



CITY of NOVI CITY COUNCIL

Agenda Item 1
December 19, 2016

SUBJECT: Approval of the request of GR Meadowbrook, LLC for approval of a Concept Plan, Preliminary Site Plan, Phasing Plan, Stormwater Management Plan, and Special Development Option (SDO) Agreement for the Huntley Manor site, JSP16-34. The property is located on the south side of Grand River Avenue, west of Meadowbrook Road in the Gateway East (GE) District and consists of a 203-unit multiple-family gated community.

SUBMITTING DEPARTMENT: Community Development Department - Planning *Barb*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The petitioner, GR Meadowbrook, LLC, requests approval of a Special Development Option (SDO) Agreement including a Concept Plan, Preliminary Site Plan, Phasing Plan, and Stormwater Management Plan in the GE, Gateway East District for the proposed Huntley Manor development consisting of a 203-unit multiple-family development. The property totals 26.62 acres located on the south side of Grand River Avenue across from the Gateway Village development and between the Fountain Park Apartment complex and the O'Brien-Sullivan Funeral Home. The applicant has a mix of two and three bedroom units resulting in a density of 7.63 units per acre.

The site was previously approved for development and cleared between 2006 and 2008. Wetland mitigation has also been constructed. The initial approval has expired although an SDO Agreement remains recorded for the property. A new owner has acquired the property and received tentative approval from the City Council on March 23, 2015 to revoke and/or revise the previous SDO approval for the property.

Since that time, the applicant has submitted substantive changes to the site plan including the reduction in the number of units from 210 units to 203 units, modifications to the size and location of the proposed buildings, and adjustment of required variances and permits. The buildings changed from a square configuration to a rectangular configuration, which impacted the unit's room arrangements. The site coverage reduced from 22 percent to 19 percent allowing for an increase in the central green space. A variance was eliminated for lack of a sidewalk near the wetlands due to reconfiguration of the buildings and road. Previous plans also proposed a small impact to Wetland B and disturbance to the 25-foot wetland buffers of Wetland A and B. The current site design eliminates the need for direct impact to Wetland B and minimal impact of 0.05 acres to each of the 25-foot buffer areas of Wetland A and B.

Because of all of these changes, a new site plan review process has been initiated with recommendation for a combined concept plan and preliminary site plan review due to extensive site plan details provided and the recent approval of a similar, but denser development plan. On September 28, 2016 the Planning Commission recommended approval of the Concept Plan to City Council.

A Special Development Option Agreement has been prepared through the work of the City Attorney's Office and the applicant's attorney, and it is now in the form acceptable for City Council's consideration and approval. The following deviations have been noted in the agreement:

- a. Deviation from Section 5.4.2 of the Zoning Ordinance for the deficient loading area (940 square feet required, 480 square feet provided);
- b. Waiver from Section 5.5.3.B.iii of the Zoning Ordinance to permit a decorative fence in lieu of the required berm along Grand River Avenue, the height, location, and materials to be approved at the City's discretion at site plan approval;
- c. Waiver from Section 5.5.3.E.iv of the Zoning Ordinance and the City's Landscape Design Manual for the installation of canopy trees around the existing detention basin, as depicted in the Landscape Plans and approved by the City at final site plan;
- d. Section 9 facade waiver pursuant to Section 5.15.9 of the Zoning Ordinance for the overage of asphalt shingles and underage of brick, the façade materials to be as shown on the Architectural Plans and as approved by the City at site plan approval;
- e. Deviation from Section 5.7.3.L.ii of the Zoning Ordinance to allow pedestrian oriented lighting that is not full cut-off/fully shielded adjacent to residential zoning;
- f. Deviation from the requirement for stub street connections to the property boundary at intervals not to exceed 1300 feet along the perimeter of the site per Appendix C, Section 4.04(A)(J) of the City Code, with the requirement that the emergency access drives be constructed to the north and east, as shown on the Amended SDO Plan;
- g. Deviation from Section 3.12.7.C.i.i of the Zoning Ordinance to allow the 2014 Traffic Impact Study (TIS) to stand in place of preparing a new TIS;
- h. Waiver for lack of perimeter canopy trees around parking lot pursuant to Section 5.5.3.C.iv; and
- i. Deviation from Section 5.10.1.B.iv to allow a minimum centerline radius of 67 feet instead of the 100 feet required for major and minor private drives, in accordance with American Association of State Highway and Transportation Officials (AASHTO) minimum local street standards.

Staff and Consultant Comments and Recommendations

Staff and consultants have completed a review of the combined Concept Plan and Preliminary Site Plan and **all reviews are recommending tentative approval, subject to the City Council's approval of the SDO Agreement (which contains a number of ordinance deviations), and subject to additional detail to be provided on the Final Site Plan, as noted in the review letters.** There are several issues highlighted for consideration, as detailed below.

1. The Planning review letter recommends approval, but notes the following:

- a. The photometric plan does not meet minimum lighting standards for illumination of the site. Applicant should update the fixtures to all be LED and provide minimum illumination standards throughout the site.
 - b. All rooftop appurtenances shall be screened in accordance with applicable façade regulations. All HVAC and other mechanical units on the ground shall be concealed from view landscaping.
2. The Landscape review letter recommends approval subject to the necessary waivers being granted and notes the following:
- a. Applicant is asked to include the location of the woodland replacement trees that were previously planted on site and will be required to replace them if disturbed by the proposed construction.
 - b. During the landscape inspection the Landscape Architect will determine if there is sufficient screening of the project from the neighbors to the south, if it is determined to be insufficient then additional trees and landscaping will be required to be added.
3. The Engineering, Wetland, Woodland, Traffic, Façade, and Fire review letters recommend approval with additional details to be addressed on the Final Site Plan for review.

The applicant has provided a response letter describing how the highlighted concerns will be addressed on the Final Site Plan.

Public Hearing and Planning Commission Recommendation

A public hearing for the request was held by the Planning Commission on September 28, 2016. At that meeting, the Planning Commission recommended approval of the Huntley Manor Special Development Option Concept Plan JSP 16-34.

City Council Action

Per Section 3.12.6.B.i.d of the Zoning Ordinance, the City Council shall conduct a public hearing as part of the consideration of the Concept Plan. The City Council held a public hearing on the proposed Concept Plan at the November 28, 2016 meeting.

If the City Council is inclined to approve the Concept Plan, as well as the Preliminary Site Plan, Phasing Plan, Stormwater Management Plan, and Special Development Option Agreement, as drafted, the following **two** suggested motions are provided.

RECOMMENDED ACTION: (Two-part motion)

Motion 1, Special Development Option Concept Plan

In the matter of the request of GR Meadowbrook for Huntley Manor JSP16-34, motion to approve the Special Development Option Concept Plan with the following ordinance deviations:

- a. Deviation from Section 5.4.2 of the Zoning Ordinance for the deficient loading area (940 square feet required, 480 square feet provided);
- b. Waiver from Section 5.5.3.B.iii if the Zoning Ordinance to permit a decorative fence in lieu of the required berm along Grand River Avenue, the height, location, and materials to be approved at the City's discretion at site plan approval;

- c. Waiver from Section 5.5.3.E.iv of the Zoning Ordinance and the City's Landscape Design Manual for the installation of canopy trees around the existing detention basin, as depicted in the Landscape Plans and approved by the City at final site plan;
- d. Section 9 facade waiver pursuant to Section 5.15.9 of the Zoning Ordinance for the overage of asphalt shingles and underage of brick, the façade materials to be as shown on the Architectural Plans and as approved by the City at site plan approval;
- e. Deviation from Section 5.7.3.L.ii of the Zoning Ordinance to allow pedestrian oriented lighting that is not full cut-off/fully shielded adjacent to residential zoning;
- f. Deviation from the requirement for stub street connections to the property boundary at intervals not to exceed 1300 feet along the perimeter of the site per Appendix C, Section 4.04(A)(J) of the City Code, with the requirement that the emergency access drives be constructed to the north and east, as shown on the Amended SDO Plan;
- g. Deviation from Section 3.12.7.C.i.i of the Zoning Ordinance to allow the 2014 Traffic Impact Study (TIS) to stand in place of preparing a new TIS;
- h. Waiver for lack of perimeter canopy trees around parking lot pursuant to Section 5.5.3.C.iv; and
- i. Deviation from Section 5.10.1.B.iv to allow a minimum centerline radius of 67 feet instead of the 100 feet required for major and minor private drives, in accordance with American Association of State Highway and Transportation Officials (AASHTO) minimum local street standards.

The applicant's compliance with the conditions and items listed in the staff and consultant review letters shall be noted in the Special Development Option Agreement.

This motion is made based on the following findings:

- a. The project results 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 by a traditional development;
- b. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B the proposed type and density of development does not result in an unreasonable increase in the use of public services, facilities and utilities, and does not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment;
- c. Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated;
- d. The proposed development does not have a materially adverse impact upon the Master Plan for Land Use of the City, and is consistent with the intent and spirit of this Section;
- e. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B, the proposed development does not result in an unreasonable negative economic impact upon surrounding properties;

- f. The proposed development contains at least as much useable open space as would be required in this Ordinance in relation to the most dominant use in the development;
- g. Each particular proposed use in the development, as well as the size and location of such use, results in and contributes to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City;
- h. The proposed development is 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;
- i. Relative to other feasible uses of the site, the proposed use will not 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;
- j. Relative to other feasible uses of the site, the proposed use will not 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;
- k. 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;
- l. 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;
- m. 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.
- n. Relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner; and
- o. Relative to other feasible uses of the site, 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 contingent upon the applicant signing the Special Development Option Agreement and the recording of such agreement as required by ordinance.

Motion 2, Preliminary Site Plan, Phasing Plan, Stormwater Management Plan, and Special Development Option Agreement

Approval of the request of GR Meadowbrook, LLC for approval of a Preliminary Site Plan, Phasing Plan, Stormwater Management Plan, and Special Development Option (SDO) Agreement for the Huntley Manor site, JSP16-34, consisting of a 203-unit multiple family gated community.

Approval is subject to the following conditions to be addressed on the Final Site Plan:

1. The applicant shall provide LED lights and the minimum illumination required on the photometric plan to meet City of Novi Zoning Ordinance standards.
2. The applicant shall provide adequate screening of all mechanical appurtenances as required by the City of Novi Zoning Ordinance and Landscape Design Manual.

