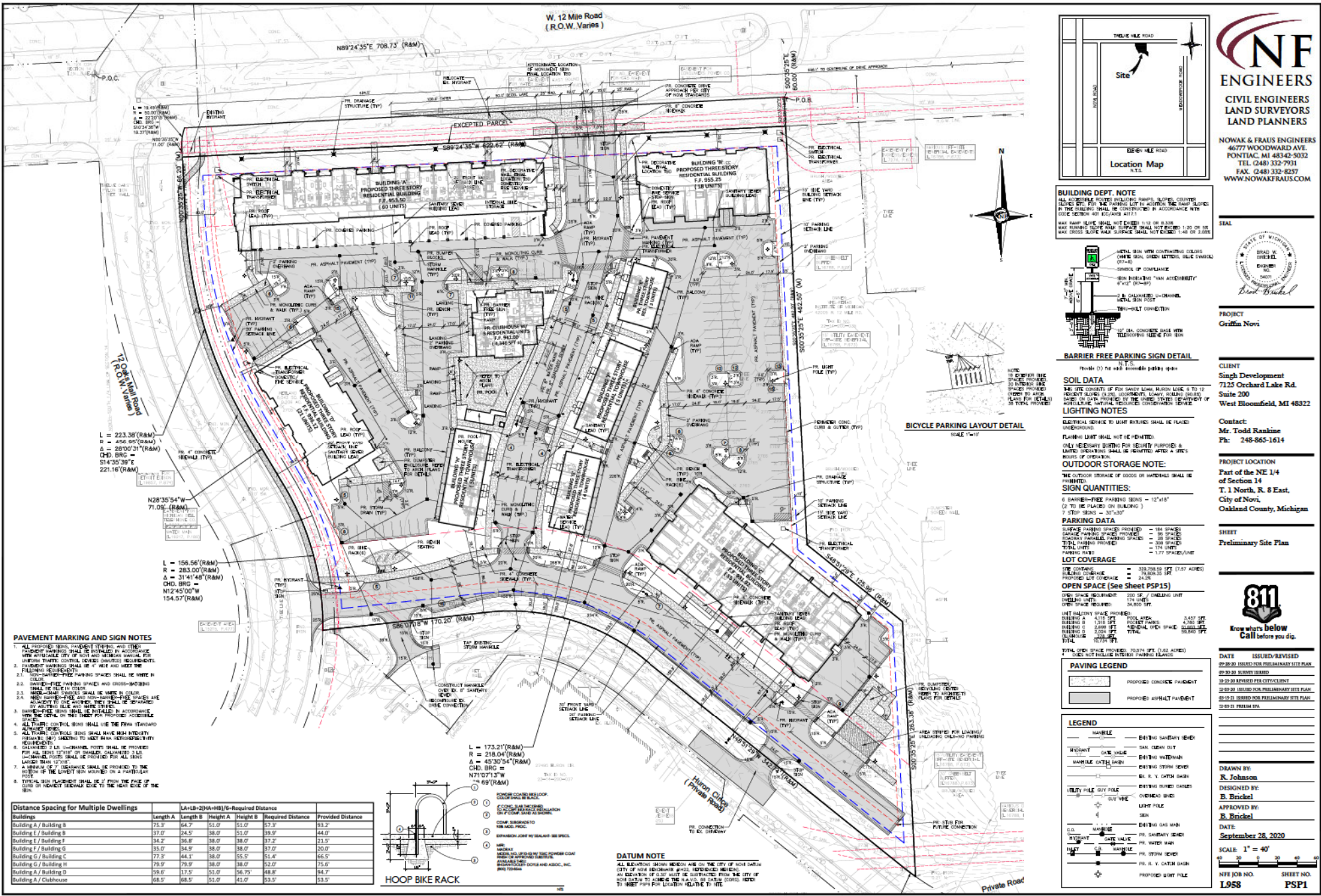
DESIGNED BY:
 G. Ostrowski

APPROVED BY:
 G. Ostrowski

DATE:
 01-26-2021

SCALE: 1" = 40'

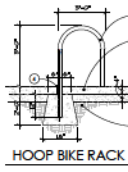
NFE JOB NO. SHEET NO.
 1.958 1.1



- ### PAVEMENT MARKING AND SIGN NOTES
- ALL PROPOSED MARKING, SIGNAGE, STRIPES, AND SIGNS SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL FOR HIGHWAY CONSTRUCTION.
 - PAVEMENT MARKING SHALL BE 4" WIDE AND MEET THE FOLLOWING REQUIREMENTS:
 - NON-PARKING-SPACE MARKING SHALL BE WHITE IN COLOR.
 - PAVEMENT-SPACE MARKING SHALL BE WHITE IN COLOR.
 - PAVEMENT-SPACE MARKING SHALL BE WHITE IN COLOR.
 - PAVEMENT-SPACE MARKING SHALL BE WHITE IN COLOR.
 - PAVEMENT-SPACE MARKING SHALL BE WHITE IN COLOR.
 - PAVEMENT MARKING SHALL BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN MANUAL FOR HIGHWAY CONSTRUCTION.
 - PAVEMENT MARKING SHALL BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN MANUAL FOR HIGHWAY CONSTRUCTION.
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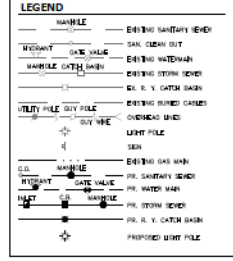
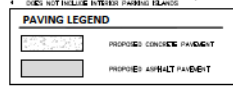
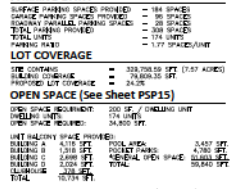
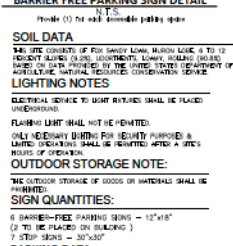
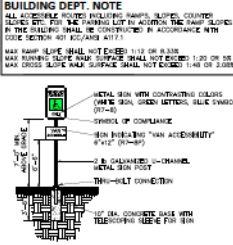
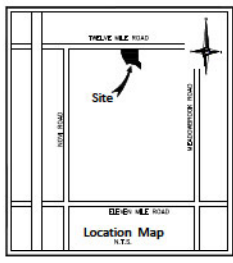
Distance Spacing for Multiple Dwellings

Building	Length A	Length B	Height A	Height B	Required Distance	Provided Distance
Building A / Building B	75.3'	64.7'	51.0'	51.0'	57.3'	93.2'
Building E / Building F	37.0'	24.5'	38.0'	51.0'	39.3'	44.0'
Building E / Building G	34.2'	36.6'	38.0'	38.0'	37.2'	23.5'
Building E / Building H	33.0'	34.9'	38.0'	38.0'	37.0'	20.0'
Building G / Building C	77.3'	44.1'	38.0'	55.5'	51.4'	66.5'
Building G / Building H	79.9'	79.9'	38.0'	38.0'	52.0'	75.6'
Building G / Building D	59.6'	17.5'	51.0'	56.79'	48.8'	64.7'
Building A / Courthouse	68.2'	68.2'	51.0'	41.0'	53.0'	53.0'



DATUM NOTE

ALL ELEVATIONS SHOWN HEREON ARE ON THE CITY OF HONOLULU CITY OF HONOLULU DATUM. ALL ELEVATIONS OF 0.00' MUST BE SUBTRACTED FROM THE CITY OF HONOLULU DATUM TO OBTAIN THE ELEVATION ON THE DATUM. SEE THE CITY OF HONOLULU DATUM FOR FURTHER INFORMATION.



NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-9032
TEL: (248) 332-7931
FAX: (248) 332-8257
WWW.NOWAKFRAUS.COM

PROJECT: Griffin Novi

CLIENT: Singh Development
7125 Orchard Lake Rd.
Suite 200
West Bloomfield, MI 48322

Contact: Mr. Todd Rankine
Ph: 248-865-1614

PART OF THE NE 1/4 OF SECTION 14 T. 1 North, R. 8 East, City of Novi, Oakland County, Michigan

811

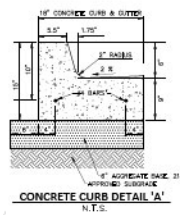
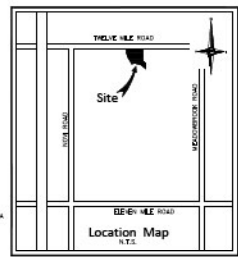
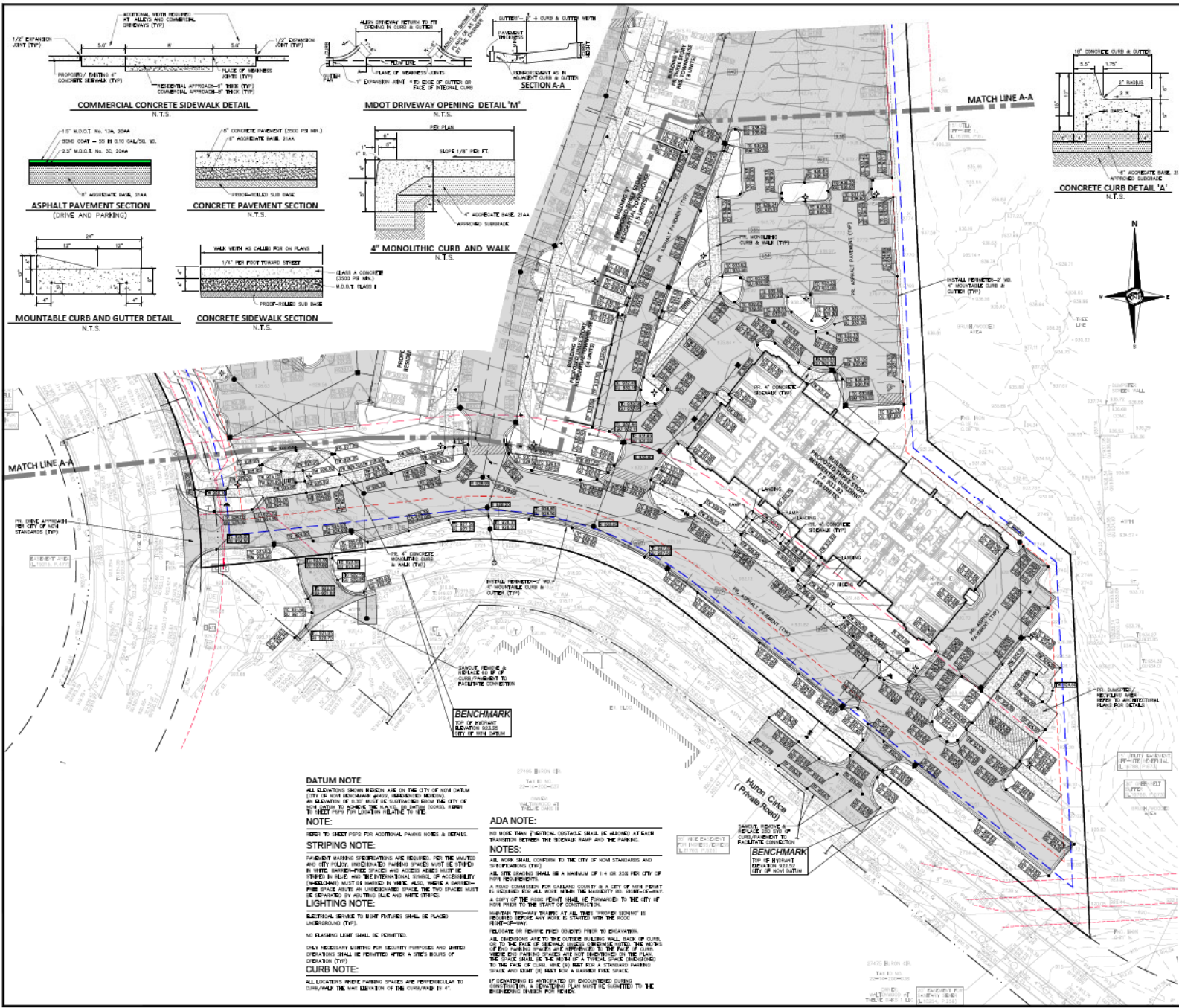
Know what's below
Call before you dig.

DATE ISSUED/REVISED: 09/20/20 FOR PRELIMINARY SITE PLAN
 09/20/20 REVISED PER COMMENTS
 10/20/20 REVISED PER COMMENTS
 10/20/20 REVISED PER COMMENTS
 09/15/20 REVISED FOR PRELIMINARY SITE PLAN
 09/15/20 REVISED FOR PRELIMINARY SITE PLAN
 09/15/20 REVISED FOR PRELIMINARY SITE PLAN

DRAWN BY: R. Johnson
 DESIGNED BY: B. Brickel
 APPROVED BY: B. Brickel

DATE: September 28, 2020
 SCALE: 1" = 40'

NFE JOB NO. 1958 SHEET NO. PSP1



GENERAL NOTES

1. THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE CITY OF YONKERS LOCAL ORDINANCES, AND ORDINANCE NO. 100-2019-001 (LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION) PUBLISHED BY CALLED COUNTY, WESTERN COUNTY OF CALIFORNIA, COUNTY OF CALIFORNIA, AND THE CITY OF YONKERS LOCAL ORDINANCES. THE CONTRACTOR SHALL VERIFY THESE ORDINANCES AND SPECIFICATIONS ARE CURRENT AND SHALL BE RESPONSIBLE FOR ANY CHANGES TO ANY ORDINANCES, LOCAL ORDINANCES, AND SPECIFICATIONS CAUSED BY HIS AND/OR HIS SUBCONTRACTORS.
2. THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS BASED ON THE BEST AVAILABLE DATA. THE CONTRACTOR IS ADVISED AND ADVISED TO THE CONTRACTOR THAT THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES CAUSED BY HIS AND/OR HIS SUBCONTRACTORS.
3. PUBLIC RIGHT OF WAY SHALL NOT BE CLOSED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF YONKERS. THE CONTRACTOR SHALL OBTAIN FROM THE CITY OF YONKERS AND CALLED COUNTY PERMITS AND INSURANCE MUST BE OBTAINED AND MAINTAINED TO PROTECT THE PUBLIC CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES CAUSED BY HIS AND/OR HIS SUBCONTRACTORS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES AND STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES CAUSED BY HIS AND/OR HIS SUBCONTRACTORS.
5. THE CONTRACTOR SHALL VERIFY WITH THE APPROPRIATE AGENCIES AND UTILITIES COMPANIES ALL UTILITIES AND STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES CAUSED BY HIS AND/OR HIS SUBCONTRACTORS.
6. IN CONNECTION WITH THE PROPOSED WORK, THE UTILITY COMPANIES AND UTILITIES COMPANIES MAY BE REQUIRED TO RELocate UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF YONKERS AND CALLED COUNTY PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR AND/OR SUBCONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF YONKERS AND CALLED COUNTY PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL VERIFY WITH THE APPROPRIATE AGENCIES AND UTILITIES COMPANIES ALL UTILITIES AND STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES CAUSED BY HIS AND/OR HIS SUBCONTRACTORS.
9. ALL UTILITIES SHOWN ON THESE PLANS SHALL BE PROTECTED AND PRESERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES CAUSED BY HIS AND/OR HIS SUBCONTRACTORS.
10. ALL UTILITIES SHOWN ON THESE PLANS SHALL BE PROTECTED AND PRESERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES CAUSED BY HIS AND/OR HIS SUBCONTRACTORS.
11. THE CITY OF YONKERS, OUTDOOR STORAGE OF GOODS/MATERIALS IS PROHIBITED.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	GAS MAIN
	FIRE MAIN
	ELECTRIC MAIN
	TELEPHONE MAIN
	CABLE TV MAIN
	PROPOSED LIGHT POLE

DATE ISSUED/REVISED

09-20-20	ISSUED FOR PRELIMINARY SITE PLAN
09-20-20	REVISED
10-20-20	ISSUED FOR CONSTRUCTION
10-20-20	ISSUED FOR PRELIMINARY SITE PLAN
09-20-20	ISSUED FOR PRELIMINARY SITE PLAN
10-20-20	PRELIM STA

DRAWN BY: R. Johnson
DISIGNED BY: B. Brickel
APPROVED BY: B. Brickel
DATE: September 28, 2020
SCALE: 1" = 30'
NEE JOB NO.: L958 **SHEET NO.:** PSP3

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL: (248) 332-7931
 FAX: (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
 Griffin Novi
 7125 Orchard Lake Rd.
 Suite 200
 West Bloomfield, MI 48322

Contact:
 Mr. Todd Rankine
 Ph: 248-865-1614

PROJECT LOCATION
 Part of the NE 1/4
 of Section 14
 T. 1 North, R. 8 East,
 City of Novi,
 Oakland County, Michigan

SHEET
 Preliminary Grading Plan
 (2 of 2)



DATUM NOTE
 ALL ELEVATIONS SHOWN HEREON ARE IN THE CITY OF YONKERS (CITY OF YONKERS BENCHMARK #4122, UNDESIGNED RECORD). AN ELEVATION OF 100.00 MUST BE OBTAINED FROM THE CITY OF YONKERS TO ACQUIRE THE HIGHEST OF VARIOUS SOURCES NEAR TO THE SITE FOR LOCATION RELATED TO THE

NOTE:
 REFER TO SHEET P200 FOR ADDITIONAL PAVING NOTES & DETAILS

STRIPING NOTE:
 PARALLEL MARKING INDICATORIS AND REQUIRED FOR THE MAINTED AND CITY PAVEMENTS. PARALLEL MARKING SHOULD BE STRIPED IN WHITE. PARALLEL MARKING SHOULD BE STRIPED IN WHITE AND THE INTERIOR SPACES SHOULD BE STRIPED IN WHITE. PARALLEL MARKING SHOULD BE STRIPED IN WHITE AND THE INTERIOR SPACES SHOULD BE STRIPED IN WHITE.

LIGHTING NOTE:
 ELECTRICAL SERVICES TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND (TYP).

NO FLASHING LIGHT SHALL BE INSTALLED.

ONLY NECESSARY MARKING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE INSTALLED AFTER A 30-DAY PERIOD OF OPERATION (TYP).

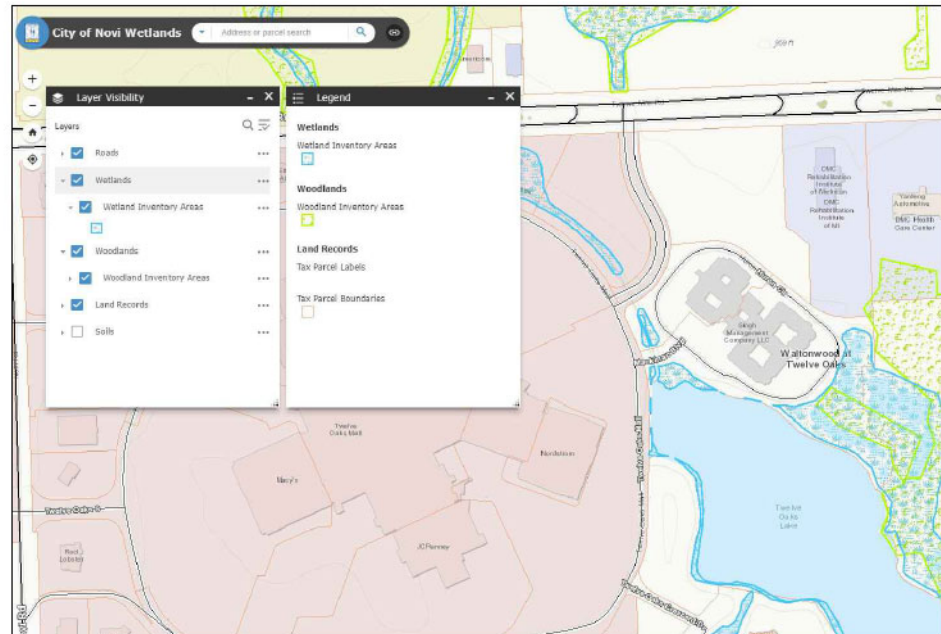
CURB NOTE:
 ALL LOCATIONS WHERE PARKING SPACES ARE REFERENCED TO SIDE/WALK THE WALK BETWEEN THE CURB AND 11' 4"

ADA NOTE:
 NO MORE THAN 1/2" VERTICAL CURBSTEP SHALL BE ALLOWED AT EACH TRANSITION BETWEEN THE SIDEWALK RAMP AND THE PARKING

NOTES:
 ALL WORK SHALL CONFORM TO THE CITY OF YONKERS STANDARD SPECIFICATIONS (TYP).
 ALL THE CURBS SHALL BE A MINIMUM OF 11.4 OR 208 PER CITY OF YONKERS ORDINANCES.
 A 10% COMPENSATION FOR OVERLAND EROSION & CITY OF YONKERS IS REQUIRED FOR ALL WORK WITHIN THE MAJORITY OF THE SIDEWALK.
 A COPY OF THE AS-BUILT REPORT SHALL BE FORWARDED TO THE CITY OF YONKERS PRIOR TO THE START OF CONSTRUCTION.
 MAINTAIN THROUGH TRAFFIC AT ALL TIMES THROUGHOUT CONSTRUCTION.
 REMOVE OR REMOVE PAVED OBJECTS PRIOR TO CONSTRUCTION.
 ALL EROSION ARE TO THE OUTSIDE BENCH MARK SHALL BE OF COURSE TO THE FACE OF SIDEWALK (UNDESIGNED RECORD). THE MARK OF EROSION SPACES AND REFERENCED TO THE FACE OF CURB. THE SPACE SHALL BE THE MARK OF A TYPICAL SPACE (UNDESIGNED RECORD) TO THE FACE OF CURB. MARK TO BE FOR A TYPICAL PARKING SPACE AND CURB (OR PART FOR A BARRIERS PARK SPACE).
 IF BENCHMARK IS UNAVAILABLE OR BENCHMARKS DURING CONSTRUCTION, A SEPARATE PLAN MUST BE SUBMITTED TO THE ENGINEERING DESIGN FOR REVIEW.

BENCHMARK
 TOP OF BENCHMARK
 ELEVATION 100.00
 CITY OF YONKERS

BENCHMARK
 TOP OF BENCHMARK
 ELEVATION 100.00
 CITY OF YONKERS



NF
ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL: (248) 332-7931
 FAX: (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
Griffin Novi

CLIENT
 Singh Development
 7125 Orchard Lake Rd.
 Suite 200
 West Bloomfield, MI 48322

Contact:
 Mr. Todd Rankine
 Ph: 248-865-1614

PROJECT LOCATION
 Part of the NE 1/4
 of Section 14
 T. 1 North, R. 8 East,
 City of Novi,
 Oakland County, Michigan

SHEET
 Woodlands/Wetlands Plan



DATE	ISSUED/REVISED
09-29-20	ISSUED FOR PRELIMINARY SITE PLAN
09-29-20	REVISED/ISSUED
10-29-20	ISSUED FOR CITY COUNCIL
12-02-20	ISSUED FOR PRELIMINARY SITE PLAN
01-19-21	ISSUED FOR PRELIMINARY SITE PLAN
12-02-21	PRELIM STA.

DRAWN BY:
R. Johnson

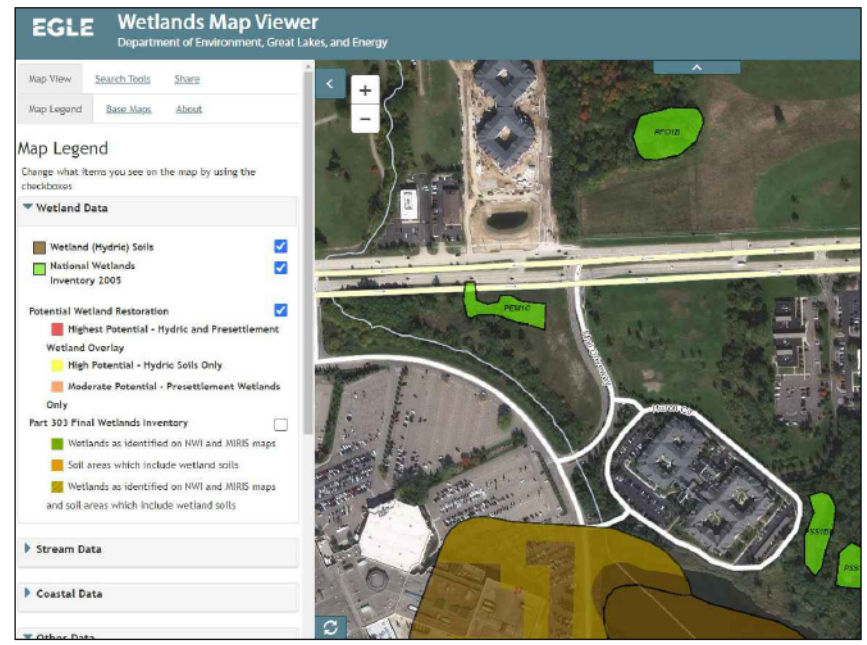
DESIGNED BY:
B. Brickel

APPROVED BY:
B. Brickel

DATE:
September 28, 2020

SCALE: 1" = 40'

NFE JOB NO. SHEET NO.
1958 PSP6



SEAL



PROJECT
Griffin Novi

CLIENT
Singh Development
7125 Orchard Lake Rd.
Suite 200
West Bloomfield, MI 48322

Contact:
Mr. Todd Rankine
Ph: 248-865-1614

PROJECT LOCATION
Part of the NE 1/4
of Section 14
T. 1 North, R. 8 East,
City of Novi,
Oakland County, Michigan

SHEET
Storm Water Management
Plan (3 of 3)



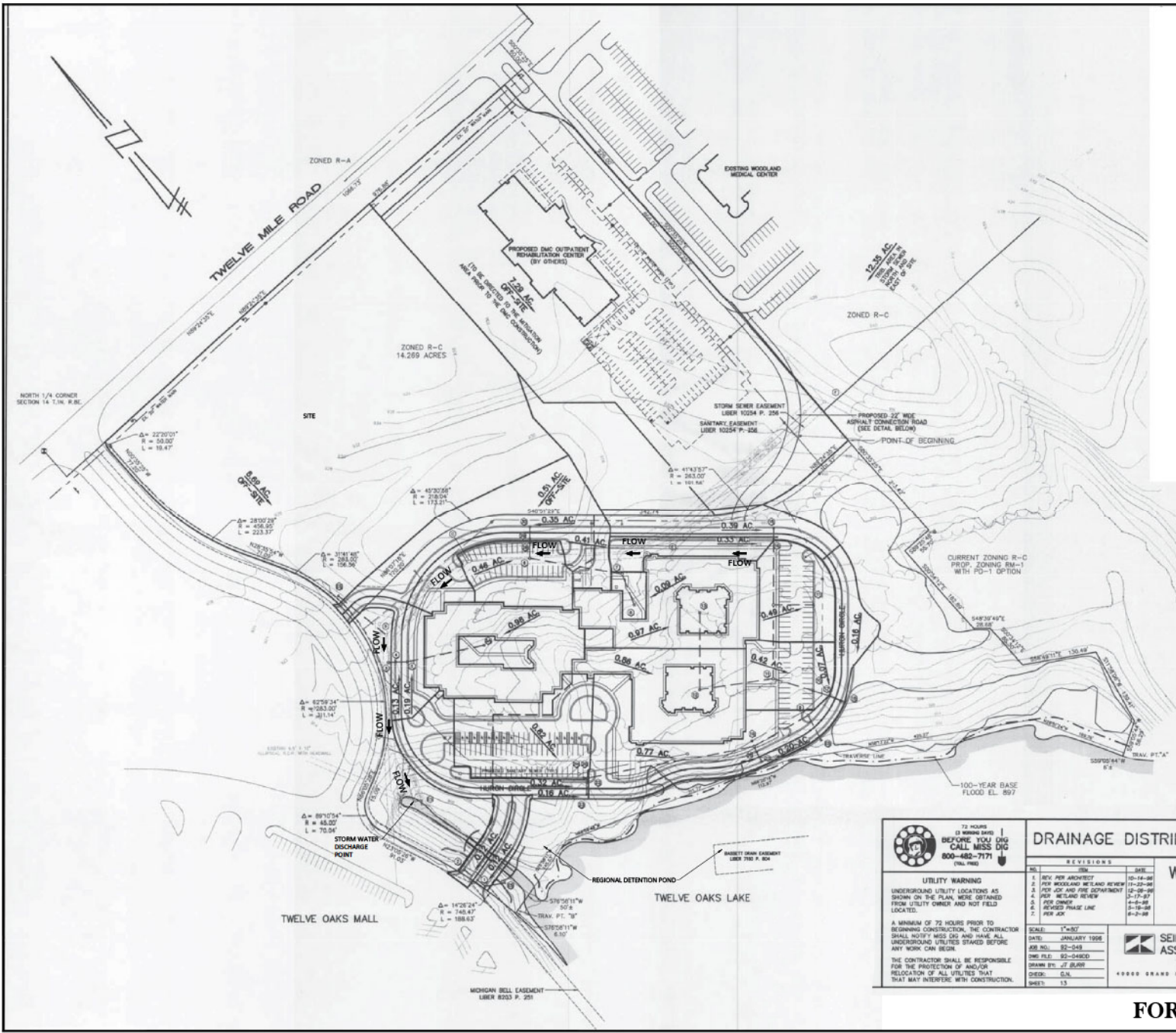
DATE	ISSUED/REVISED
07-20-20	ISSUED FOR PRELIMINARY SITE PLAN
07-20-20	ISSUED FOR PERMITS
12-20-20	REVISED FOR CITY REVIEW
12-20-20	ISSUED FOR PRELIMINARY SITE PLAN
01-19-21	ISSUED FOR PRELIMINARY SITE PLAN
12-02-21	PRELIM STA.

DRAWN BY:
R. Johnson
DESIGNED BY:
B. Brickel

APPROVED BY:
B. Brickel

DATE:
September 28, 2020

SCALE: 1" = 40'
NFE JOB NO. 1958 SHEET NO. PSP14



UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIG AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK CAN BEGIN.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DRAINAGE DISTRIBUTION PLAN

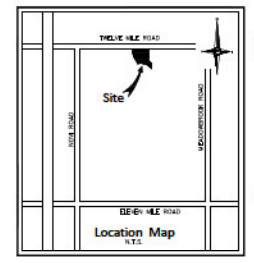
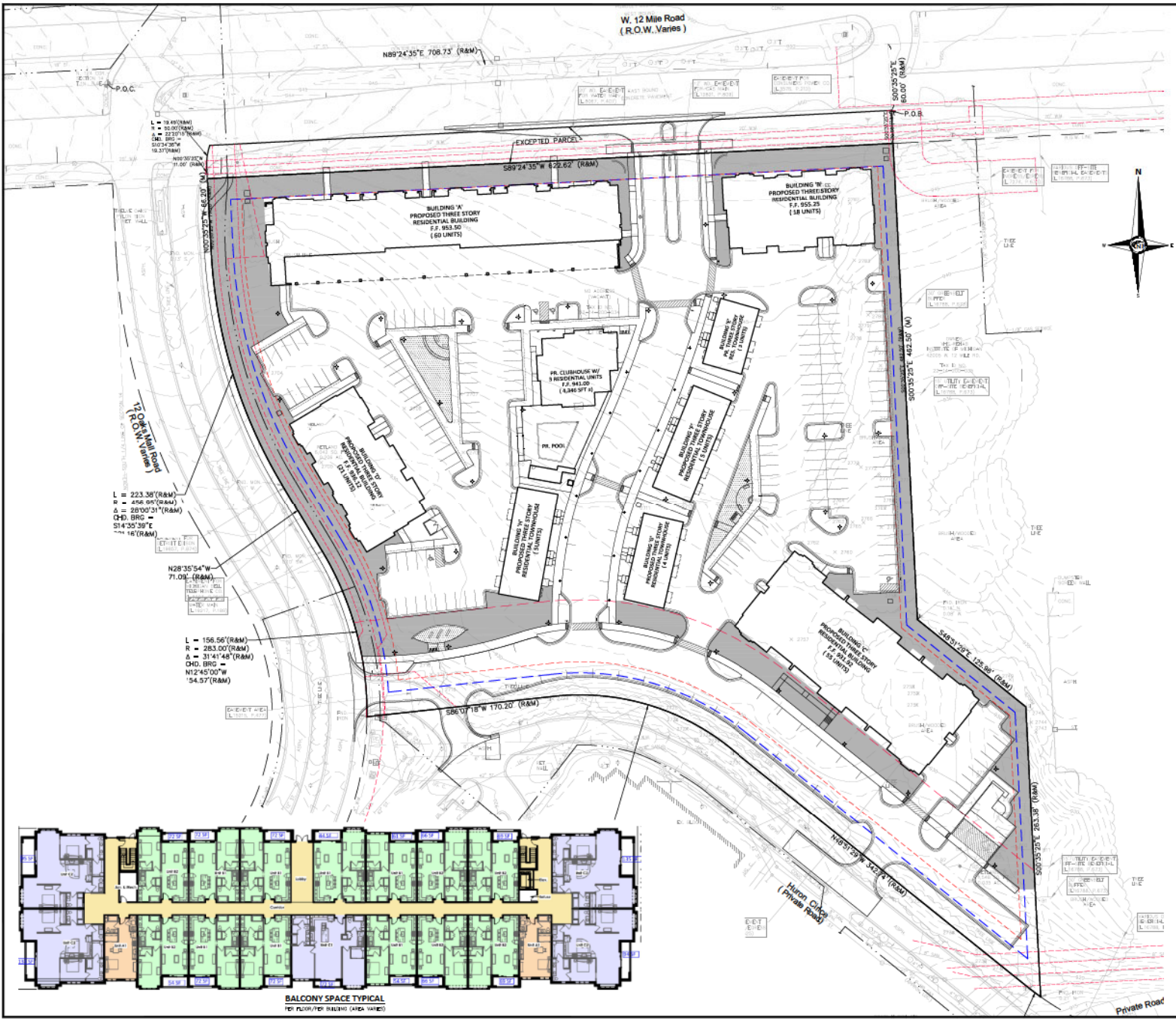
WALTONWOOD OF NOVI
SECTION 14
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

NO.	DATE	BY	REVISIONS
1.	10-14-20	ROJ	REV. PER APPROVECT
2.	11-20-20	ROJ	REV. WOODLAND RETIRED REVIEW
3.	12-20-20	ROJ	REV. FOR JOE AND FIRE DEPARTMENT
4.	1-17-21	ROJ	REV. RETIRED REVIEW
5.	4-16-21	ROJ	REV. OWNER
6.	5-10-21	ROJ	REVISED PHASE LINE
7.	6-21-21	ROJ	REV. JOE

SCALE: 1"=40'
DATE: JANUARY 1996
JOB NO.: 82-049
SHE. FILE: 82-049D
DRAWN BY: JZ BLAIR
CHECKED: G.S.L.
SHEET: 13



FOR REFERENCE ONLY



BUILDING DEPT. NOTE
 ALL ACCESSIBLE ROADS INCLUDING PARKING, SLOPES, CURVED CROSS SECTIONS, AND THE PARKING LOT IN ACCORD WITH THE SLOPES IN THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CODE SECTION 481 REGARDING 41171.