3. The applicant shall provide sufficient screening of the project from the neighbors to the south, as determined by the Landscape Architect, if it is determined to be insufficient then additional trees and landscaping will be required to be added.
4. The applicant shall provide location of the woodland replacement trees that were previously planted on site and will be required to replace them if disturbed by the proposed construction.
5. The applicant's compliance with the conditions and items listed in the staff and consultant review letters and any deviations/variances that are not approved being addressed on the Final Site Plan.

This motion is made based on findings a through o in the motion to approve the SDO Concept Plan.

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

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

Maps
Location
Zoning
Future Land Use
Natural Features

JSP16-34: Huntley Manor

Location Map



LEGEND

 Sections



City of Novi

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

Map Author: Kirsten Mellem
Date: 09/19/2016
Project: JSP16-34: Huntley Manor
Version #: 1

0 45 90 180 270 Feet

1 inch = 208 feet

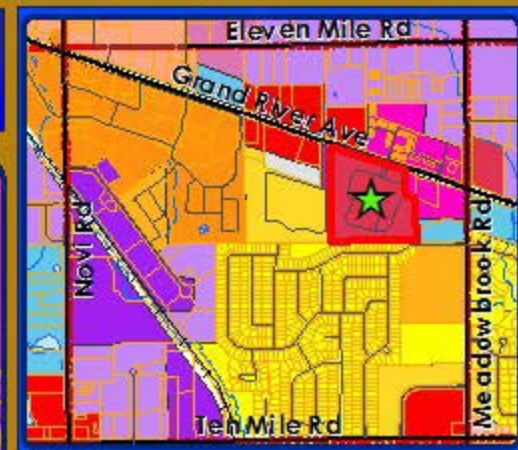
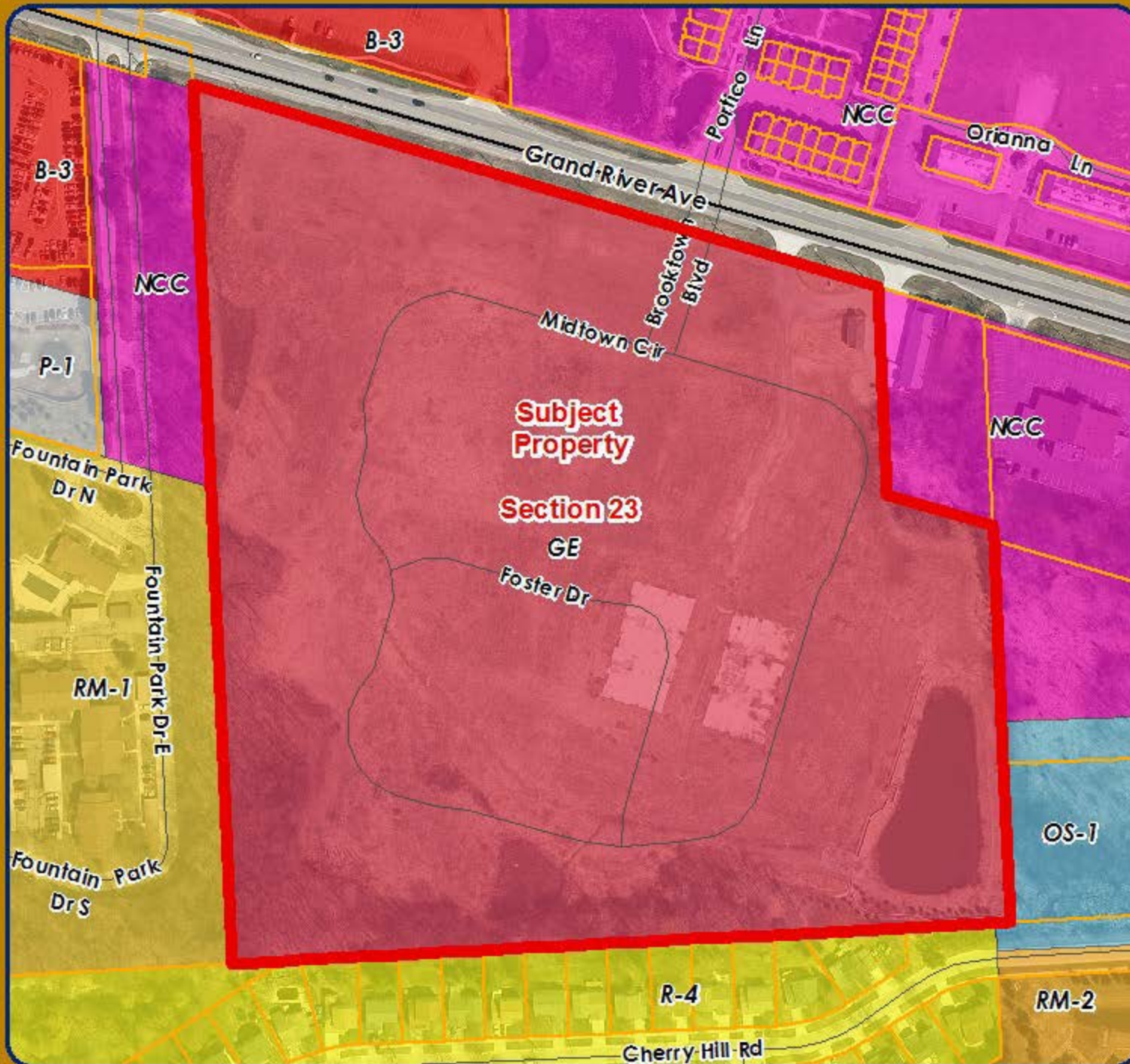


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official 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.

JSP16-34: Huntley Manor

Zoning Map



LEGEND


- Sections
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- I-2: General Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center-1 District



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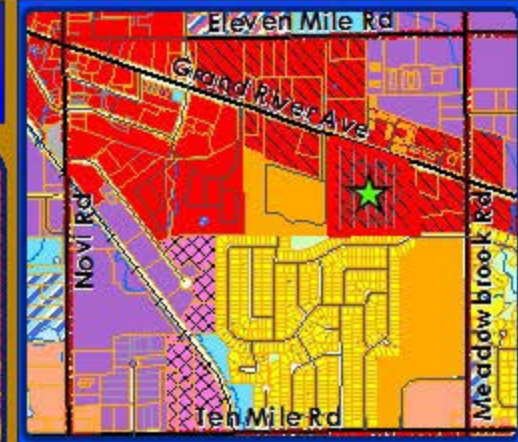
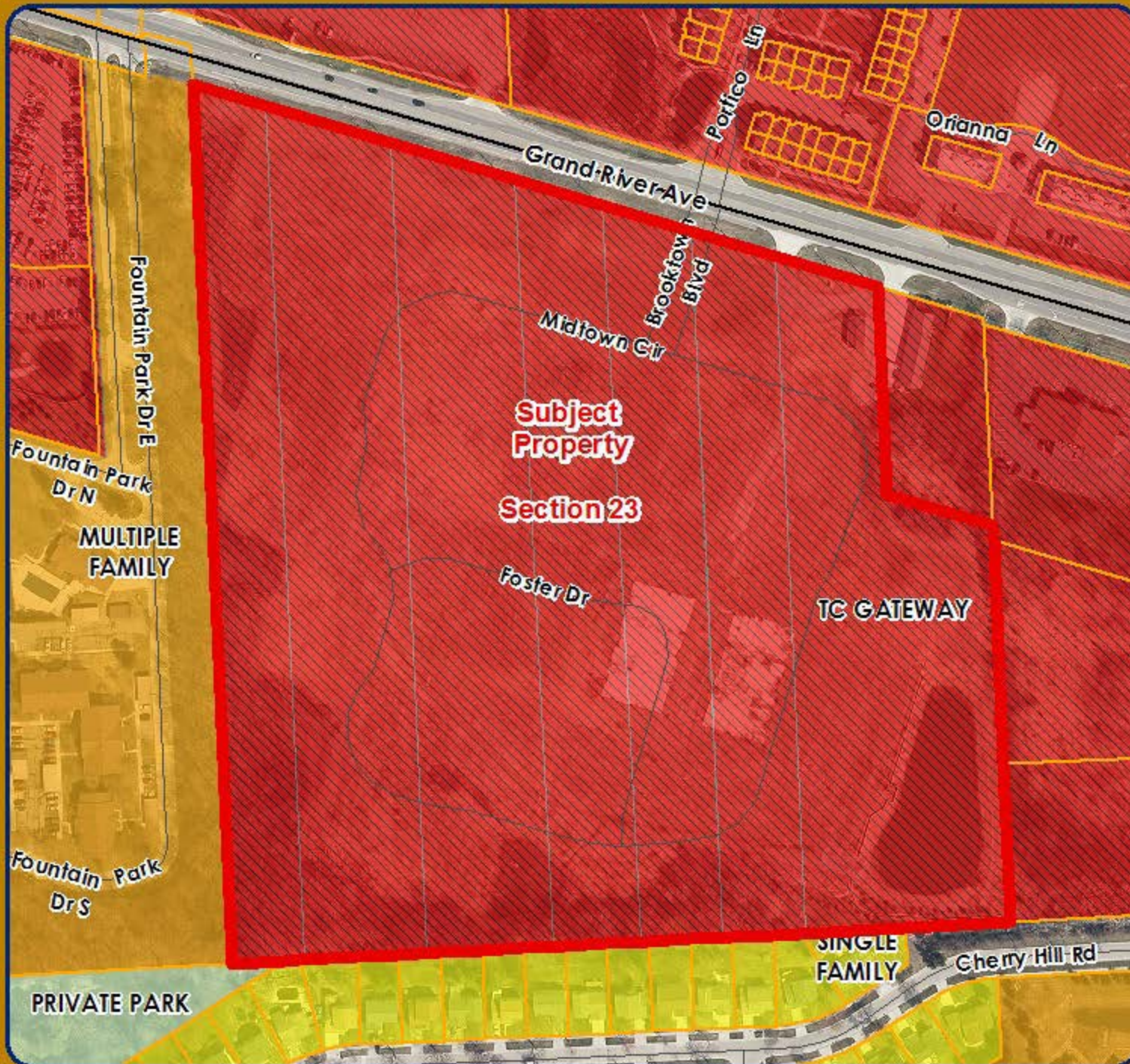


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JSP16-34: Huntley Manor

Future Land Use Map




LEGEND

Sections

FUTURE LAND USE

- Single Family
- Multiple Family
- Community Office
- Office Commercial
- Industrial RD Tech
- Heavy Industrial
- Local Commercial
- TC Commercial
- TC Gateway
- Public
- Private Park
- Cemetery



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JSP16-34: Huntley Manor

Natural Features Map



LEGEND

- Sections
- WETLANDS
- WOODLANDS



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SDO AGREEMENT
(First Amended and Restated)

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI**

HUNTLEY MANOR

**FIRST AMENDED AND RESTATED
SPECIAL DEVELOPMENT OPTION (SDO) AGREEMENT**

AGREEMENT, dated _____, 2016, by and between the City of Novi, whose address is 45175 Ten Mile Road, Novi, MI, 48375 (the "City") and GR MEADOWBROOK LLC, whose address is 31550 Northwestern Highway, Suite 220, Farmington Hills, MI 48334 (the "Developer").

RECITALS:

- A. Developer is the owner and developer of a parcel of real property (the "Property") within the City that was approved for development as a multiple-family apartment development to be known as "Huntley Manor" (generally referred to hereafter as the "Project"). The legal description of the Property is attached as **Exhibit A**.
- B. Developer and the City are parties to a Special Development Option (SDO) Agreement, dated July 13, 2015, recorded at Liber 48744, Page 221, Oakland County Records with respect to the Land (the "Original SDO Agreement"), and First Addendum to Huntley Manor Special Development Option Agreement, dated November 10, 2015, recorded at Liber 49320, Page 891, Oakland County Records (the "First Addendum"), setting forth the conditions upon which the approval has been granted, which in turn serves as the basis for site plan approval, and thereafter the development, use, and maintenance of the Project.
- C. Developer and City desire to amend the Original SDO Agreement to (1) incorporate the terms of the First Addendum; and, (2) to incorporate an amended SDO Plan (the "Amended SDO Plan") changing the size and location of the proposed buildings, reducing site coverage, and increasing green space. The Original SDO Plan previously approved is superseded by the Amended SDO Plan, attached hereto and incorporated herein as **Exhibit B**, and the corresponding deviations from the provisions in the City of Novi Zoning Ordinance, are hereby amended and restated as set forth herein (the "Amended SDO Agreement").

- D. The Developer will initially develop the Property, construct the buildings, and own and manage the buildings as "for rent" apartment units; provided, however, nothing contained herein shall be construed as prohibiting the Developer in the future from converting the Project from a rental project to a condominium project, subject to all applicable laws and ordinances.
- E. Developer is seeking amendment of the approved Project pursuant to the Gateway East District Special Development Option ("SDO") pursuant to Article 3.11 and 3.12 of the City of Novi Zoning Ordinance (the "Zoning Ordinance"). Approval of Developer's Amended SDO Plan has been granted pursuant to the procedure and requirements of Article 3.12, following the recommendation of the Planning Commission dated September 28, 2016, subject to certain terms and conditions, by the Novi City Council on March 23, 2015 and November 28, 2016.
- F. City Council approval of the Amended SDO Agreement is required, and following that, City Council review and approval of the amended site plan of the Project (the "Amended Site Plan") is required.
- G. As part of the application process, Developer has offered and agreed to make the improvements and to proceed with undertakings as described in this Amended SDO Agreement, which Developer and the City agree are necessary and roughly proportional to the burden imposed in order to (i) ensure that public services and facilities affected by the Project will be capable of accommodating increased service and facility loads caused by the Project; (ii) protect the natural environment and conserve natural resources; (iii) ensure compatibility with adjacent uses of land; (iv) promote use of the Property in a socially and economically desirable manner; and (v) achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*
- H. Set forth below are the terms and conditions of the Amended SDO Agreement for the Project, which is to be recorded with the Register of Deeds for the County of Oakland following execution by the parties.
- I. The Parties acknowledge that the Property is subject to existing development approvals and an SDO Agreement for a multi-use development known as the "Brooktown" development. The approval of the Brooktown SDO occurred in 2006/2007, and the Brooktown SDO Agreement has been recorded against the Property at Liber 37242, Page 313, *et seq.*, of the Oakland County Records and is currently binding on the Property. The Parties intend this Amended SDO Agreement to void the Brooktown SDO Agreement, the Original SDO Agreement and First Addendum, and to replace the development approvals that currently apply to the Property with the development approvals set forth herein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

I. GENERAL PROJECT DESCRIPTION

The Project is to be located on the south side of Grand River Avenue and west of Meadowbrook Road. The site is approximately 26.62 net acres and is currently zoned Gateway East (GE) District. The Project is a 203-unit multiple-family luxury gated community, with a clubhouse and pool, to be owned by Developer. The Project has a mix of two- and three-bedroom units and will yield a density of approximately 7.63 units per acre, which is within the allowable density for the area. The architecture and design layout are to meet the exterior material requirements of the Gateway East District ordinance, except as specifically described herein, and shall include the superior architectural features and building design substantially as depicted in the exterior façade drawings and Architectural Plans made a part hereof.

Developer shall seek, obtain approval for, and use best management practices and efforts with respect to, all wetland, storm water, and soil erosion requirements and measures throughout the Property during the design and construction phases, and subsequent use of the Property and development contemplated in the Amended SDO Documents (described below), including the Amended SDO Plan and the Amended Site Plan.

The City and Developer acknowledge that, in connection with the Brooktown SDO Agreement, some property improvements were undertaken before the Brooktown project was abandoned by the previous property owner, including but not limited to the clearing of the site and the placement of a portion of the utilities. The Brooktown SDO required the previous owner and developer to grant conservation easements in connection with woodlands, tree replacement, and wetlands approvals, and certain documents in connection with those requirements have been recorded against the Property. Developer hereby confirms and agrees to the continued existence of those easements in connection with this Project. In conjunction with the approval of the Amended Site Plan, additional conservation easement(s) may be required by the City for recording providing for the preservation of the woodlands or wetlands, as reflected on the Amended SDO Plan and the Amended Site Plan.

Developer agrees to develop and use the Property solely for the approved uses described in the Amended SDO Documents, including as shown on the Amended SDO Plan, subject to and in accordance with all of the specifications in the Amended SDO Documents and the Amended Site Plan. Developer will forebear from developing and/or using the Property in any manner other than as approved as part of the Amended SDO Plan, Amended SDO Documents, and Amended Site Plan, with the understanding that, to the extent the requirements therein are more restrictive than City regulations, they supersede any and all inconsistent City regulations.

II. EFFECT OF AMENDED SDO AGREEMENT

A. The Amended SDO Documents shall consist of the text of and exhibits to this Agreement, along with the following documents, which are attached and incorporated as **Exhibit B** (full-sized original of the Plan on file in the City Clerk's office):

1. Amended SDO Plan, dated August 3, 2016, containing sheets 1 through 6.
2. Architectural Plans, dated August 2, 2016, containing sheets A1 through A13.
3. Landscape Plans, dated July 1, 2016, containing sheets L100 through L110.
4. Photometric Plans, dated August 1, 2016, containing sheet E.100PH.

Together these documents shall serve as the contract contemplated under 3.12 of the Zoning Ordinance. This Agreement establishes the fundamental terms and provisions of subsequent building reviews and approvals, and all construction, use, and maintenance of the Project. The other relevant and incorporated Amended SDO Documents include City of Novi City Code, including the Zoning Ordinance, the Amended Site Plan, and all conditions appended to the Amended Site Plan. In the event of a conflict between the provisions of this Agreement or the Amended SDO Documents (including the Amended SDO Plan) and the Amended Site Plan, the Amended Site Plan shall control; provided, however, that in the event of such conflict, every effort shall be made to give effect to all documents, to the extent reasonably possible, unless it is apparent that a change or alteration was intentionally made to this Amended SDO Agreement or to the Amended SDO Plan or to the Amended Site Plan.

- B. Approval of this Agreement, together with the attached and incorporated Amended SDO Plan (and any conditions thereon) entitle Developer to seek appropriate permits and approvals for construction of the Project in accordance with the Amended SDO Documents and all applicable provisions of the Zoning Ordinance, as amended, and any and all other applicable laws, ordinances, and regulations.
- C. This Agreement is binding upon and benefits the City and Developer, as well as their respective successors, assigns, and transferees, and shall run with the land.
- D. Physical development of the Project shall be in accordance with the attached and incorporated Amended SDO Plan and Amended Site Plan, and all conditions appended to the Amended SDO Plan and Amended Site Plan.
- E. The City shall require Developer to provide reasonable performance and financial guarantees for the completion of improvements, including, without limitation, right-of-way improvements, water mains, sanitary sewers, storm drains, and landscaping and tree-planting activities. Such financial guarantees may include cash deposits, letters of credit, or surety bonds, as determined by the City. Developer acknowledges the need for such performance and financial guarantees given the prominent location of the Project and its impact upon the City's Gateway East District.
- F. The City has approved the Amended SDO Plan for this Development on the basis that it meets the criteria in Section 3.11 and 3.12 of the Zoning Ordinance for the following reasons:
 - a. The Project results 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 by a traditional development;
 - b. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B the proposed type and density of development does not result in an unreasonable increase in the use of public services, facilities and utilities, and does not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment;

- c. Based upon proposed uses, layout, and design of the overall Project, the proposed building facade treatment, the proposed landscaping treatment, and the proposed signage, the Project will result in a material enhancement to the area of the City in which it is situated;
- d. The proposed development does not have a materially adverse impact upon the Master Plan for Land Use of the City, and is consistent with the intent and spirit of this Section;
- e. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B, the proposed development does not result in an unreasonable negative economic impact upon surrounding properties;
- f. The proposed development contains at least as much useable open space as would be required in the Zoning Ordinance in relation to the most dominant use in the development;
- g. Each particular proposed use in the development, as well as the size and location of such use, results in and contributes to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City;
- h. The proposed development is under single ownership and/or control such that there is a single person or entity having responsibility for completing the Project in conformity with the Zoning Ordinance;
- i. Relative to other feasible uses of the site, the proposed use will not 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;
- j. Relative to other feasible uses of the site, the proposed use will not 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;
- k. 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;
- l. 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;
- m. 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.
- n. Relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner; and
- o. Relative to other feasible uses of the site, 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 the Zoning 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.

These findings are made in reliance upon development in compliance with the Amended SDO Documents and the Amended SDO Plan.

III. USES PERMITTED

The uses permitted within the Project shall consist of a gated, multiple-family, luxury apartment-style development with pool and clubhouse, as shown in the Amended SDO Documents, subject to the terms of this Agreement, and further subject to any modifications required by the City Council at the time of approval of the Amended Site Plan; provided, however, that such modifications shall not be materially inconsistent with the Amended SDO Documents and shall not reduce or eliminate any development right authorized thereby.