MAX RAMP SLOPE SHALL NOT EXCEED 1:12 OR 8.33%
 MAX RAMP CROSS SLOPE SHALL NOT EXCEED 1:50 OR 2%
 MAX CROSS SLOPE SHALL NOT EXCEED 1:40 OR 2.25%

DATUM NOTE
 ALL ELEVATIONS SHOWN HEREON ARE ON THE CITY OF NOVI DATUM (DATE OF YOUR DESIGN SHALL BE SPECIFICALLY NOTED). AN ELEVATION OF 0.00 MUST BE SURFACED FROM THE CITY OF NOVI DATUM TO ACHIEVE THE +0.00 ON DATUM (COORDS).

OPEN SPACE

OPEN SPACE PROVIDED	200 SFT / 18,000 SFT
REQUIRED OPEN SPACE	174 SFT
OPEN SPACE REQUIRED	24,800 SFT

NET FACILITY SPACE PROVIDED			
BUILDING A	4,116 SFT	POOL AREA	3,457 SFT
BUILDING B	1,016 SFT	POCKET PARKS	4,700 SFT
BUILDING C	2,508 SFT	NET FACILITY OPEN SPACE	28,615 SFT
BUILDING D	2,000 SFT	TOTAL	35,772 SFT
CLUSTER	270 SFT		
TOTAL			

TOTAL OPEN SPACE PROVIDED: 74,696 SFT (171 ADRS)
 * DOES NOT INCLUDE INTERIOR PARKING GARAGES

LEGEND

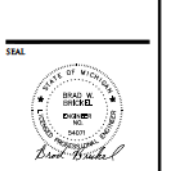
[Symbol]	GENERAL OPEN SPACE
[Symbol]	POCKET PARKS

LEGEND

[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING GROUND CABLES
[Symbol]	EXISTING GROUND CABLES
[Symbol]	EXISTING LIGHT MAIN
[Symbol]	EXISTING LIGHT MAIN
[Symbol]	EXISTING GAS MAIN
[Symbol]	EXISTING GAS MAIN
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED WATER MAIN
[Symbol]	PROPOSED LIGHT MAIN
[Symbol]	PROPOSED GAS MAIN
[Symbol]	PROPOSED UTILITY POLE

NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL: (248) 332-7931
 FAX: (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
 Griffin Novi

CLIENT
 Singh Development
 7125 Orchard Lake Rd.
 Suite 200
 West Bloomfield, MI 48322

Contact:
 Mr. Todd Rankine
 Ph: 248-865-1614

PROJECT LOCATION
 Part of the NE 1/4
 of Section 14
 T. 1 North, R. 8 East,
 City of Novi,
 Oakland County, Michigan

SHEET
 Open Space Plan



DATE ISSUED/REVISED

07-29-20	ISSUED FOR PRELIMINARY SITE PLAN
07-30-20	REVISED DESIGN
12-23-20	REVISED FOR CITY/COMMITTEE
12-28-20	ISSUED FOR PRELIMINARY SITE PLAN
03-19-21	ISSUED FOR PRELIMINARY SITE PLAN
12-09-21	PRELIM STA.

DRAWN BY:
 K. Johanson

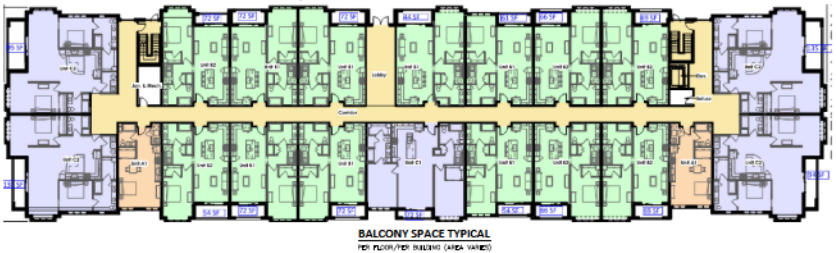
DESIGNED BY:
 B. Brickel

APPROVED BY:
 B. Brickel

DATE:
 September 28, 2020

SCALE: 1" = 40'

NO. JOB NO. SHEET NO.
 L958 PSP15



Client:
 Singh Development, LLC

Project:
 Griffin Novi

Issued	Description	By
03-15-2021	Prelim. Site Plan Review	
08-03-2021	Prelim. Site Plan Review	
12-02-2021	Prelim. Site Plan Review	

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only.
 Verify existing conditions in field.
 North Arrow:

Sheet Title:
 Apartment Building 'A' - Elevations

Project Number:
 Project Number

Sheet Number:
A.201

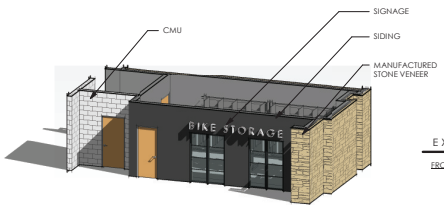
PRELIMINARY NOT FOR CONSTRUCTION



1 South Elevation (Rear)
 A.100 3/32" = 1'-0"



3 Enlarged Bike Storage Elevation
 A.100 1/4" = 1'-0"

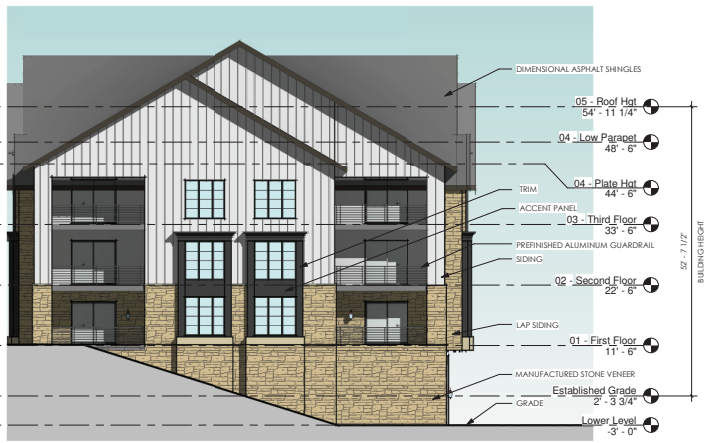


4 Bike Storage Isometric

EXTERIOR MATERIAL PERCENTAGES:

FRONT (NORTH) ELEVATION:			REAR (SOUTH) ELEVATION:		
TOTAL WALL AREA:	14,093 SQ.FT.		TOTAL WALL AREA:	15,425 SQ.FT.	
MASONRY:	4,252 SQ.FT.	30.0%	MASONRY:	5,575 SQ.FT.	36.1%
SIDING/TRIM:	3,323 SQ.FT.	23.6%	SIDING/TRIM:	3,332 SQ.FT.	21.7%
METAL PANEL:	297 SQ.FT.	2.1%	METAL PANEL:	297 SQ.FT.	0.9%
ASPHALT SHINGLES:	4,945 SQ.FT.	35.2%	ASPHALT SHINGLES:	4,945 SQ.FT.	32.2%
STANDING SEAM METAL:	1,256 SQ.FT.	8.9%	STANDING SEAM METAL:	1,256 SQ.FT.	8.1%

LEFT (EAST) SIDE ELEVATION:			RIGHT (WEST) SIDE ELEVATION:		
TOTAL WALL AREA:	4,047 SQ.FT.		TOTAL WALL AREA:	4,022 SQ.FT.	
MASONRY:	1,334 SQ.FT.	33.0%	MASONRY:	1,296 SQ.FT.	32.2%
SIDING/TRIM:	1,831 SQ.FT.	45.3%	SIDING/TRIM:	1,844 SQ.FT.	45.8%
METAL PANEL:	37 SQ.FT.	0.9%	METAL PANEL:	37 SQ.FT.	0.9%
ASPHALT SHINGLES:	845 SQ.FT.	20.9%	ASPHALT SHINGLES:	845 SQ.FT.	21.0%
STANDING SEAM METAL:	N/A SQ.FT.	N/A%	STANDING SEAM METAL:	N/A SQ.FT.	N/A%



2 West Elevation (Side)
 A.100 3/32" = 1'-0"

Client:
 Singh Development, LLC

Project:
 Griffin Novi

Issued	Description	By
12-08-2020	Prelim. Site Plan Review	
03-15-2021	Prelim. Site Plan Review	
08-03-2021	Prelim. Site Plan Review	
12-02-2021	Prelim. Site Plan Review	

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
 North Arrow:

Sheet Title:
 Apartment Building 'B' - Elevations

Project Number:
 Project Number

Sheet Number:
 A.202

PRELIMINARY NOT FOR CONSTRUCTION



4 North Elevation
 A.102 1/8" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES:

FRONT (NORTH) ELEVATION:

TOTAL ELEVATION AREA:	4,497 SQ.FT.
MASONRY:	2,284 SQ.FT. 35.2%
SIDING/TRIM:	1,470 SQ.FT. 25.7%
METAL PANEL:	145 SQ.FT. 02.2%
ASPHALT SHINGLES:	2,304 SQ.FT. 33.4%
STANDING SEAM METAL:	72 SQ.FT. 01.1%

REAR (SOUTH) ELEVATION:

TOTAL WALL AREA:	4,874 SQ.FT.
MASONRY:	2,211 SQ.FT. 32.2%
SIDING/TRIM:	1,618 SQ.FT. 23.5%
METAL PANEL:	373 SQ.FT. 05.4%
ASPHALT SHINGLES:	2,212 SQ.FT. 32.2%
STANDING SEAM METAL:	442 SQ.FT. 06.7%

LEFT (EAST) SIDE ELEVATION:

TOTAL WALL AREA:	3,800 SQ.FT.
MASONRY:	1,157 SQ.FT. 30.4%
SIDING/TRIM:	2,227 SQ.FT. 38.6%
METAL PANEL:	94 SQ.FT. 02.5%
ASPHALT SHINGLES:	322 SQ.FT. 08.5%
STANDING SEAM METAL:	N/A SQ.FT. N/A%

RIGHT (WEST) ELEVATION:

TOTAL WALL AREA:	3,720 SQ.FT.
MASONRY:	1,404 SQ.FT. 37.7%
SIDING/TRIM:	1,905 SQ.FT. 31.2%
METAL PANEL:	73 SQ.FT. 02.0%
ASPHALT SHINGLES:	338 SQ.FT. 09.1%
STANDING SEAM METAL:	N/A SQ.FT. N/A%



1 East Elevation
 A.102 1/8" = 1'-0"



1 South Elevation
 A.102 1/8" = 1'-0"



2 West Elevation
 A.102 1/8" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES:

FRONT (NORTH) ELEVATION:	REAR (SOUTH) ELEVATION:
TOTAL WALL AREA: 6,497 SQ.FT.	TOTAL WALL AREA: 6,874 SQ.FT.
MASONRY: 2,286 SQ.FT. 35.2%	MASONRY: 2,211 SQ.FT. 32.2%
SIDING/TRIM: 1,670 SQ.FT. 25.7%	SIDING/TRIM: 1,618 SQ.FT. 23.5%
METAL PANEL: 145 SQ.FT. 02.2%	METAL PANEL: 373 SQ.FT. 05.4%
ASPHALT SHINGLES: 2,304 SQ.FT. 35.6%	ASPHALT SHINGLES: 2,012 SQ.FT. 29.3%
STANDING SEAM METAL: 72 SQ.FT. 01.1%	STANDING SEAM METAL: 462 SQ.FT. 06.7%
LEFT (EAST) SIDE ELEVATION:	RIGHT (WEST) ELEVATION:
TOTAL WALL AREA: 3,800 SQ.FT.	TOTAL WALL AREA: 3,720 SQ.FT.
MASONRY: 1,157 SQ.FT. 30.4%	MASONRY: 1,404 SQ.FT. 37.7%
SIDING/TRIM: 2,227 SQ.FT. 58.6%	SIDING/TRIM: 1,905 SQ.FT. 51.2%
METAL PANEL: 94 SQ.FT. 02.5%	METAL PANEL: 73 SQ.FT. 02.0%
ASPHALT SHINGLES: 302 SQ.FT. 08.2%	ASPHALT SHINGLES: 338 SQ.FT. 09.1%
STANDING SEAM METAL: N/A SQ.FT. N/A%	STANDING SEAM METAL: N/A SQ.FT. N/A%

Issued	Description	By
03-15-2021	Prelim. Site Plan Review	
08-03-2021	Prelim. Site Plan Review	
12-02-2021	Prelim. Site Plan Review	

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
 North Arrow:

Sheet Title:
 Apartment Building 'B' - Elevations

Project Number:
 Project Number

Sheet Number:
 A.203

PRELIMINARY NOT FOR CONSTRUCTION

Client:
Singh Development, LLC

Project:
Griffin Novi

Issued	Description	By
07-27-2020	Client Review	
08-27-2020	Prim. Site Plan Review	
10-05-2020	Unit Area Plans Review	
12-08-2020	Prim. Site Plan Review	
03-15-2021	Prim. Site Plan Review	
08-03-2021	Prim. Site Plan Review	
12-02-2021	Prim. Site Plan Review	



4 Southwest Elevation
3/32" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES:

FRONT (SOUTHWEST) ELEVATION:			REAR (NORTHEAST) ELEVATION:		
TOTAL ELEVATION AREA:	11,543 SQ.FT.		TOTAL WALL AREA:	11,549 SQ.FT.	
MASONRY:	3,892 SQ.FT.	33.7%	MASONRY:	3,847 SQ.FT.	33.3%
SIDING/TRIM:	3,613 SQ.FT.	31.3%	SIDING/TRIM:	3,762 SQ.FT.	32.5%
METAL PANEL:	421 SQ.FT.	03.6%	METAL PANEL:	323 SQ.FT.	02.8%
ASPHALT SHINGLES:	2,932 SQ.FT.	25.4%	ASPHALT SHINGLES:	2,932 SQ.FT.	25.4%
STANDING SEAM METAL:	685 SQ.FT.	06.0%	STANDING SEAM METAL:	685 SQ.FT.	06.0%
LEFT (NORTHWEST) SIDE ELEVATION:			RIGHT (SOUTHEAST) SIDE ELEVATION:		
TOTAL WALL AREA:	3,502 SQ.FT.		TOTAL WALL AREA:	3,905 SQ.FT.	
MASONRY:	1,202 SQ.FT.	37.2%	MASONRY:	1,659 SQ.FT.	42.5%
SIDING/TRIM:	1,830 SQ.FT.	52.2%	SIDING/TRIM:	1,877 SQ.FT.	48.0%
METAL PANEL:	200 SQ.FT.	05.7%	METAL PANEL:	200 SQ.FT.	05.1%
ASPHALT SHINGLES:	38 SQ.FT.	01.1%	ASPHALT SHINGLES:	38 SQ.FT.	01.0%
STANDING SEAM METAL:	132 SQ.FT.	03.8%	STANDING SEAM METAL:	132 SQ.FT.	03.4%



2 Northwest Elevation
3/32" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:

Sheet Title:
Apartment
Building 'C' -
Elevations

Project Number:
Project Number

Sheet Number:
A.204

Client:
Singh Development, LLC

Project:
Griffin Novi

Issued	Description	By
03-15-2021	Prelim. Site Plan Review	
08-03-2021	Prelim. Site Plan Review	
12-02-2021	Prelim. Site Plan Review	



1 Northeast Elevation
3/32" = 1'-0"



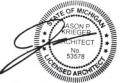
2 Southeast Elevation
3/32" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES:

FRONT (SOUTHWEST) ELEVATION:			REAR (NORTHEAST) ELEVATION:		
TOTAL ELEVATION AREA:	11,543 SQ.FT.		TOTAL WALL AREA:	11,549 SQ.FT.	
MASONRY:	3,892 SQ.FT.	33.7%	MASONRY:	3,847 SQ.FT.	33.3%
SIDING/TRIM:	3,619 SQ.FT.	31.3%	SIDING/TRIM:	3,742 SQ.FT.	32.3%
METAL PANEL:	421 SQ.FT.	03.6%	METAL PANEL:	323 SQ.FT.	02.8%
ASPHALT SHINGLES:	2,932 SQ.FT.	25.4%	ASPHALT SHINGLES:	2,932 SQ.FT.	25.4%
STANDING SEAM METAL:	685 SQ.FT.	06.0%	STANDING SEAM METAL:	685 SQ.FT.	06.0%

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

Sheet Title:
Apartment Building 'C' - Elevations

Project Number:
Project Number

Sheet Number:
A.205

Client:
 Singh Development, LLC

Project:
 Griffin Novi

Issued	Description	By
07-27-2020	Client Review	
08-27-2020	Prim. Site Plan Review	
10-05-2020	Unit Area Plans	
12-08-2020	Prim. Site Plan Review	
03-15-2021	Prim. Site Plan Review	
08-03-2021	Prim. Site Plan Review	
12-02-2021	Prim. Site Plan Review	



c Northeast Elevation
 A.106 1/8" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES:

FRONT (NORTHEAST) ELEVATION:

Material	Area (SQ.FT.)	Percentage (%)
TOTAL ELEVATION AREA:	4,973 SQ.FT.	
MASONRY:	2,204 SQ.FT.	31.6%
SIDING/TRIM:	2,298 SQ.FT.	32.0%
METAL PANEL:	145 SQ.FT.	02.1%
ASPHALT SHINGLES:	2,324 SQ.FT.	33.3%
STANDING SEAM METAL:	72 SQ.FT.	01.0%

REAR (SOUTHWEST) ELEVATION:

Material	Area (SQ.FT.)	Percentage (%)
TOTAL WALL AREA:	7,541 SQ.FT.	
MASONRY:	2,615 SQ.FT.	34.7%
SIDING/TRIM:	1,879 SQ.FT.	25.0%
METAL PANEL:	373 SQ.FT.	04.9%
ASPHALT SHINGLES:	2,212 SQ.FT.	29.3%
STANDING SEAM METAL:	462 SQ.FT.	06.1%

LEFT (NORTHWEST) SIDE ELEVATION:

Material	Area (SQ.FT.)	Percentage (%)
TOTAL WALL AREA:	3,740 SQ.FT.	
MASONRY:	1,230 SQ.FT.	32.9%
SIDING/TRIM:	2,094 SQ.FT.	56.0%
METAL PANEL:	94 SQ.FT.	02.5%
ASPHALT SHINGLES:	322 SQ.FT.	08.6%
STANDING SEAM METAL:	N/A SQ.FT.	N/A%

RIGHT (SOUTHEAST) SIDE BASE FLOOR:

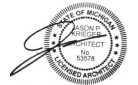
Material	Area (SQ.FT.)	Percentage (%)
TOTAL WALL AREA:	3,947 SQ.FT.	
MASONRY:	1,326 SQ.FT.	33.6%
SIDING/TRIM:	2,210 SQ.FT.	56.0%
METAL PANEL:	73 SQ.FT.	01.8%
ASPHALT SHINGLES:	338 SQ.FT.	08.6%
STANDING SEAM METAL:	N/A SQ.FT.	N/A%



d Southeast Elevation
 A.106 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

Seal: _____



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
North Arrow: _____

Sheet Title:
 Apartment Building 'D' - Elevations

Project Number:
 Project Number _____

Sheet Number:
 A.206

Issued	Description	By
03-15-2021	Prelim. Site Plan Review	
08-03-2021	Prelim. Site Plan Review	
12-02-2021	Prelim. Site Plan Review	

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
North Arrow:

Sheet Title:
 Apartment Building 'D' - Elevations

Project Number:
 Project Number

Sheet Number:
A.207



1 Southwest Elevation
 1/8" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES:

FRONT (NORTHEAST) ELEVATION:

TOTAL ELEVATION AREA:	6,973 SQ.FT.
MASONRY:	2,204 SQ.FT. 31.6%
SIDING/TRIM:	2,228 SQ.FT. 32.0%
METAL PANEL:	145 SQ.FT. 02.1%
ASPHALT SHINGLES:	2,324 SQ.FT. 33.3%
STANDING SEAM METAL:	72 SQ.FT. 01.0%

REAR (SOUTHWEST) ELEVATION:

TOTAL WALL AREA:	7,541 SQ.FT.
MASONRY:	2,415 SQ.FT. 34.7%
SIDING/TRIM:	1,879 SQ.FT. 25.0%
METAL PANEL:	373 SQ.FT. 04.9%
ASPHALT SHINGLES:	3,212 SQ.FT. 42.3%
STANDING SEAM METAL:	462 SQ.FT. 6.1%

LEFT (NORTHWEST) SIDE ELEVATION:

TOTAL WALL AREA:	3,740 SQ.FT.
MASONRY:	1,230 SQ.FT. 32.9%
SIDING/TRIM:	2,094 SQ.FT. 56.0%
METAL PANEL:	94 SQ.FT. 02.5%
ASPHALT SHINGLES:	322 SQ.FT. 08.6%
STANDING SEAM METAL:	N/A SQ.FT. N/A%

RIGHT (SOUTHEAST) SIDE BASE FLOOR:

TOTAL WALL AREA:	3,947 SQ.FT.
MASONRY:	1,326 SQ.FT. 33.6%
SIDING/TRIM:	2,210 SQ.FT. 56.0%
METAL PANEL:	73 SQ.FT. 01.8%
ASPHALT SHINGLES:	338 SQ.FT. 08.6%
STANDING SEAM METAL:	N/A SQ.FT. N/A%



2 Northwest Elevation
 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

Client:
Singh Development, LLC

Project:
Griffin Novi

Issued	Description	By
12-08-2020	Prelim. Site Plan Review	
03-15-2021	Prelim. Site Plan Review	
08-03-2021	Prelim. Site Plan Review	
12-02-2021	Prelim. Site Plan Review	



A Clubhouse North (Front) Elevation
1/8" = 1'-0"



B Clubhouse East (Left) Elevation
1/8" = 1'-0"



2 Clubhouse South (Rear) Elevation
1/8" = 1'-0"



4 Clubhouse West (Right) Elevation
1/8" = 1'-0"

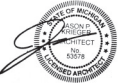
EXTERIOR MATERIAL PERCENTAGES:

FRONT (NORTH ELEVATION):		REAR (SOUTH ELEVATION):	
TOTAL ELEVATION AREA:	2,642 SQ.FT.	TOTAL WALL AREA:	2,935 SQ.FT.
MASONRY:	1,132 SQ.FT. 42.8%	MASONRY:	935 SQ.FT. 31.9%
SIDING/TRIM:	593 SQ.FT. 22.5%	SIDING/TRIM:	1,303 SQ.FT. 44.4%
METAL PANEL:	45 SQ.FT. 1.7%	METAL PANEL:	59 SQ.FT. 2.0%
ASPHALT SHINGLES:	852 SQ.FT. 32.2%	ASPHALT SHINGLES:	590 SQ.FT. 20.1%
STANDING SEAM METAL:	N/A SQ.FT. N/A%	STANDING SEAM METAL:	48 SQ.FT. 1.6%

LEFT (EAST) SIDE ELEVATION:		RIGHT (WEST) SIDE ELEVATION:	
TOTAL WALL AREA:	2,664 SQ.FT.	TOTAL WALL AREA:	2,828 SQ.FT.
MASONRY:	846 SQ.FT. 31.8%	MASONRY:	934 SQ.FT. 33.0%
SIDING/TRIM:	1,180 SQ.FT. 44.2%	SIDING/TRIM:	1,281 SQ.FT. 45.3%
METAL PANEL:	42 SQ.FT. 1.6%	METAL PANEL:	50 SQ.FT. 1.8%
ASPHALT SHINGLES:	596 SQ.FT. 22.4%	ASPHALT SHINGLES:	563 SQ.FT. 19.9%
STANDING SEAM METAL:	N/A SQ.FT. N/A%	STANDING SEAM METAL:	N/A SQ.FT. N/A%

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
North Arrow:

Sheet Title:
Clubhouse - Elevations

Project Number:
Project Number

Sheet Number:
A.208

Client: _____
 Singh Development, LLC

ASPHALT SHINGLES
 MANUF: GAF
 COLOR: ANTIQUE SLATE



STONE VENEER
 MANUF: VERSETTA STONE
 COLOR: PLUM CREEK



VINYL WINDOWS
 MANUF: TBD
 COLOR: BLACK



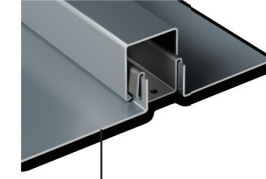
PANEL VERTICAL SIDING
 MANUF: JAMES HARDIE
 COLOR: AGED PEWTER



VERTICAL SIDING
 MANUF: JAMES HARDIE
 COLOR: ARCTIC WHITE



STANDING SEAM METAL ROOF
 MANUF: PAC-CLAD
 COLOR: SLATE GRAY



Project: _____
 Griffin Novi

Issued	Description	By
03-15-2021	Prelim. Site Plan Review	
08-03-2021	Prelim. Site Plan Review	
12-02-2021	Prelim. Site Plan Review	



Seal: _____



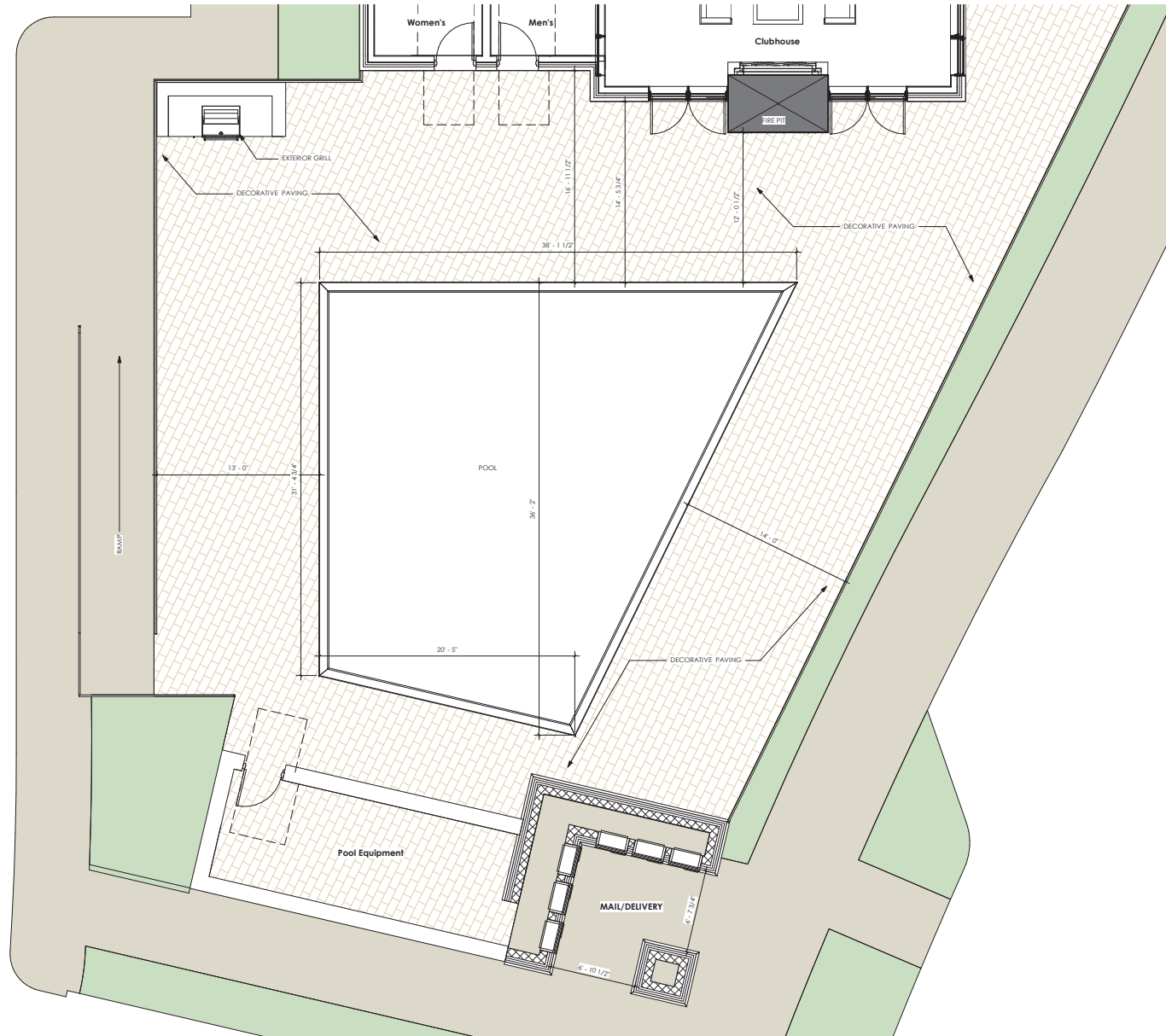
Note:
 Do not scale drawings. Use
 calculated dimensions only.
 Verify existing conditions in field.
 North Arrow: _____

PRELIMINARY NOT FOR CONSTRUCTION

Sheet Title:
 Material Board

Project Number:
 Project Number

Sheet Number:
A.211



First Floor Plan (Pool Area)
1/4" = 1'-0"

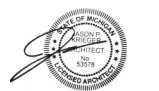
krieger klatt ARCHITECTS
architecture interiors consulting
1412 E. 11 Mile Rd. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client: _____
Singh Development, LLC

Project: _____
Griffin Novi

Issued	Description	By
12-08-2020	Prelim. Site Plan Review	
08-03-2021	Prelim. Site Plan Review	
12-02-2021	Prelim. Site Plan Review	

Seal: _____



Note:
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow: _____

Sheet Title: _____
Enlarged
Clubhouse Pool
Plan

Project Number: _____
Project Number

Sheet Number: _____
A.300

PRELIMINARY NOT FOR CONSTRUCTION

Issued	Description	By
08-03-2021	Prelim. Site Plan Review	
12-02-2021	Prelim. Site Plan Review	

Seal:



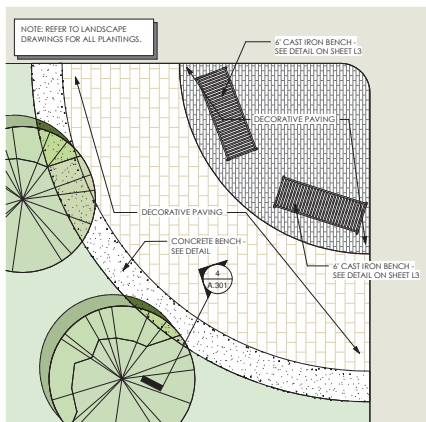
Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
North Arrow:

Sheet Title:
 Enlarged Amenity Area Plans

Project Number:
 Project Number

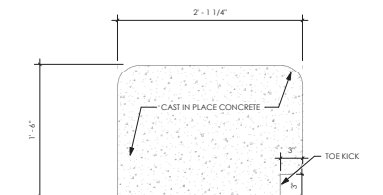
Sheet Number:
A.301

PRELIMINARY NOT FOR CONSTRUCTION



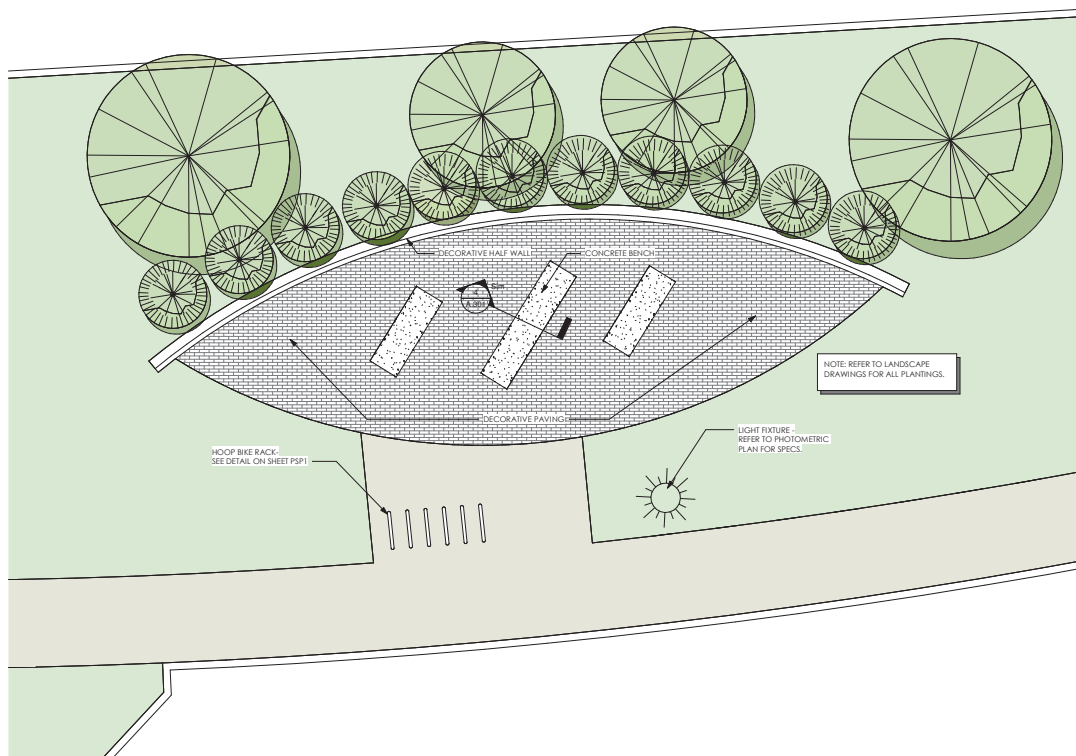
1
C.100
1/4" = 1'-0"

Amenity Area 3 Enlarged Plan



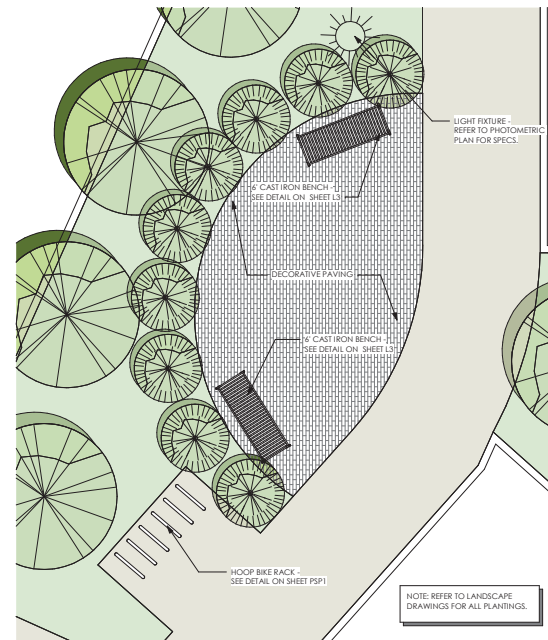
4
A.301
1 1/2" = 1'-0"

Concrete Bench Detail



3
C.100
1/4" = 1'-0"

Amenity Area 1 Enlarged Plan



2
C.100
1/4" = 1'-0"

Amenity Area 2 Enlarged Plan

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 25, 2022

Planning Review

Griffin Novi

JSP 20-27

PETITIONER

Singh Development LLC

REVIEW TYPE

2nd Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	14	
Site Location	South of Twelve Mile Road and east of Novi Road, east of Twelve Oaks Mall access drive; 22-14-200-034	
Site School	Novi Community School District	
Site Zoning	RC Regional Center	
Adjoining	North	RA Residential Acreage
	East	RC Regional Center
	West	RC Regional Center
	South	RM-1 Low Density Multifamily Residential
Current Site	Vacant	
Adjoining Uses	North	Agricultural
	East	Medical Office
	West	Vacant
	South	Assisted Living Facility
Site Size	7.55	
Plan Date	December 3, 2021	

PROJECT SUMMARY

The subject property is approximately 7.55 acres and is located south of Twelve Mile Road, northeast of the Twelve Oaks Mall in the RC Regional Center District (Section 14). The applicant is proposing to develop the vacant parcel with 174 multi-family residential units. Four multi-story apartment buildings and four townhouse-style buildings are proposed, with one clubhouse building with community amenities that will also contain residential units on the upper floor. Parking would be provided in ground-level garages in the apartment buildings and in direct-entry garages for the townhomes. Additional surface lots and on-street spaces are provided. An outdoor pool area is adjacent to the clubhouse. A private street network is proposed to connect the development to Twelve Mile Road and the Twelve Oaks Mall access drive on the west side of the property.