The improvements shall be designed and constructed in accordance with the regulations in the Zoning Ordinance, as amended, for the Gateway East District. The parties agree and acknowledge that the proposed uses are authorized under 3.11 and 3.12 of the Zoning Ordinance, as amended. No deviations from the requirements of that Article shall be permitted unless depicted on the Amended Site Plan in accordance with this Agreement. All development and use shall be in accordance with this Agreement, and all applicable laws, regulations, and ordinances not inconsistent with this Agreement.

IV. DEVIATIONS FROM ORDINANCE STANDARDS

Pursuant to Sections 3.12.6.A of the Gateway East District regulations, the City Council, as part of its approval of the Amended SDO Plan and this Agreement, grants the following departures or deviations from the requirements of the Gateway East District, having determined that such departures or deviations achieve the objectives intended with respect to each of the regulations from which the departure or deviation is sought:

- a. Deviation from Section 5.4.2 of the Zoning Ordinance for the deficient loading area (940 sq. ft. required, 480 sq. ft. provided);
- b. Waiver from Section 5.5.3.B.iii of the Zoning Ordinance to permit a decorative fence in lieu of the required berm along Grand River Avenue, the height, location, and materials to be approved at the City's discretion at site plan approval;
- c. Waiver from Section 5.5.3.E.iv of the Zoning Ordinance and the City's Landscape Design Manual for the installation of canopy trees around the existing detention basin, as depicted in the Landscape Plans and approved by the City at final site plan;
- d. Section 9 facade waiver pursuant to Section 5.15.9 of the Zoning Ordinance for the overage of asphalt shingles and underage of brick, the facade materials to be as shown on the Architectural Plans and as approved by the City at site plan approval;
- e. Deviation from Section 5.7.3.L.ii of the Zoning Ordinance to allow pedestrian oriented lighting that is not full cut-off/fully shielded adjacent to residential zoning;

- f. Deviation from the requirement for stub street connections to the property boundary at intervals not to exceed 1300 feet along the perimeter of the site per Appendix C, Section 4.04(A)(J) of the City Code, with the requirement that the emergency access drives be constructed to the north and east, as shown on the Amended SDO Plan;
- g. Deviation from Section 3.12.7.C.i.i of the Zoning Ordinance to allow the 2014 Traffic Impact Study (TIS) to stand in place of preparing a new TIS;
- h. Waiver for lack of perimeter canopy trees around parking lot pursuant to Section 5.5.3.C.iv; and
- i. Deviation from Section 5.10.1.B.iv to allow a minimum centerline radius of 67 feet instead of the 100 feet required for major and minor private drives, in accordance with American Association of State Highway and Transportation Officials (AASHTO) minimum local street standards.

V. LOCATION OF BUILDINGS; PERIMETER SETBACKS

The area, location, and setbacks of the buildings shall be substantially as shown on the Amended SDO Plan. Setbacks from road rights-of-way, including Grand River Avenue, and adjacent parcels (together referenced as "perimeter setbacks") shall be as shown on the Amended SDO Plan. The prior owner was obligated to dedicate the master-planned right-of-way on Grand River Avenue to the City; the parties shall confirm that such dedication has occurred, and Developer agrees to complete any additional required documentation to complete that dedication.

VI. PHASING

This is a multi-phase development. Pursuant to the Amended SDO Plan, all public and private infrastructure, as well as the pool and clubhouse and site landscaping not specific to any individual building, as set forth on the Amended SDO Plan and further depicted on the Amended Site Plan, shall be constructed in the first phase. Pursuant to the requirements of the Gateway East District, each individual building shall be capable of standing on its own in terms of the presence of services, facilities, and open space. Each building and related driveway and related landscaping shall be considered a separate phase; provided, however, that so long as Developer is in compliance with the terms and provisions of this Agreement, multiple phases (i.e., buildings) may, in Developer's sole discretion, be constructed concurrently at any one time.

Minor modifications to the phasing lines, order of phasing (following the completion of Phase 1), and/or combination of several phases into one phase may be reviewed and approved administratively, without the need to return to the City Council for separate approvals or modification to the Amended SDO Agreement.

VII. LANDSCAPING AND SCREENING; WOODLANDS

The minimum landscaping requirements for the Property shall be as provided in the landscaping provisions of the Zoning Ordinance, but shall include as a minimum all landscaping and screening depicted on the Landscape Plans. The final landscaping requirements shall be determined at the time of Amended Site Plan approval, and Developer specifically acknowledges and agrees that additional landscaping shall be required, in addition to that shown on the Landscape Plans, along the southern property line, adjacent to the residential subdivision to the south, in order to screen the development on the Property to the maximum reasonably achievable as determined by the City.

Once installed, all landscaping shall be regularly, professionally, and permanently maintained on the Property.

The prior owner applied for and secured woodland permit(s) for the removal of trees on the Property. The removal occurred in or around 2007/2008. The Amended SDO Plan contemplates the removal and replacement of only a few additional regulated trees. Such removal and replacement shall be as determined by the City at final site plan approval and shall be subject to the terms and conditions set forth in the review letter by the City's woodlands consultant.

VIII. PARKING AND VEHICLE STORAGE

The minimum parking requirements shall be those as set forth in the Amended SDO Plan and as shall be further depicted on the Amended Site Plan.

IX. OPEN SPACE

The Amended SDO Plan depicts open space in the amount of 37.5% of the Property, which shall be the minimum amount of open space provided. Improvements within the open space shall be only those shown in the Landscape Plans and Amended Site Plan.

X. WETLAND BUFFER ENCROACHMENT

The prior owner applied for and secured wetland permit(s) for the filling and mitigation of then-existing wetlands. The work in the wetlands was done in or around 2008. The wetland mitigation is currently being monitored in accordance with the permits and applicable regulations, and Developer shall continue to undertake all required actions in regard to such mitigation and monitoring.

The current Project requires no additional wetland fill or mitigation (provided that the proposed sidewalk along the south side of proposed Midtown Circle along the extent of Wetland B is eliminated, with appropriate crosswalks to the sidewalk provided on the north side of Midtown Circle), but does include areas of intrusion into wetland buffer areas. Such intrusion shall only be permitted as shown on the Amended SDO Plan and as further depicted on the Amended Site Plan, and further subject to all conditions appended to the Amended SDO Plan or Amended Site Plan.

XI. ARCHITECTURE/FACADE

Because the Project is located on a main thoroughfare (Grand River Avenue) within the Gateway East District and in an existing residential area, the City has an interest in ensuring that the architecture of the building is of high quality. The minimum facade, building material requirements, and architectural elevations for the building proposed for the Property shall be as set forth on the Architectural Plans that are a part of the Amended SDO Documents. Additional architectural improvements may be required at the time of site plan approval.

XII. BEST MANAGEMENT PRACTICES/CONSERVATION EASEMENT(S)

Developer shall seek, obtain approval for, and use best management practices and efforts with respect to, all wetland, storm water, and soil erosion requirements and measures throughout the Property during the design and construction phases, and subsequent use of the Property and development contemplated herein. In conjunction with the approval of the Amended Site Plan, the existing conservation easement shall be reviewed to determine if its terms are consistent with the Amended Site Plan, and if required by the City a new or revised conservation easement shall be executed and delivered to the City for recording, providing for the additional preservation of the wetlands and woodlands as determined by Council and reflected on the Amended Site Plan.

XIII. ON-SITE AND OFF-SITE IMPROVEMENTS

All on-site and off-site improvements of the Project, including without limitation all roads, drives, entranceways, parking lots, sanitary sewer service system, water service system, storm water drainage system, detention and retention facilities, gas and electric utilities, lighting, signage, landscaping, public safety path, internal private pedestrian walkways with related amenities and improvements, barrier or screening walls, sidewalks, retaining walls, soil erosion and sedimentation controls and any other improvements within or for the Project shall be completely constructed and provided to all buildings within the Project as required and as set forth in the Amended SDO Documents, including the Amended SDO Plan and Amended Site Plan, any other approvals or permits granted by the City, and all applicable ordinances, laws, standards and regulations. Developer shall be obligated to design and completely construct all such improvements as provided for, and in the order specified, in the SDO and Amended Site Plan. During the construction of the development, Developer shall be obligated to maintain such improvements. At the City's request, Developer shall provide financial assurances satisfactory to the City for completion, preservation and maintenance of such improvements. Such financial assurances shall be as required under Novi Code of Ordinances, Ch. 26.5. There shall be no obligation on the part of the City to construct, and the City has made no guarantees, assurances, or representations that it will construct, any such improvements, nor has the City made any guarantee, assurance, or representation with regard to the viability of such improvements.

The streets internal to the development are private. Both the City and the Developer expressly disclaim any intention for such internal streets to be public at any point in the future. The streets shall be built to City of Novi public road standards as determined in the Amended Site Plan. Developer agrees, on its behalf and on behalf of its successors and assigns, including the successor owners of individual units within the Project hereafter established as part of the Project, to maintain the streets within the Project in good condition and repair and fit for travel in a manner consistent with the standards and requirements for public streets within the City of

Novi. At a minimum, "good condition and repair and fit for travel" shall mean assuring the continued structural integrity of the traveled portion of the roadway, repairing pot holes and cracks, assuring adequate drainage for the streets once constructed, undertaking the regular removal of snow, debris, and other obstacles, and undertaking any and all such other activities as are required to ensure that the condition and repair of the streets is comparable to the condition and repair of typical, well-maintained public streets within the City of Novi.

In the event the Developer (or its successors and assigns) fails or refuses to perform or undertake the necessary maintenance of the streets as described in the immediately preceding paragraph, the City may (but shall have no obligation or duty whatsoever to do so) enter upon the Property for the purposes of bringing the streets into compliance with the obligations of this Section XIII. Before such entry, the City shall give thirty (30) days' notice to Developer (or any known successors or assigns) of its intention to conduct a hearing at which the Developer (or any known successors/assigns) may be heard as to why the City should not proceed with the maintenance not undertaken in accordance with the foregoing.

If following the hearing the City, determines that maintenance described herein has not been undertaken, or the obligations of the Developer and its successors and assigns have not been complied with, the City shall have the power and authority (but not the duty or obligation) to enter upon the Property, and/or to cause its agents or contractors to enter upon the Property, and to perform such maintenance and repair activities as the City deems to be appropriate. The reasonable cost and expense of such maintenance and repair activities incurred by the City, plus an administrative fee equal to twenty-five (25%) percent of all such costs and expenses incurred, shall be assessed proportionately to each unit within the Project. If any such assessment is not paid within thirty (30) days of a billing by the City the assessment shall be deemed to be delinquent and shall become and constitute a lien upon each such unit. Such lien may be recorded with the Oakland County Register of Deeds. From the date of delinquency of any such assessment, interest at the highest lawful rate per annum shall be added to the delinquent balance.

The City may bring an action in the Oakland County Circuit Court to collect the assessment and/or indebtedness and/or to foreclose the lien. All costs of such legal action, including actual attorney fees, shall be added to any judgment in favor of the City. Alternatively, the City may, in its discretion, place any delinquent assessment and/or indebtedness upon the City's delinquent tax roll and collect the assessment and/or indebtedness as part of, and as if the indebtedness constituted, a delinquent tax assessment, in which case all interest and penalties applicable to such delinquent tax assessment shall apply in lieu of other interest.

XIV. STORM WATER MANAGEMENT

Storm water shall be released from the Project in a manner to be approved by the City as part of final engineering plan review. It is acknowledged that, in order to control the rate, quantity, and quality of a storm water outlet from the Property, on-site storm water facilities to be constructed by the Developer may be required. In general, the storm water collection, pre-treatment, storage, and transportation facilities shall be included as part of the final engineering plan approved for the Project. The Project shall be constructed to achieve a storm water management system by which the Developer, and the successors of the Developer, and shall

assure that the quality and the quantity of storm water shall, be in accordance with all applicable ordinances, regulations, and laws.

Any storm water basins and facilities serving the Property shall be designed and constructed by the Developer, and subject to approvals and inspection by the City, in accordance with all applicable City, County of Oakland, and State of Michigan ordinances, codes, regulations, and laws. The drainage conveyance facilities, which shall constitute a part of the overall storm water management system on the Property, shall conform with all applicable City, County of Oakland, and State of Michigan ordinances, codes, regulations, and laws.

XV. WATER AND SANITARY SEWER

Sanitary sewer and water are available to the Property. Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems. Such improvements shall be designed and constructed in accordance with the Amended Site Plan and all applicable City, State and County standards, codes, regulations, ordinances and laws. Such water and sanitary sewer service facilities, including any on-site and off-site facilities, extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of Developer, and shall be completed, approved, and dedicated to (as required by the City in its discretion) the City to the extent necessary to fully service all proposed and existing facilities, structures, and uses within the Development to be served thereby, prior to issuance of any building permits for the building in of the Development.

XVI. SINGLE OWNERSHIP AND/OR CONTROL OF PROPERTY

Developer has represented, and hereby reasserts and acknowledges that, for all purposes required under Section 3.12.3.B.viii of the City's Zoning Ordinance, "ownership and control" of the Property is vested in GR Meadowbrook LLC, and that GR Meadowbrook LLC, is fully authorized and empowered to execute all applications, agreements, and recordings applicable to the Project, as any such documents may become necessary or required from time to time.

XVII. WASTE/RUBBISH STORAGE AND REMOVAL

Developer has indicated that there will be no dumpsters provided for waste collection. All waste shall therefore be stored inside the buildings except on trash collection days. Trash containers shall not be permitted in driveways, streets, or sidewalks except on trash collection days.

XVIII. SIGNAGE

Signage shall comply with the requirements of the City's Code of Ordinances, and Developer shall secure all required and appropriate permits before placing any signage on the Property.

XIX. PEDESTRIAN CIRCULATION

Sidewalks shall be constructed as shown on the Amended SDO Plan and further depicted on the Amended Site Plan, including a sidewalk connection from the internal sidewalk system to the building at the northwest corner of the site. Five (5) foot wide sidewalks shall be required on

both sides of the internal streets and an eight (8) foot wide sidewalk along Grand River Avenue. Construction shall be in accordance with City standards as set forth in the Code of ordinances.

XX. LIGHTING

Lighting shall be as shown in the Photometric Plans. In addition, Developer agrees to install pedestrian-scale lighting along the Grand River Avenue frontage of the Property, consistent with the lighting on adjacent properties. The number, kind, and style of such lighting shall be as determined by the City at final site plan approval.

XXI. SITE AMENITIES

The Amended Site Plan shall depict site amenities, over and above the required landscaping, appropriate to the size, scope, and quality of the Project. Amenities shall include, at a minimum, decorative paving, tree grates, benches, bike racks, planters, pathway signs, and the like. Such additional amenities shall be as approved by the City at final site plan approval.

XXII. GENERAL PROVISIONS

- A. The terms of this Agreement represent the product of negotiations between Developer and the City, and shall be interpreted as a jointly-drafted agreement.
- B. Except as specifically modified by this Agreement, the Code and Regulations of the City shall apply to the Property. Any substantial violation of the City Code by Developer with respect to the Property shall be deemed a breach of this Agreement.
- C. The Zoning Board of Appeals (ZBA) shall have no jurisdiction over approval of this SDO or the application of this Agreement. Upon completion of the Project, the Board of Appeals may exercise jurisdiction over the Property in accordance with its authority under the Zoning Ordinance, in a matter not inconsistent with this Agreement.
- D. A breach of this Agreement by Developer shall constitute a nuisance *per se*, which shall be abated. Developer and the City therefore agree that, in the event of a breach of this Agreement by Developer, in addition to any other relief to which the City may be entitled at law or in equity, the City shall be entitled under this Agreement to relief in the form of specific performance and an order of the court requiring abatement of the nuisance *per se*.

In the event there is a failure to timely perform any obligation or undertaking required under or in accordance with the Amended SDO Documents, the City shall serve written notice upon Developer setting forth such deficiencies and a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place for a hearing before the City Council, or such other board, body, or official delegated by the City Council, for the purpose of allowing Developer an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. The foregoing notice and hearing requirements shall not be necessary in the event the City determines

in its discretion that an emergency situation exists requiring immediate action. If, following the hearing described above, the City Council, or the other board, body, or official designated to conduct the hearing, shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, or if an emergency circumstance exists as determined by the City in its discretion, the City shall thereupon have the power and authority, but not the obligation, to take any or all of the following actions, in addition to any actions authorized under City ordinances and/or state laws:

- (1) Enter upon the Property, or cause its agents or contractors to enter the Property, and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate. The cost and expense of making and financing such actions by, the City, including notices by the City and actual attorney fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Developer within thirty (30) days of a billing to Developer. The payment obligation under this paragraph shall be secured by a lien against the Property as of the date of the initial written notice of deficiency provided to Developer pursuant to this paragraph, or in emergency circumstances, the date at which the City incurred its first cost or expense in taking corrective action. Such security shall be realized by placing a billing which has been unpaid by Developer for more than thirty (30) days on the delinquent tax rolls of the City relative to such Property, to accumulate interest and penalties, and to be deemed and collected, as and in the same manner as made and provided for collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against Developer, and, in such event, Developer shall pay all court costs and actual attorney fees incurred by the City in connection with such suit if the City prevails in collecting funds thereby.
 - (2) Initial legal action for the enforcement of any of the provisions, requirements or obligations set forth in the Amended SDO Documents. Except in emergency circumstances, Developer shall be provided notice of the deficiencies from the City and shall be afforded an opportunity to timely correct. In the event the City obtains any relief as a result of such litigation, Developer shall pay all court costs and actual attorney fees incurred by the City in connection with such suit.
 - (3) The City may issue a stop work order as to any or all aspects of the Project, may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Project regardless of whether the Developer is the named applicant for such permit or certificate of occupancy, and may suspend further inspections of any or all aspects of the Project.
- E. This Agreement may not be amended except in writing by the parties and recorded in the same manner as this Agreement. In the event Developer desires to propose an amendment to the Agreement, an application shall be made to the City Planning Department, who shall process the application in the same manner called for in the

Zoning Ordinance for an original application, with any required public hearings, and notification of the public to follow then-existing City procedures. Notwithstanding the foregoing, minor changes to the Amended Site Plan, such as minor modifications to parking, changes to lighting fixtures, changes to signage and landscaping plans which are minor in nature, or other such minor changes, may, at the City's election, be made by "Administrative Approval," without the necessity of amending this Agreement. For purposes of this Agreement, "Administrative Approval" shall mean the approval by the Planning Director of the City, or his/her designee, following submission of the required application to the City Planning Department.

- F. It is understood and agreed by the parties that if any part, term, or provision of this Agreement is finally held by the courts to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid; provided, however, that if the provision, part, or term invalidated is so fundamental to the entire Agreement that the purpose of the Agreement is frustrated, the Agreement is voidable at the option of either party.
- G. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.
- H. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy provided by law. Each provision and obligation contained herein shall be considered to be an independent and separate covenant and agreement, and in the event one or more of the provisions and/or obligations shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, all remaining provisions and/or obligations shall nevertheless remain in full force and effect.
- I. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such party. Developer hereby represents and warrants that it owns the Property described on the attached **Exhibit A**.
- J. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Register of Deeds by the City. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement, and all references to "Developer" in this Agreement shall also include all heirs, successors, and assigns of Developer. The parties also acknowledge that the members

of the City Council and/or the City Administration and/or its departments may change, but the City shall nonetheless remain bound by this Agreement.

- K. In all instances in which the City utilizes the proceeds of a financial assurance given to ensure completion or maintenance of improvements, and at any time throughout the period of development and construction of any part of the Project, the City, and its contractors, representatives, consultants and agents, shall be permitted, and are hereby granted authority to enter upon all or any portion of the Property for the purpose of inspecting and/or completing the respective improvements, and for purposes of inspecting for compliance with and enforcing the Amended SDO Documents. To the extent reasonably feasible, the City shall provide advance notice to Developer prior to entering upon the Property.
- L. Developer acknowledges that, at the time of the execution of this Agreement, Developer has not yet obtained site plan and engineering approvals for the Project. Developer acknowledges that the City Council and Engineering Consultant may impose additional conditions other than those contained in this Agreement during site plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be materially inconsistent with the Amended SDO Documents and shall not reduce or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement, and shall be enforceable against Developer.
- M. Developer has negotiated with the City the terms of the Amended SDO Documents, including this Agreement, represents the product of the joint efforts and mutual agreements of Developer and the City. Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the Amended SDO Documents. Developer shall not be permitted in the future to claim that the effect of the SDO Amended SDO Plan and Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of the Amended SDO Documents causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Developer agrees that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for the Developer, all of which undertakings and obligations Developer and the City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the City and Developer, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended.