RECOMMENDATION

Approval of 2nd revised Preliminary Site Plan is **recommended**. The plan mostly conforms to the requirements of the Zoning Ordinance, with all deviations noted in the review letters. All reviewers currently recommend approval or conditional approval.

The Planning Commission will be asked to make a recommendation to the City Council for approval, approval subject to conditions, or denial of the Preliminary Site Plan, Special Land Use permit, Wetland permit, Woodland permit and Storm Water Management Plan. In its recommendation to City Council, the Planning Commission will need to consider the standards for Special Land Use consideration as well as the standards of the site plan review section of the Planned Development option discussed below.

PLANNED DEVELOPMENT OPTION CONDITIONS

Section 3.31.4 of the ordinance outlines the review procedures for Preliminary Site Plans using the PD-2 Option. This requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission with City Council ultimately approving or denying the proposed plan. It also outlines specific factors the Planning Commission and City Council shall consider in the review:

1. The plan meets all the requirements of Section 6.1 of this Ordinance for Preliminary Site Plans and the requirements set forth in the City's Site Plan and Development Manual. **This has been received.**
2. The plan satisfies the intent of the Special Land Use provisions as stated in Section 6.1.2.c. **See the Special Land Use Considerations noted in this Plan Review Letter, page 3.**
3. The Community Impact Statement and Traffic Study are provided, regardless of site size, in accordance with the requirements set forth in the City's Site Plan and Development Manual. **The applicant has provided Community Impact Statement and Traffic Study as required.**
4. The plan satisfies the intent of this Section with respect to use of the land and principal and accessory use relationships within the site as well as with uses on adjacent sites. **There is a multiple family district adjacent to the property and the use proposed is not anticipated to have a negative effect on surrounding properties.**
5. That all existing or proposed streets, road, utilities, and marginal access service drives, as are required, are correctly located on the site plan in accordance with the approved plans for these improvements. **Complete plans are provided.**
6. The plan meets all the applicable standards of this Ordinance relative to height, bulk and area requirements, building setbacks, off-street parking and preliminary site engineering requirements. **The plan is in general conformance with the code requirements, although the applicant requests several deviations from the standards to create a more urban-style development given the location and market trends. See the attached Plan Review Chart for additional information.**
7. That there exists a reasonable harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; that there is a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area to assure proper relationships between:
 - a. The topography of the adjoining lands as well as that of the site itself including any significant natural or manmade features. **The site is located at a higher grade than the adjacent residential use to the south, with the highest grade at the north end along Twelve Mile Road approximately 30 feet higher than the southern property boundary. The proposed buildings are oriented away from the community to the south, which should help to minimize their massing.**
 - b. The relationship of one building to another whether on-site or on adjacent land, i.e., entrances, service areas and mechanical appurtenances. **The buildings are oriented to the existing and planned street frontages, with parking areas kept internal to the site. This will improve the appearance of the development from adjacent sites and roadways.**
 - c. The rooftops of buildings that may lie below street levels or from windows of higher adjacent buildings. **The site is located at a higher grade than the adjacent residential use to the south, with the highest grade at the north end along Twelve Mile Road approximately 30 feet higher than the southern property boundary. There are no higher adjacent buildings.**
 - d. Landscape plantings, off-street parking areas and service drives on adjacent lands. **Landscape generally conforms to the requirements. See the Landscape Review Letter for detailed comments.**
 - e. Compliance with street, road and public utility layouts approved for the area. **See the Engineering and Traffic Review Letters for additional information.**
 - f. The architecture of the proposed building including overall design and façade materials used. Architectural design and façade material are to be complimentary

to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of façade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area. **See the Façade Review Letter for additional information.**

Section 3.31.4.B indicates the City Council shall review the proposed plan considering the Planning Commission's recommendation and the requirements of Section 3.31.4.A. As part of its approval of the Preliminary Site Plan, the Council is permitted to impose conditions that are reasonably related to the purposes of this section and that will:

1. Ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity;
2. Protect the natural environment and conserving natural resources and energy;
3. Insure compatibility with adjacent use of land; and
4. Promote the use of land in a socially and economically desirable manner.

Finally, Section 3.31.7.B.viii.d states that an applicant for mixed-use or residential developments must demonstrate the following:

1. The development will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved. **The applicant has proposed an off-site sidewalk to connect the project to the Twelve Oaks Mall parking area if the mall owners will agree to a crosswalk over the ring road.**
2. Based on the proposed uses, layout, and design of the overall project, the proposed building façade treatment, the proposed landscaping treatment, and the proposed signage, the development will result in a material enhancement to the area of the City in which it is situated. **The overall design and appearance of the façade treatments, landscaping and layout are expected to enhance the area.**
3. In relation to the underlying zoning, the proposed development will not result in an unreasonable negative economic impact upon surrounding properties. **The residential use proposed would have a positive economic impact on the surrounding properties by providing additional customers and employees in close proximity.**
4. Each particular proposed use in the development, as well as the quantity and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and/or a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, and shall reflect innovative planning and design excellence. **The residential uses proposed would be supportive of the regional shopping area and harmonious with other residential uses nearby.**
5. The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon due notice to the City Clerk, provided that the transfer is to a single person or entity, as required in the first instance. **Singh is a single entity.**
6. Development amenities shall be included as part of a mixed-use or residential development. The use of decorative, pedestrian-scale parking lot lighting, public pathways, and other similar features shall be an integral part of any site plan. Amenities shall include lighting, landscape plantings, sidewalk furniture, parks and other amenities that reflect a consistent residential theme. All such amenities shall be privately owned and maintained. **The plans show a sidewalk network connecting the buildings to central amenity spaces including the clubhouse. Amenity space and bench details are provided on Sheet A300-A301 and lighting fixtures are shown on the photometric plan sheet. The applicant was asked to consider extending the sidewalk southward along the finger road to the Twelve Oaks loop road to foster better connections in the RC District. This sidewalk connection across the Waltonwood frontage to the south is now proposed in the latest revision. A crosswalk connection into the mall**

parking lot is still to be determined. The applicant should continue to work with mall ownership to complete that connection – at minimum to the parking lot.

7. Buildings that are not located on a publicly dedicated roadway may be permitted to have parking on the ground level of the building. Such parking level shall not count against the maximum height/story requirement. The parking inside the building must be aesthetically and effectively screened from view through architectural design, landscaping, or other means, from adjacent drives, walkways and buildings, and particularly from the street level view. **Apartment buildings have parking on ground level of internal drives, however the ground level is not entirely parking. Parking levels are not visible from street side of buildings. Building A's parking appear to be open, while all other buildings have garage doors.**
8. In all cases, the maximum height shall include all rooftop appurtenances, architectural features, skylights or other such roof mounted building amenities. **Deviations to allow a greater height on two buildings are requested.**

SPECIAL LAND USE CONSIDERATIONS

When the PD-2 Option is utilized, all uses fall under the Special Land Use requirements. Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review and recommendation to City Council of the Special Land Use Permit request:

- i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- vii. Whether, relative to other feasible uses of the site, the proposed use is
 - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

ORDINANCE REQUIREMENTS

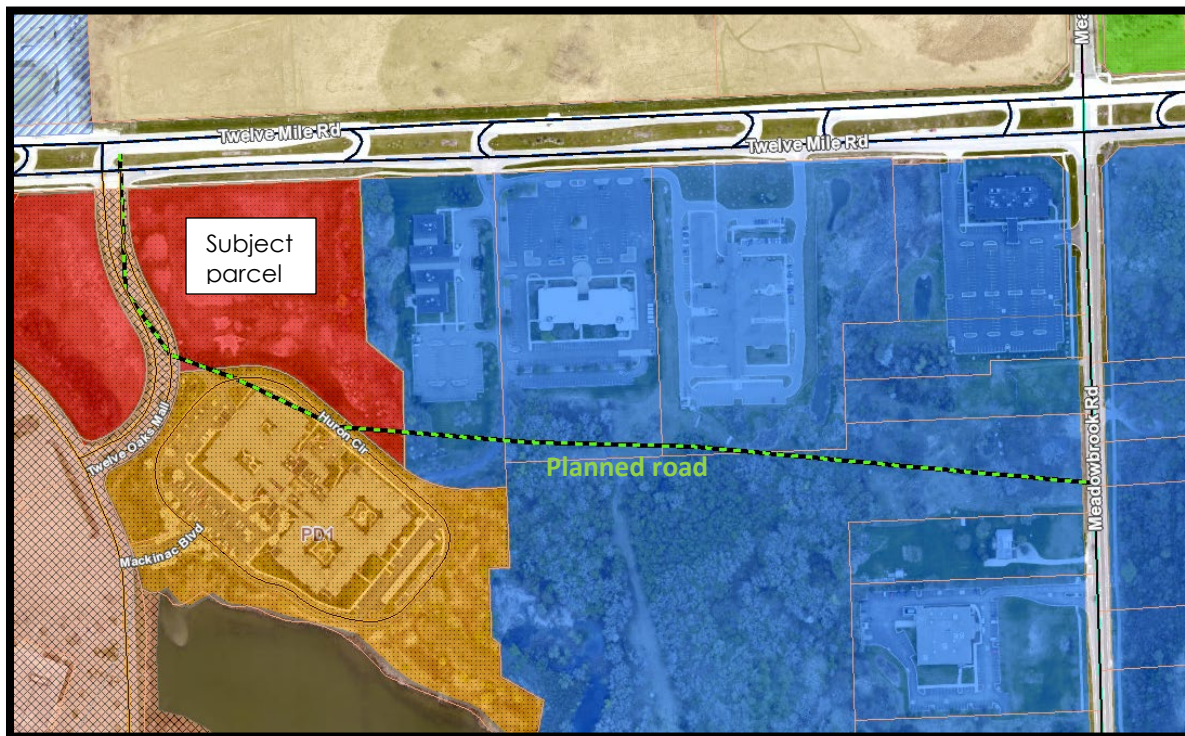
This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for information pertaining to ordinance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

1. **Studies:** The applicant has submitted a Community Impact Study, and Traffic Impact Study, and a memo updating the Parking Study. **See comments on the revised Parking Study in the Traffic Review letter.**

2. Building Setbacks – PD-2 Option Standards: Under the PD-2 Option, building setbacks are 50 feet from front and exterior side yards, and 35 feet from rear/interior side yards. There are front and exterior side yards on three sides of the property. The applicant requests deviations for building setbacks on all sides of the property, with the justification that the standard setbacks are for a more suburban style of development. The proposed project is intended to be a more urban style of development. **By pushing the buildings closer to the property lines, parking can be located internal to the site, resulting in a better visual appearance from adjacent roadways.**
3. Building Setback (Section 3.6.2.H.i.a): Where the RC District abuts a residential district, the minimum building setback from the property line is required to be 3 feet for each foot of building height. Along the southern property line, this would require Building C (55-foot height) to have a 165-foot setback where the property abuts the RM-1 district. Likewise, the townhome buildings are approximately 38 feet in height, and therefore require a setback of 114 feet. As noted by the applicant, the use proposed on this property (multifamily residential) is identical to the use existing in the RM-1 District (multifamily residential). **Staff supports the deviation to allow a minimum 87-foot building setback from the adjacent to the RM-1 District, as the buildings maintain a 150-foot setback from the Waltonwood buildings to the south as discussed below.**
4. Zoning Board of Appeals Conditions for Setback Variance: As a condition of the approval of a variance to allow a minimum 14 feet for the rear yard setback for the Waltonwood Phase II project, the applicant indicated that a minimum distance of 150 feet would be provided between the proposed building, and any buildings constructed to the north (on the subject property). That approval, on March 4, 2003, required a deed restriction for the properties to ensure that an appropriate setback is maintained. The plans show a 150-foot distance is maintained between the closest buildings on both sites.
5. Parking Setback Screening (Section 3.6.2.P): The proposed parking lots are generally internal to the site. The parking lot on the east side of the site is screened with landscaping in an existing 30-foot Greenbelt Buffer Easement with the adjacent property, with new landscaping proposed on the subject property. **Waivers will be required for the lack of berms along Twelve Oaks Drive and the proposed southern road that have adjacent parking lots. The waiver is supported due to the existing topography and utilities, with hedges planted to provide the necessary screening of headlights. Refer to additional comments in the Landscape review.**
6. Total Parking Required and Proposed: The proposed development would require a total of 355 parking spaces according to the Ordinance standards for a multifamily development (2 spaces per studio/1- and 2-bedroom unit, 2.5 per each 3+ bedroom units). The applicant is providing 308 parking spaces, which is 13% less than the requirement. The parking analysis provided by the applicant indicates a projected peak parking demand of 247 spaces.

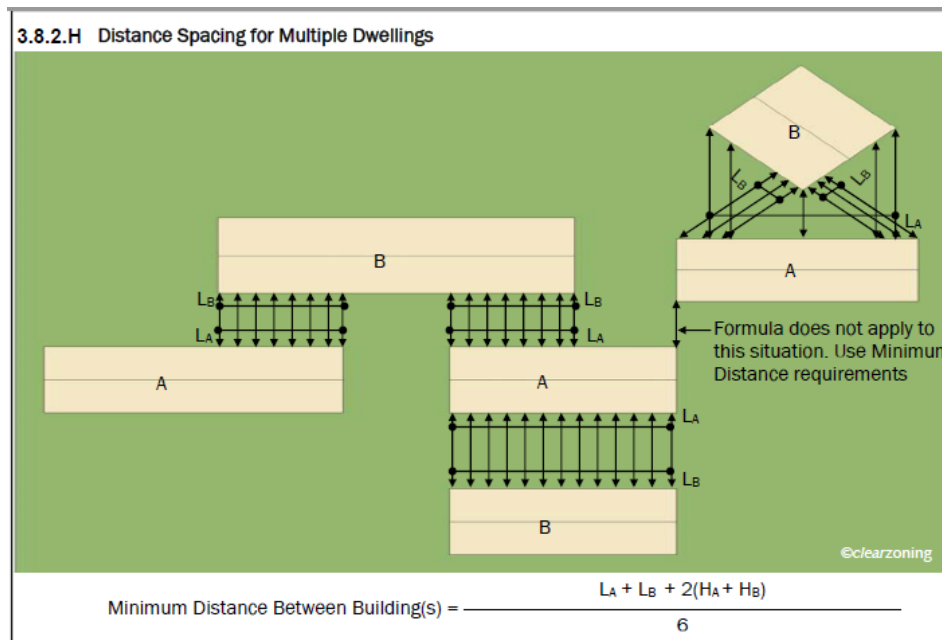
The updated parking memo provides a comparative parking demand for two communities: West Bloomfield, Michigan, and Cary, North Carolina. In West Bloomfield, a similar development proposed a parking rate of 1.63 spaces per unit, while the requirement is 1.25 spaces per unit. In a survey of multifamily housing developments in Cary, a consultant found that the average supply of spaces per unit was 1.60, or 0.99 spaces per bedroom. By comparison, the applicant has proposed 308 spaces, or 1.77 spaces per unit and 1.16 spaces per bedroom. The memo states that the weekend peak parking demand of 247 spaces was derived by multiplying the Multifamily Mid-Rise housing weekday peak demand from the ITE parking generation data by 8.3%. This was how much higher the Multifamily Low Rise weekend parking demand from the ITE tables increased from the weekday peak, so it was extrapolated that the peak for Mid-Rise developments would have a similar increase. **The proposed parking supply (308 spaces) is 25% higher than the projected peak demand (247 spaces), and therefore seems to contain a reasonable safeguard should these assumptions be off by some degree. The parking provided also exceeds the requirement for multi-family residential uses in the Town Center Districts by over 50 spaces. Staff recommends approval of the deviation to allow for a 13% reduction in parking from the Ordinance requirement.**

7. Usable Open Space (Sec. 3.31.7.B.vii.v.iii.): A minimum of 200 square feet of usable open space is required per dwelling unit, or 34,800 square feet for this development. The applicant has proposed a total of 74,566 square feet of open space, however they include 55,595 square feet of "General Open Space" which is indicated on sheet PSP15. **As the intent of usable open space is to be "devoted exclusively to recreational use", the areas counted toward the requirement need to be planned for passive or active recreation. The general open space includes the 15-foot wide greenbelt easement along the eastern property line, which is to be planted with fairly dense landscaping, leaving no area for recreation. Although it appears likely the applicant will be able to meet the requirement for usable open space, the plans should be revised to only include areas that qualify under the terms of the ordinance to be devoted to recreational use.**
8. Planned Residential Collector Road: The Future Land Use map indicates a planned Residential Collector to be located in the approximate location of the site extending south from Twelve Mile Road and bending to the east to connect to Meadowbrook Road (see dashed green/black line below). This roadway has been planned for many years, even as far back as the 1980s, prior to the widening of Twelve Mile Road into its current boulevard configuration. The area surrounding the planned road has not been zoned or planned for residential uses, except for the Waltonwood development. The City's public works department does not see a need for a public roadway currently at this location given the capacity available on Twelve Mile Road. Therefore, the applicant's proposed private drive alignment along the southern portion of their site, with a stub left for possible future connection with development to the east, appears to be a reasonable alternative to the planned public road.



9. Road Standards (Sec. 5.10): The Ordinance states a private drive network within a multiple-family development shall be built to the City's Design and Construction Standards for local streets (28-foot back-to-back width). Major drives are defined as a principal internal loop drive or cul-de-sac drive that has direct access to an exterior public road. Minor drives must be less than 600 feet in length. The southern road and north/south road through the site appear to be proposed according to major drive standards as required. On-street parallel parking is proposed along both major drives.
10. Minimum Distance Between Buildings (Sec. 3.8.2.H.): The required minimum distance between buildings requires a calculation based on building length and height. [(Total length of building A +

total length of building B + 2[(height of building A + height of building B)]/6] The applicant has provided a table of required and proposed distances in order to determine whether deviations are required and where those are located. **Deviations are requested for two locations where the distance between buildings are less than the required: between buildings E and F (21.5 feet proposed, 37.2 feet required) and between buildings F and G (20 feet proposed, 37 feet required).**



11. Private Easements: The site plan indicates various private easements with adjacent landowners. There is an 86-foot wide easement for ingress/egress spanning the southern boundary of the property. The applicant was asked to verify that the parties of that easement are satisfied that the road configuration and other improvements planned within this private easement are acceptable under the terms of the easement. Letters of approval, or concurrence with, the planned improvements shall be provided to demonstrate the project will not be contrary to those private agreements or subject to change in the future. **The applicant indicates they have verbal approval from Taubman and are working to get letters of approval, which must be submitted prior to stamping set approval.**
12. Sidewalk Placement (Engineering Design Manual, Section 5.7): The sidewalks along the boulevard entrance at Twelve Mile Road shall be relocated to 5 feet from back of curb in order to ensure pedestrian safety and improve maintenance in the winter months when sidewalks adjacent to the street can become covered in snowbanks. Sidewalks abutting parking spaces may remain adjacent to the curb, as long as a 5-foot clear path remains when vehicles are present (accounting for overhang). **The applicant should otherwise comply with the requirements for sidewalk offset wherever possible. As noted in the Traffic Review letter, there remain 3 locations where the sidewalk location does not comply, which will require a DCS variance.**
13. Dumpster Location & Screening (Sec. 4.19): Dumpsters are shown in two locations on the plan: at the southeast corner of Building D, and a combined dumpster/recycling center in the southeast corner of the site. **Both locations are within an exterior side yard, which will require a deviation.** The dumpster near Building D is located close to the side of the building. The applicant indicates the dumpster has been located to best avoid negative views from unit balconies, while still being accessible to waste hauler vehicles.
14. Planning Review Chart: **Please refer to Planning Review chart for additional comments that need to be addressed.**

15. Wetland Impacts: The plan proposes permanent wetland impacts to two small wetland areas, however additional information is required to determine the extent of the impacts. The Wetland and Watercourse Ordinance requires mitigation of all impacts over 0.25 acre. The total area of the two wetlands indicated on the site survey are 0.241 acre, so mitigation will not be required. **However, fill volumes are also required to determine the type of wetland permit that is needed. This information is required prior to the Planning Commission meeting, as a Non-Minor Wetland permit will require their approval, while a Minor wetland permit can be approved by the Community Development Department.** Please see the Wetland Review letter for additional information required for issuance of a Wetland Permit.

DEVIATIONS FROM AREA, BULK, YARD, AND DIMENSIONAL REQUIREMENTS (SEC. 3.31.5.):

As part of approval of a Preliminary Site Plan, the City Council shall be authorized to grant deviations from the strict terms of the zoning ordinance governing area, bulk, yard, and dimensional requirements applicable to the property; provided, however, that such authorization to grant deviations shall be conditioned upon the Council finding:

- A. *That each zoning ordinance provision from which a deviation is sought would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest;*
- B. *That approving the proposed deviation would be compatible with the existing and planned uses in the surrounding area;*
- C. *That the proposed deviation would not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources;*
- D. *That the proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and*
- E. *That the proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.*

The current site plan would require the following deviations from Ordinance requirements. The applicant has provided reasonable justification in the Community Impact Statement letter for certain deviations. However, others require further clarification or justification to be provided by the applicant, or modification of the plans. Staff comments are in **bold**.

- i. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for front yard (Twelve Mile frontage). A minimum of 50 feet is required, 20 feet is provided. **The applicant states the standard setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
- ii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for western exterior side yard (Twelve Oaks Mall Road frontage). A minimum of 50 feet is required, 30 feet is provided. **The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
- iii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for southern exterior side yard (Access Drive frontage). A minimum of 50 feet is required, 42 feet is provided. **The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
- iv. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for the eastern side yard. A minimum of 35 feet is required, 19.2 feet is provided. **The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
- v. Deviation from Section 3.6.2.H for not meeting the requirement for additional setback from a

- residential district to the south. A minimum of 174 feet is required for a building 58 feet in height, 87 feet is provided. **This deviation is supported as the uses are both multi-family residential and the additional protection afforded by the larger setback is not warranted. However, the ZBA granted a conditional approval for a setback variance for the Waltonwood Phase 2 in 2003 that stated any building on the subject property would be a minimum of 150 feet from those buildings, which is shown on the plans.**
- vi. Deviation from Section 3.31.7.B.viii.b.iv to exceed the maximum building height of 55 feet for Building C (58 feet proposed) and Building D (56 feet 7.5 inches proposed). **The applicant states that the minor deviations for additional height are due to the site topography, and will not be perceivable to the human eye from ground level.**
 - vii. Deviation from Section 3.31.7.B.viii.b.vii to exceed the maximum building length of 125 feet without providing pedestrian entranceways every 125 feet along the frontage for Building B (135 feet proposed) and Building D (135 feet proposed). **The applicant states that pedestrian entranceways are geared toward the parking lot and resident garages at the back of the building. There are entrances on the Twelve Mile Road frontage to individual units.**
 - viii. Deviation from Section 3.8.2.H to allow a reduction in the minimum distance between buildings in two locations: between Buildings E & F (21.5 feet proposed, at least 30 feet required), between Buildings F & G (20 feet proposed, at least 30 feet required). **The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose. Pedestrian access and landscaping have been provided at these locations, so the site is not compromised as a result of this deviation.**
 - ix. Deviation from Sec. 5.2.12.C to allow reduction of minimum required parking spaces for multiple family residential uses. A minimum of 355 are required, 308 spaces are provided. **The proposed parking supply (308 spaces) is 25% higher than the projected peak demand (247 spaces), and therefore seems to contain a reasonable safeguard should these assumptions be off by some degree. Staff recommends approval of the deviation to allow for a 13% reduction in parking from the Ordinance requirement.**
 - x. Deviation from Section 5.10.1.B.vi to allow parking stalls within 25 feet of Building D and the Clubhouse in a residential district (8-10 feet proposed, 25 feet required). **The applicant states maintaining adequate parking for visitors is an important feature of the site. The unusual configuration of the property boundary creates some awkward angles that are not conducive to consistent rectilinear buffers. The deviations requested are located in areas that are less objectionable. For example, locating ADA accessible spaces closer to the building, near the community clubhouse, and near the high traffic Twelve Oaks Mall Road.**
 - xi. Deviation from Section 4.19.2.F for allowing a dumpster in the side yard instead of required rear yard. **Staff supports this deviation as the site has three street frontages, which limits the possibilities to conform. The applicant indicates the dumpster has been located to best avoid negative views from unit balconies and exterior roadways, while still being accessible to waste hauler vehicles.**
 - xii. Design & Construction Standards variance for lack of sidewalk offset from the travel way in three locations on the site. **Supported by staff in two locations, the sidewalk west of the pool should be offset from the curb in Final Site Plan submittal.**
 - xiii. Landscape deviation from Section 5.5.3.B.ii and iii for lack of 4.5-6 foot landscaped berm along eastern property line. **Supported by staff as alternative screening is provided with large evergreen trees. However, in the southern section near Building C, additional fencing should be installed to completely block the headlights from the parking lot.**
 - xiv. Landscape deviation from Section 5.5.3.B.ii and iii for lack of berm or wall in the greenbelt of Twelve Mile Road, Twelve Oaks Drive and the southern road. **Supported by staff due to the topography and presence of utilities, but the proposed hedges must be planted adjacent to the parking lots in order to screen headlights effectively.**
 - xv. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in greenbelt canopy trees on Twelve Oaks Drive. **Supported by staff due to utility conflicts.**
 - xvi. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in street trees on Twelve Oaks Drive. **Supported by staff due to utility conflicts.**

- xvii. Landscape deviation from Section 5.5.3xx for a deficiency in multi-family unit trees. **Could be supported by staff if at least 75% of requirement are provided.**
- xviii. Landscape deviation to permit up to 30% of the multi-family unit trees to consist of subcanopy species. **Supported by staff.**
- xix. Landscape deviation from Section 5.5.3.C.iii for deficiency in parking lot perimeter landscaping. **Supported by staff as the parking areas are fully landscaped.**
- xx. Possible landscape deviation from Sec 5.5.3.E.ii for deficiency in multifamily building foundation landscaping along drives. **Not supported by staff.**

OTHER REVIEWS

- a. Engineering Review: Engineering is **recommending approval** of the Preliminary Site Plan, and Stormwater Management Plan. Additional comments to be addressed with Final Site Plan submittal.
- b. Landscape Review: Landscape review has identified several waivers that may be required. Refer to review letter for detailed comments. Landscape **recommends approval**. Additional comments to be addressed with Final Site Plan submittal.
- c. Wetlands Review: A Nonresidential Minor Use Wetlands Permit is required for the proposed impacts to regulated wetlands. The impacts do not appear to exceed the 0.25 acre threshold for mitigation, however clarifications of the amount of fill. Additional comments to be addressed with Final Site Plan. **Wetlands recommends approval.**
- d. Woodlands Review: Woodland review indicates there are no regulated woodlands on site. **No further woodland review is required.**
- e. Traffic Review: Additional comments to be addressed with Final Site Plan. Traffic recommends **approval.**
- f. Traffic Study/Parking Memo: TIS is **recommend for approval**. The parking generation analysis should be revised to remove misleading. See traffic letter for further details.
- g. Facade Review: Section 9 Façade Waiver required for overage of Vertical Batten Siding on several elevations. Façade previously **recommended approval.**
- h. Fire Review: **Conditional approval** of the Preliminary Site Plan was previously recommended. Additional comments to be addressed with Final Site Plan.

NEXT STEP: PLANNING COMMISSION PUBLIC HEARING

The Preliminary Site Plan with Special Land Use Permit, Wetland Permit and Stormwater Management Plan will be scheduled to go before the Planning Commission for public hearing on **February 23, 2022**. Please provide the following via email or download link by **February 16, 2022**:

1. 2nd Revised Preliminary Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and specifically request any deviations as you see fit. These would be used to guide the development agreement if the project receives necessary approvals.
3. A color rendering of the Site Plan (optional, to be used for Planning Commission presentation).
4. Façade material board.

CITY COUNCIL MEETING

The site plan will be placed on City Council's agenda once Planning Commission recommends approval. No additional information is required prior to City Council meeting, unless Planning Commission provides comments that would require a resubmittal.

FINAL SITE PLAN SUBMITAL

If City Council grants approval and variances are approved by ZBA, the applicant should submit the following for Final Site Plan review and approval

1. Seven copies of Final Site Plan addressing all comments from Preliminary review
2. Response letter **addressing all comments and refer to sheet numbers where the change is reflected.** Please refer to the last review letters from other reviewers.
3. [Final Site Plan Application](#)

4. [Final Site Plan Checklist](#)
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. [Other Agency Checklist](#)
8. [Project & Street Naming Application](#) with street layout plan for final Street Name approval
9. Drafts of any legal documents (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

SITE AMENITIES

Site amenities will require special inspection. Those items will be added here at the time of Final Site Plan review.

SITE ADDRESSING

New addresses are required for this project. The applicant should contact the Building Division for addresses prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found by clicking on this [link](#).

Please contact the Ordinance Division 248.735.5678 in the Community Development Department with any specific questions regarding addressing of sites.

STREET AND PROJECT NAME

The project and the street names must be reviewed and approved by the Project and Street Naming Committee. Please contact Madeleine Daniels (248-347-0579) in the Community Development Department for additional information. The application can be found by clicking on this [link](#).