Developer fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Agreement. Developer shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation upon use of all or any portion of the Property, or to claim that enforcement of this Agreement causes an

inverse condemnation or taking of all or any portion of such Property. It is further agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved Amended SDO Plan, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare, and that the fees imposed as contemplated under this Agreement are not "taxes."

- N. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and the City.
- M. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.
- P. This Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.
- Q. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.
- R. Where there is a question with regard to applicable regulations for a particular aspect of the development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the SDO which apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Zoning Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the Amended SDO Documents and does not change or eliminate any development right authorized by the Amended SDO Documents. In the event of a conflict or inconsistency between two or more provisions of the Amended SDO Plan and/or this Agreement, the more restrictive provision, as determined in the reasonable discretion of the City, shall apply. In the event of a conflict or inconsistency between the provisions of the Amended SDO Plan and/or this Agreement, on the one hand, and applicable City ordinances, on the other hand, the Amended SDO Plan and/or this Agreement shall apply.
- S. Both parties acknowledge and agree that they have had the opportunity to have the Amended SDO Documents reviewed by legal counsel.

WITNESSES:

DEVELOPER:
GR MEADOWBROOK LLC

By:
Its:

STATE OF MICHIGAN)
) ss
COUNTY OF)

The foregoing _____ was acknowledged before me by _____, the duly authorized _____ of GR Meadowbrook LLC, on the ____ day of _____, 2016.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

WITNESSES:

CITY OF NOVI:

By: Robert J. Gatt
Its: Mayor

By: Cortney Hanson
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF)

The foregoing _____ was acknowledged before me by Robert J. Gatt and Cortney Hanson, the duly authorized Mayor and Clerk, respectively, of the City of Novi, on the ____ day of _____, 2016.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

HUNTLEY MANOR

LEGAL DESCRIPTION
SUBJECT PROPERTY

A Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the East 1/4 corner of said Section 23; thence South 86°49'00" West, 667.85 feet, (previously recorded as South 86°52'16" West, 669.71 feet), along the East and West 1/4 line of said Section 23 and the Northerly line of "Meadowbrook Glens Subdivision No.3", as recorded in Liber 145 of Plats, Pages 1, 2, 3, and 4, Oakland County Records, for a POINT OF BEGINNING; thence South 87°06'29" West, 153.14 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3"; thence South 86°48'16" West, 895.90 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3"; thence South 86°50'36" West, 74.19 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3", to a point (said point being North 87°05'38" East, 179.45 feet and North 86°50'36" East, 694.95 feet from the Center of said Section 23); thence North 02°55'23" West, 1266.88 feet, (previously recorded as North 02°51'49" West, 1267.16 feet, to a point on the Southerly right-of-way line of Grand River Avenue (100 feet wide); thence South 73°47'42" East, 1033.71 feet, (previously recorded as South 73°44'09" East, 1036.06 feet), along the Southerly right-of-way line of said Grand River Avenue; thence South 02°33'23" East, 46.23 feet; thence South 11°01'50" West, 69.11 feet; thence South 79°07'09" East, 16.69 feet; thence South 02°33'23" East, 165.92 feet; thence South 73°42'54" East, 160.03 feet; thence South 02°52'09" East, 15.88 feet, (previously recorded as South 00°19'55" West); thence South 02°39'05" East, 571.95 feet, (previously recorded as South 02°23'56" East, 565.91 feet), to the Point of Beginning. All of the above containing 26.62 Acres. All of the above being subject to easements, restrictions and right of ways of record. All of the above being subject to the rights of the public in Grand River Avenue.

part of

Tax ID: 50-22-23-251-023

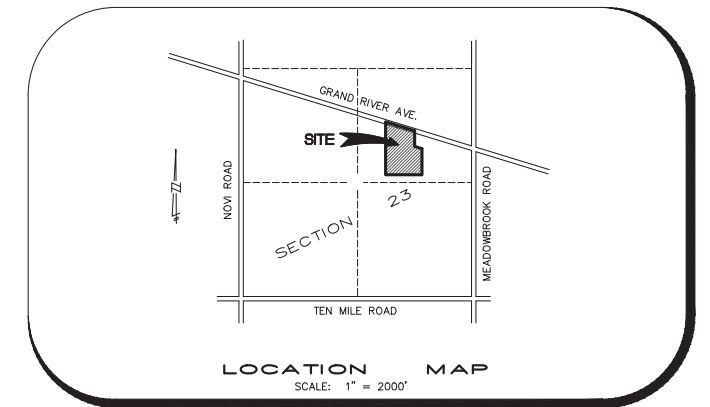
EXHIBIT B
SDO PLANS

PRELIMINARY SITE PLAN FOR HUNTLEY MANOR

A MULTI-FAMILY DEVELOPMENT
SECTION 23, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PREPARED FOR:
GR MEADOWBROOK, LLC

31550 Northwestern Highway, Suite 200
Farmington Hills, MI 48334
Phone: (248) 865-0066



LEGAL DESCRIPTION

A Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the East 1/4 corner of said Section 23; thence South 86°49'00" West, 667.85 feet, (previously recorded as South 86°52'16" West, 669.71 feet), along the East and West 1/4 line of said Section 23 and the Northerly line of "Meadowbrook Glens Subdivision No.3", as recorded in Liber 145 of Plats, Pages 1, 2, 3, and 4, Oakland County Records, for a POINT OF BEGINNING; thence South 87°06'29" West, 153.14 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3"; thence South 86°48'16" West, 895.90 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3"; thence South 86°50'36" West, 74.19 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3", to a point (said point being North 87°05'38" East, 179.45 feet and North 86°50'36" East, 694.95 feet from the Center of said Section 23); thence North 02°55'23" West, 1266.88 feet, (previously recorded as North 02°51'49" West, 1267.16 feet, to a point on the Southerly right-of-way line of Grand River Avenue (100 feet wide); thence South 73°47'42" East, 1033.71 feet, (previously recorded as South 73°44'09" East, 1036.06 feet), along the Southerly right-of-way line of said Grand River Avenue; thence South 02°33'23" East, 46.23 feet; thence South 11°01'50" West, 69.11 feet; thence South 79°07'09" East, 16.69 feet; thence South 02°33'23" East, 165.92 feet; thence South 73°42'54" East, 160.03 feet; thence South 02°52'09" East, 15.88 feet, (previously recorded as South 00°19'55" West); thence South 02°39'05" East, 571.95 feet, (previously recorded as South 02°23'56" East, 565.91 feet), to the Point of Beginning. All of the above containing 26.62 Acres. All of the above being subject to easements, restrictions and right of ways of record. All of the above being subject to the rights of the public in Grand River Avenue.

FIRE DEPARTMENT NOTES

- All fire hydrants and water mains shall be installed and in service prior to above foundation building construction as each phase is built.
- All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
- Building addresses shall be posted facing the street during all phases of construction. Addresses shall be a minimum of three inches in height on a contrasting background.
- Provide 4-6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
- Fire lanes shall be posted with "Fire Lane - No Parking" signs in accordance with Ordinance #85.99.02.
- All new multi-residential buildings shall be numbered. Each number shall be a min. 10 inches high, 1 inch wide & be posted at least 15 ft. above the ground on the building where readily visible from the street.

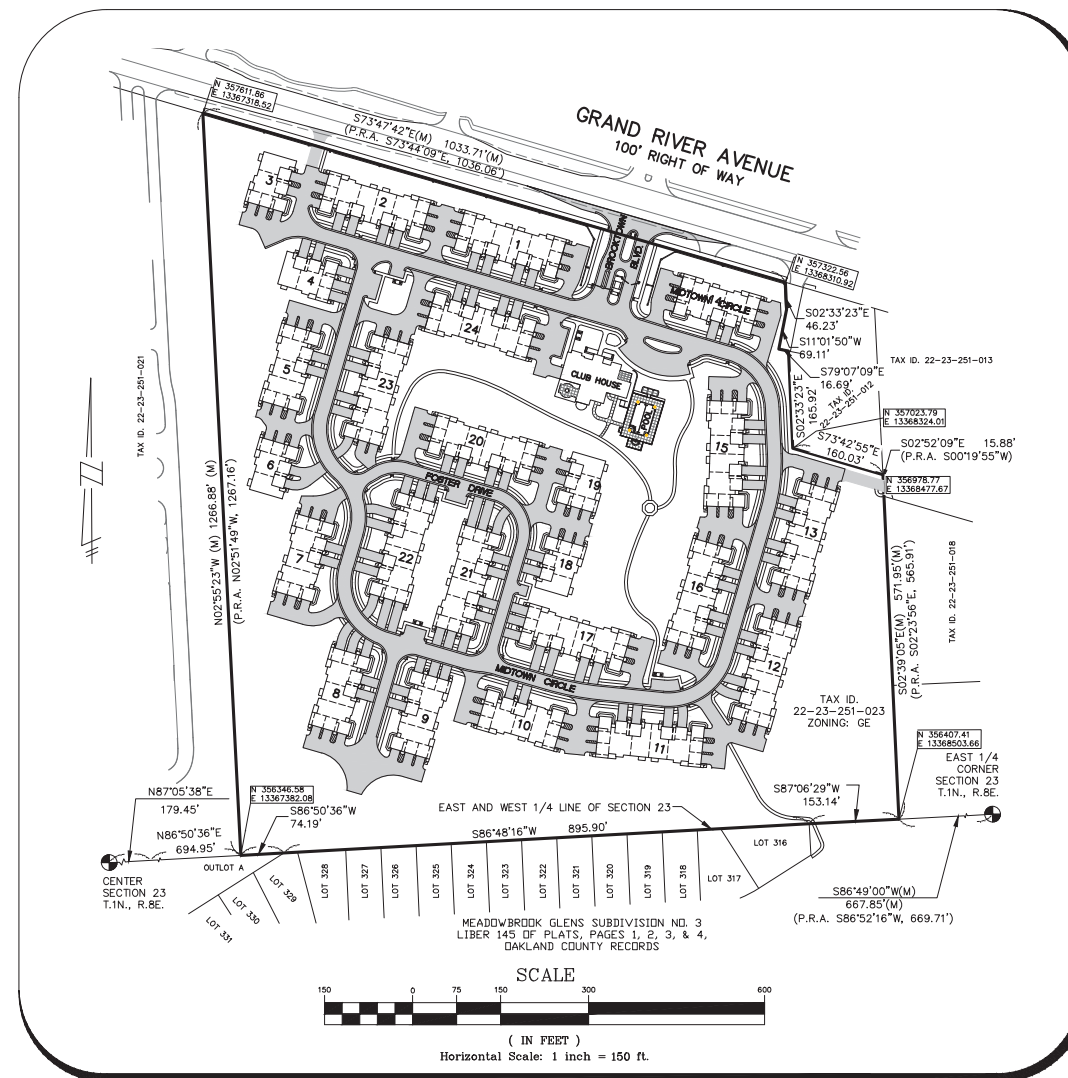
BENCHMARK

CITY OF NOVI BENCHMARK NO. 2321

X ON SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED 15 FEET SOUTH OF GRAND RIVER AND ACROSS FROM OFFICES #42020 GRAND RIVER.
ELEVATION = 906.27