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. 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, so it is recommended that you begin working with Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department after Final Site Plan approval. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

CHAPTER 26.5

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP – Senior Planner

Attachments:

1. Planning Review Chart



PLANNING REVIEW CHART: RC with PD-2 Option

Review Date: January 25, 2022
Review Type: 2nd Revised Preliminary Site Plan
Project Name: JSP 20-27 Griffin Novi
Location: Twelve Mile Road, northeast of Twelve Oaks Mall
Plan Date: December 3, 2021
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Items in **Bold** need to be addressed by the applicant with next submittal. Underlined items need to be addressed on the Stamping set submittal.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 27, 2017)</i>	Regional Commercial with PD-2 Option	PD-2: Planned Development	Yes	PD-2 option would require Planning Commission's recommendation to City Council – concurrent with site plan/special land use
Area Study	None		NA	
Zoning <i>(Effective January 8, 2015, as amended)</i>	RC: Regional Commercial	RC with PD-2 Option	Yes	
Uses Permitted <i>(Sec 3.1.24.B & C)</i>	Sec 3.1.24.B Principal Uses Permitted. Sec 3.1.24.C Special Land Uses	Multiple Family Residential – 174 units MF Residential uses permitted as Special Land Use	Yes	Subject to City Council approval upon Planning Commission's recommendation
Phasing	Provide phases lines and detail description of activities in each phase	No phasing proposed	NA	
Planned Development Site Plan Submittal Requirements (Sec. 3.31.4.A)				
Special Land Use <i>(Sec. 3.31.4.A.ii)</i>	Special Land use requirements listed in Sec. 6.1.2.C.		Yes	Requires a 15-day public hearing notice See Planning Review letter for discussion
Community Impact Statement <i>(Sec. 3.31.4.A.iii)</i>	Required according to site plan manual (SDM link: Site development Manual)	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Traffic Study (Sec. 3.31.4.A.iii)	Required regardless of site size, with requirements in SPDM	Provided – includes parking study	Yes	See detailed comments in the TIS Review letter
Planning Commission Findings for Site plan review (Sec. 3.31.4.A)	The proposed site plan meets the intent of other items listed in Section	See Planning Review letter for discussion	TBD	PD Option and PSP can proceed simultaneously – Review conditions listed in this section
Use Conditions for Allowable uses under PD-2 Option (Sec. 3.31.7.B)				
Applicant must demonstrate (Sec. 3.31.7.B.viii.d)	Recognizable & substantial benefit to ultimate users of the project and to the community;	Pocket parks with concrete and cast iron benches, decorative paving; Adjacent to clubhouse an outdoor pool area, fire pit; Extends sidewalk along off-site property to the south to connect to Mall parking lot		
	Based on proposed uses, layout and design, building façade treatment, proposed landscaping, and proposed signage – development will result in a material enhancement to the area		Yes	<i>Buildings appear to be a well-designed and proportioned – see Façade Review for detailed comments</i>
	Proposed development will not result in unreasonable negative economic impact upon surrounding properties relative to underlying zoning	Customers and employees for nearby businesses	Yes	<i>Positive benefit anticipated</i>
	Contribute to reasonable and mutually supportive mix of uses on the site and compatibility/harmony with surrounding uses	Residential use will contribute to mall activity, increase vibrancy of the area	Yes	
	Single ownership	Proposed	Yes	
	Streetscape amenities shall be included; use of decorative, pedestrian-scale parking lot lighting, public pathways; amenities	Sidewalks proposed, pocket parks, clubhouse building, residential lighting, Concrete and cast-	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	such as lighting, landscape plantings, etc. to reflect consistent residential theme	iron benches		
Marginal Access Service Drives (Sec. 3.31.7.F.)	Determination of need for marginal access service drives	Traffic study does not indicate need for service drive	Yes	
Height, bulk, density and area limitations (Sec 3.1.23.D)				
Frontage on a Public Street (Sec. 5.12) Access To Major Thoroughfare (Sec. 5.12)	Frontage on a Public Street is required.	The site has frontage and access to Twelve Mile Road	Yes	
Minimum Zoning Lot Size, Width and Lot Coverage (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback, or usable open space.		NA	
			NA	
Open Space Area	----	---	---	See page 5
Building Height (Sec. 3.31)	45 ft. or 3 stories whichever is less		NA	See residential use standards below
Building Setbacks (Sec 3.31.7.D) Per Section 5.10.1.B.v. "building and parking lot setbacks shall be measured... a) when abutting a "major drive" measure setbacks from back of curb; b) when abutting a property line, measure from property line; c) when abutting a "minor drive," measure from back of curb..."				
Front @ Twelve Mile (North)	50 ft.	20 ft	No	<u>Requested Deviations will be subject to City Council approval.</u>
Exterior side yard @ Twelve Oaks Mall Road (West)	50 ft	30 ft	No	
Exterior side yard Access Drive (South)	50 ft	42 ft from back of curb	No	
Side Yard (East)	35 ft.	19.2 ft.	No	
Off-Street Parking Setback (Sec 3.31.7.D)				
Front @ Twelve Mile (North)	20 ft.	No parking in front yard	NA	

Item	Required Code	Proposed	Meets Code	Comments
Exterior side yard @ Twelve Oaks Mall Road (West)	20 ft.	30 ft. (Sec 3.6.2.C)	Yes	
Exterior side yard Access Drive (South)	20 ft.	20 ft. (Sec 3.6.2.C)	Yes	
Interior Side Yard (East)	10 ft.	15 ft.	Yes	
Note To District Standards for RC district (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	See setbacks above	Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard.	Mostly proposed in interior	Yes	
Min. Building Setback Abutting Residential Districts (Sec 3.6.2.H)	Where abutting a Residential District, minimum setback of buildings to the district shall be 3 ft for every foot of building height Building height of 55 feet would require 165 feet setback from RM-1 District (Bldg C) Townhouse buildings ~38 ft, require 114 foot setback	Building C: 87.3 ft setback Townhouses: 86.2 ft setback	No No	<u>This deviation could be considered by City Council with justification that they are both residential uses</u> *See Planning Letter for additional discussion
Adjacent to residential zoning (Sec 3.6.2.L)	Minimum 20 ft. setback where property abuts residentially zoned property	Residential zoning present to the south; Min 20 feet provided	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark shall be maintained.		NA	<u>See wetland review comments</u>
Additional Building height (Sec 3.6.2.O)	Additional height upto 65 ft. may be allowed for properties within 1200 ft from a freeway subject to additional conditions	Does not qualify since adjacent to residential district	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.			Please refer to Landscape Review for requirements
Modification of parking setback requirements	The Planning Commission may modify parking		NA?	

Item	Required Code	Proposed	Meets Code	Comments
(Sec 3.6.2.Q)	setback requirements based on its determination according to Sec 3.6.2.Q.			
Standards for Mixed/Residential under PD-2 Option (Sec. 3.31.7.B.viii.b.)				
Mixed-Use buildings or MF Residential Buildings (Sec. 3.31.7.B.viii.a.)	All buildings with any use or combination of uses permitted within RM-2 B-1, B-2, or OSC districts; Retail/office components not to exceed 20% of GFA	Multi-family residential use only	Yes	
Density (Sec. 3.31.7.B.viii.b.i.)	Net density not to exceed 24 DUA	174 units/7.57 acres = 22.98 du/ac	Yes	
Usable Open Space Area (Sec 3.31.7.B.viii.b.iii)	Minimum of 200 sf of usable open space per dwelling unit For a total of 174 dwelling units, <u>required Open Space: 34,800 sf</u> (may include private pool and clubhouse amenities, pocket parks, play structures and/or walking trails that connect to the City's Non-Motorized Network)	Calculations indicate 74,566 sq ft provided, however 55,595 sf of this is "General Open Space"; some areas indicated on the plan do not meet the Ordinance definition of Usable Open Space	Yes?	Entire eastern property line will be landscaped, but not considered "usable" by residents; Review the definition of Usable Open Space and revise calculation to only include those areas that qualify under Sec. 3.31.7.B.viii.b.iii or Sec 2.2
Building Height (Sec 3.31.7.B.viii.b.iv)	Building height not to exceed 55 feet or 4 stories, whichever is less	Building A: 55 feet Building B: 53 feet Building C: 58 feet Building D: 56 feet 7.5 inches Building E-G: 37.66 feet Clubhouse: 41 feet	Yes No Yes	<u>Deviations Requested for Building C & D</u>
Minimum Floor Area per Unit (Sec 3.31.7.B.viii.b, v-vi)	Efficiency	400 sq. ft.	500 sf	Yes
	1 bedroom	500 sq. ft.	775 sf	Yes
	2 bedroom		1,100 sf	Yes
	3 bedroom		1,250 sf	Yes
Maximum Dwelling Unit Density/Net Site Area (Sec 3.31.7.B.viii.b, v-vi)	Efficiency	Max 15%	9.8% (17 units)	Yes
	1 bedroom	Max 50%	48.3% (84 units)	
	2 bedroom		33.3% (58 units)	
	3+ bedroom		8.6% (15 units)	
Maximum length of the buildings (Sec 3.31.7.B.viii.b.vii)	A single building shall not exceed 125 ft. unless pedestrian entranceways are provided every 125 ft	Building A ~322 feet (3 entrances provided) Building B ~135 ft (no	No	<u>Deviations requested for Buildings B & D</u>

Item	Required Code	Proposed	Meets Code	Comments
		<u>entrances on 12 Mile</u> Building C ~215 ft (1 entrance provided) <u>Building D ~135 ft (no entrance provided on frontage)</u>		
Setback along natural shore line (Sec 3.31.7.B.viii)	A minimum of 100 feet along natural shore line is required.	No natural shore line exists within the property	NA	
Yard setback restrictions (Sec 3.31.7.B.viii)	Within any front, side or rear yard, <u>off-street parking, maneuvering lanes, service drives or loading areas</u> cannot exceed 30% of yard area	Appears to comply – paved areas generally internal to the site	Yes	
Pedestrian Orientation/Design Amenities (Sec 3.31.7.B.viii)	Significant pedestrian orientation with design amenities such as: pedestrian walkways, brick or decorative paving in plazas, lighting, benches, trash receptacles, landscape treatments, focal points	Pedestrian paths proposed throughout, pocket parks, lighting, benches Off-site Sidewalk extension to south now included	Yes	
Pedestrian Connectivity (Sec 3.31.7.B.viii)	6 feet concrete sidewalks along internal roads and to any community center, recreational facility, parking and neighboring buildings to permit safe and convenient pedestrian access.	8 foot sidewalks proposed on both sides of spine road, 6 foot sidewalk proposed along other drive areas	Yes	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Provides connectivity to Twelve Mile pathway, Twelve Oaks Mall parking lot	Yes	
	All sidewalks shall comply with barrier free design standards		Yes	<u>Provide details for verification with Final Site Plan</u>
Minimum Distance between the buildings (Sec. 3.8.2.H)	$(\text{Total length of building A} + \text{total length of building B} + 2(\text{height of building} + \text{height of building B}))/6$	Calculations provided. Two distances (Buildings E-F and Buildings F-G) do not meet requirement	No	<u>Deviation requested for two locations</u>
	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case	Buildings F-G: 21.5 ft Buildings E-F: 20.0 ft	No	<u>Deviation requested for two locations</u>

Item	Required Code	Proposed	Meets Code	Comments
	the minimum distance shall be fifteen (15) feet.			
On-Street Parking <i>(Sec 3.31.7.B.viii.b.xiii)</i>	Parallel parking along major drives permitted if 26-foot drive aisles maintained	Spine road and southern access drive shows parallel parking spaces, min. aisle width of 26 feet	Yes	
5.10 Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses				
Road standards <i>(Sec. 5.10)</i>	A private drive network within a cluster, two -family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards (28 feet back-to-back width)	Two roads would be considered Major Drives	Yes	
Major Drives <i>(Sec. 5.10.1.B)</i>	- Width: 28 feet -	Proposed major drives are 28 feet wide (one 26 ft drive aisle with 8 ft parallel parking spaces)	Yes	
Minor Drive <i>(Sec. 5.10.1.B)</i>	- Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet	Meets the requirements	Yes	
Parking on Major and Minor Drives <i>(Sec. 5.10.1.B.iv-vi)</i>	- Angled and perpendicular parking, permitted on minor drive, but not from a major drive; - minimum centerline radius: 100 feet - Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius - Minimum building setback from the end of a parking stall shall be 25 feet in residential districts.	On-street parallel parking is proposed on the N/S and southern Major Drives Some parking stalls less than 25 feet from buildings	Yes No	<u>Deviation requested (north and south of Bldg D, Clubhouse)</u>
Driveways, Parking, Loading and Dumpster Requirements				

Item	Required Code	Proposed	Meets Code	Comments
<p>Number of Parking Spaces (Sec.5.2.12.A & B)</p>	<p>For 2 or less bedroom units:2 spaces each For 3 or more bedroom units: 2 ½ spaces each</p> <p>For 17 studios: 34 spaces For 84-1 BR units: 168 spaces 58-2 BR units: 116 spaces For 15- 3 bedroom units: 37.5 spaces</p> <p>TOTAL: 356 spaces</p>	<p>Garages: 96 Surface: 184</p> <p>TOTAL PROPOSED: 308 spaces</p> <p>Parking Study provided concludes peak parking demand = 247 spaces</p>	<p>No</p>	<p><u>Deviation requested for parking – see discussion in Planning Review letter</u></p>
<p>Landbank Parking (Sec.5. 2.14)</p>	<p>Maximum number of Landbank spaces: 25% of required parking</p>	<p>Not proposed</p>	<p>NA</p>	
<p>Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)</p>	<ul style="list-style-type: none"> - 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping 	<ul style="list-style-type: none"> - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces with buffer or sidewalk as required - 8 ft. x 23 ft. parallel spaces 	<p>Yes</p>	<p>Refer to Traffic comments</p>
<p>Parking stall located adjacent to a parking lot entrance(public or private) (Sec. 5.3.13)</p>	<ul style="list-style-type: none"> - shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer 	<p>Not applicable</p>	<p>NA</p>	
<p>End Islands (Sec. 5.3.12)</p>	<ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance 	<p>End Islands are proposed wherever applicable</p>	<p>Yes</p>	<p>Refer to Traffic comments.</p>

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Spaces <i>Barrier Free Code</i>	To be determined once minimum required spaces for the clubhouse are determined	6 BF spaces are proposed		See Traffic Comments
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 	Appears to comply	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Shown	Yes	
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	<p>One (1) space for each five (5) dwelling units</p> <p>For 174 units, 36 bike spaces are required</p> <p>*when 20+ spaces are required, 25% shall be covered spaces</p>	18 spaces shown (6 in 3 locations) outdoors; Building A has bike room with storage for 60 spaces	Yes	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	Shown	Yes	
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	<p>Parking space width: 6 ft.</p> <p>One tier width: 10 ft.</p> <p>Two tier width: 16 ft.</p> <p>Maneuvering lane width: 4 ft.</p> <p>Parking space depth: 2 ft. single, 2 ½ ft. double</p>	Layout provided	Yes	
Dumpster <i>Sec 4.19.2.F</i>	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer 	<p>Community Dumpster/Recycling center shown southeast of Building C;</p> <p>Dumpster at SE corner of building D- 7 ft from building</p>	<p>Yes?</p> <p>No</p>	<u>Deviation requested for dumpster location</u>

Item	Required Code	Proposed	Meets Code	Comments
	than 10 ft., from property line. - Away from Barrier free Spaces			
Dumpster Enclosure <i>Sec. 21-145. (c)</i> <i>Chapter 21 of City Code of Ordinances</i>	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Detail provided	Yes?	Detail indicates material to match buildings
Accessory Structures <i>Sec. 4.19</i>		Flagpole near clubhouse; 5 locations of utility structures now indicated – some in front yards	No	<u>Deviations required for front yard/side yard locations</u>
Exterior lighting <i>Sec. 5.7</i>	Photometric plan and exterior lighting details needed at time of Preliminary Site Plan submittal.	Provided	Yes	See detailed comments in Lighting section
Roof top equipment and wall mounted utility equipment <i>Sec. 4.19.2.E.ii</i>	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building.	None proposed		
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property.			
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	A 6-foot sidewalk is required along collector and arterial roads Building exits must be connected to sidewalk	8 ft sidewalk proposed along internal spine road; 8 ft. existing sidewalk on 12 Mile road; 6 ft sidewalk to be	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	system or parking lot.	extended off-site to south to connect to Twelve Oaks Mall parking		
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	A sidewalk network connects buildings within the site and to adjacent parcels	Yes	
Other Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	See Community Impact Statement	Yes	
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit. 	Signage information not reviewed at this time		<u>For further information contact Ordinance 248-347-0438 if a sign permit is required.</u>
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	Project name and street names have been approved by the committee		<u>For changes to project and street naming contact Ben Peacock at 248-347-0475</u>

Item	Required Code	Proposed	Meets Code	Comments
Property Split	The proposed property split must be submitted to the Assessing Department for approval.	No property splits proposed.	NA	
Other Legal Requirements				
PRO Agreement (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed	Not proposed	NA	
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal		NA	
Conservation easements	Conservation easements are a condition of Wetland and/or Woodland permits	No woodlands; Wetland mitigation not required	NA	
Previous agreements	Provide all pre-existing easements and agreements that pertain to the property	Existing easements have been provided	Yes	Provide verification from Mall owner that they will not object to southern road that is within shared easement
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, & reduce unnecessary transmission of light into the night sky.		Yes	
	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures.		Yes	
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded, and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred. 	Not indicated	No	<u>Indicate security lighting on Final Stamping Set</u>

Lighting and Photometric Plan (Sec. 5.7)				
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Provided	Yes	
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures.	3 fixtures shown	Yes	Provide hours of lighting on FSP
	Photometric data	Shown	Yes	
	Fixture height	Shown	Yes	
	Mounting & design	Shown	Yes	
	Glare control devices	Shown	Yes	
	Type & color rendition of lamps	LED		
	Hours of operation	Not indicated	No	
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses.	18 ft. max shown	Yes	
Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Shown	Yes	
Average Light level ratio (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Parking/drives ratio provided: 5:1	No	<u>Deviation required or revise calculation to include the Ave:Min ratio for overall site (not including any 0.0 fc values for areas not lit)</u>
Type of lamps (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps.	LED	Yes	
Min. Illumination (Sec.	Parking areas: 0.2 min	0.4 min	Yes	

Lighting and Photometric Plan (Sec. 5.7)				
5.7.3.k)	Loading & unloading areas: 0.4 min	1.0 min	NA	
	Walkways: 0.2 min		Yes	
	Building entrances, frequent use: 1.0 min	1.1 min	Yes	
	Building entrances, infrequent use: 0.2 min	0.9 min	Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district: - Maximum illumination at the property line shall not exceed 1 foot candle.	0.3 max	Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: - All cut off angles of fixtures must be 90°. - Maximum illumination at the property line shall not exceed 0.5 foot candle.	Where adjacent to RM-1 district max. 0.3 fc shown	Yes	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

January, 25th 2022

Engineering Review

The Griffin (fka Uptown Place)
JSP20-0027

Applicant

Singh Development

Review Type

2nd Revised Preliminary Site Plan

Property Characteristics

- Site Location: South of 12 Mile Road and East of Twelve Oaks Mall Road
- Site Size: 7.57 acres
- Plan Date: 12/02/2021
- Design Engineer: Nowak & Fraus Engineers

Project Summary

- Construction of an approximately eight (8) residential buildings, a 4,346 square-foot clubhouse, pool, and associated parking. Site access would be provided via Twelve Mile Road and Twelve Oaks Mall Road.
- Water service would be provided by an eight-inch extension from the existing 20-inch water main along the south side of 12 Mile Road. A domestic lead and fire lead would be provided to serve each building, along with five (5) additional hydrants.
- Sanitary sewer service would be provided by an 8-inch extension from the existing 8-inch sanitary sewer on the northside of the southern property. Sanitary leads would be provided to serve each building.
- Storm water would be collected by a single storm sewer collection system and discharged off-site.

Recommendation

Approval of the 2nd Revised Preliminary Site Plan and Revised Preliminary Storm Water Management Plan is **recommended**, contingent upon receipt of off-site drainage easement and Twelve Oaks Lake owner approval of ultimate storm water discharge.

Comments:

The 2nd Revised Preliminary Site Plan does meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance, and the Engineering Design Manual with the following exceptions, which can be addressed at Final Site Plan submittal:

General

1. Provide a minimum of **two ties** to established section or quarter section corners.
2. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark shall be a City-established benchmark, which can be found on the City's website at this location: <https://novi.maps.arcgis.com/apps/webappviewer/index.html?id=5ce841f86197461c9f146e1330330bcf>
3. The City's datum is USGS datum NAVD 88. Revise the datum note as necessary.
4. Provide sight distance measurements for the 12 Mile Road entrance in accordance with Figure VIII-E of the Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances, which can be found here: https://library.municode.com/mi/novi/codes/code_of_ordinances?nodetid=P11COOR_CH11DECOST
5. A right-of-way permit will be required from the City of Novi and Oakland County for any work within the 12 Mile Road right-of-way.
6. Label the width of the existing half-width right-of-way along 12 Mile Road.
7. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
8. Traffic signs in the Road Commission for Oakland County (RCOC) right-of-way will be installed by RCOC.
9. Provide a traffic control plan for the proposed road work activity.
10. Illustrate and label compacted sand backfill (MDOT sand Class II) on the utility profiles.
11. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
12. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
13. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or

- proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
14. Light poles or other permeant structures within a utility easement will require a License Agreement.
 - Consider relocating the light poles that appear to be located over storm sewer and building leads.
 15. An irrigation plan must be submitted with the Final Site Plan and approved prior to stamping set approval.
 - Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).
 16. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), and paving (2 sheets). The most updated details can be found on the City's website at this location: <http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx>

Water Main

17. Show 20-foot-wide water main easements on utility plan.
18. Label the size of all proposed water service leads.
 - 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.
19. Use two 45-degree bends in lieu of the 90-degree water main bend proposed at the southeast corner of the site.
20. Provide water main modeling calculations demonstrating that the required water supply of 3,000 GPM will be available.
21. Provide a profile for all proposed water main 8-inch and larger.
22. Provide a unique shut-off valve for each domestic service lead and fire lead within the proposed water main easements.
23. Hydrants shall be at least 7 feet off back of curb (allowing 3-foot clearance from sidewalk).
24. Three (3) sealed sets of revised utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application for water main construction, the Streamlined Water Main Permit Checklist,

and electronic utility plan should be submitted to the Engineering Division for review, when 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

25. Provide a sanitary sewer monitoring manhole, unique to the clubhouse, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot-wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
26. Refer to the City's sewer unit factor sheet and break down the sanitary sewer basis of design calculations by number of bedrooms, clubhouse, poolhouse, etc.
27. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
28. Replace the note on PSP4 that refers to the Detroit Water and Sewage Department with the Novi Water and Sewer Department.
29. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot-deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
30. Three (3) sealed sets of revised utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application, electronic utility plan for sanitary sewer construction, and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, when no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

Storm Sewer

31. Provide profiles for all storm sewer 12-inch and larger.
32. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.
33. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.
34. Illustrate all pipes intersecting storm structures on the storm profiles.
35. If applicable, an easement is required over the storm sewer accepting and conveying off-site drainage.
36. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

37. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
38. An adequate maintenance access easement to the pretreatment structure shall be provided in the Storm Drainage Facility Maintenance Access Easement.
39. Provide the boundaries of each drainage area and runoff coefficient calculations specific to the area tributary to each storm structure.
40. The stormwater discharge from the site shall not exceed 0.15 cfs per acre
- 41. Approval from the property to the south, in the form of an off-site drainage easement, to discharge all storm water to the off-site storm sewer system is necessary before Stamping Set approval. The easement shall extend from the property line to the first off-site storm**

Paving & Grading

42. The City's Future Land Use Map shows a future residential collector road running through the southern portion of this property, connecting the 12 Oaks Mall Ring Road to Meadowbrook Road. Upon review, the Engineering Division questions the necessity of this road considering much of the surrounding area is planned and zoned Office Service Technology, and there is currently little concern for traffic. However, there is a private 86-foot-wide ingress-egress easement (L.21763, P.525) on the southern portion of this property and approval of the impacts to this easement is needed from the parties involved. Please submit a letter from the involved parties to the Engineering Division prior to Final Site Plan submittal.
43. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
44. Remove the asphalt road cross section detail or revise to adhere to the City standard paving detail (1.5" 5E1 on 2.5" 3C on 8" 21AA aggregate).
45. Revise Dumpster Pad detail to adhere to the City standard paving detail or remove detail and attach City standard paving detail to plans. (8" 3500 PSI concrete on 8" 21 AA aggregate)
46. Remove the concrete pavement cross section detail or revise to adhere to the City standard paving detail (8" MDOT grade P1 concrete on 8" 21AA aggregate).
47. All end islands and drive aisles shall have 6-inch straight-faced curb.
 - Revise the curbing around the entrance island to be 6-inch curb instead of 4-inch.
48. Revise the sidewalk cross-section to indicate a maximum cross-slope of 2% or remove and reference the City standard paving detail sheets.
49. Provide spot elevations at the intersection of the proposed pathway with the existing pathway.
50. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-

- embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
51. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including light poles, hydrants, and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
 52. Show proposed grades for any adjusted sanitary, water, and storm structures.
 53. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms. The westside of the entrance off Twelve Mile Road appears to exceed this standard.
 54. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 2506 of Appendix A of the Zoning ordinance (i.e. 2' minor radius, 15' major radius, minimum 8' wide, 3' shorter than adjacent 19' stall).
 55. Dimension the length and width of the covered parking stalls.

Soil Erosion and Sediment Control

56. A SESC permit is required. A full review has not been completed at this time. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Off-Site Easements

57. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
58. Approval from the neighboring property owner for the work associated with the off-site paving and utility work, in the form of a temporary construction easement and off-site drainage easement, shall be forwarded to the Engineering Division **prior to Stamping Set approval**.

License Agreements

59. A license Agreement will be required for any permanent structures proposed within utility easements. The agreement shall state that if the structures are removed or damaged in the event the utility requires maintenance, then it will be **the responsibility of the property owner** to repair or replace. A template agreement is available from the Engineering Division.

The following must be submitted with the Final Site Plan:

60. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
61. An itemized construction cost estimate must be submitted to the Community Development Department 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 estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

62. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
63. A draft copy of the 20-foot-wide easement for the water main to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
64. A draft copy of the 20-foot-wide easement for the sanitary sewer to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
65. A draft copy of the 20-foot-wide easement for the sanitary sewer monitoring manhole access to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
66. Executed copies of approved off-site easements and letters from involved parties must be submitted.
 - a. A copy of the off-site drainage easement for discharge to the off-site storm sewer system must be submitted to the Community Development Department.

- b. A copy of a temporary construction easement for off-site paving and utility work must be submitted to the Community Development Department.
- c. Approval from the owner of the Twelve Oaks Lake for additional storm water discharge and increase in volume is needed prior to Final Site Plan approval.
- d. Approval from involved parties for impacts to the private 86-foot-wide ingress-egress easement (L.21763, P.525) on the southern portion of this property is needed prior to Final Site Plan approval.

The following must be addressed prior to construction:

- 67. 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). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
- 68. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
- 69. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
- 70. Construction inspection fees in the amount of **\$TBD** must be paid to the Community Development Department.
- 71. Legal escrow fees in the amount of **\$TBD** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project.** This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
- 72. A storm water performance guarantee in the amount of **\$TBD** (equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
- 73. Storm water detention tap fees in the amount of **\$TBD** for the proposed discharge to an off-site regional detention basin must be paid to the Community Development Department.
- 74. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Division at 248-347-0498 to determine the amount of these fees.
- 75. A street sign financial guarantee in the amount of **\$TBD** (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.

76. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
77. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the City website and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details and plan sheets applicable to the permit only.
78. A permit for work within the road right-of-way of 12 Mile Road must be obtained from the Road Commission for Oakland County (RCOC). Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the road right-of-way will be constructed in accordance with the RCOC standards. **Be advised that review by the RCOC may take four weeks or longer.**
79. A permit for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
80. A permit for sanitary sewer construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit. **Be aware that approval by both (1) Oakland County Water Resources Commissioner (OCWRC) and (2) Wayne County Department of Public Services (WCDPS) are required prior to submittal to EGLE.**
81. An NPDES permit must be obtained from EGLE since the site is over 5 acres in size. EGLE may require an approved SESC plan to be submitted with the Notice of Coverage.
82. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).
83. The amount of the incomplete site work performance guarantee for this development at this time is **\$TBD** (equal to 1.2 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 reduced prior to the Temporary Certificate of Occupancy (TCO), at which time it will be based on the percentage of construction completed.

Engineering Review of 2nd Revised Preliminary Site Plan

The Griffin (fka Uptown Place)
JSP20-0027

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Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

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

Please contact Humna Anjum at (248) 735-5632 with any questions.



Humna Anjum
Project Engineer

cc: Lindsay Bell, Community Development
Ben Croy, PE; Engineering
Victor Boron, Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
January 7, 2022
The Griffin Novi
Second Revised Preliminary Site Plan - Landscaping

Review Type

Second Revised Preliminary Landscape Review

Job #

JSP20-0027

Property Characteristics

- Site Location: Twelve Mile Road and Twelve Oaks Drive
- Site Acreage: 7.57 ac.
- Site Zoning: RC
- Adjacent Zoning: North: RA, East, West: RC, South: RM-1
- Plan Date: 12/3/2021

Ordinance Considerations

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

LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT:

- Lack of street trees along Twelve Oaks Drive. *Supported by staff.*
- Deficiency in greenbelt canopy trees along Twelve Oaks Drive. *Supported by staff.*
- Lack of the required berm in all greenbelts. *Supported by staff.*
- Deficiency in parking lot perimeter trees. *Supported by staff.*
- Lack of required 6-8' tall landscaped berm along east property line. *Proposed alternative is supported by staff for the sections of frontage adjacent to the parking lot as the large evergreens will provide sufficient buffering from the building to the east but not supported for the southern property line legs.*
- Deficiency in multi-family landscaping – multi-family unit trees. *Not supported by staff as currently proposed but could be with more trees added where there is room to reduce the extent of the waiver to no more than 25% of the requirement.*
- Deficiency in multifamily unit foundation landscaping along drives. *Not supported by staff.*

Recommendation

This project is **recommended for approval for Preliminary Site Plan if the three unsupported waivers are satisfactorily addressed.** There are other corrections to be made that can be addressed on the Final Site Plans.

Ordinance Considerations

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

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))
Please add a note to the tree chart stating that all trees will be removed.

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

1. The adjacent property to the east is zoned RC and is occupied by an office building.
2. Instead of the required 4.5-6 ft tall landscaped berm, a mixture of densely planted large evergreen trees and shrubs is proposed.
3. **This alternative requires a landscape waiver.**
4. *The alternative is supported for the frontage along the parking lot and Building A, but it is not supported for the frontage near Building C, where a vinyl fence should be added to completely block headlights from the adjacent parking lot.*

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

1. The project has frontages along three roads – Twelve Mile Road, Twelve Oaks Drive and a new proposed road along the south of the property.
2. Due to the topography of the site and utility conflicts, berms are not proposed on any of the frontages. **This requires a waiver for the Twelve Oaks Drive and proposed road frontages that front on parking lots**, *It is supported due to the topography and utilities, but a note needs to be added to the plans and included in the Master Deed that the shrubs shall maintained at height so they reach at least 3 feet above the nearest curb.*
3. Fewer greenbelt canopy trees than are required are provided along Twelve Oaks Drive. **This requires a waiver that is supported by staff due to the utility conflicts.**
4. No street trees are proposed along Twelve Oaks Drive due to a number of utility lines there. **This requires a landscape waiver that is supported by staff.**
5. All required trees are provided along the south private drive, but some of the trees required for the north side were planted along the south side. **Please move at least three of those to the north side of the road as noted on the Landscape Chart.**
6. All greenbelt trees need to be planted behind the sidewalk and on the correct side of the street. **Please move them as noted on the Landscape Chart.**

Multi-family Development Landscaping (Zoning Sec. 5.5.3xx.)

Multi-family unit landscaping

1. Greenbelt trees cannot be double-counted as multi-family unit trees.
2. Only 114 of the required 168 trees (68%) are provided.
3. **A landscape waiver for the deficiency in trees provided is required.** *The waiver would be supported by staff if at least 75% of the total requirement (126) are provided on the site.*
4. A waiver to use subcanopy trees for up to 30% of the required 168 trees or the number of trees provided would be supported by staff.

Interior drive landscaping

1. The required number of trees is provided. Excess trees along the interior drives may be counted as multi-family unit trees.
2. Please add porous or pervious pavers or tree grates along the central drive above the structural soil to enhance water and air reaching the roots beneath them.
3. Please provide a construction detail(s) for the structural soil and tree grates to be used, with dimensions.
4. If the details are not included on the landscape plan, please note on the landscape plan detail sheet where in the set they can be found.

Building foundation landscaping.

1. As all of the buildings have double fronts, the proposed scheme is acceptable to staff since the landscaped sides of the building face the busiest traffic and have more than the required building frontage landscaped if #2 below is implemented.
2. **Please add greenspace with at least one shrub in small landscape areas between units on the drive side of the townhouse buildings to make the vehicular use areas more attractive.**
3. **Please add calculations for the required clubhouse building landscaping area (not just the frontage) and label the areas provided to determine if a waiver is required.**

Parking Lot Landscaping

1. The required parking lot interior area and trees are provided.
2. There is a deficiency in parking lot perimeter trees which requires a waiver. *That waiver is supported by staff as the parking areas are landscaped satisfactorily.*

Plant List (LDM 4.)

1. Provided
2. 21 of 35 species used (60%) are native to Michigan.
3. The trees meet the diversity requirements of the Landscape Design Manual.

Planting Notations and Details (LDM)

Provided

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

1. If the site's storm water detention system does not need to be modified for this project, then no detention basin landscaping is required. If it does, please add the required shrubs for the modified portions of the pond.
2. No *Phragmites australis* or Japanese knotweed was found on the site.

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

The applicant's response letter indicates that an irrigation system will be used. Please add that plan to the Final Site Plans. The system and plans should meet the following requirements:

1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Second Revised Preliminary Site Plan

Review Date: January 7, 2022
Project Name: JSP20 – 0027: The Griffin Novi
Plan Date: December 3, 2021
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

LANDSCAPE WAIVERS REQUIRED FOR PROPOSED LAYOUT:

- Lack of street trees along Twelve Oaks Drive. *Supported by staff.*
- Deficiency in greenbelt canopy trees along Twelve Oaks Drive. *Supported by staff.*
- Lack of the required berm in all greenbelts. *Supported by staff.*
- Deficiency in parking lot perimeter trees. *Supported by staff.*
- Lack of required 6-8' tall landscaped berm along east property line. *Proposed alternative is supported by staff for the sections of frontage adjacent to the parking lot as the large evergreens will provide sufficient buffering from the building to the east but not supported for the southern property line legs.*
- Deficiency in multi-family landscaping – multi-family unit trees. *Not supported by staff as currently proposed but could be with more trees added where there is room to reduce the extent of the waiver to no more than 25% of the requirement.*
- Deficiency in multifamily unit foundation landscaping along drives. *Not supported by staff.*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e)</i>	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"-20' minimum with proper North. Variations from this scale can be approved by LA 	Scale 1" = 40'	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Yes	Yes	
Survey information <i>(LDM 2.c.)</i>	Legal description or boundary line survey	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Project Information (LDM 2.d.)	Name and Address	Location map on Sheet L1-L3	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	No	No	<u>Stamping sets must have live signature of LA.</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> ▪ Show location type and size. ▪ Label to be saved or removed. ▪ Plan shall state if none exists. 	<ul style="list-style-type: none"> ▪ Tree survey showing all trees 8" or greater is provided on L-1 ▪ No regulated woodlands are shown on the site. ▪ One small wetland is indicated on the west edge of the site on L-1 ▪ No trees on the site will be preserved. 		<p>1. On the Tree Inventory List, please indicate which trees are being removed, at least with a note at the top of the chart stating that all trees on the site will be removed.</p> <p>2. See DRG letter for full review of woodlands and wetlands.</p>
Soil type (LDM.2.r.)	As determined by Soils survey of Oakland county	A note on Sheet L1 and Sheet PSP1 describes the soils on the site but no boundaries are shown.	Yes	Please turn on the soil boundary line.
Zoning (LDM 2.f.)	Site: RC North: RA, East, West: RC South: RM-1	Shown on L2	Yes	
PROPOSED IMPROVEMENTS				
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	<ul style="list-style-type: none"> • Yes • Dimensions are provided on Sheet PSP1 	Yes	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> • Overhead and underground utilities, including hydrants • Show proposed lighting 	Yes	Yes	
Proposed topography - 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> • Sheet PSP2 • No berms are proposed 	<ul style="list-style-type: none"> • Yes • No 	
Clear Zones (LDM 2.e.(5))	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	<ul style="list-style-type: none"> • RCOC clear vision zone provided at 12 Mile Road entrance. 	Yes	Please show the city clear vision zones for the Waltonwoods entry to the southern drive,

Item	Required	Proposed	Meets Code	Comments
		<ul style="list-style-type: none"> City clear vision zone shown at Town Center drive intersection. 		and move trees out of it as necessary.
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of topsoil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	<u>Residential adjacent to I-1 requires:</u> <ul style="list-style-type: none"> 4.5-6 ft landscaped berm along east property line Opacity 80% winter, 90% summer. 	Dense landscaping is proposed along the east property line in lieu of the required landscaped berm	No	<ol style="list-style-type: none"> A landscape waiver is required for the proposed configuration. Staff supports the proposed substitution for the berm along the parking lot frontage. Staff mostly supports the proposed substitution of double-loaded evergreen plantings along the edges adjacent to the building, but the two "legs" of the property line facing the adjacent property's parking lot should also have a 6-foot vinyl fence to block headlights from shining at Building C (approximately 235lf of fence)
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List			
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
ROW Landscape Screening Requirements Chart (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	<ul style="list-style-type: none"> Adj to parking: 20 ft Not adj to parking: 25 ft 	<ul style="list-style-type: none"> 12 Mile Road: 20 ft Twelve Oaks Mall Drive: 22.9' to pkg, 30' to bldg Proposed road: 42 ft min from edge of new road 	<ul style="list-style-type: none"> Yes Yes Yes 	
Min. berm crest width	<ul style="list-style-type: none"> Adj to parking: 2 ft 	<ul style="list-style-type: none"> 12 Mile Road: 0 ft 	<ul style="list-style-type: none"> Yes 	1. A landscape waiver

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> • Not adj to parking: 0 ft 	<ul style="list-style-type: none"> • Twelve Oaks Mall Drive: 0 ft • Proposed road: 0 ft 	<ul style="list-style-type: none"> • Yes/No • Yes/No 	<p>is required for not providing the required berms between parking lots and Twelve Oaks Mall drive and the proposed drive.</p> <p>2. Staff will support the waiver and not require additional hedges at the edge of the parking lots if the proposed hedges are maintained at a height of no less than 4 feet (3 feet above the top of curb), then no additional hedges at the parking lot are required. Please add this requirement as notes on the landscape plans and as a provision in the Master Deed for the site.</p>
<p>Min. berm height (9)</p>	<ul style="list-style-type: none"> • Adj to parking: 3 ft • Not adj to parking: 0 ft 	<ul style="list-style-type: none"> • 12 Mile Road: 0 ft • Twelve Oaks Mall Drive: 0 ft • Proposed road: 0 ft 	<ul style="list-style-type: none"> • Yes • Yes/No • Yes/No 	<p>See above</p>
<p>3' wall</p>	<p>(4)(7)</p>	<p>No walls are indicated</p>		
<p>Canopy deciduous or large evergreen trees Notes (1) (10)</p>	<ul style="list-style-type: none"> • Adj to parking: 1/35 lf • Not adj to parking: 1/45lf • Twelve Mile Rd: $(623-44)/45 = 13$ trees • Twelve Oaks Mall Drive: $(70+70)/35+(517-140)/45 = 12$ trees • Proposed Road: $(670-25*2-22-42)/45 = 12$ trees 	<ul style="list-style-type: none"> • 12 Mile Road: 13 trees • Twelve Oaks Mall Drive: 8 trees • Proposed road: 13 trees 	<ul style="list-style-type: none"> • Yes • No • Yes 	<p>1. A landscape waiver is required for the deficiency in canopy trees along Twelve Oaks Drive.</p> <p>2. <i>As there are many utility lines in that greenbelt that prevent trees from being planted there, the waiver is supported.</i></p> <p>3. All greenbelt trees along the southern drive need to be planted behind the sidewalk, and on the</p>

Item	Required	Proposed	Meets Code	Comments
				<p>north side of the road. Please move the two CCs on the south side of the road and the 4 greenbelt trees along the east stub behind the easement line. Street trees need to be in those areas.</p>
<p>Sub-canopy deciduous trees Notes (2)(10)</p>	<ul style="list-style-type: none"> • Adj to parking: 1/20 lf • Not adj to parking: 1/30lf • Twelve Mile Rd: (623-65)/30 = 19 trees • Twelve Oaks Drive: (70+70)/20+ (517-140)/30 = 20 trees • Proposed Road: (670-25*2-22-42)/30 = 19 trees 	<ul style="list-style-type: none"> • 12 Mile Road: 19 trees • Twelve Oaks Mall Drive: 20 trees • Proposed Drive: 25 trees 	<ul style="list-style-type: none"> • Yes • Yes • Yes 	<p>See above</p>
<p>Canopy deciduous trees in area between sidewalk and curb</p>	<ul style="list-style-type: none"> • 1/45 lf • Twelve Mile Rd: (623-121)/45= 11 trees • Twelve Oaks Drive: (517-26)/45 = 11 trees • Proposed Road: <ul style="list-style-type: none"> ○ North: (670-75-75-145)/45 = 8 trees ○ South (655-65*2)/45 = 12 trees 	<ul style="list-style-type: none"> • 12 Mile Road: 11 trees • Twelve Oaks Mall Drive: 0 trees • Proposed road: <ul style="list-style-type: none"> ○ North: 4 trees ○ South: 20 trees 	<ul style="list-style-type: none"> • Yes • No • Yes 	<ol style="list-style-type: none"> 1. If the RCOC does not allow some or all of the required trees along 12 Mile Road, they do not need to be planted but a copy of their decision must be provided. 2. A landscape waiver is required for the lack of street trees along Twelve Oaks Drive. Due to the utility conflicts, it is supported by staff. 3. Please move at least 3 of the trees required for the north side back to the north side. There is room along the east stub where the greenbelt trees are now, and a total of two between the two entries (south of Building G) where there is just one now.
<p>Multi-Family Residential (Sec 5.5.3.F.ii)</p>				

Item	Required	Proposed	Meets Code	Comments
<p>Building Landscaping (Zoning Sec 5.5.3.E.ii.)</p>	<ul style="list-style-type: none"> • 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. • # First Floor units * 3 = xxx • 56 * 3 = 168 trees • Up to 25% of the required number of trees may be subcanopy trees for diversity. 	<ul style="list-style-type: none"> • 114 trees (68% of requirement) • Less than 25% of the multi-family trees are subcanopy trees 	<p>No</p>	<ol style="list-style-type: none"> 1. Multi-family unit trees may be used to meet parking lot interior and perimeter landscape requirements but <u>may not</u> be double-counted as greenbelt trees. 2. A landscape waiver is required for the deficiency in trees provided. <i>The waiver is not supported by staff without providing as many trees as are reasonably possible. At least 75% of the requirement (126 trees) should be provided on site.</i> 3. There are still some areas where unit trees could be added, and subcanopy trees could be used in place of some of the canopy trees to get the count up. 4. If the full requirement is not met, the subcanopy trees could only be 25% of the total number of trees provided, not of the requirement.
<p>Interior Street Landscaping</p>	<ul style="list-style-type: none"> • 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. • 900 lf/35 = 26 trees • Trees in boulevard islands that are not needed to meet the interior drive tree 	<ul style="list-style-type: none"> • Structural soil is proposed along the central drive to provide improved growing conditions for the central interior drive sidewalks. • 26 trees 	<p>Yes</p>	<ol style="list-style-type: none"> 1. The length of the interior drives may be reduced by the widths of driveways and interior drives, so the total interior drive length is only 900lf 2. <u>Please provide a detail for how the trees in the sidewalk along the central drive will be planted in the structural soil.</u> <u>The response letter</u>

Item	Required	Proposed	Meets Code	Comments
	<p>requirement can be counted as multi-family unit trees.</p>			<p><u>indicated it had been added but I couldn't find it.</u></p> <p>3. Please use porous or pervious pavers over the structural soil to provide sufficient air and water for the trees' roots.</p> <p>4. If tree grates are proposed as the source of air and water to the roots beneath the pavement, dimensioned details for them also need to be provided and they should be shown on the plan.</p> <p>5. Excess interior street trees may be counted as multi-family unit trees.</p>
<p>Foundation Landscaping</p>	<p>35% of building façades facing road should be landscaped</p>	<ul style="list-style-type: none"> • All of the buildings are double-fronted • Over 35% of the buildings facing main roads are landscaped • None of the building frontages facing the parking drives have landscaping. This includes every building. 	<p>Yes</p>	<p>1. The proposed configuration requires a landscape waiver as the ordinance requires the units have landscaping on the side of the building facing the drive.</p> <p>2. The waiver would be supported by staff if the applicant would add a small landscape area and shrub between units on the garage sides of the buildings.</p> <p>3. Maintenance concerns are not a valid reason to not provide them.</p>
<p>Building Foundation – Clubhouse</p>	<ul style="list-style-type: none"> • Foundation landscaping required = perimeter * 8 (sf) • Approx 420lf * 8 = 3360 sf 	<ul style="list-style-type: none"> • 35% of building is landscaped • Some landscape area is provided but the area isn't quantified 	<p>TBD</p>	<p>Please add calculations for the actual area of landscaping provided around the building and pool, not just the frontage %.</p>

Item	Required	Proposed	Meets Code	Comments
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA	TBD	
General (Zoning Sec 5.5.3.C)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 200 SF to qualify ▪ 200sf landscape space per tree planted in island. ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	Parking lot islands are sized acceptably	Yes	
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	Spaces are 17' and 19' long	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	The longest bay is 15 spaces long	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas x 7.5%	<ul style="list-style-type: none"> ▪ $A = x \text{ SF} \times 7.5\% = A \text{ sf}$ ▪ $A = 50000 \times 7.5\% = 3750\text{sf}$ 			
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	<ul style="list-style-type: none"> ▪ $B = x \text{ SF} \times 1\% = B \text{ sf}$ ▪ $B = 38302 \times 1\% = 383 \text{ sf}$ 			
All Categories				
C = A+B Total square footage of landscaped islands	<ul style="list-style-type: none"> • $A + B = C \text{ SF}$ • $C = 3750 + 383 = 4133 \text{ sf}$ 	6717 sf	Yes	
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> • $D = C/200 \text{ trees}$ • $D = 4133/200 = 21 \text{ trees}$ • Multi-family unit trees within the parking lots may be used to meet the interior parking lot landscaping requirements. 	21 trees (multi-family unit trees are used to meet this requirement)	Yes	
Parking Lot Perimeter Trees	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf ▪ $1566\text{lf}/35 = 45 \text{ trees}$ ▪ Sub-canopy trees can be used under 	<ul style="list-style-type: none"> • 36 trees • Greenbelt canopy trees near parking lots 	No	1. A landscape waiver is required for the deficiency in parking lot perimeter trees.

Item	Required	Proposed	Meets Code	Comments
	overhead utility lines. <ul style="list-style-type: none"> Multi-family unit trees within the parking lots may be used to meet the interior parking lot landscaping requirements. 	are properly double-counted as perimeter trees. <ul style="list-style-type: none"> Multifamily unit trees are used for the remaining perimeter trees 		2. As the lots are fully landscaped where possible, this waiver would be supported by staff.
Parking land banked	NA	None		
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. Should also be 5 feet from underground lines. 	<ul style="list-style-type: none"> The utility conflicts have been resolved There are numerous tree/light pole conflicts where a tree is planted almost on top of a light pole 	<ul style="list-style-type: none"> Yes No 	Please provide proper spacing between trees and light poles
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Sod is proposed	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan in locations where landscaping won't be damaged	Yes	Yes	
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> A minimum of 2 ft. separation between box and the plants Ground cover below 4" is allowed up to pad. No plant materials within 8 ft. from the doors 	<ul style="list-style-type: none"> Some transformer boxes are indicated and are landscaped on three sides Detail is provided. 	No	<u>Please show screening landscaping on all four sides per the detail.</u>
Detention/Retention Basin Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> Clusters shall cover 70-75% of the basin rim area 10" to 14" tall grass along sides of basin Canopy trees shall be placed at 1/35lf of basin on east, south and west sides 	No detention basin or detention basin landscaping is shown on the plans.	TBD	<u>Please add required detention landscaping for any new above-ground detention basins or the changed area(s) of existing detention basins.</u>

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> ▪ Refer to wetland for basin mix ▪ Include seed mix details on landscape plan 			
General Landscape Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Notes have been added	Yes	
Irrigation plan (LDM 2.s.)	<ul style="list-style-type: none"> • A fully automatic irrigation system and a method of draining is required with Final Site Plan OR • Plans for alternative methods of providing sufficient water for plant establishment and long-term survival must be provided instead. 	No		<ol style="list-style-type: none"> 1. <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u> 2. <u>If xeriscaping is used, please provide information about plantings included.</u> 3. <u>If an irrigation system is to be used, the plan for it must be included in the Final Site Plans.</u> 4. <u>The irrigation system must follow the guidelines provided at the bottom of this chart.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Landscape tree credit (LDM3.b.(d))	<ul style="list-style-type: none"> • Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. • Refer to Landscape tree Credit Chart in LDM 	No trees are being saved so no credits can be taken		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper.	Included in plant list		
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)		None are used		

Item	Required	Proposed	Meets Code	Comments
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	All utility lines are shown		
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth ▪ Specify natural color, finely shredded hardwood bark mulch. ▪ Include in cost estimate. ▪ Refer to section for additional information 	Included in details		
Landscape Notes and Details– Use City of Novi Standard Notes				
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes		Yes	Yes	
Root type		Yes	Yes	
Botanical and common names	<ul style="list-style-type: none"> • At least 50% of the species used must be native to the State of Michigan. • For projects with 200 trees or more, LDM section 4 allows a maximum of 15% of the trees from one genus and 10% from one species. 	<ul style="list-style-type: none"> • 21 of 35 species used (60%) are native to Michigan • The tree diversity meets the requirement of the Landscape Design Manual 	<ul style="list-style-type: none"> • Yes • Yes 	
Type and amount of lawn		Both sod and seed are proposed and are included in cost estimate	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Ground Cover				
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% slope ▪ Constructed of loam ▪ 6" top layer of topsoil 	No berms are proposed so no details are provided		
Type of Ground Cover				
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	All utility lines and structures are shown on the landscape plan		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No walls are proposed		
Walls greater than 3 1/2 ft. should be designed and sealed by an Engineer		NA		
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date <i>(LDM 2.l. & Zoning Sec 5.5.5.B)</i>	<ul style="list-style-type: none"> ▪ Provide intended date ▪ Between Mar 15 – Nov 15 	Spring-Nov 15, 2023	Yes	
Maintenance & Statement of intent <i>(LDM 2.m & Zoning Sec 5.5.6)</i>	<ul style="list-style-type: none"> ▪ Include statement of intent to install and guarantee all materials for 2 years. ▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source <i>(LDM 2.n & LDM 3.a.(2))</i>	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Establishment period <i>(Zoning Sec 5.5.6.B)</i>	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. <i>(Zoning Sec 5.5.5.E)</i>	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
NOTES:				
1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi				

Item	Required	Proposed	Meets Code	Comments
requirements or standards. 2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification. 3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.				

Irrigation System Requirements:

- Any booster pump installed to connect the project’s irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.
- Attached is a handout that addresses winterization installation requirements to assist with this.
- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.

WETLAND REVIEW



August 23, 2021

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

RE: The Griffin (fka Uptown Place); JSP20-0027
Wetland Review of Revised Preliminary Site Plan
MSG Project No. N1030026

Dear Ms. Bell:

The Mannik & Smith Group, Inc. (MSG) reviewed the revised preliminary site plan for Griffin Twelve Oaks prepared by Krieger Klatt Architects dated August 3, 2021 and stamped "Received" by the City of Novi on August 5, 2021 (the rPSP) for conformance with the requirements of the City's Wetland Ordinance Chapter 12, Article V. Wetland information appears on *Sheet PSP8, Overall Survey* of the rPSP. The following sections reiterate information provided in MSG's *Wetland Review of Preliminary Site Plan* letter dated May 5, 2021. New information or comments are presented in ***bold italics***.

The project site is located south of Twelve Mile Road and west of Meadowbrook Road in Section 14. The parcel number associated with the project site is 50-22-14-200-034 (Site). The PSP depicts development of the Site with multiple improvements including nine multi-unit residential buildings and associated private roads.

Published Data

MSG reviewed The City of Novi Wetlands Maps and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer for the project site (Figures 1 and 2, respectively). The project site contains wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps (Figure 2). NWI and MIRIS wetlands are identified through interpretation of topographic data and aerial photographs by the associated governmental bodies.

MSG Wetland Boundary Verification

The preliminary site plan (PSP) dated March 5, 2021 depicted the locations of two wetlands on the Site that are identified as Wetlands A and B. MSG visited the Site on May 3, 2021 to evaluate the accuracy of the PSP's depiction of wetlands on the Site. The observed conditions at the Site generally consisted of vacant land predominantly covered with herbaceous vegetation (mown grass) and sparse trees, with a more densely wooded area generally located along the eastern boundary. Wetland delineation markers (pink ribbon) were observed that corresponded to the perimeter of Wetland B as depicted on the PSP. The delineation markers for Wetland A appeared to have largely been lost; a few stakes (survey lath) were observed near the Wetland A area. Selected inspection photographs are found at the end of this letter.

MSG concurs with the extent of Wetland B as depicted on the PSP and as observed in the field. Although the wetland is of poor quality (limited storage capacity and habitat function) and appears to have been a dumping or

historical storage area for concrete blocks and other materials (Photo 6), it appears to be in communication with a more substantial and developed wetland environment to the immediate east of the Site (Photo 7).

It is MSG's opinion additional information regarding the limits of Wetland A is necessary. MSG observed a swale to the east of the southern end of Wetland A that included evidence of wetland hydrology and wetland vegetation at the (Photo 3, Photo 4, and Figure 3). It is unclear to MSG why this area was not included in the limits of Wetland A.

MSG reviewed the Response to Comments for Uptown Place Development letter prepared by Wilson Road Group (WRG) dated July 31, 2021. MSG notes WRG expanded the limits of Wetland A as suggested by MSG. The revised size of Wetland A was identified by WRG to be 0.206 acre, bringing the combined acreage for Wetlands A and B to 0.241 acres, which is below the City's 0.25-acre threshold for compensatory mitigation. The revised wetland acreage is depicted on Sheet PSP8 of the rPSP. MSG observed the square footage of Wetland A noted on Sheet PSP8 was not similarly adjusted however, and suggests this typo be corrected.

Permits and Regulatory Status

The rPSP proposes to impact a total of 0.206-acre of wetland and an unspecified area of wetland buffer. The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Use Permit (Non-Minor or Minor)	Required, Minor assumed (see below)
Wetland Mitigation	Not applicable
Wetland Buffer Authorization	Required
EGLE Wetland Permit	To be determined
Wetland Conservation Easement	Not applicable

1. Fill volumes for wetland impacts are not identified on the PSP. The volume of wetland proposed to be filled must be specified for verification that a Nonresidential Minor Use Permit is appropriate.

The fill volumes are not identified in the rPSP or WRG's July 31, 2021 response letter. This comment still applies.

2. The City requires compensatory wetland mitigation for regulated impacts of 0.25-acre and greater, or contiguous to a lake, pond, river or stream. The proposed impacts do not appear to meet the size threshold. However, based on City of Novi maps it appears Wetland B may be connected to Twelve Oaks Lake to the south (Figure 4). EGLE typically regulates wetlands within 500 feet of an inland lake, pond, stream, or river, and isolated wetlands greater than 5 acres in size. Therefore, **EGLE jurisdiction may apply and wetland mitigation may be required. If EGLE were to regulate Wetland A, mitigation would likely be required for fills to that wetland, as well. MSG recommends that the client obtain verification from EGLE through a pre-application meeting regarding state jurisdictional status.**

This comment still applies.

3. The extent of the wetland at the east-adjointing property should be defined to determine the area of wetland buffer that could be affected by the proposed development at the Site.

This comment still applies.

4. Although the habitat quality is not high for Wetland A and B and their associated natural features setbacks, MSG recommends the applicant include replacement native plantings, including trees and shrubs, in the remaining setback areas, particularly in areas that have been cleared of non-native invasive species.

This comment still applies.

Based on available information, **MSG recommends approval of the rPSP for wetlands conditional upon the applicant satisfactorily addressing items 1 through 4 listed above.**

Please contact the undersigned if you have any questions regarding the matters addressed in this letter.

Sincerely,

The Mannik & Smith Group, Inc.



Douglas Repen, CDT

Environmental Scientist

Certified Storm Water Management Operator C-20319



John A. Freeland, PhD, SPWS

Senior Scientist



Craig S. Willey

Project Manager

CC: Barbara McBeth, City of Novi Planner
Christian Carroll, City of Novi Planner
Madeleine Daniels, City of Novi Planner
Rick Meader, City of Novi Landscape Architect

FIGURES



Figure 1

City of Novi Regulated Wetland & Woodland Map. Approximate Site boundary is shown in red. Regulated Wetland areas are shown in blue and Regulated Woodland areas are shown in green.

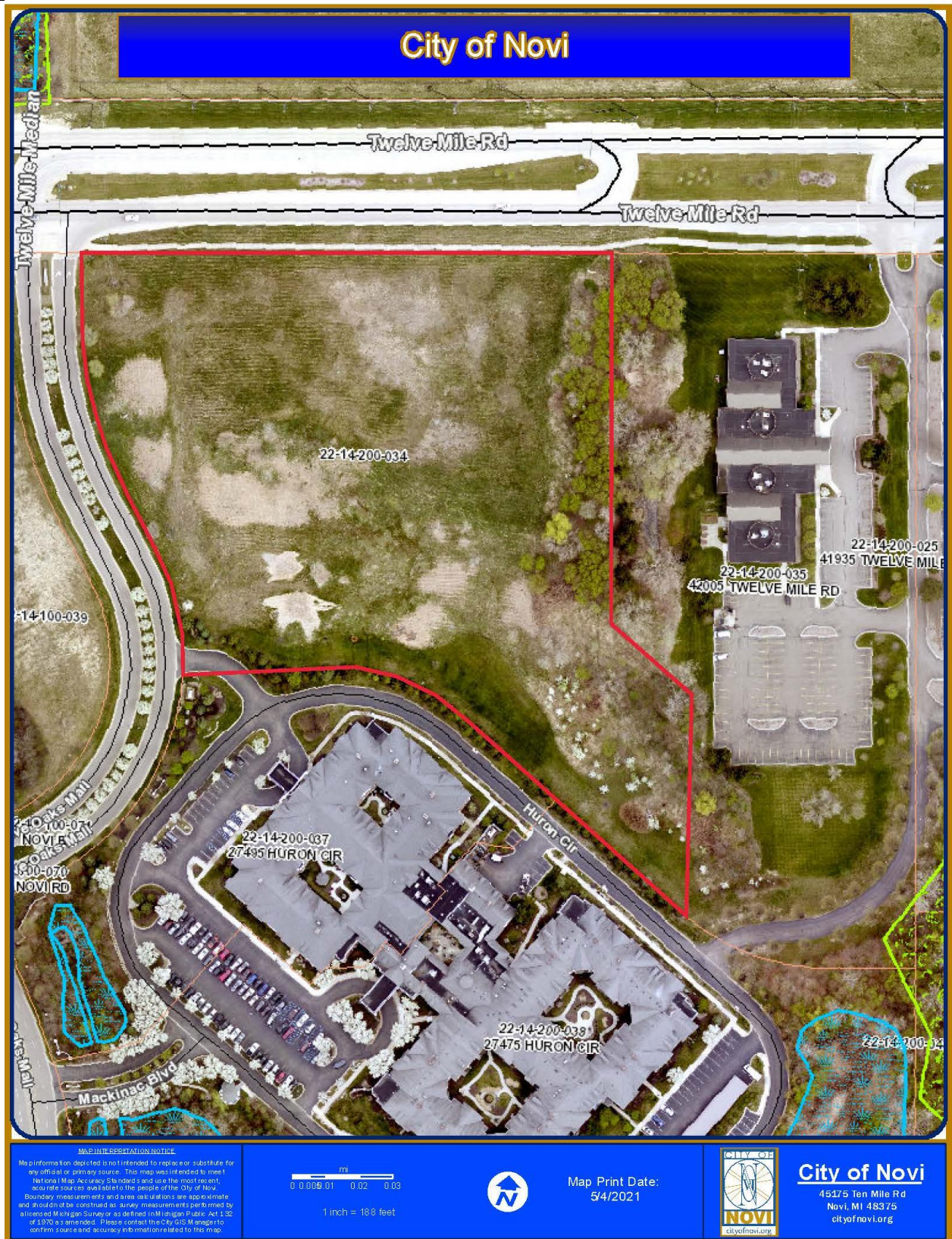





Figure 2 | EGLE Wetlands Viewer Map. Approximate Site boundary is shown in red.

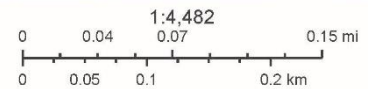
Wetlands Map Viewer



May 4, 2021

Part 303 Final Wetlands Inventory

-  Wetlands as identified on NWI and MIRIS maps
-  Soil areas which include wetland soils
-  Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific

Figure 3 | Approximate potential expansion of Wetland A.

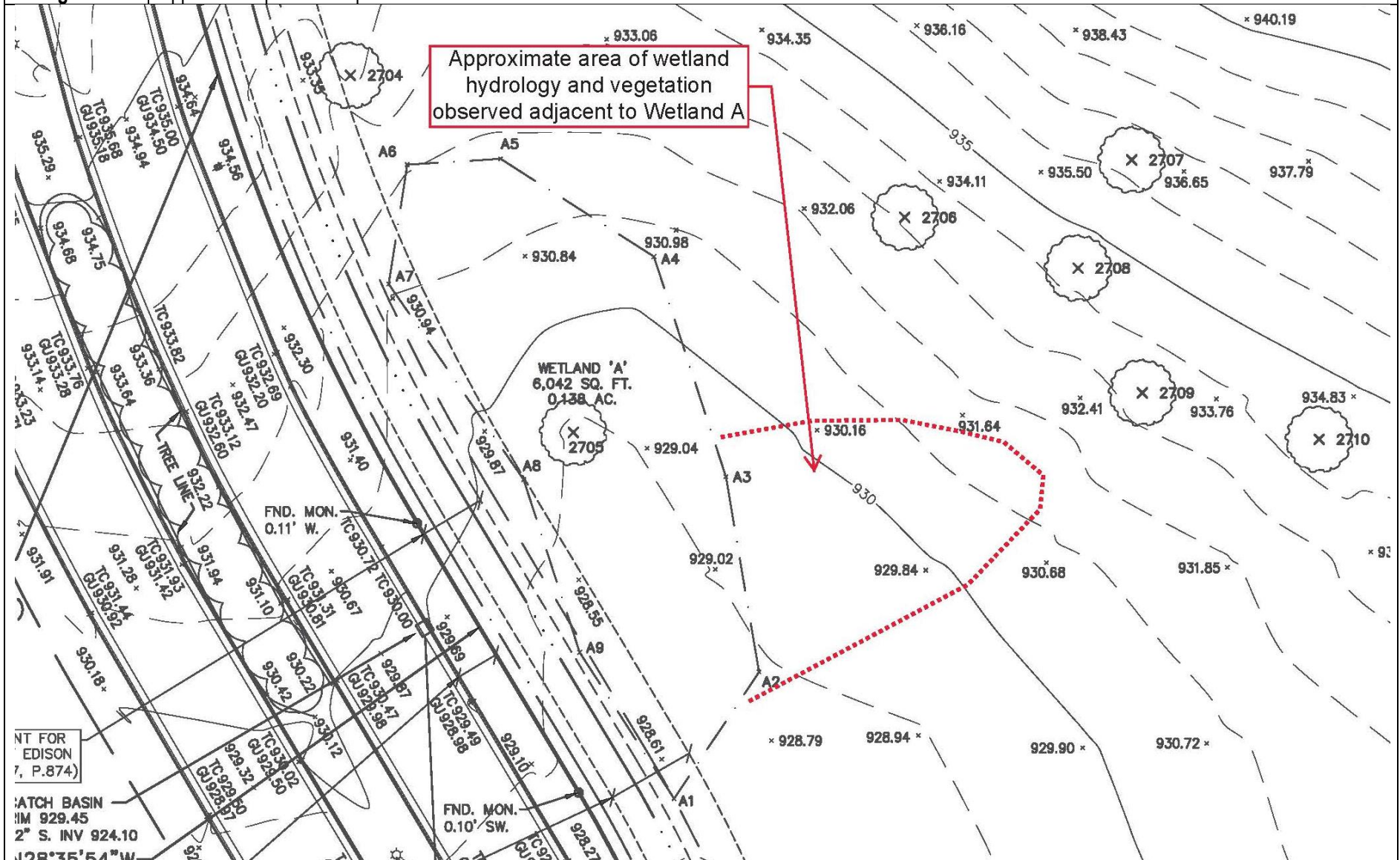
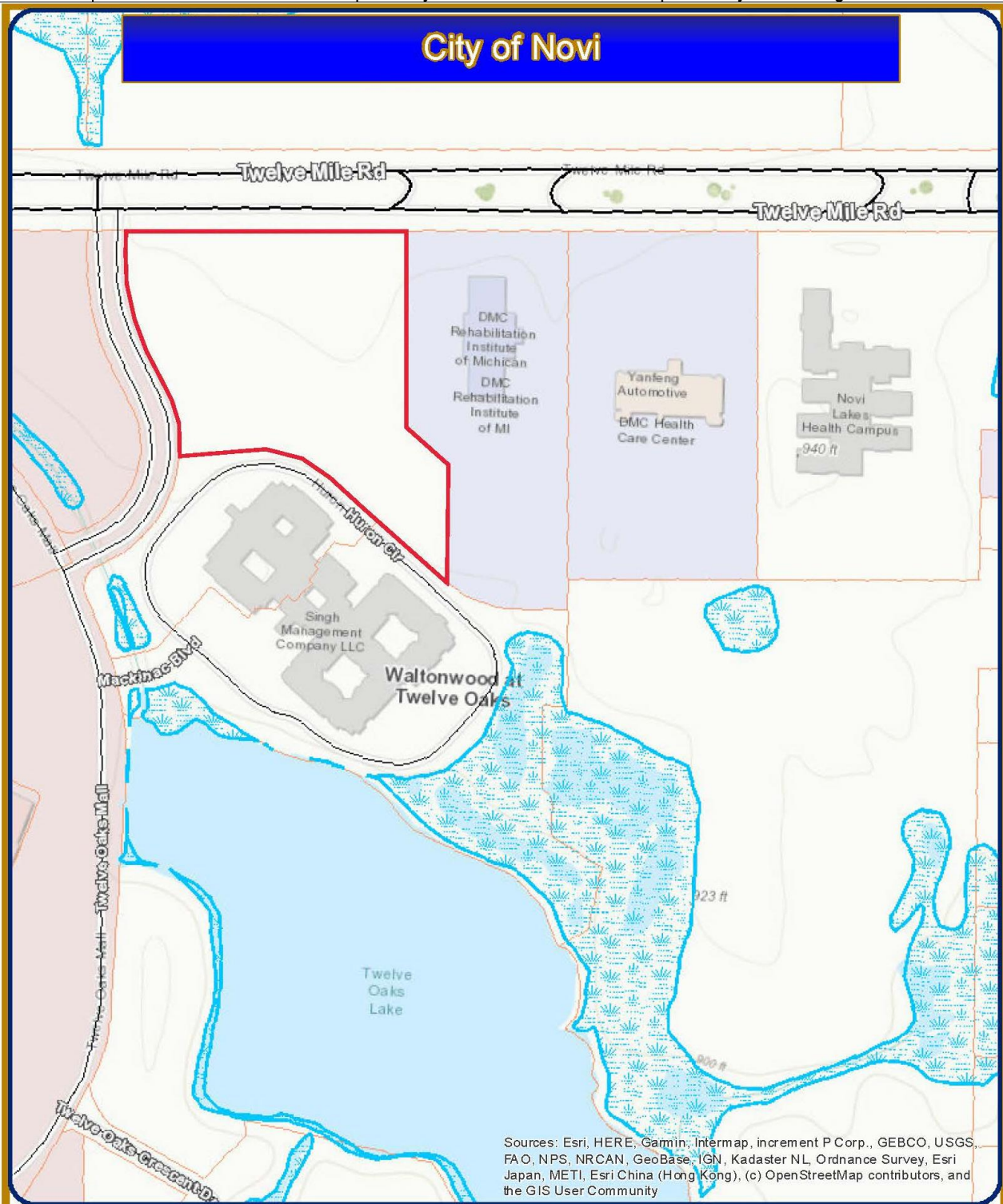


Figure 4

City of Novi Regulated Wetland Map. Approximate Site boundary is shown in red. Regulated Wetland areas are shown in blue. Note Site proximity to Twelve Oaks Lake and potentially connecting wetlands.