NOTES

- ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI AND ROAD COMMISSION OF OAKLAND COUNTY FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF GRAND RIVER AVENUE.
- ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 FAX: 248.308.3335

ARCHITECTURAL PLANS PROVIDED BY:
ALEXANDER V. BOGAERTS & ASSOC.
2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48302
PHONE: 248.334.5000

LANDSCAPE PLANS PROVIDED BY:
KENNETH WEIKAL
LANDSCAPE ARCHITECTURE
33203 BIDDESTONE LANE
FARMINGTON HILLS, MICHIGAN 48334
PHONE: 248.477.3600

SURVEY PROVIDED BY:
CORE LAND CONSULTING, L.L.C.
PROFESSIONAL SURVEYORS
29193 NORTHWESTERN HWY., SUITE 693
SOUTHFIELD, MICHIGAN 48034
PHONE: 248.932.7120

SHEET INDEX

- COVER SHEET
- PRELIMINARY SITE PLAN-NORTH PORTION
- PRELIMINARY SITE PLAN-SOUTH PORTION
- STORM WATER MANAGEMENT PLAN
- PHASING PLAN
- OPEN SPACE PLAN

ARCHITECTURAL PLANS

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- CLUBHOUSE REAR & SIDE ELEVATION
- STACKED RANCH FRONT ELEV. - A
- STACKED RANCH FRONT ELEV. - B & C
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- FLOOR PLANS - BLDG 100
- FLOOR PLANS - BLDG 150
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- STACKED RANCH ELEVATIONS
- FLOOR PLANS - BLDG 200
- MAILBOX KIOSK ELEVATIONS & PLANS
- EXTERIOR MATERIALS

LANDSCAPE PLANS

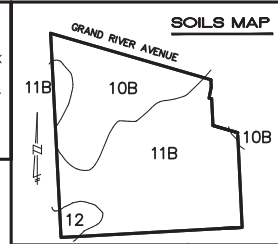
- TITLE SHEET/LS REQUIREMENTS
- SITE PLANTING PLAN
- SITE PLANTING PLAN
- SITE PLANTING PLAN
- SITE PLANTING PLAN
- PROJECT ENTRY PLANTING PLAN
- CLUB HOUSE PLANTING PLAN
- BUILDING PLANTING PLAN
- BUILDING PLANTING PLAN
- SITE PLANTING PLAN
- WALL DETAILS
- OVERALL SITE PLANTING PLAN

PHOTOMETRIC PLANS

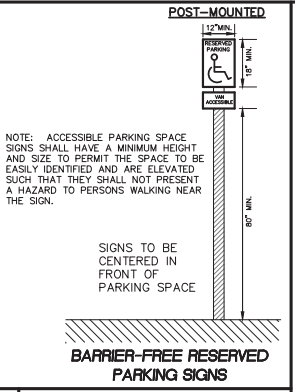
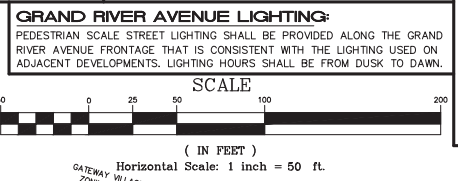
- E.100PH PHOTOMETRIC PLAN

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	
1.	PER CITY REVIEW	11-21-14	
2.	PRELIMINARY SITE PLAN	4-6-15	
3.	REVISE WALKS	5-21-15	
4.	REVISE LAYOUT PER OWNER	5-16-16	
5.	REVISE PER CITY CONSULTANTS	8-03-16	
DATE: 10-13-14			DESIGNED BY: A.A. CHECKED BY: C.S.
			JOB NUMBER: 12-019 DRAWING FILE: 12-019-CS

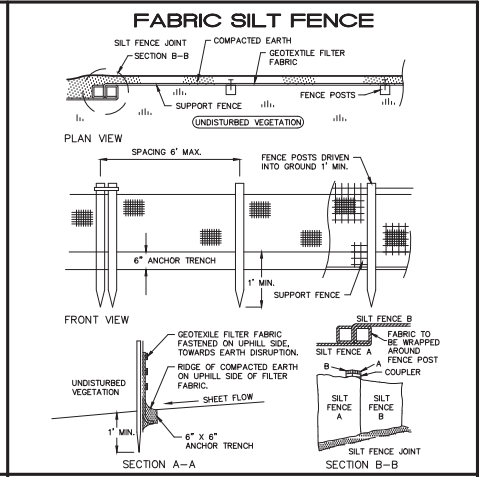
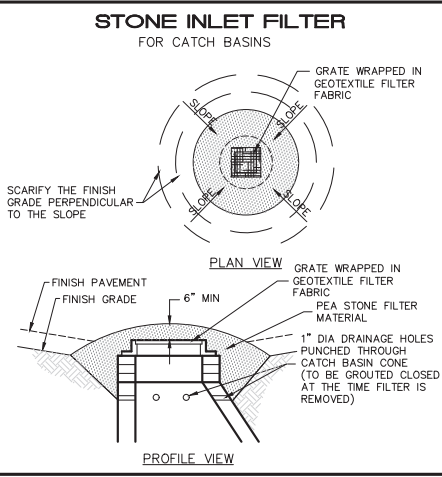
WETLAND IMPACT				
MDOT NON REGULATED WETLAND (AC.)	WETLAND IMPACT AREA (AC.)	PERMANENT 25' ENVIRONMENTAL SETBACK AREA (AC.)	PERMANENT 25' ENVIRONMENTAL SETBACK DISTURBANCE (AC.)	
A	0.337	0	0.590	0.050
B	0.253	0	0.289	0.050
TOTAL:	0.590	0	0.879	0.100



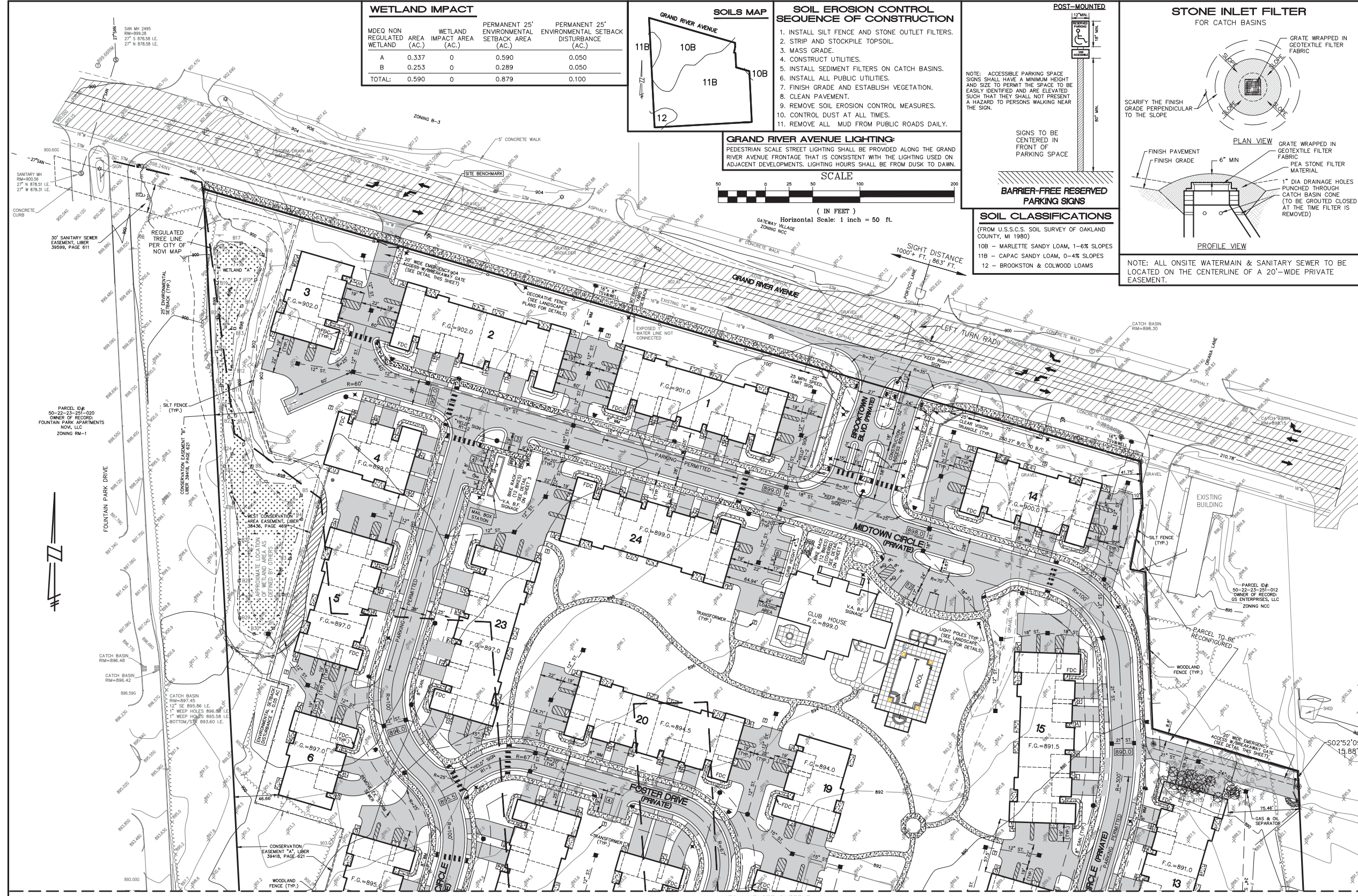
- SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION**
1. INSTALL SILT FENCE AND STONE OUTLET FILTERS.
 2. STRIP AND STOCKPILE TOPSOIL.
 3. MASS GRADE.
 4. CONSTRUCT UTILITIES.
 5. INSTALL SEDIMENT FILTERS ON CATCH BASINS.
 6. INSTALL ALL PUBLIC UTILITIES.
 7. FINISH GRADE AND ESTABLISH VEGETATION.
 8. CLEAN PAVEMENT.
 9. REMOVE SOIL EROSION CONTROL MEASURES.
 10. CONTROL DUST AT ALL TIMES.
 11. REMOVE ALL MUD FROM PUBLIC ROADS DAILY.