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 calculation are approximate and should be confirmed as survey measurements performed by a licensed Michigan Surveyor or 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.



Map Print Date:
5/4/2021



City of Novi
 45175 Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



2365 Haggerty Road South, Canton, Michigan 48188
 Tel: 734.397.3100 Fax: 734.397.3131

Wetland Review of Revised Preliminary Site Plan
 The Griffin (fka Uptown Place); JSP20-0027
 MSG Project No. N1030026

SITE PHOTOGRAPHS





Photo 1: Overview of the Site, facing northwest (May 3, 2021).



Photo 2: View of Wetland A, facing north (May 3, 2021).



Photo 3: View of swale adjoining Wetland A with wetland indicators, facing northeast (May 3, 2021).



Photo 4: Close view of swale adjoining Wetland A with wetland indicators, facing northwest (May 3, 2021).



Photo 5: View of Wetland B, facing southwest (May 3, 2021).



Photo 6: View of concrete blocks in Wetland B (May 3, 2021).



Photo 7: View of wetland area adjoining Wetland B to the east, facing east (May 3, 2021).

WOODLAND REVIEW



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
3381 Lapeer Rd. West
Auburn Hills, MI 48326

To: Barbara McBeth, City Planner
Community Development Department, City of Novi

From: Kerry Gray, Principal Consultant
Davey Resource Group

CC: Christian Carroll, City of Novi Planner
Lindsay Bell, City of Novi Senior Planner
Rick Meader, City of Novi Landscape Architect
Madeleine Daniels, City of Novi Planning Assistant
Craig Willey, Mannik and Smith Group
Douglas Repen, Mannik and Smith Group

Date: May 5, 2021

RE: The Griffin (fka Uptown Place)
Woodland Review #1 – JSP 20-27 (PSP21-0025)

Davey Resource Group, Inc. (DRG) has conducted a review of the Preliminary Site Plan for The Griffin Novi prepared by Krieger Klatt Architects (dated: 03/15/2021). DRG reviewed the plan for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37.

The applicant is proposing the construction of a multi-family residential development on an 8-acre parcel on 12 Mile Road between Novi and Meadowbrook Roads - Parcel ID: 22-14-200-034. **There are no City-regulated woodlands on the site** (see Figure 1 and Woodland Impacts below).

Recommendation: DRG has confirmed there are no regulated woodlands or trees on the site and **recommends approval** of the Griffin Novi Preliminary Site Plan.

The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	NO
Tree Replacement (Chapter 37, Section 37-8)	NO
Tree Protection (Fence) (Chapter 37, Section 37-9)	NO
Woodland Conservation Easement (Chapter 37-30 (e))	NO

Woodland Impacts

A site inspection conducted on May 4, 2021 confirmed that, while there are trees, there are no regulated woodlands or trees on the site (see site photos). The site is mostly grass/low lying weeds with a small stand of trees along the eastern property line, several small cottonwoods (*Populus deltoides*) and Siberian elms (*Ulmus pumila*) in the middle and along the western edge of the site, and a row of planted blue spruce (*Picea pungens*) along the south/eastern property lines. The small stand of trees (not a regulated woodland) contains a mix of boxelder (*Acer negundo*), eastern cottonwood (*Populus deltoides*), Siberian elm (*Ulmus pumila*), buckthorn (*Rhamnus cathartica*) and black locust (*Robinia pseudoacacia*). All trees are between 8" and 18" DBH and are not regulated by Chapter 37.

Site Photos



a. Eastern property line from 12 Mile Road



b. View south from 12 Mile Road



c. View southwest from 12 Mile Road



d. View west from 12 Mile Road



e. Trees along eastern property line



f. Blue spruce along southern property line



g. Looking north cottonwood trees in middle of the site



Figure 1. Griffin Novi Site
City of Novi Regulated Woodland Map
(No Regulated Woodland present on site)

TRAFFIC REVIEW



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP20-027 The Griffin 2nd Revised Preliminary
Site Plan Traffic Review

From:
AECOM

Date:
January 25, 2022

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Lindsay Bell, Madeleine Daniels, Victor Boron,
Christian Carroll, Humna Anjum

Memo

Subject: JSP 20-027 The Griffin 2nd Revised Preliminary Site Plan Traffic Review

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

GENERAL COMMENTS

1. The applicant, Singh Development, L.L.C., is proposing a housing development including a mixture of apartment buildings and townhomes on the south side of Twelve Mile Road, between Novi Road and Meadowbrook Road.
2. Twelve Mile Road is under the jurisdiction of the Road Commission for Oakland County (RCOC). Twelve Oaks Mall Road is a private road.
3. The parcel is currently zoned RC (Regional Center) and is also designated as a PD-2 (Planned Development) option on the future Master Plan Land Use Map. Under the PD-2 option, the applicant is directed to follow the amendments given in Ordinance No 18.295.
4. Summary of traffic-related waivers/variances:
 - a. The applicant has requested a variance for lack of sidewalk offset from the travel way at three locations.
 - b. The applicant has requested a waiver for trash receptacle located in side yard.
 - c. The applicant has requested a deviation for reduced amount of proposed parking spaces.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 10th Edition, as follows:

ITE Code: 221 (Multifamily Housing (Mid-Rise))
Development-specific Quantity: 174 Dwelling Units
Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	59	44	100	No
PM Peak-Hour Trips	75	46	100	No
Daily (One-Directional) Trips	947	N/A	750	Yes

2. AECOM recommends performing the following traffic impact study in accordance with the City's requirements.

Trip Impact Study Recommendation	
Type of Study:	Justification
TIS	Trips exceeds the City's threshold for daily one-directional trips. A TIS was submitted and approval recommended with the initial PSP submission. The applicant has submitted supplemental parking study information which has been reviewed below.

PARKING STUDY COMMENTS

Parking study review could not verify the claim preparer has made in the study (page 2 of 3): "However, weekend (Sunday) data for Multi-Family Mid-Rise Housing (LUC #221) is limited to only one (1) case study which does not provide a statistically significant estimate. Therefore, weekend parking demand for Multi-Family Low-Rise Housing (LUC #220) were reviewed which has relatively more data points. The result of the review suggests that peak parking demand rate is approximately 8.3% higher on weekends for low-rise multi-family dwelling units. Therefore, this rate was applied to the Mid-Rise land use to calculate a representative weekend peak demand."

The ITE Parking Generation 5th version suggests the following:

Land Use	Location	Independent Variable	Time Period (Weekday – Monday – Friday)	Time Period (Sunday)
220 – Multifamily Housing (Low-Rise)	General Urban/Suburban (no nearby rail transit)	Dwelling Units	Average Rate = 1.21 (119 data points)	Average Rate = 1.66 (1 data point)
				37.2% higher
221 - Multifamily Housing (Mid-Rise)	General Urban/Suburban (no nearby rail transit)	Dwelling Units	Average Rate = 1.31 (73 data points)	Average Rate = 2.05 (1 data point)
				56.5% higher

However, in the absence of adequate data points for the peak parking demand during weekend (Sunday) for Multifamily Housing, the applicant has arrived at the average existing parking supply rate based on the study of other similar developments. The parking study includes information on two other communities indicating an existing parking supply of 1.60 to 1.63 spaces per dwelling unit. The proposed parking supply in the Griffin Twelve Oaks Apartments is approximately 1.77 spaces per dwelling unit – higher than the existing parking supply data provided for other communities.

The applicant is requested to update the parking study to reflect the conclusion based on the other communities.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information is provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.1	15', 20', and 25'	Met	15', while in range, could be increased to standard 20'.
2	Driveway Width O Figure IX.1	24' and 26' for non-divided, 22' for divided	Met	
3	Driveway Island Length O Figure IX.1	80.4'	Met	Non-standard, but within range.
4	Emergency Access O 11-194.a.19	Turning movements provided	Met	
5	Driveway sight distance O Figure VIII-E	Not provided	Inconclusive	Provide details of sight distance along 12 Mile Road in future plans.
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	424.5' and 508.1' indicated, centerline to centerline	Met	Same side driveway spacing is to be measured near-curb to near-curb. However, the centerline to centerline dimensions indicates compliance.
6b	Opposite side O 11.216.d.1.e	Not applicable for divided roadway with median (12 Mile Road).	Not applicable	Spacing on 12 Mile Road with the turnaround could be provided.
7	External coordination (Road agency)	Required for any ROW Work	-	-
8	External Sidewalk Master Plan & EDM	Existing sidewalk along 12 Mile Road, 5' width along southern road	Met	-
9	Sidewalk Ramps EDM 7.4 & R-28-J	Indicated	Met	
10	Any Other Comments:	Taper dimensions meet requirements.		

INTERNAL SITE OPERATIONS				
No.	Item	Proposed in the Plan	Compliance	Remarks
11	Driveway Spacing	N/A		
12	Trash receptacle ZO 5.4.4	2 proposed	Met	Applicant could consider providing a trash receptacle closer to buildings A, B, E, and F.
13	Emergency Vehicle Access	Fire turning movements have been provided	Met	
14	Maneuvering Lane ZO 5.3.2	24'	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Dimensioned 3' shorter as typical, 12' outer radius	Partially Met	Outer radius should be 15' .
15b	Internal to parking bays	Widths indicated, length for internal islands may be the same as spaces.	Met	
16	Parking spaces ZO 5.2.12	2' overhang dimensioned	Partially Met	Not indicated for all 17' spaces. Sidewalk east of building D is reduced to 4' due to both 2' overhangs near ramp.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<15 spaces, 1 location >15 spaces	Met	More than 15 spaces without an island in covered parking area, however the City considers this a parking structure that does not require islands.
18	Parking space length ZO 5.3.2	17' perpendicular with curb, 19' perpendicular without curb, 23' parallel	Met	Include dimensions for parking spaces on the north side and south side of building D.
19	Parking space Width ZO 5.3.2	9' perpendicular, 8' parallel	Met	
20	Parking space front curb height ZO 5.3.2	4" typically, bumper blocks at barrier free spaces near clubhouse, no curb shown in covered area	Partially Met	Include a bumper block detail in future submittals. Face of bumper block must be 17' from end of spaces, bumper block must be 4" in height. Curb height should be indicated in covered parking area if sidewalk areas for pedestrians are present..
21	Accessible parking – number ADA	6	Met	
22	Accessible parking – size ADA	8' space and 8' aisle	Met	
23	Number of Van-accessible space ADA	Not labeled beyond sign detail	Inconclusive	All spaces dimensioned as van accessible.
24	Bicycle parking			
24a	Requirement ZO 5.16.1	18 outdoor spaces, 20 interior spaces indicated	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed in the Plan	Compliance	Remarks
24b	Location ZO 5.16.1	3 locations outside, in Building A indoors	Met	
24c	Clear path from Street ZO 5.16.1	6'	Met	
24d	Height of rack ZO 5.16.5.B	3'	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Layout provided, covered parking indicated	Met	
25	Sidewalk – min 5' wide Master Plan	8' indicated	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Indicated	Met	
27	Sidewalk – distance back of curb EDM 7.4	Not dimensioned	Not Met	When sidewalk is not abutting parking spaces, offset should be provided. Sidewalk on the west side of the pool area should be offset from travel way. Sidewalk on southeast corner of building D should be offset from travel way. Sidewalk on north corner of building C should be offset from travel way. Sidewalk along divided entry is offset 11', 15' should be used if possible. Variance has been requested for areas that offset cannot be met.
28	Cul-De-Sac O Figure VIII-F	N/A	-	-
29	Turning Areas ZO 5.10.1.B.II	N/A	-	-
30	Minor/Major Drives ZO 5.10	26', 24', and 27.5' drives	Met	No parking signs should be added along the 24' north/south minor drive along buildings E, F, and G.
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed in the Plan	Compliance	Remarks
32	Signing: Sizes MMUTCD	Some included	Partially Met	30"x30" stop signs indicated, ADA parking sign size not included.
33	Signing table: quantities and sizes	Included	Partially Met	Include MMUTCD codes for the signs in the sign quantities.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Included	Met	

SIGNING AND STRIPING				
No.	Item	Proposed in the Plan	Compliance	Remarks
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Included	Met	
40	Parking space striping notes	Included	Met	
41	The international symbol for accessibility pavement markings ADA	Not included	Inconclusive	
42	Crosswalk pavement marking detail	Not included	Inconclusive	
43	Maintenance of Traffic Plans	Not included	Inconclusive	Plans to maintain access to adjacent property should be included. Maintenance of traffic plans along Twelve Mile Road should be submitted to RCOC for approval.
44	Any Other Comments:			

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

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

Sincerely,

AECOM



Patricia Thompson, EIT
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

TIS REVIEW



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
**JSP20-27 – The Griffin TIS Traffic
Review**
From:
AECOM

Date:
May 6, 2021

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Lindsay Bell, Madeleine Kopko, Kate Richardson,
Victor Boron, Christian Carroll

Memo

Subject: JSP20-27 – The Griffin TIS Traffic Review

The Traffic Impact Study was reviewed to the level of detail provided and AECOM recommends **denial** of the Traffic Impact Study; the applicant should review the comments provided below and provide a revised study to the City.

GENERAL COMMENTS

1. The memo will provide comments on a section-by-section basis following the format of the submitted report.
2. The project is located on the south side of Twelve Mile Road, between Novi Road and Meadowbrook Road.
3. The TIS and Shared Parking Study were completed for the project approval.

BACKGROUND DATA

1. The following roadways were included in the study:
 - a. Twelve Mile Road: East/West, 45 mph, 4 lanes divided
 - b. Novi Road: North/South, 45 mph, 7 lanes with a two-way left-turn lane (TWLTL) south of 12 Mile and 5 lanes with TWLTL north of 12 Mile.
 - c. 12 Oaks Mall Road: Private road, North/South, 25 mph, 4 lanes.
 - d. The intersections at the crossovers from just west of Novi Road to just east of the site driveway were included in the study.
2. Pre-COVID-19 volumes and turning movement counts were obtained for March 3 through 5, 2020 from the RCOO SCATS database. Weekday turning movement counts were collected on February 10, 2021, to compare to pre-COVID volumes.
 - a. With pre-COVID traffic numbers being 70 to 400% greater than post-COVID values, the pre-COVID volumes were used.
 - b. AM peak hour was identified at 7:45 AM to 8:45 AM and PM peak hour was identified as 4:45 PM to 5:45 PM.

EXISTING CONDITIONS

1. The overall Level of Service (LOS) at the major road intersections is B, while LOS at the crossover intersections is A.
 - a. The lowest individual movement LOS is D.
2. Minor queues were observed in the SimTraffic for peak 15 minute periods, but the queues quickly dissipated.

BACKGROUND (NO BUILD) CONDITIONS 2024

1. A conservative 0.5% annual growth rate was used to determine the 2023 build year data, based on the SEMCOG traffic volume forecasts.
2. Overall operations at the intersections are not expected to change significantly, however, the LOS of the intersection at Twelve Mile Road and Novi Road is anticipated to change from B to C for the PM peak period, a change of only 0.5 seconds per vehicle.

SITE TRIP GENERATION

1. A total of 947 trips are anticipated based on the ITE trip generation codes.
 - a. Multi-Family Home (Mid-rise) was used to calculate the trips.

SITE TRAFFIC ASSIGNMENT

1. Adjacent street volumes were used to calculate site trip distribution.
 - a. The largest portion of the traffic is assumed to be coming from/going to the east on Twelve Mile Road.

FUTURE CONDITIONS

1. Operations at the signalized intersections are not expected to be impacted greatly.
2. The site driveways are expected to operate at LOS C during the AM peak period and LOS B during the PM peak period.

MULTI-MODAL TRANSPORTATION EVALUATION

1. There is a sidewalk proposed along with the development along Twelve Mile Road.
2. The preparer mentions the bike racks planned in the development but they are not included in the multi-modal figure.

ACCESS MANAGEMENT

1. Due to the volume of traffic on Twelve Mile Road, a right turn taper is warranted.
2. Driveway spacing is about 400 ft to 12 Oaks Mall Road and 475 ft to the DMC Driveway.
3. The site distances meet the required distance, with minimal vertical and horizontal deflection. Trees/vegetation along Twelve Mile Road should be evaluated to ensure they do not block sightlines.

PARKING STUDY

1. **The parking analysis was done using ITE's *Parking Generation, 5th Edition*. The analysis was done with Weekday and Weekend average rates for 'Peak period parking demand' (11 PM to 7 AM) referring to the category 221 - Multifamily Housing (Mid-Rise). However, 'Weekend' analysis with dwelling units (Table 6) only reflects parking demand calculation from Saturday and parking calculation for Sunday is not taken into consideration. The average rate for 'Peak period parking demand' for Sunday is 2.05 as per the same standard which is 356 parking spaces for 174 units, exactly similar to the requirement (355) calculated from the City of Novi ordinance. And hence, we do not agree with the statement 'The projected peak parking demand for this site is 228 spaces and is expected to occur during the overnight hours, from 12 AM - 4 AM'. Based on the ITE's Parking Generation 5th Edition, the projected peak demand for the weekend (with rate from Sunday) for this site is 356 spaces and is expected to occur from 11 PM to 7 AM on Sunday based on the number of the dwelling units. We noted that 'peak period parking demand rates' for Saturdays and Sundays within the ITE's Parking Generation 5th edition are with limited sample sizes 3 and 1 respectively. But this can also be supported with the following facts:**

- **Sunday overnight is the logical peak period parking demand for residential development compared to weekdays or Saturdays.**
- **Lack of public transit within the City of Novi and high vehicle ownership and car dependency in this economic segment within this area.**
- **94 spaces are provided as in-unit type garage spaces and can not be considered as available for cross-sharing even if a unit is emptied/not occupied or the unit owner doesn't own the car.**

We encourage the applicant to arrive at the average peak period parking demand rate based on the study of similar developments in the region.

CONCLUSIONS

1. The intersections all currently operate at LOS D or higher.
2. The system is expected to operate at LOS D or higher in 2024 with background traffic growth
3. The proposed development is not expected to cause any significant congestion, with all intersections operating at LOS D or higher.
4. A right turn taper is warranted at the Twelve Mile Road entry.
5. **The parking analysis based on the current methodology should be revisited and adequate parking supply to be provided within the plan. We encourage the applicant to arrive at the average peak period parking demand rate based on the study of similar developments in the region.**


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

Sincerely,

AECOM



Patricia Thompson, EIT
Traffic Engineer



Saumil Shah, PMP
Project Manager



Jeff Wood, PE, PTOE
Senior Traffic Engineer

FAÇADE REVIEW



May 5, 2021

Façade Review Status Summary:

- **Façade Ordinance - Section 9 Waiver Recommended.**

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

Re: **FACADE ORDINANCE REVIEW**
The Griffin (FKA Uptown Place)
 Façade Region: 1, Zoning District: RC

Dear Ms. McBeth;

The following Façade Review is based on the drawing prepared by Krieger Klatt Architects dated 3/15/21. The proposed percentages of materials on each elevation are shown in the tables below. Materials in violation of the Ordinance are highlighted in **bold**. The façade material sample board as required by Section 5.15.4.D of the Ordinance was provided in black & white format on sheet A.211. Physical samples of all materials should be provided to more clearly illustrate the proposed types, colors and textures of the façade materials.

Building A	Front	Right	Left	Rear	Ordinance Maximum (Minimum)
Stone	30%	32%	33%	36%	100% (30% Min.)
Siding, Vertical Batten	24%	46%	47%	22%	50% (Footnote 10)
Flat Metal Panels	2%	1%	1%	2%	50%
Standing Seam Roof	9%	0%	0%	8%	25%
Asphalt Shingles	35%	21%	19%	32%	50% (Footnote 14)

Building B	Front	Right	Left	Rear	Ordinance Maximum (Minimum)
Stone	35%	38%	30%	32%	100% (30% Min.)
Siding, Vertical Batten	26%	51%	59%	24%	50% (Footnote 10)
Flat Metal Panels	2%	2%	2%	5%	50%
Standing Seam Roof	1%	0%	0%	7%	25%
Asphalt Shingles	36%	9%	9%	32%	50% (Footnote 14)

Building C	Front	Right	Left	Rear	Ordinance Maximum (Minimum)
Stone	34%	43%	37%	33%	100% (30% Min.)
Siding, Vertical Batten	31%	48%	52%	33%	50% (Footnote 10)
Flat Metal Panels	4%	5%	6%	3%	50%
Standing Seam Roof	6%	3%	4%	6%	25%
Asphalt Shingles	25%	1%	1%	25%	50% (Footnote 14)

Building D	Front	Right	Left	Rear	Ordinance Maximum (Minimum)
Stone	32%	34%	34%	35%	100% (30% Min.)
Siding, Vertical Batten	22%	56%	56%	25%	50% (Footnote 10)
Flat Metal Panels	2%	2%	2%	5%	50%
Standing Seam Roof	1%	0%	0%	6%	25%
Asphalt Shingles	33%	8%	9%	29%	50% (Footnote 14)

Clubhouse	Front	Right	Left	Rear	Ordinance Maximum (Minimum)
Stone	43%	33%	32%	32%	100% (30% Min.)
Siding, Vertical Batten	22%	45%	44%	44%	50% (Footnote 10)
Flat Metal Panels	3%	2%	2%	2%	50%
Standing Seam Roof	0%	0%	0%	2%	25%
Asphalt Shingles	32%	20%	22%	20%	50% (Footnote 14)

Townhouse	Front	Right	Left	Rear	Ordinance Maximum (Minimum)
Stone	32%	50%	50%	33%	100% (30% Min.)
Siding, Vertical Batten	34%	43%	43%	33%	50% (Footnote 10)
Flat Metal Panels	0%	0%	0%	0%	50%
Standing Seam Roof	2%	0%	0%	0%	25%
Asphalt Shingles	32%	7%	7%	34%	50% (Footnote 14)

Façade Ordinance (Section 5.15) - As shown above, all facades are in full compliance with the Façade Ordinance with the exception of an overage of Vertical Batten Siding on the side elevations of Building B, C and D. In this case the deviation is minor in nature ($\leq 9\%$) and is consistent with the overall composition of the facades. It should be noted that the percentages of Vertical Batten Siding and Asphalt Shingles are higher for residential style architecture as per footnotes 10 and 14 of the Façade Chart.

Recommendation – The design of all buildings exhibits well balanced proportions and composition of materials that are consistent with the intent and purpose of the Façade Ordinance. A Section 9 Waiver for the overage of Vertical Batten Siding on the side elevations of Buildings B, C and D is therefore recommended. Physical samples of all materials should be provided not less than 5 days prior to the Planning Commission meeting.

It should be noted that the gateway structures and dumpster enclosures must also meet the Façade Ordinance. Details of these structures were not included in the drawings at the time of this review.

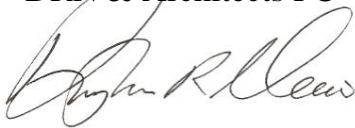
Notes to the Applicant:

1. It is noted that no roof appurtenance or screening are indicated on the drawings. Section 5.15.3 of the Ordinance requires all roof appurtenances to be screened from view from all vantage points both on and off-site using materials compliant with the Façade Ordinance.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time (before installation). In this case the materials should match the adjacent existing materials with respect to color and texture. 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 & 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

FIRE REVIEW



April 20, 2021

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Christian Carroll - Plan Review Center
Madeleine Daniels - Planning Assistant

CITY COUNCIL

Mayor

Bob Gatt

Mayor Pro Tem

Dave Staudt

Andrew Mutch

Laura Marie Casey

Hugh Crawford

Justin Fischer

Julie Maday

City Manager

Peter E. Auger

**Director of Public Safety
Chief of Police**

David E. Molloy

Fire Chief

Jeffery R. Johnson

Assistant Chief of Police

Erick W. Zinser

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

John B. Martin

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

cityofnovi.org

RE: The Griffin (FKA Uptown Place)

PSP# 21-0025

PSP# 20-0062

JSP# 20-27

Project Description:

Build a multi building/multi-tenant complex off Twelve Mile east of Novi Rd.

Comments:

- All fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Turning radius **MUST** meet city standards of 50' outside and 30' inside turning in front of buildings "D" and "H". **(D.C.S. Sec 11-239(b)(5))**
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. **(D.C.S. Sec.11-68(a))**
- Hydrants shall be spaced approximately three hundred (300) feet apart online 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. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**
- No part of a commercial, industrial, or multiple residential area shall be more than 300 feet from a hydrant. **(D.C.S. Sec. 11-68 (f)(1)c.1)**

- Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. **(Fire Prevention Ord. Sec. 15-17)**
- A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.
- All fire apparatus access roads (public and private) with a dead-end drive-in excess of one hundred fifty (150) feet shall be designed with a turn-around designed in accordance with Figure VIII-I or a cul-de-sac designed in accordance with Figure VIII-F. **(D.C.S. Sec 11-194 (a)(20))**
- Fire Access roads MUST be able to support 35-ton weigh capacity. **(International Fire Code 503.2.3)**
- Water mains and fire hydrant MUST be put on the plans for review.
- **MUST** label which building is Townhouse, Apartment or Condo, or MUST provide fire leads for **ALL** structures.
- **MUST** provide **FDC** locations on ALL buildings that have a fire suppression system. **(IFC 2015 912.2.1).**
-

Recommendation:

No updates have been provided since December 14, 2020.

Approved with Conditions

Conditions **MUST** be met to receive an APPROVAL at final site plan review.

Sincerely,



Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

APPLICANT RESPONSE LETTER

February 16, 2022

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Attention: Lindsay Bell, Senior Planner
Regarding: JSP 20-27 The Griffin Novi, 2nd Preliminary Site Plan Review responses

The following responses pertain to issues noted in the 2nd Preliminary Site Plan Review dated January 25, 2022. **Only comments requiring corrective action** (noted in the review as **bold and underlined** comments) are listed below with our responses shown in **Blue**.

Ordinance Requirements

12. **Sidewalk Placement (Engineering Design Manual, Section 5.7):** The sidewalks along the boulevard entrance at Twelve Mile Road shall be relocated to 5 feet from back of curb in order to ensure pedestrian safety and improve maintenance in the winter months when sidewalks adjacent to the street can become covered in snowbanks. Sidewalks abutting parking spaces may remain adjacent to the curb, as long as a 5-foot clear path remains when vehicles are present (accounting for overhang). **The applicant should otherwise comply with the requirements for sidewalk offset wherever possible. As noted in the Traffic Review letter, there remain 3 locations where the sidewalk location does not comply, which will require a DCS variance. The sidewalk adjacent to the dumpster at Building D will be relocated to meet the requirement. In addition, the sidewalk adjacent to Building C will be revised as required. A waiver for the sidewalk adjacent to the pool area will be requested.**

15. **Wetland Impacts:** The plan proposes permanent wetland impacts to two small wetland areas, however additional information is required to determine the extent of the impacts. The Wetland and Watercourse Ordinance requires mitigation of all impacts over 0.25 acre. The total area of the two wetlands indicated on the site survey are 0.241 acre, so mitigation will not be required. **However, fill volumes are also required to determine the type of wetland permit that is needed. This information is required prior to the Planning Commission meeting, as a Non-Minor Wetland permit will require their approval, while a Minor wetland permit can be approved by the Community Development Department. Please see the Wetland Review letter for additional information required for issuance of a Wetland Permit. Based upon our calculations the net total fill volume for the two wetlands is 1,880 cubic yards. This would require a Non-Minor Wetland permit.**

PLANNING REVIEW CHART

Only items noted as “No” or “Yes?” are addressed here, as requested. All others are “No response required”

- Building Setback: **Requested Deviations subject to City Council Approval. Deviation requested**
- Minimum Setbacks abutting residential districts. **This deviation could be considered by City Council with justification that they are both residential uses. Deviation requested**
- Usable Open Space: **Entire eastern property line will be landscaped, not considered “usable” Revise calculation. The Usable Open Space calculation has been revised to 59,840 s.f. based upon the review comment.**
- Building Height: **Deviations requested for building C&D. Deviation requested**
- Maximum length of the buildings: **Deviations requested for building B & D. Deviation requested**
- Max distance between buildings: **Deviations requested for two locations. Deviation requested**
- Parking on Major and Minor drives. **Deviations requested NORTH AND SOUTH OF Building D,**

Clubhouse. Deviation requested

- Number of parking spaces: **Deviation requested for parking space reduction.** **Deviation requested**
- Dumpster location: **Deviation requested for setback distance.** **Deviation requested**
- Accessory structures: **Deviation requested for flagpole location in front yard/side yard locations.**
Deviation requested
- Previous agreements. **Provide verification from Mall owner they will not object to southern road within shared easement. The Mall owner has reviewed the proposed site plan and find no objection to the southern road within the shared easement. A copy of their review letter is attached with this submittal**
- Average light level ratio: **Deviations requested.** **Deviation requested**

Engineering Review

Approval of the Preliminary Site Plan is recommended contingent upon receipt of off-site drainage easement and Twelve Oaks Lake owner approval of ultimate storm water discharge. **No response required at this time. Applicant continues to pursue the authorizations requested.**

Landscape Review

Approval of the Preliminary Site Plan is recommended if three unsupported waivers are satisfactorily addressed. Thank you. See below for the three edits requested.

1. Lack of required 6-8' tall, landscaped berm along east property line. *Proposed alternative is supported by staff for the sections of frontage adjacent to the parking lot as the large evergreens will provide sufficient buffering from the building to the east* **but not supported for the southern property line legs.** **Vinyl fencing, 6' high will be added to the dogleg portion of the southeastern property line, approx. 235 l.f., as an addition to the upsized evergreen trees and shrubs.**
2. Deficiency in multi-family landscaping – multi-family unit trees. *Not supported by staff as currently proposed but could be with more trees added where there is room to reduce the extent of the waiver to no more than 25% of the requirement.* **Additional multi-family landscaping trees have been added where appropriate. As such 75% of the required trees have been provided for on-site. A waiver is requested for the shortage of the remaining 25%.**
3. Deficiency in multifamily unit foundation landscaping along drives. *Not supported by staff.* **Landscape islands will be provided in the rears of the townhome buildings where there is sufficient width to accommodate small plant beds to help break up the facades of the units along the drives.**

Wetlands & Woodlands

Approval of the Preliminary Site Plan is recommended.

Based upon our calculations the net total fill volume for the two wetlands is 1,880 cubic yards. This would require a Non-Minor Wetland permit.

Traffic Review

Approval of the Preliminary Site Plan is recommended

No response required at this time.

Facade Review

Facade recommends approval. **No response required at this time.**

Fire Review

Conditional approval is recommended. Comments to be addressed with Final Site Plan.

No response required at this time.

Sincerely,

Singh Development (Applicant/Developer)
Nowak & Fraus (Engineering and Landscape)
Krieger Klatt (Architecture & Planning)
Wilson Road Group (Wetlands)
Fleis & Vandenbrink (Traffic)
Gasser Bush Associates (Lighting)
Umlor Group (Entitlement Administration)

**TRAFFIC IMPACT STATEMENT
AND
ORIGINAL PARKING ANALYSIS**

GRIFFIN TWELVE OAKS APARTMENTS TRAFFIC IMPACT STUDY

NOVI, MICHIGAN

MARCH 5, 2021

PREPARED BY:



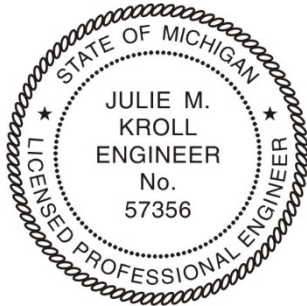
27725 STANSBURY BLVD., SUITE 195
FARMINGTON HILLS, MI 48834

#848080
© March 2021

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The opinions, findings, and conclusions expressed herein are those of Fleis & VandenBrink Engineering, Inc. and do not necessarily reflect the official views or policy of City of Novi, or the Road Commission of Oakland County (RCOC), which makes no warranty, either implied or expressed, for the information contained in this document; neither does it assume legal liability or responsibility for the accuracy, completeness, or usefulness of this information. Any products, manufacturers or trademarks referenced in this document are used solely for reference purposes.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Agency Review	Date	Comments

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REFERENCES

AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO). (2018). *A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS*. WASHINGTON DC.

FEDERAL HIGHWAY ADMINISTRATION, MICHIGAN DEPARTMENT OF TRANSPORTATION, MICHIGAN STATE POLICE. (2011). *MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*.

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NATIONAL RESEARCH COUNCIL (U.S.) TRANSPORTATION RESEARCH BOARD. (2000). *HIGHWAY CAPACITY MANUAL, 4TH EDITION (HCM 2000)*. WASHINGTON, D.C.: TRANSPORTATION RESEARCH BOARD.

NATIONAL RESEARCH COUNCIL (U.S.) TRANSPORTATION RESEARCH BOARD. (2016). *HIGHWAY CAPACITY MANUAL, 6TH EDITION (HCM6)*. WASHINGTON, D.C.: TRANSPORTATION RESEARCH BOARD.

PAPACOSTAS, & PREVEDOUROS. (2001). *TRANSPORTATION ENGINEERING AND PLANNING*.

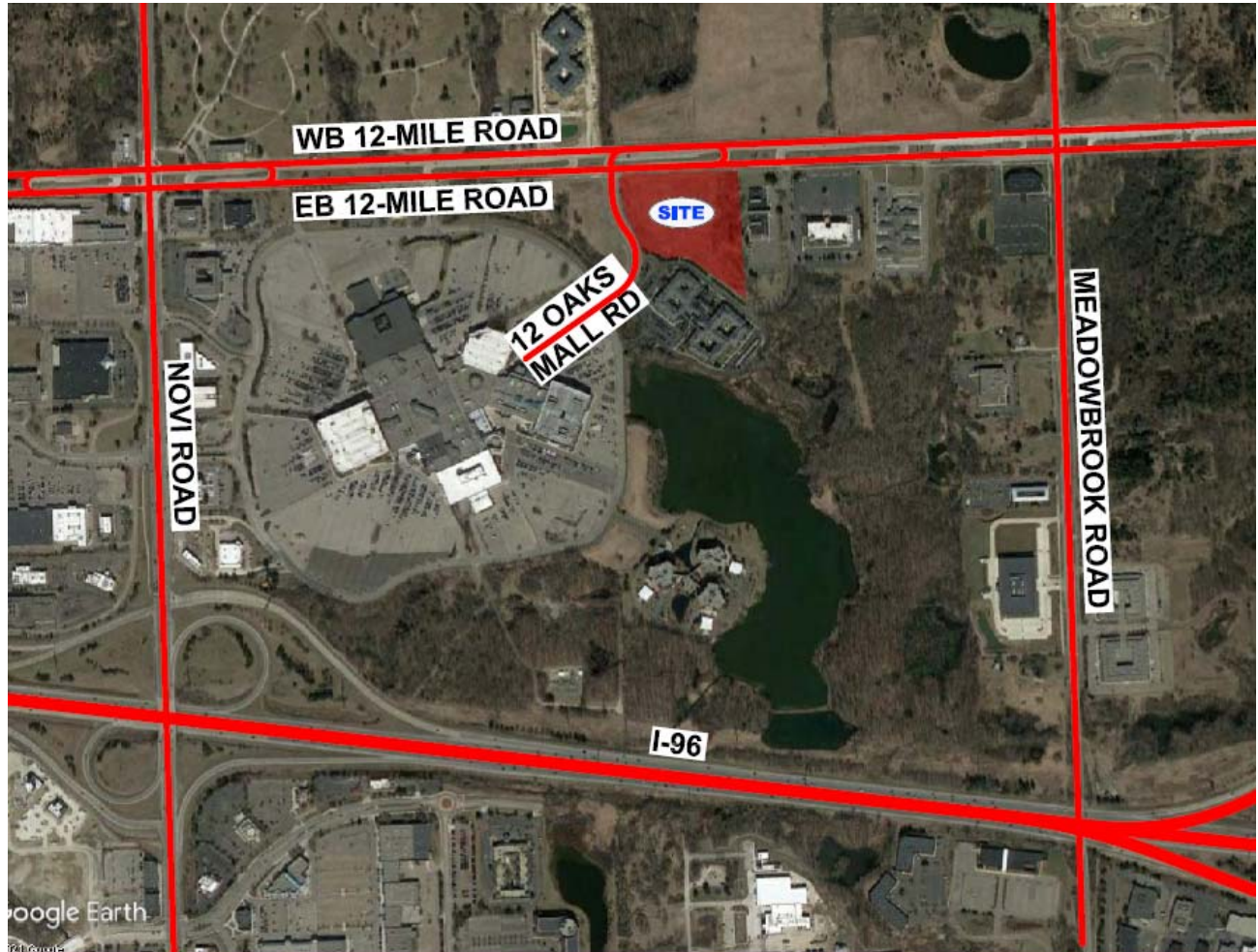
STOVER, V. G., & KOEPKE, F. J. (2006). *TRANSPORTATION AND LAND DEVELOPMENT (VOL. 2ND EDITION)*. WASHINGTON DC: INSTITUTE OF TRANSPORTATION ENGINEERS (ITE).



EXECUTIVE SUMMARY

This report presents the results of a Traffic Impact Study (TIS) and parking evaluation for the proposed multi-family residential development. The project site includes approximately 8 acres of property, generally located in the southeast quadrant of the 12-Mile Road and 12 Oaks Mall Road intersection in Novi, Michigan, as shown in **Figure E1**. The proposed project includes the construction of 174 multi-family residential units; the full build out of the site is planned to be constructed in one phase. Site access is proposed via an existing site shared access driveway on 12 Oaks Mall Road and a proposed driveway on 12-Mile Road. 12 Oaks Mall Road is a private road, and 12-Mile Road is under the jurisdiction of the Road Commission of Oakland County (RCOC).

FIGURE E1: SITE LOCATION



The scope of this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice and information published by the Institute of Transportation Engineers (ITE), and pursuant to the requirements of the City of Novi and the RCOC. Additionally, F&V solicited input regarding the scope of work from RCOC and the City of Novi's traffic engineering consultant (AECOM).

BACKGROUND DATA

This study provides an analysis of the traffic-related impacts of the proposed development at the following study intersections:

- 12-Mile Road & Novi Road
- 12-Mile Road & 12 Oaks Mall Road
- EB 12-Mile Road & Proposed Site Driveway
- EB 12-Mile Rd & WB to EB X/O W. of Novi Rd
- WB 12-Mile Rd & EB to WB X/O E. of Novi Rd
- WB 12-Mile Rd & EB to WB X/O E. of 12 Oaks Mall

Due to the impacts of COVID-19 and the subsequent closures of businesses and schools, current traffic volume data is not representative of “typical” operations. Therefore, the traffic volume data necessary for this study were obtained from multiple sources:

- Sydney Coordinated Activated Traffic System (SCATS) volume data was obtained from RCOC at all of the signalized study intersections within the network for use in this study. The SCATS data utilized for this study was obtained for the week of Tuesday March 3, 2020 through Thursday March 5, 2020, prior to COVID-19 impacts. The three days (T, W, & Th) of turning movement counts were averaged together to provide peak hour volumes for a typical weekday.
- F&V subconsultant Traffic Data Collection, Inc. (TDC) performed weekday AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak hour turning movement counts on Wednesday, February 10, 2021 at the study intersections as well, to provide a volume comparison.
- The Southeast Michigan Council of Governments (SEMCOG) community profiles dataset for the City of Novi provided background growth rate information. A conservative **0.5%** annual growth rate was utilized to project the existing volumes to the buildout year of 2024.

The pre-COVID and post-COVID traffic volumes were compared, which indicated the pre-COVID volumes were significantly higher than current 2021 volumes. Therefore, the pre-COVID 2020 data was utilized for this study. The traffic volumes were then balanced upwards through the study network. ‘Dummy nodes’ were added at locations to account for sink and source volumes between intersections.

TRIP GENERATION

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation Manual, 10th Edition*. The proposed development includes the construction of 174 multi-family residential units; the full build out of the site is planned to be constructed in one phase. The site trip generation forecast is summarized in **Table E1**. The proposed trip generation included in this analysis was reviewed with the City of Novi’s engineering consultant (AECOM) prior to use in the study.

Table E1: Trip Generation Summary

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Multi-Family Home (Mid-Rise)	221	174	D.U.	947	15	44	59	46	29	75

SITE TRIP DISTRIBUTION

The site access for the proposed development is proposed via two (2) driveways: one (1) via an existing shared site driveway on 12 Oaks Mall Road that is currently serving the Waltonwood at Twelve Oaks multi-family residential development, and one (1) via a proposed driveway on eastbound 12-Mile Road. The vehicular trips that would be generated by the proposed development were assigned to the study network based on the proposed site access plan, the existing peak hour traffic patterns on the adjacent roadway network, and the methodologies published by ITE. The adjacent street traffic volumes were used to develop the trip distribution. To determine the residential trip distribution, it was assumed that the majority of the trips in the AM are home-to-work based trips, and in the PM are work-to-home based trips. Therefore, the global trip generation is based on trips leaving the development in the AM and exiting the study network, then entering the study network and returning to the development in the PM. The ITE trip distribution methodology assumes that new trips will return to their direction of origin. The site trip distribution used in the analysis is summarized in **Table E2**.

Table E2: Site Trip Distribution

New Trips Distribution			
From/To	Via	AM	PM
North	Novi Road	8%	12%
South	Novi Road	29%	20%
East	12-Mile Road	43%	42%
West	12-Mile Road	20%	26%
Total		100%	100%

CONCLUSIONS

The conclusions of this TIS are as follows:

1. Existing Conditions:

- All approaches and movements at the study intersections currently operate acceptably, at LOS D or better during both peak periods.
- Review of SimTraffic network simulations indicates acceptable operations throughout the study network during both peak periods, with minimal vehicle queueing.

2. Background Conditions (*without the proposed development*):

- A conservative annual growth rate of 0.5% per year was applied to the 2020 traffic volumes in order to determine the background 2024 traffic volumes.
- The results of the background conditions analysis indicates that all study intersections will continue to operate acceptably at LOS D or better during both peak periods, in a similar manner to existing conditions.

3. Future Conditions (*with the proposed development*):

- The results of the future conditions analysis indicates that, with the addition of the site-generated traffic, all study intersection approaches and movements will continue to operate acceptably at LOS D or better during both peak periods, in a manner similar to existing and background conditions.
- Review of SimTraffic microsimulations indicates acceptable operations during both peak periods, with negligible queueing and delays experienced at the study intersections.

4. Access Management

- The results of the RCOC auxiliary lane analysis indicate that a right-turn deceleration taper only is recommended at the proposed 12-Mile Road site driveway.
- The spacing of the proposed site driveway on 12 Mile Road meets the City of Novi access management criteria.
- The proposed site driveway on 12 Mile Road meets sight distance requirements.

5. Parking Study

- In accordance with ITE Parking Generation methodology, the projected peak parking demand for the proposed development is 228 spaces. The proposed site plan includes 274 spaces; therefore, the site is expected to have a peak parking occupancy of 83% and a parking surplus of 46 spaces.

RECOMMENDATIONS

The recommendations of this TIS are as follows:

1. Construct a right-turn deceleration taper only at the proposed site driveway on EB 12-Mile Road.

PARKING ANALYSIS MEMO - UPDATED

MEMO

VIA EMAIL

To: Mr. Todd Rankine
Singh Development, LLC

From: Julie M. Kroll, PE, PTOE
Bandhan Ayon, EIT
Fleis & VandenBrink

Date: November 24, 2021

Re: Griffin Twelve Oaks Apartments, Novi, Michigan
Parking Study

INTRODUCTION

This memorandum presents the results of a parking evaluation for the proposed project site located in the southeast quadrant of the 12-Mile Road and 12 Oaks Mall Road intersection in Novi, Michigan. The proposed development includes construction of 174 multi-family units. The parking analysis was performed to determine if the proposed parking supply of 308 parking spaces will be adequate to accommodate the projected parking demand.

It is our understanding that the applicant seeks to obtain a parking reduction from City of Novi Zoning ordinance requirements. Fleis & VandenBrink (F&V) completed a parking analysis in support of this request.

PROJECTED PARKING SUPPLY

The subject property proposed 174 multi-family units: 17 studio, one-bed, 63 two-bed, and 14 three-bed units. The site plan proposes a total 308 parking spaces comprising 212 surface parking spaces and 96 spaces of garage parking. **Table 1** summarizes the breakdown of studio, 1-bedroom, 2-bedroom, and 3-bedroom dwelling units (DU) for the proposed development and associated parking ratio.

Table 1: Proposed Site Data

Site Data	Number of Bedrooms per Dwelling Unit				
	Studio	1	2	3	Total
Dwelling units	17	80	63	14	174
Bedrooms	17	80	126	42	265
Bedroom Mix	6.4%	30.2%	47.5%	15.9%	100%
Total Proposed Spaces					308
Proposed Spaces per Dwelling Unit					1.77
Proposed Spaces per Bedroom					1.16

COMPARATIVE PARKING DEMAND

In order to provide a comparative evaluation, parking supply and requirements in two other communities (i.e., West Bloomfield Township, MI, and City of Cary, NC) were reviewed. West Bloomfield and Cary both have similar characteristics of Novi which are mostly suburban in nature, have limited access to public transportation (no rail transit/city bus only), and significant growth potential for new developments.

Multi-family residential parking supply for similar development in West Bloomfield Township were reviewed where the petitioner proposed 347 parking spaces for the 213 units or 1.63 spaces per unit. The parking requirements in West Bloomfield for multifamily residential district is 1.25 spaces per dwelling unit (1 parking space + 0.25 space for guest), which is substantially lower than the requirements by City of Novi.

Similarly, Cary has a parking supply of 1.16 to 1.99 spaces per unit for multi-family apartments. Although Cary has higher population density than Novi, it has a parking supply of an average 1.60 spaces per unit for multi-family residential development. These data are presented by Noell Consulting Group (a real estate advisory firm) who conducted a parking need assessment study examining recent multi-family housing in City of Cary. A summary of findings from that assessment are attached for reference.

ITE PARKING GENERATION

The Institute of Transportation Engineers (ITE) *Parking Generation, 5th Edition* was used to determine the parking demand for this site. The ITE *Parking Generation* is an informational guide used by engineers and planners for the purposes of determining the parking demand associated with various land uses. The parking generation data included in *Parking Generation* are provided by various state and local government agencies, consulting firms, individual transportation professionals, universities, developers, associations, local sections, districts, and student chapters of ITE located throughout the U.S. The data is examined by ITE for validity and reasonableness before being entered into the comprehensive database. Therefore, the data presented by ITE in the *Parking Generation* provides a comprehensive average of parking demand for the various land uses throughout the country and is a recommended resource for the calculation parking demand.

The proposed development includes construction of 174 multi-family units: 17 studio, one-bed, 63 two-bed, and 14 three-bed units. The site plan proposes a total of 308 parking spaces. The proposed development includes an apartment/townhomes complex with three floors of residential units. For this study, the best fit land use was determined to be Multi-Family Housing: Mid-Rise (Land Use Code #221). The most appropriate location/setting is "General Urban/Suburban (no nearby rail transit)".

Multi-Family Housing: Mid-Rise (Land Use Code #221)
Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence.

Based on the site data presented in **Table 1**, ITE Parking Generation data indicates an average weekday peak parking generation rate of 1.31 spaces per dwelling unit, and an average weekday peak parking generation of 0.75 spaces per bedroom. Typically, peak parking demand is slightly higher on weekends. However, weekend (Sunday) data for Multi-Family Mid-Rise Housing (LUC #221) is limited to only one (1) case study which does not provide a statistically significant estimate. Therefore, weekend parking demand for Multi-Family Low-Rise Housing (LUC #220) were reviewed which has relatively more data points. The result of the review suggests that peak parking demand rate is approximately 8.3% higher on weekends for low-rise multi-family dwelling units. Therefore, this rate was applied to the Mid-Rise land use to calculate a representative weekend peak demand.

ITE presents two methodologies for determining parking demand: total number of units and the number of beds per unit. The projected parking demand analysis for the site was performed using both methodologies as summarized in **Table 2**. The highest projected parking demand associated with each methodology was used to calculate the projected peak parking demand for the site. The results of this analysis indicate that the higher parking demand is associated with the number of dwelling units, rather than calculations by bedrooms.

Table 2: ITE Parking Generation, Parking Demand

Methodology	Size	Independent Variable	ITE Parking Generation 5 th Edition			
			Peak Period Parking Demand (Rates)		Peak Period Parking Demand (veh)	
			Weekday	Weekend	Weekday	Weekend
Spaces per DU	174	D. U.	1.31 space / DU	1.42 space / DU	228	247
Spaces per bed per DU	97	D. U.	0.75 space / 1-bed	0.81 space / 1-bed	73	79
	63	D. U.	1.5 space / 2-bed	1.62 space / 2-bed	95	102
	14	D. U.	2.25 space / 3-bed	2.44 space / 3-bed	32	34
	174	D. U.	Combined Total		200	215
Parking Demand					228	247

PARKING REQUIREMENTS

The projected parking demand calculated was compared to the proposed parking supply for this site to determine if there is adequate parking to accommodate the proposed operations. The highest daily parking demands for this development are expected to occur on the weekend. The results of the analysis are summarized in **Table 3** and show that there is adequate parking to accommodate the proposed development.

The peak parking demand for this site was also compared to the City of Novi Zoning Ordinance requirements which requires two (2) parking spaces per each dwelling unit having two (2) or less bedrooms, and two and one-half (2 ½) parking spaces for each dwelling unit having three (3) or more bedrooms for this site. The results of this analysis are summarized in **Table 3** and show the Novi parking supply requirements for this site have a projected surplus of 108 parking spaces and would have the site significantly overparked based on the ordinance requirements.

Table 3: Parking Supply Summary

Methodology	Land Use	Size	Independent Variable	Novi Zoning Ordinance		Proposed Parking (spaces)
				Parking Supply Requirements	Parking (spaces)	
Spaces per bed per DU	Multi-Family Housing: Mid-Rise	160	D. U.	2 spaces / 1-2 bed	320	308
		14	D. U.	2.5 spaces / 3+ bed	35	
Parking Requirement per Novi Zoning Ordinance					355	308
Peak Parking Demand per ITE					247	247
Projected Parking Surplus					108	61
<i>Total Parking Percent Occupancy</i>					69.5%	80.2%

CONCLUSIONS

The conclusions of this parking evaluation are as follows:

- The projected peak parking demand for this site is 247 spaces and is expected to occur during the overnight hours in weekend.
- The projected peak proposed parking supply for this site includes 308 spaces, which results in a parking surplus of 61 spaces and a peak occupancy of 80%. Therefore, the proposed parking supply is acceptable to accommodate the projected parking demand.
- The parking supply requirements outlined in the Novi Zoning Ordinance would result in a parking surplus of 108 spaces.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.

Attached: Site Plan
 Parking Need Assessment in Cary

TERWILLIGER PAPPAS SOLIS ALSTON PARKING NEEDS ASSESSMENT

Exhibit 2 Parking Utilization Among Comparable Projects

The table below presents data pertaining to parking utilization among relevant comps in the local market. Some important take-aways include: Existing spaces per unit among the comp set range from 1.16 to 1.94, averaging 1.60 spaces per unit. Most leasing agents report that this is more parking than is necessary with an average of 46% utilized during the day and an average of 81% of full capacity reported to be sufficient. Following from this a ratio of 1.32 parking spaces/unit is sufficient among the set of comparables. A large presence of residents who work from home (15%) contributes to reduced reliance on cars and parking.

	Lofts at Weston Lakeside Survey	The Bristol Survey	Marq at Weston Survey	Bradford Apartments Survey	Bexley Panther Creek Survey	Parkside Place Survey	The Dakota	Summary
								
Total Units	215	260	302	370	288	294	314	299
Estimated Total Spaces	325	472	600	430	560	450	400	462
Spaces Per Unit	1.51	1.82	1.99	1.16	1.94	1.53	1.27	1.60
Spaces Per Bed	0.98	1.21	1.24	0.60	1.17	0.96	0.78	0.99
Bedrooms Per Door	1.54	1.50	1.61	1.93	1.67	1.59	1.62	1.64
Daytime Utilization	"Plenty"	30%	25-30%	81%	27%	CND	25-30%	46%
Evening Utilization	"Not been an issue"	98%	60-75%	100%	85%	CND	80-85%	94%
What % of Existing Parking Would Still Work?	85%	85%-90%	75%	81%	85%	78%	85%	81%
Utilized Spaces Per Unit	1.28	1.59	1.49	0.94	1.65	1.19	1.08	1.32
Work From Home	5%	10%	20-25%	30%	15%	"Few. Right near Research Park."	15-20%	15%
Walkscore	4	60	43	47	16	28	19	29

SOURCE: Noell Consulting Group, CoStar, Reports from Local Leasing Agents

From: [Erin Puckett](#)
To: [Avi Grewal](#)
Cc: [Todd Rankine](#)
Subject: RE: Parking Study
Date: Wednesday, November 24, 2021 1:28:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Avi,

My apologies for the delay, this slipped through the cracks with so much going on before the holiday.

Our consultants for the Multi-Family Parking Study surveyed parking occupancy across three time periods on a weekday and weekend at 12 Cary apartment developments, and after inflating those peak rates to represent 100% unit occupancy, found that most multi-family developments in Cary could likely be adequately parked at a rate of approximately 1 space per bedroom. Based on these findings, as well as comparisons to some national-level industry-accepted rates (ITE and ULI), we hope to go forward to Council with the following recommendations:

Unit Type	Rate
1 Bedroom	1 sp./du
2 Bedroom	2 sp./du
3+ Bedroom	2.5 sp./du + 0.5 sp./bedroom over 3
Visitor Parking (all unit types)	0.15 sp./du

The main changes here are to the one-bedroom units, which are currently required to provide 2 spaces per unit, and to visitor parking, which is currently 0.25 spaces per unit. Two or more bedroom units would essentially stay the same. The option for an administrative reduction of up to 15% (so long as strong justification is provided) will remain for additional flexibility where warranted.

The associated LDO amendment is tentatively scheduled to go to public hearing at Council's Dec. 16th meeting, meaning the earliest this could likely get approved would be February. In the interim, we are using these study recommendations as the baseline for evaluating custom parking rates requested by applicants as part of PDD or MXD rezoning requests.

Please let me know if you have any questions about this information. We should have the full study document available to share soon.

Regards,

Erin Puckett, AICP
Senior Planner
Town of Cary Planning and Development Services
316 N Academy Street
Cary, NC 27513

**PLANNING COMMISSION ACTION SUMMARY
FEBRUARY 23, 2022**



PLANNING COMMISSION

AGENDA

CITY OF NOVI

Regular Meeting

February 23, 2022 7:00 PM

Council Chambers | Novi Civic Center

45175 W. Ten Mile (248) 347-0475

COMMISSION MEMBERS: Avdoulos, Becker, Dismondy, Lynch, Pehrson, Roney, Verma

The Planning Commission wishes to advise the general public that all remarks shall be limited to three minutes per person during both the Public Hearing and Audience Participation portions of the meeting. Petitioners' presentations shall be limited to ten minutes.

No person, other than a Commission member, shall address an issue for public hearing following the closing of that public hearing by the Chairperson (except during Audience Participation).

The above participation policy is outlined in Sections 3.4 and 3.8 of the Planning Commission By-Laws and Rules of Procedure.

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Dismondy

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Plan Review Engineer; Ben Peacock, Planning Assistant; Saumil Shah, Traffic Consultant; Doug Necci, Façade Consultant

APPROVAL OF AGENDA

Motion to approve the February 23, 2022 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. 2022-2028 CAPITAL IMPROVEMENT PROGRAM

Motion to approve the 2022-2028 Capital Improvement Program. Motion carried 6-0.

2. GRIFFIN NOVI JSP 20-27

Public hearing at the request of Singh Development, LLC for JSP 20-27 Griffin Novi for Planning Commission's recommendation to the City Council for approval of a Preliminary Site Plan with a PD-2 Option, Special Land Use permit, Wetland Permit, and Stormwater Management Plan approval. The subject property is located at the southeast corner of Twelve Mile Road and Twelve Oaks Mall access drive in Section 14. The applicant proposes to utilize the Planned Development 2 (PD-2) option to develop 174 multi-family residential units. A private street network is proposed to connect the development to Twelve Mile Road and the Twelve Oaks

Mall access drive on the west side of the property

In the matter of JSP 20-27 Griffin Novi, motion to recommend approval to the City Council for Special Land Use based on and subject to the following:

- 1. The proposed use will not cause detrimental impact on existing thoroughfares (based on Traffic review);**
- 2. The proposed use will not cause a detrimental impact on the capabilities of public services and facilities (based on Engineering review);**
- 3. The proposed use is compatible with the natural features and characteristics of the land (because there are no regulated woodlands on site, and minimal impacts to wetland areas are proposed);**
- 4. The proposed use is compatible with adjacent uses of land (because the proposed use is similar to the residential community to the south and complements other nearby uses);**
- 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (as it fulfills the Master Plan objectives to provide a wide range of housing options and to provide residential developments that support healthy lifestyles);**
- 6. The proposed use will promote the use of land in a socially and economically desirable manner (as it fulfills one of the Master Plan objectives to ensure compatibility between residential and non-residential developments);**
- 7. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**

Motion carried 5-1.

In the matter of JSP 20-27 Griffin Novi, motion to recommend approval to the City Council for Preliminary Site Plan with a PD-2 Option based on and subject to the following:

- 1. Planning Commission findings that the standards of Section 3.31.4 of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.**
- 2. Planning Commission findings that the standards of Section 3.31.7.B.viii.d of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.**
- 3. The recommendation includes the following ordinance deviations for consideration by the Planning Commission in its recommendation to the City Council:**
 - i. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for front yard (Twelve Mile frontage). A minimum of 50 feet is required, 20 feet is provided. The applicant states the standard setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
 - ii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for western exterior side yard (Twelve Oaks Mall Road frontage). A minimum of 50 feet is required, 30 feet is provided. The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
 - iii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for southern exterior side yard (Access Drive frontage). A minimum of 50feet is required, 42 feet is provided. The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**

- iv. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for the eastern side yard. A minimum of 35 feet is required, 19.2 feet is provided. The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.
- v. Deviation from Section 3.6.2.H for not meeting the requirement for additional setback from a residential district to the south. A minimum of 174 feet is required for a building 58 feet in height, 87 feet is provided. This deviation is supported as the uses are both multi-family residential and the additional protection afforded by the larger setback is not warranted. However, the ZBA granted a conditional approval for a setback variance for the Waltonwood Phase 2 in 2003 that stated any building on the subject property would be a minimum of 150 feet from those buildings, which is shown on the plans and is consistent with the ZBA's previous approval.
- vi. Deviation from Section 3.31.7.B.viii.b.iv to exceed the maximum building height of 55 feet for Building C (58 feet proposed) and Building D (56 feet 7.5 inches proposed). The applicant states that the minor deviations for additional height are due to the site topography, and will not be perceivable to the human eye from ground level.
- vii. Deviation from Section 3.31.7.B.viii.b.vii to exceed the maximum building length of 125 feet without providing pedestrian entranceways every 125 feet along the frontage for Building B (135 feet proposed) and Building D (135 feet proposed). The applicant states that pedestrian entranceways are geared toward the parking lot and resident garages at the back of the building. There are entrances on the Twelve Mile Road frontage to individual units, which meets the intent of the ordinance.
- viii. Deviation from Section 3.8.2.H to allow a reduction in the minimum distance between buildings in two locations: between Buildings E & F (21.5 feet proposed, at least 30 feet required), between Buildings F & G (20 feet proposed, at least 30 feet required). The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose. Pedestrian access and landscaping have been provided at these locations, so the site is not compromised as a result of this deviation.
- ix. Deviation from Sec. 5.2.12.C to allow reduction of minimum required parking spaces for multiple family residential uses. A minimum of 355 are required, 308 spaces are provided. The proposed parking supply (308 spaces) is 25% higher than the projected peak demand (247 spaces), and therefore seems to contain a reasonable safeguard should these assumptions be off by some degree. Staff recommends approval of the deviation to allow for a 13% reduction in parking from the Ordinance requirement consistent with the applicant's request.
- x. Deviation from Section 5.10.1.B.vi to allow parking stalls within 25 feet of Building D and the Clubhouse in a residential district (8-10 feet proposed, 25 feet required). The applicant states maintaining adequate parking for visitors is an important feature of the site. The unusual configuration of the property boundary creates some awkward angles that are not conducive to consistent rectilinear buffers. The deviations requested are located in areas that are less objectionable. For example, locating ADA accessible spaces closer to the building, near the community clubhouse, and near the high traffic Twelve Oaks Mall Road.
- xi. Deviation from Section 4.19.2.F for allowing a dumpster in the side yard instead of required rear yard. Staff supports this deviation as the site has three street frontages, which limits the possibilities to conform. The applicant

indicates the dumpster has been located to best avoid negative views from unit balconies and exterior roadways, while still being accessible to waste hauler vehicles.

- xii. Design & Construction Standards variance for lack of sidewalk offset from the travel way near the pool. Supported by staff as compliance will be achieved in other locations.
- xiii. Landscape deviation from Section 5.5.3.B.ii and iii for lack of 4.5-6 foot landscaped berm along eastern property line. Supported by staff as alternative screening is provided with large evergreen trees and the applicant will add additional fencing to block the headlights from the parking lot.
- xiv. Landscape deviation from Section 5.5.3.B.ii and iii for lack of berm or wall in the greenbelt of Twelve Mile Road, Twelve Oaks Drive and the southern road. Supported by staff due to the topography and presence of utilities, but the proposed hedges must be planted adjacent to the parking lots in order to screen headlights effectively.
- xv. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in greenbelt canopy trees on Twelve Oaks Drive. Supported by staff due to utility conflicts.
- xvi. Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in street trees on Twelve Oaks Drive. Supported by staff due to utility conflicts.
- xvii. Landscape deviation from Section 5.5.3xx for a 25% deficiency in multi-family unit trees. Supported by staff as 75% of requirement will be provided.
- xviii. Landscape deviation to permit up to 30% of the multi-family unit trees to consist of subcanopy species. Supported by staff.
- xix. Landscape deviation from Section 5.5.3.C.iii for deficiency in parking lot perimeter landscaping. Supported by staff as the parking areas are fully landscaped.
- xx. Landscape deviation from Sec 5.5.3.E.ii for deficiency in multifamily building foundation landscaping along interior drives. Support by staff as the applicant will include small beds to provide relief between garages.
- xxi. Façade deviation under Section 9 of the Façade Ordinance to permit an overage of vertical batten siding on the side elevations of buildings B, C and D (maximum of 50% permitted, 51-59% proposed). Supported by façade consultant as the deviation is minor in nature and is consistent with the overall compositions of the facades.
- xxii. Deviation from Section 5.7.3.K to allow the average to minimum light ratio to exceed the 4:1 maximum (5:1 proposed).

4. 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.

Motion carried 4-2.

In the matter of JSP 20-27 Griffin Novi, motion to approve the Wetland Permit based on and subject to 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.

Motion carried 6-0.

In the matter of JSP 20-27 Griffin Novi, motion to recommend approval to the City Council for Stormwater Management Plan based on and subject to 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.

Motion carried 6-0.

ADJOURNMENT

Motion to adjourn the February 23, 2022 Planning Commission meeting. Motion carried 6-0.

The meeting adjourned at 8:19 PM.

*Actual language of the motion subject to review.

**PLANNING COMMISSION MINUTES - DRAFT
FEBRUARY 23, 2022**



PLANNING COMMISSION

AGENDA

CITY OF NOVI

Regular Meeting

February 23, 2022 7:00 PM

Council Chambers | Novi Civic Center

45175 W. Ten Mile (248) 347-0475

COMMISSION MEMBERS: Avdoulos, Becker, Dismondy, Lynch, Pehrson, Roney, Verma

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The above participation policy is outlined in Sections 3.4 and 3.8 of the Planning Commission By-Laws and Rules of Procedure.

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Dismondy

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Plan Review Engineer; Ben Peacock, Planning Assistant; Saumil Shah, Traffic Consultant; Doug Necci, Façade Consultant

PLEDGE OF ALLEGIANCE

Member Roney led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Verma and seconded by Member Lynch.

VOICE VOTE TO APPROVE THE FEBRUARY 23, 2022 PLANNING COMMISSION AGENDA MOVED BY MEMBER VERMA AND SECONDED BY MEMBER LYNCH.

Motion to approve the February 23, 2022 Planning Commission Agenda. Motion carried 6-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing that nobody

wished to participate, Chair Pehrson closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were not any committee reports.

CITY PLANNER REPORT

City Planner McBeth had nothing to report.

CONSENT AGENDA – REMOVALS AND APPROVALS

PUBLIC HEARINGS

1. 2022-2028 CAPITAL IMPROVEMENT PROGRAM

City Planner McBeth said as you know, Victor Cardenas usually presents this plan to the Planning Commission, but he is out of town. Our Finance Director, Carl Johnson, is here to present it this year.

Carl Johnson, CFO for the City of Novi, said the Capital Improvement Plan is a part of our annual operating budget. We do a three-year budget here, and the CIP plan actually extends to six years. The process starts in October, and we go around to the different departments to determine what their wants and needs are. We then come up with a plan and balance our budget. We meet with the CIP Committee which consist of three Council members and two Planning Commissioners. We met a few weeks ago; at that meeting, it was recommended we push forward a couple of items. One of these items was the drone for public safety and cemetery improvements planned for year two within the CIP plan. We seek your recommendation of approval of the plan presented to you tonight to the City Council.

Mr. Johnson continued saying the majority of this plan is roads. We invest 14 to 15 million dollars per year in road projects. The six-year plan includes 93 million dollars' worth of planned road projects. The first three years are funded. The biggest project in the out years is Beck Road, which is a huge cost. We are currently trying to determine whether we can get federal grants for that, and, if not, how we will fund it. Every dollar of the road millage and our share of the gasoline tax from the state goes into our roads, and there are no administrative fees. Our next highest cost in the plan is our water and sewer infrastructure. We have planned to invest 37 million dollars into this infrastructure over the next six years. Parks and Recreation in number three in terms of investment in this plan. We have a substantial Parks and Rec programs. One of the largest items concerns ITC Park. We have roughly 10 million dollars there as a placeholder until we determine what we will do with the park, now that Bosco Fields will be opening.

Mr. Johnson then said we have 145 different projects planned. On average, we spend 20 to 25 million on capital out of roughly 130 million of total city funds. While we are still trying to work out the Beck Road funding situation, we wanted to bring it before you to let you know that it is one of our top priorities. We are trying to figure out the cheapest way to get that done. Taft Road is one of the major projects we have planned for next year. We are going to spend about 2.6 million dollars on redoing Taft Road from 8 Mile to 10 Mile. A roundabout is included in this project at the intersection of 9 Mile and Taft. Some have mentioned to me that they don't understand why we would put in a roundabout there; they do not think it is needed and they would prefer to spend the money elsewhere. One of the reasons we are able to do this project is federal funding. Attached to those federal dollars is the requirement to include a roundabout for public

safety purposes. Without the roundabout, we would not get significant federal funding. When we originally applied for this, the Mayor and Council at the time wanted a roundabout, but that was about 5 years ago.

Mr. Johnson continued to say we had a goal setting session with Mayor and Council about a week ago. They had a significant interest in pushing the splash pad project up, which was originally planned for three years out. The amount we had budgeted for year three was \$400,000 for the city share of the cost. The overall estimated cost is \$800,00. The Park Foundation is trying to raise \$400,000 for it, and the city would kick in the other \$400,000. Council was clear that they want this pushed forward, and they want it done at the City of Novi's standards. Not only is the \$800,000 budgeted, but we have added another \$700,000 because the original amount was only funding the splash pad. We would like to put in changing stations, we need to run the water and sewer lines, etcetera. This will be a state-of-the-art splash pad, and we hope to break ground this spring or summer to have it open for the following spring or summer. Also, as we continue to improve Lakeshore Park, the building has been completed and the park looks outstanding. The tunnel under the road is old and due for replacement. It wasn't in the original plan for the building, so that is in the plan for next year. It will require some road shutdowns, so we won't be doing it in the middle of the summer – it will be done during the off season. Regardless, it is long overdue, and the cost is about half a million dollars.

Mr. Johnson concluded by saying lastly, we continue to invest in public safety. Two years ago, we bought a new ladder truck, which is about 1.5 million dollars. This fiscal year, we bought a pumper truck – those are \$900,000. We plan to buy another one in each of the following two years. The funding for that came from the voter approved CIP millage. Without that, we would not be able to afford those trucks on an annual basis.

Chair Pehrson invited members of the audience who wished to participate in the public hearing to approach the podium.

Mike Duchesneau, 1191 South Lake Drive, said there was obviously a lot of work put into this plan and it is well-balanced. It is nice to see the Parks and Rec improvements, particularly the parking added at the south side of Lakeshore Park being expanded. I'd like to see some money allocated to cleaning up Shawood Lake; we have discussed that in several settings in the past. This could include shoreline clean-ups and dredging of the canal. The City of Novi owns over half of the Shawood Lake shoreline, and Lakeshore Park has an access point that would be perfect for putting in kayaks or canoes. I also support purchasing the island on Shawood Lake.

Seeing that nobody else wished to speak, Chair Pehrson closed the public hearing and turned it over to the Planning Commission for consideration.

Member Lynch said I was one of the members on this Committee. I didn't realize how thorough the city is. Coming from a large corporation where I handled large budgets, I'm very impressed with how the city does it. In fact, I was mentioning earlier that I wish I had this software when I was at Ford. It looks like they've done a thorough analysis of the needs throughout the city, even amongst the competing demands. Based on the amount of dollars we have available, they have done a good job dispersing the funds evenly. If you get the chance, go to the website to check out all the different projects.

Member Becker had no comments.

Member Verma asked has the city received the federal funding for the Taft Road project yet?

Carl Johnson said it has been approved, but we have not received it. It is more of a pay as you go situation. Invoices come in throughout the process, and we pay our percentage while the federal government pays their percentage. They don't give us the money up front, but they

have approved the grant.

Member Verma asked how much in total will we be receiving from the federal government?

Mr. Johnson said I believe it is around 75 percent, so it's substantial.

Member Roney said this is my first time seeing the CIP, and I am very impressed. Coming from the corporate world, we don't see this kind of planning, so you all have done a great job.

Member Avdoulos said I've seen this information over several years now, but each year it becomes clearer. I have a quick question on the roundabout at Taft and 9 Mile. Just for scale, is it going to be similar in size to the one between 8 and 9 Mile or will it be twice that size?

Mr. Johnson said it is my understanding that it will fit in the footprint of the intersection there right now. As you probably know that intersection is quite large.

Member Avdoulos said it is quite large, but the boulevards and islands kind of spread that out. I know people are going to ask, so I want to give them a point of reference.

Mr. Johnson said it will fit in that footprint, and we have also been in communication with property owners at the four corners of that intersection. We are doing our best to make sure it stays within that range.

Chair Pehrson said if you have a chance, go on the website, and take a look at this. It isn't available anywhere else. There are hours, days, and months put into this; it doesn't happen by happenstance. This proves the financial stability of the city, and I applaud this effort.

Motion made by member Lynch and seconded by Member Avdoulos.

ROLL CALL VOTE TO APPROVE THE 2022-2028 CAPITAL IMPROVEMENT PROGRAM MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion to approve the 2022-2028 Capital Improvement Program. Motion carried 6-0.

2. GRIFFIN NOVI JSP 20-27

Public hearing at the request of Singh Development, LLC for JSP 20-27 Griffin Novi for Planning Commission's recommendation to the City Council for approval of a Preliminary Site Plan with a PD-2 Option, Special Land Use permit, Wetland Permit, and Stormwater Management Plan approval. The subject property is located at the southeast corner of Twelve Mile Road and Twelve Oaks Mall access drive in Section 14. The applicant proposes to utilize the Planned Development 2 (PD-2) option to develop 174 multi-family residential units. A private street network is proposed to connect the development to Twelve Mile Road and the Twelve Oaks Mall access drive on the west side of the property

Senior Planner Bell said the subject property is approximately 7.55 acres and is located south of Twelve Mile Road, northeast of the Twelve Oaks Mall in the RC Regional Center District – section 14 of the city. The property is zoned RC Regional Center, with the same zoning to the east, which is a medical office facility, and west, which is currently vacant. To the south is zoned RM-1 Low Rise Multifamily Residential and developed with the Waltonwood senior living facility. To the north is part of the MSU Tollgate Farm property, which is zoned RA Residential Acreage. The Future Land Use map indicates Regional Commercial with the Planned Development 2 option for the subject property, Educational Facility to the north, Office R&D Technology to the east, and PD-1 Option to the south. The applicant is proposing to develop the vacant parcel with 174 rental multi-family residential units. Four multi-story apartment buildings and four townhouse-style

buildings are proposed, with one clubhouse building with community amenities that will also contain residential units on the upper floor. An outdoor pool area is adjacent to the clubhouse, and three pocket park amenities are shown on the plan. Parking would be provided in ground-level garages in the apartment buildings and in direct-entry garages for the townhomes. Additional surface lots and on-street spaces are also provided. A private street network is proposed to connect the development to Twelve Mile Road and the Twelve Oaks Mall access drive on the west side of the property. Both exits will be limited to right-turn only due to the presence of boulevard medians at those locations. Sidewalks are provided along the roadways, as well as an off-site sidewalk to the south along the Twelve Oaks Mall Road for residents to be able to walk to the mall area.

Senior Planner Bell continued to say Section 3.31.4 of the zoning ordinance outlines the review procedures for Preliminary Site Plans using the PD-2 Option. This requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission with City Council ultimately approving or denying the proposed plan. It also outlines specific factors the Planning Commission and City Council shall consider in the review, as well as the findings for Special Land Use review, and demonstrating compliance with Section 3.31.7.B as it relates to standards residential developments. These findings and standards are all listed in the Planning Review in your packet. Under the PD-2 Option, City Council is authorized to grant deviations from the strict requirements of the Zoning Ordinance related to area, bulk, yard, and dimensions. For this project the applicant is requesting 22 such deviations. Several of these are for building setbacks. Because the site will have road frontage on 3 sides, this creates some constraints. The applicant also states the setbacks for the district are for more suburban style developments while they describe their proposal as more urban in nature. Deviations for building height, length, and distance between buildings are also requested for certain buildings, with a similar justification that the project is more of an urban style, as well as site topography. The dumpster locations require deviations as the three frontages limit the locations and they need to be accessible by waste hauler vehicles. There are several landscaping deviations requested. A few of these are necessary due to the presence of utilities or existing trees that provide alternative screening, and others are due to the constrained layout. The deviation to allow 13% fewer parking spaces than required by the ordinance is supported by the applicant's parking analysis memo that indicates their experience with similar rental properties in other locations confirm a peak parking demand of about 1.6 spaces per unit, while they will be providing 1.77 spaces per unit. The Façade review notes that in general the buildings exhibit well balanced proportions and composition of materials that are consistent with the intent and purpose of the Façade Ordinance. The proposed Section 9 waiver for Vertical Batten siding on the side elevations are minor in nature and that the overall appearance of the building would not be significantly improved by strict application of the percentage listed in the Ordinance. The applicant has provided a façade board. A wetland delineation indicated there are two small wetland areas on the site, which will be permanently impacted by the proposed development. The proposed fill amount requires a Non-Minor Wetland Permit, but the area of impact does not meet the City's threshold for mitigation.

Senior Planner Bell concluded by saying all reviewers are recommending approval. The Planning Commission is asked to hold the public hearing and consider making a recommendation to City Council to either approve or deny the Preliminary Site Plan with PD-2 Option, Special Land Use Permit, Wetland permit, and Storm Water Management Plan. The City's traffic and façade consultants are also here, along with staff, to answer any questions you may have. The applicant Todd Rankin from Singh Development and engineer Mike Noles are here to tell you more about their project.

Mike Noles, with Umlor Group and on behalf of Singh Development, said there have been many consultants working on this project. Standing with me here tonight is Todd Rankin. Todd would like to say a couple of words about Singh Development in general and their long history in Novi.

Todd Rankin, with Singh Development, said I've been with Singh for 16 years, and for those not as familiar with Singh, we are about to celebrate our 49th anniversary. Back in the mid to late 1970s, we first came to Novi. Since then, we have developed over a thousand single family subdivision lots, we have four apartment projects in Novi, we have one senior living facility just south of this site, and we have a 27-hole golf course down the street. We are very active in Novi. After watching the Capital Improvements presentations, it seems like some very good things are in store for the city in the coming years, and we hope we can be one of those things.

Mike Noles said the property consists of 7.55 underutilized acres of prime real estate in a very highly developed area of the city. It is adjacent to the Twelve Oaks Mall and to the Waltonwood Senior Living, which was also developed by Singh Development. The property had road access to both 12 Mile and the Twelve Oaks Mall Access Road. Singh proposes 174 stylish rental apartment units in four multistory apartments building and four townhouse style buildings. The site provides significant community benefits. Singh proposes to build high quality housing opportunities for a diverse population that tends to be underserved in today's marketplace. A variety of open spaces are provided for the residents. The Griffin Royal Oak location has been very successful, and it is the model which we based this project on. The Griffin creates a diverse community where millennials and smaller households can find modern accommodations for their everchanging way of life. We have also found that demographics of 'empty-nesters' have moved in at the Royal Oak location as well as young professionals in the medical field. There are a variety of open spaces, and I would like to point of a couple of features. We have some indoor bike parking, and there are three pocket parks in this plan. The main feature in the central community clubhouse and fitness room. It also has an outdoor pool and a centralized mail kiosk. Bike racks are scattered throughout the development, and there is a recycling center as well. Pedestrian connectivity exists with sidewalks along the frontage of 12 Mile Road and Twelve Oaks access drive. Singh has agreed to continue that sidewalk along the frontage of Waltonwood down to Twelve Oaks Mall. They are in the process of working with the Taubman companies to secure those easements.

Mr. Noles continued to say the stylish architecture provides an attractive and modern façade in this highly visible area of the city. Each unit has private garages and private balconies. These amenities will work together to create a vibrant community in a relatively urban setting. We are fortunate to come to you tonight with unanimous recommendations from all your staff and consultants. That doesn't happen overnight; we have been working on this project for about a year. We had a pre-application review plus two formal site plan reviews. We went through several iterations with traffic and landscaping to make sure that we brought a staff recommended project before you tonight. This project has mostly brick and stone façade materials. One of the waivers for façade that you are seeing is for vertical siding. It is all done with high quality materials, and it creates a modern appearance. One thing you did hear already tonight is that there are many variances. For example, one variance in your packet is for building height. We have a 55-foot-high building. All the three-story buildings are the same height. The variances themselves are for 8 inches and a foot and a half, and these vary because of the topography of the site. Therefore, this isn't out of ordinary; we aren't trying to build super high buildings – rather we just want to add on a few more unnoticeable inches. We have also obtained staff support for all those variances. Overall, we have a fantastic project that we're very excited about. We hope that we can count on your support this evening, and myself, Todd, and several others are here tonight to answer any questions you might have.

Chair Pehrson invited members of the audience who wished to participate in the public hearing to approach the podium.

Dave Greenwood, resident of the Enclave, said I've lived in the Enclave apartments for about 20 years, and those apartments are about 40 years old. The proposed site plan for the 174 units

is going to be built on 7.5 acres, and that is too large of a development for that site. The Enclave has 90 on about 16 acres. This site cannot be allowed to use the existing mall access road to exit the property. They should only be allowed to exit on 12 Mile Road. The mall traffic is too heavy on holidays and shopping days. It's not all day, but the real restriction is 3pm to 7pm. You can almost not get off the property, and more traffic exiting onto the ring road from this site would make that worse. There have been times where I've gotten stuck on that road, and I have had to go through the Waltonwood parking lot and the DMC property to exit. Let's say there is an average of two cars per unit: you'd have 348 cars, but you only have about 305 parking spaces. In the southeastern portion of the site, there is a large building that is very close to the DMC facility. There doesn't appear to be a fence around the property, so some people may begin to park in the DMC parking lot and walk over. Finally, the residents of the Enclave have been paying dues for the maintenance of the ring road and the exit roads for the past 40 years. It was written in the contract by Taubman when they sold the property to the developer who built the Enclave. That is a line item in our budget.

Linda Rudolphi, Vice President of the Enclave Condominium homeowner's association, said our biggest issue is the traffic, and it is because of the existing issues with the Chick-Fil-A. What I would suggest to the builders is to not put the exit onto the mall road but use that Huron Circle Road that many of us use to sneak out. When you get to the top, there is a red light. You can turn right out of there, and you can turn into the complex coming west bound on 12 Mile Road. If you try to do this from the Twelve Oaks Road, you sit there for 10 minutes because the lights don't change. When you do get to the entrance, there are large signs that say no turns. You can only go straight through, which would cause all that traffic to go into the mall. Then they would have to make a U-turn if they could or drive all the way around the mall to get back. People come into our subdivision all the time thinking that there is a shortcut to 12 Mile, so we get 40 to 50 cars a day trying to go through the Enclave from Chick-Fil-A. If the other exit were moved to the Huron Circle Road, then the traffic would be reduced greatly and there would still be two points of exiting and entering.

Mike Duchesneau, 1191 South Lake Drive, said I have a strong preference for units for sale. Hopefully some of these units will be for sale as opposed to for rent.

Seeing that nobody else in the audience wished to speak, Chair Pehrson turned it over to Member Lynch for correspondence received on this item.

Member Lynch said Dave Greenwood, who we just heard spoke, mentions traffic, and this seems to be a common theme. Christine Kim – concerned about the natural environment. Saul Lenhoff – traffic. Mary Hoey – traffic. Lonnie C. mentions traffic. Sally Goyette – traffic, as well as Diana Pinto who also has a concern about the stress on the water system. LaRue and Andrea Davis – traffic. Anthony Ganaway, Margaret Penozza, Geraldine Alam – all traffic. They all object.

Chair Pehrson closed the public hearing and turned it over to the Planning Commission for consideration.

Member Becker said it seemed to me that, even amongst staff, one of the most concerning things was building setbacks along 12 Mile and Twelve Oaks Mall entrance road. Regarding the setbacks, this plan looks similar to two other high-rise residential developments along a thoroughfare, namely Gateway Village and Huntley Manor – both of which are along Grand River. I'd like to have the staff comment on the setbacks for each of these two existing developments and compare them to the setbacks for this proposed development.

Senior Planner Bell said for Huntley Manor, the setback from the property line is 35 feet, and the setback from the property line for Gateway Village is 30 feet. What is proposed for Griffin along

12 Mile is a 20-foot setback.

Member Becker said I also noticed that Huntley Manor uses a rather high wrought iron metal fencing as an addition barrier, and Gateway Village uses a lower metal gate that is similar. The proposal for the applicant appears to only use trees along 12 Mile and shrubs along the entrance road. Is that correct, or am I missing something?

Senior Planner Bell stated that she did not believe there was a fence.

Member Becker asked are there any safety concerns from planning staff regarding lack of an actual barrier? I think this is especially pertinent given that many of these units have 2 to 3 bedrooms and families with children could reside there.

Senior Planner Bell said that is not a requirement of the ordinance, so we do not review plans for that.

Member Becker said I understand that the applicant is about 13 percent short on what we require for parking spaces. My concern is that the parking spaces on that southside look to be parallel parking spots as opposed to turn in spots. If there were parallel parked cars on both sides of that road, would there still be enough room for emergency vehicles and school buses?

Senior Planner Bell said yes, it would maintain a 26-foot-wide access aisle.

Member Becker said the last thing I looked at where the two points of paved access to Huron Circle were located on the map. I also used that road to visit the property, and I came up right between Waltonwood and the DMC. I thought that it was nice because it seemed like another entrance. Then, I noticed on the plans it says that it is a private drive. If it is a private drive, does that mean that we are somehow going to restrict people from the Griffin development from using that road?

City Attorney Saarela said if they are planning to let out onto a property that they do not own, then they would need an easement. They would have to negotiate an agreement with that property owner that would allow them to use that.

Member Becker said sometimes they have to do cutouts for emergency access, and I couldn't tell if that's what those two points were for or if they were for general traffic.

Member Lynch asked the city's traffic consultant, Saumil Shah, to approach the podium. Member Lynch then said I do see one curb cut off 12 Mile.

Saumil Shah said no, I believe that is an existing cut out.

Member Lynch said so they are putting another curb cut on the access road.

Mr. Shah said yes, and it is a right turn in and right turn out.

Member Lynch said I do have personal experience with the traffic in the area, and I would just like to get your opinion of what is going on over there.

Mr. Shah said we have reviewed the traffic study conducted by the developer's consultant. Typically, traffic is reviewed during peak traffic hours, usually morning 7:30 to 8:30 pm and then 4:00 to 5:00 pm. These are the times when the applicant collected their traffic data, and they collected this data pre-COVID between March 3 and 5 of 2020.

Member Lynch said I am glad that you said that, because if they had collected the data during

COVID, it wouldn't mean as much because most people were not on the roads.

Mr. Shah said due to this specific development, their peak hours discuss weekdays from 8:00 to 10:00 in the morning and 4:00 to 6:00 in the evening. We reviewed their study, and all the intersections and turning moments were of 'level of service D' or better, meaning an acceptable amount of service per our guidelines.

Member Lynch asked the applicant if they were sure they had enough parking.

Mr. Noles said yes, and a couple of other things. We thought we had enough parking prior to adding the parallel spaces. We did a study of some similar developments in Cary, North Carolina where Singh Development has also built a number of projects to show that the parking levels in the ordinance are more than what would be mandated by this type of development. What we found and submitted is that we have 61 spaces in excess from the peak hours. We did several different iterations at several different times to make sure we had enough parking, and every one of these units has their own private garages. In addition, we have 308 spaces on the whole site, and, again, we've shown that is 61 spaces over what is required.

Member Lynch said however, you're not going to sell any units if traffic is so bad that people can't get in there to see them. By just looking at the development layout, it does appear to me that the Twelve Oaks access road is not going to get most of the activity. It seems the point of least resistance is the new curb cut you're going to put in on Twelve Mile. I do understand the traffic concerns of those who have spoken tonight, but with that curb cut there, the problem isn't going to be on that access drive – it's going to be internal. People will wait on that road for 15 minutes at certain points in the day, and I think that would be the case trying to exit from the new curb cut onto 12 Mile. With only one curb cut, I wouldn't even think about approving this, but with the second curb cut it appears that the development will be essentially on its own. You may have some traffic on the access drive, and I'm sure you will be paying Taubman for use of that drive, just like everyone else in the area. I don't believe that this will add to the existing problem with traffic that exists on the access road.

Mr. Noles said that is correct Commissioner, and you correctly pointed out is because of the 12 Mile access, the route along Huron Circle, or what one speaker referred to as the secret cut-through road, will not be there. It is going to become part of the Griffin, so folks who are trying to exit can't even turn left onto the access road because it is a divided median. Most people would not go out there just to do a circle to get back to where they originally were. The way that this development is configured makes the 12 Mile outlet the most efficient way in and out.

Mr. Rankin said we approached the parking by providing one parking space for bedroom. Using that calculation, we still have 11 spaces over that amount. We've found that formula tends to yield consistently positive response.

Member Lynch said just so my fellow Commissioners are aware, the Enclave complex just south of this development only has one access in and out onto the mall ring road. That is why I have made such a point about the parking. In my opinion, that drive is already much too subscribed to. With the curb cut there, I do not believe that this development is not going to have a significant impact on that road.

Member Avdoulos said the way this site is laid out makes it essentially its own island. It's autonomous and does not seem to add to traffic because everyone can get out onto 12 Mile. Even if you turn onto the access road, you can only turn right. That is a shorter distance than the folks at Waltonwood or the other development below that. The other thing is that the development at Waltonwood has access to the Griffin to be able to get out, so they don't have to get onto the access road. With all of that, it seems that this will work. I agree on the parking;

I appreciate the explanation of the one spot per bedroom – that is typically how these types of developments work. I'm also fine with the 13 percent reduction from the ordinance requirement. I think the planned use is appropriate for the area. I think it is in concert with what is already in that area. This is a high-quality project, and it follows the market trend. It does have dedicated walking paths that connect to the surrounding area. I was also going to ask, do these units allow for pets?

The applicant confirmed that pets would be allowed.

Member Avdoulos said that is the other thing: you need to have room to walk your pets and take them outside. Those little pocket parks are nice for people to go out and have passive relaxation. I think this will have a positive impact to the area because there will be more residents there to support the regional businesses. I think the overall design is going to enhance the area. It will be a little different from what is already there, but it will make it nicer by using quality materials. We are targeting a diverse population, and these types of developments are popping up all over even if they may seem different.

Member Roney said I am glad you brought up the height variance; I am glad to hear it is a small number. I am concerned about the setbacks for the buildings along Twelve Mile. I know 20 feet was mentioned, but that is a 20-foot variance and not 20 feet off Twelve Mile, correct?

Chair Pehrson confirmed that it would be 20 feet off the property line.

Member Roney said I share Member Becker's concern on those two developments along Grand River. I've always thought those were too close to the road. I wish there was a better graphic of the proposed view from 12 Mile, but it is hard to tell from the rendering provided. I happened to drive by there yesterday, and it is a nice piece of property that rolls downward toward the mall. I almost don't want to lose that view, and if we have buildings that are essentially billboards along the side then we will lose the view of the mall. I'm also concerned about the number of units at 174, but this does seem to be how they design hotels these days being a frequent business traveler. I was also thinking about traffic, and people will try to use this property as a cut through, so the applicant should be aware that there may be heavy traffic backups on the site from that. I'm hesitant on this one, and I am still making up my mind on my decision.

Member Verma stated that all his comments and concerns had been addressed and had nothing further to add.

Chair Pehrson said when we look at something like this, we are looking at making a recommendation to City Council who will make the final decision on this request. Part of our charter is to look at the special land use, and as we look at points 1 through 7 of the special land use and the consideration thereof, I find all the points are in a positive manner for this applicant. Probably the largest issue that we fight internally amongst ourselves when we review these types of projects is the waivers. I see quite a few landscape deviations being requested. What is our Landscape Architect's opinion of those?

Landscape Architect Meader said based on the density of the site, I think they've done the best they can do given the protection from the properties to the east I was looking for. There isn't really any space for more trees without removing units. However, I am pretty comfortable with what they have done. There are some variances, and they have worked to reduce them.

Chair Pehrson said looking at some of these other deviations, I believe that our planner said that many of these may be a result of having the frontage on three roadways as opposed to the developments at Huntley Manor and Gateway Village. This property poses additional issues

relative to that.

Senior Planner Bell said that is correct. When you have a road frontage, you must observe the front setback for each of those frontages. This does not give the applicant a rear yard or interior side yard to have a reduced setback.

Chair Pehrson said I think traffic has come up many times in my years on the Commission. I look at it a little differently; if this did not have a secondary egress point onto 12 Mile Road, we wouldn't be talking about this right now. I also would like to comment that while traffic does get heavy at certain times in the area, the Chick-Fil-A traffic should not affect this because it is on the other side of the mall. Some people may turn right out of there and chose to go all the way around the ring road, but I would suggest that most of that traffic is subject to the other side of the mall. I would also like everyone to consider the fact that the mall tenants at Sears and Lord & Taylor are now gone, and this has reduced traffic in the area. I don't see the traffic coming back to the state that it once was given COVID and the number of stores that have closed in the mall. I think that you have planned all of this out well, and I am in support.

Member Avdoulos said I just wanted to add to that for some of the Commissioners who might be hesitant about the setbacks. I think because we are in suburbia, we tend to feel that we need a lot of frontage space. However, if you look at many developments, such as the apartment complex on 8 Mile Road near the border of Novi and Northville, they are close to the road. It sometimes depends on the lay of the land. This is a main drag, and it has a quasi-urban and suburban feel to it, and that is why it is a little bit closer to the road. Since this is more residential, it has been pushed forward to give an urban feel, and the parking is located behind everything. I understand the concern, but the people who will be renting these places typically know what they are looking for and know what they are going to get.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP 20-27 Griffin Novi, motion to recommend approval to the City Council for Special Land Use based on and subject to the following:

- 1. The proposed use will not cause detrimental impact on existing thoroughfares (based on Traffic review);**
- 2. The proposed use will not cause a detrimental impact on the capabilities of public services and facilities (based on Engineering review);**
- 3. The proposed use is compatible with the natural features and characteristics of the land (because there are no regulated woodlands on site, and minimal impacts to wetland areas are proposed);**
- 4. The proposed use is compatible with adjacent uses of land (because the proposed use is similar to the residential community to the south and complements other nearby uses);**
- 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (as it fulfills the Master Plan objectives to provide a wide range of housing options and to provide residential developments that support healthy lifestyles);**
- 6. The proposed use will promote the use of land in a socially and economically desirable manner (as it fulfills one of the Master Plan objectives to ensure compatibility between residential and non-residential developments);**
- 7. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**

ROLL CALL VOTE TO RECOMMEND APPROVAL OF THE SPECIAL LAND USE FOR JSP20-27 GRIFFIN

NOVI TO CITY COUNCIL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to recommend approval of the Special Land Use for JSP20-27 Griffin Novi to City Council. Motion carried 5-1.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP 20-27 Griffin Novi, motion to recommend approval to the City Council for Preliminary Site Plan with a PD-2 Option based on and subject to the following:

- 1. Planning Commission findings that the standards of Section 3.31.4 of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.**
- 2. Planning Commission findings that the standards of Section 3.31.7.B.viii.d of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.**
- 3. The recommendation includes the following ordinance deviations for consideration by the Planning Commission in its recommendation to the City Council:**
 - i. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for front yard (Twelve Mile frontage). A minimum of 50 feet is required, 20 feet is provided. The applicant states the standard setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
 - ii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for western exterior side yard (Twelve Oaks Mall Road frontage). A minimum of 50 feet is required, 30 feet is provided. The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
 - iii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for southern exterior side yard (Access Drive frontage). A minimum of 50feet is required, 42 feet is provided. The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
 - iv. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for the eastern side yard. A minimum of 35 feet is required, 19.2 feet is provided. The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.**
 - v. Deviation from Section 3.6.2.H for not meeting the requirement for additional setback from a residential district to the south. A minimum of 174 feet is required for a building 58 feet in height, 87 feet is provided. This deviation is supported as the uses are both multi-family residential and the additional protection afforded by the larger setback is not warranted. However, the ZBA granted a conditional approval for a setback variance for the Waltonwood Phase 2 in 2003 that stated any building on the subject property would be a minimum of 150 feet from those buildings, which is shown on the plans and is consistent with the ZBA's previous approval.**
 - vi. Deviation from Section 3.31.7.B.viii.b.iv to exceed the maximum building height of 55 feet for Building C (58 feet proposed) and Building D (56 feet 7.5 inches proposed). The applicant states that the minor deviations for additional height are due to the site topography and will not be perceivable to the human eye from ground level.**
 - vii. Deviation from Section 3.31.7.B.viii.b.vii to exceed the maximum building length of 125 feet without providing pedestrian entranceways every 125 feet**

along the frontage for Building B (135 feet proposed) and Building D (135 feet proposed). The applicant states that pedestrian entranceways are geared toward the parking lot and resident garages at the back of the building. There are entrances on the Twelve Mile Road frontage to individual units, which meets the intent of the ordinance.

- viii. Deviation from Section 3.8.2.H to allow a reduction in the minimum distance between buildings in two locations: between Buildings E & F (21.5 feet proposed, at least 30 feet required), between Buildings F & G (20 feet proposed, at least 30 feet required). The applicant states the setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose. Pedestrian access and landscaping have been provided at these locations, so the site is not compromised as a result of this deviation.
- ix. Deviation from Sec. 5.2.12.C to allow reduction of minimum required parking spaces for multiple family residential uses. A minimum of 355 are required, 308 spaces are provided. The proposed parking supply (308 spaces) is 25% higher than the projected peak demand (247 spaces), and therefore seems to contain a reasonable safeguard should these assumptions be off by some degree. Staff recommends approval of the deviation to allow for a 13% reduction in parking from the Ordinance requirement consistent with the applicant's request.
- x. Deviation from Section 5.10.1.B.vi to allow parking stalls within 25 feet of Building D and the Clubhouse in a residential district (8-10 feet proposed, 25 feet required). The applicant states maintaining adequate parking for visitors is an important feature of the site. The unusual configuration of the property boundary creates some awkward angles that are not conducive to consistent rectilinear buffers. The deviations requested are located in areas that are less objectionable. For example, locating ADA accessible spaces closer to the building, near the community clubhouse, and near the high traffic Twelve Oaks Mall Road.
- xi. Deviation from Section 4.19.2.F for allowing a dumpster in the side yard instead of required rear yard. Staff supports this deviation as the site has three street frontages, which limits the possibilities to conform. The applicant indicates the dumpster has been located to best avoid negative views from unit balconies and exterior roadways, while still being accessible to waste hauler vehicles.
- xii. Design & Construction Standards variance for lack of sidewalk offset from the travel way near the pool. Supported by staff as compliance will be achieved in other locations.
- xiii. *Landscape deviation from Section 5.5.3.B.ii and iii for lack of 4.5-6-foot landscaped berm along eastern property line. Supported by staff as alternative screening is provided with large evergreen trees and the applicant will add additional fencing to block the headlights from the parking lot.*
- xiv. *Landscape deviation from Section 5.5.3.B.ii and iii for lack of berm or wall in the greenbelt of Twelve Mile Road, Twelve Oaks Drive, and the southern road. Supported by staff due to the topography and presence of utilities, but the proposed hedges must be planted adjacent to the parking lots in order to screen headlights effectively.*
- xv. *Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in greenbelt canopy trees on Twelve Oaks Drive. Supported by staff due to utility conflicts.*
- xvi. *Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in street trees on Twelve Oaks Drive. Supported by staff due to utility conflicts.*
- xvii. *Landscape deviation from Section 5.5.3xx for a 25% deficiency in multi-family*

- unit trees. Supported by staff as 75% of requirement will be provided.*
- xviii. *Landscape deviation to permit up to 30% of the multi-family unit trees to consist of subcanopy species. Supported by staff.*
 - xix. *Landscape deviation from Section 5.5.3.C.iii for deficiency in parking lot perimeter landscaping. Supported by staff as the parking areas are fully landscaped.*
 - xx. *Landscape deviation from Sec 5.5.3.E.ii for deficiency in multifamily building foundation landscaping along interior drives. Support by staff as the applicant will include small beds to provide relief between garages.*
 - xxi. *Façade deviation under Section 9 of the Façade Ordinance to permit an overage of vertical batten siding on the side elevations of buildings B, C and D (maximum of 50% permitted, 51-59% proposed). Supported by façade consultant as the deviation is minor in nature and is consistent with the overall compositions of the facades.*
 - xxii. *Deviation from Section 5.7.3.K to allow the average to minimum light ratio to exceed the 4:1 maximum (5:1 proposed).*
4. *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.*

ROLL CALL VOTE TO RECOMMEND APPROVAL OF THE PRELIMINARY SITE PLAN FOR JSP20-27 GRIFFIN NOVI TO CITY COUNCIL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to recommend approval of the Preliminary Site Plan for JSP20-27 Griffin Novi to City Council. Motion carried 4-2.

Motion made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP 20-27 Griffin Novi, motion to approve the Wetland Permit based on and subject to 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.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF THE WETLAND PERMIT FOR JSP20-27 GRIFFIN NOVI TO CITY COUNCIL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to recommend approval of the Wetland Permit for JSP20-27 Griffin Novi to City Council. Motion carried 6-0.

Motion made by Member Avdoulos and seconded by Member Lynch

In the matter of JSP 20-27 Griffin Novi, motion to recommend approval to the City Council for Stormwater Management Plan based on and subject to 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.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF THE STORMWATER MANAGEMENT PLAN FOR JSP20-27 GRIFFIN NOVI TO CITY COUNCIL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to recommend approval of the Stormwater Management Plan for JSP20-27 Griffin Novi to City Council. Motion carried 6-0.

MATTERS FOR CONSIDERATION

There were not any matters for consideration.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were not any consent agenda removals.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth said there is a planned training opportunity for the Planning Commission and the Zoning Board of Appeals. It will be on Wednesday March 2 at 7pm.

AUDIENCE PARTICIPATION

Shirley Kest, 31004 Tanglewood Drive, said the one thing you've missed is in the upper left-hand side. That driveway going to the mall has a light there, and the traffic from the businesses across the street has not even been mentioned. Those buildings have a huge setback, and you have ignored the setbacks and deviations. Shame on you.

Seeing that nobody else in the audience wished to speak, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion made by member Lynch.

VOICE VOTE TO ADJOURN THE FEBRUARY 23, 2022 PLANNING COMMISSION MEETINNG MOVED BY MEMBER LYNCH.

Motion to adjourn the February 23, 2022 Planning Commission meeting. Motion carried 6-0.

The meeting adjourned at 8:19 PM.