SOIL CLASSIFICATIONS
(FROM U.S.S.C.S. SOIL SURVEY OF OAKLAND COUNTY, MI 1980)
10B - MARLETTE SANDY LOAM, 1-6% SLOPES
11B - CAPAC SANDY LOAM, 0-4% SLOPES
12 - BROOKSTON & COLWOOD LOAMS



- PROPOSED IMPROVEMENTS**
1. MUNICIPAL SANITARY SEWER TO BE PROVIDED BY CONNECTING TO EXISTING MANHOLE ON THE SOUTH SIDE OF CHERRY HILL ROAD AT THE SOUTH EAST CORNER OF THE DEVELOPMENT. SEWER SHALL BE 30" DIA. PVC, 8' DIA.
 2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 16" WATERMAIN ON THE SOUTH SIDE OF GRAND RIVER AVE. ALL WATERMAIN SHALL BE D.I. CL54.
 3. ON-SITE STORM WATER DETENTION SHALL BE PROVIDED.
 4. 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADS.
 5. 8' WD. CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG GRAND RIVER AVE.
 6. ALL POWER AND COMMUNICATION SHALL BE LOCATED UNDERGROUND.
 7. ALL STORM SEWER SHALL BE C-76 CONCRETE.



NOTE: SEE ARCHITECTURAL PLANS FOR BUILDING AND UNIT DETAILS

NOTES:

SUBJECT PROPERTY ZONING: GE

TOTAL SITE AREA (NET OF R.O.W.): 26.62 ACRES

DENSITY:

- 13 BLDGS @ 10 UNITS/BLDG = 130
- 6 BLDGS @ 8 UNITS/BLDG = 48
- 5 BLDGS @ 5 UNITS/BLDG = 25

TOTAL UNITS PROPOSED = 203

PROPOSED DENSITY = 203/26.62 = 7.63 UNITS/AC.

MAXIMUM LOT COVERAGE:

- SITE AREA = 26.62 ACRES
- BUILDING AREA = 5.07 ACRES
- COVERAGE % PROVIDED = 19.04%

MAXIMUM ALLOWABLE ROOMS:

- 26.62 AC. x 43,560 S.F./1,600 = 725
- TOTAL PROPOSED ROOMS = 695

MAXIMUM BUILDING HEIGHT: 28'±

PARKING:

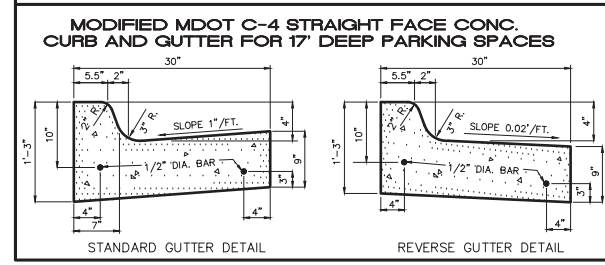
- TOTAL GARAGE SPACES FOR 203 UNITS: 406
- TOTAL DRIVEWAY SPACES FOR 203 UNITS: 406
- TOTAL RESIDENT PARKING: 812 SPACES
- 40 VISITOR PARKING SPACES (37 REGULAR SPACES AND 3 VAN ACCESSIBLE SPACES)

TRASH DISPOSAL: CURB SIDE PICKUP INCLUDING CLUBHOUSE

TREES TO BE REMOVED OUTSIDE OF REGULATED AREA: 12

WETLAND ENVIRONMENTAL SETBACK DISTURBANCE: 0.10 AC.

BICYCLE PARKING: 1 FOR EVERY 5 UNITS = 41 SPACES REQUIRED 44 SPACES PROVIDED

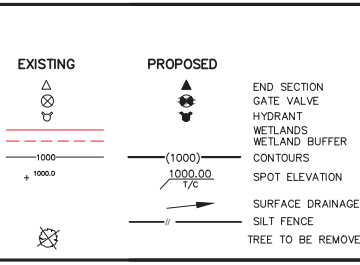
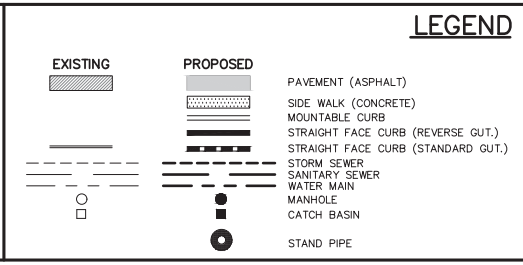
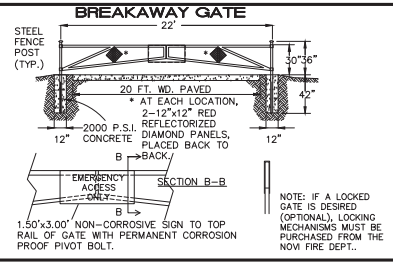


SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	PANEL	POST
R1-1	30" "STOP" SIGN W/ STREET SIGN	1	1	1
R1-2	30" "YIELD" SIGN W/ STREET SIGN	5	5	5
R2-1	(25) "25 MPH SPEED LIMIT" SIGN	1	1	1
12	D3-1 STREET NAME ATOP "STOP" SIGN	1	0	0
8"	D3-1 STREET NAME ATOP "YIELD" SIGN	6	0	0
R4-7A	"KEEP RIGHT" SIGN	2	2	2
V.A.	BARRIER FREE SIGN	3	3	3

SIGNAGE NOTES

1. STREET NAME SIGNS SHOULD BE PLACED A TOP THE INTERIOR YIELD SIGNS AND THE EXISTING STOP SIGNS.
2. ALL STREET-NAME SIGNS SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.



REVISIONS

NO.	ITEM	DATE
1.	PER CITY REVIEW	11-21-14
2.	PRELIMINARY SITE PLAN	4-8-15
3.	ADD WALK AT BLDG ENTRANCE	5-21-15
4.	REVISE LAYOUT PER OWNER	5-16-16
5.	REVISE PER CITY CONSULTANTS	8-03-16

DATE: 09-03-14 DESIGNED BY: A.A. CHECKED BY: G.S.
JOB NUMBER: 12-019

HUNTLEY MANOR
SECTION 23, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

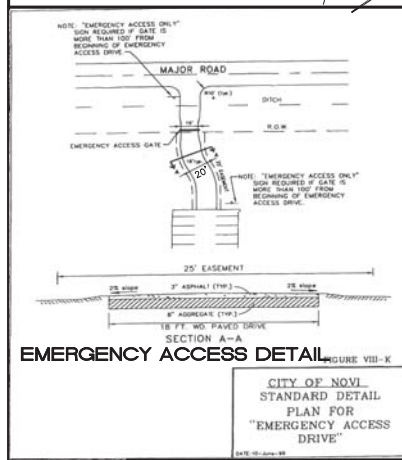
PRELIMINARY SITE PLAN - NORTH PORTION

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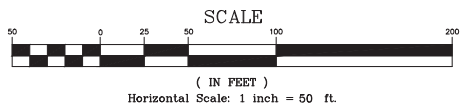
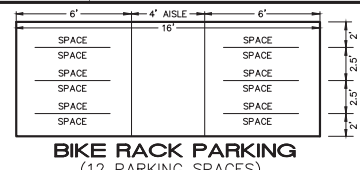
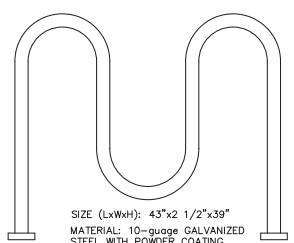
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SHEET 2

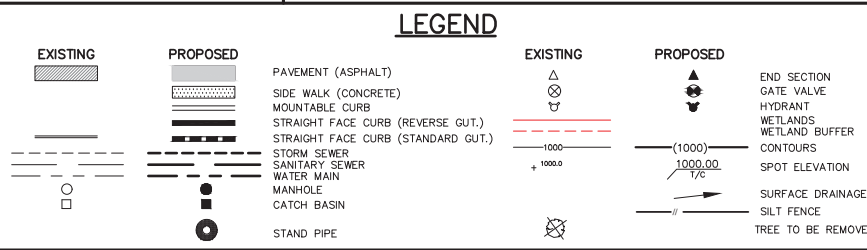
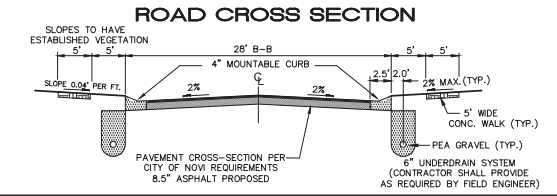
MATCHLINE SEE SHEET 2



PARKING NOTE:
NO ON-STREET PARKING SHALL BE PERMITTED ON FOSTER DRIVE, OR THE MAIL BOX DRIVE.



NOTE: ALL ONSITE WATERMAIN & SANITARY SEWER TO BE CENTERLINE OF 20' WIDE PRIVATE EASEMENT.



SEE THE LANDSCAPE PLANS FOR TREE REPLACEMENT.

REVISIONS

NO.	ITEM	DATE
1.	PER CITY REVIEW	11-21-14
2.	PRELIMINARY SITE PLAN	4-6-15
3.	REVISE SOWWAK EAST OF BLDG 7	5-21-15
4.	REVISE LAYOUT PER OWNER	5-16-16
5.	REVISE PER CITY CONSULTANTS	8-03-16

DATE: 09-03-14 DESIGNED BY: A.A.
CHECKED BY: C.S.

JOB NUMBER: 12-019

TREES TABLE (THESE TREES TO BE REMOVED)

REGULATED	TAG#	SIZE	TYPE	BOTANICAL NAME	CONDITION	ELEV.	REPLACEMENT TREES	
NO	704	18"	POPLAR	POPULUS SPP	GOOD	891.0	0	
NO	705	12"	POPLAR	POPULUS SPP	GOOD	891.4	0	
NO	706	24"	POPLAR	POPULUS SPP	GOOD	891.0	0	
NO	707	12"	POPLAR	POPULUS SPP	GOOD	891.2	0	
NO	708	20"	POPLAR	POPULUS SPP	GOOD	890.8	0	
NO	709	8"	POPLAR	POPULUS SPP	GOOD	891.0	0	
NO	710	10"	POPLAR	POPULUS SPP	GOOD	891.0	0	
NO	711	12"	POPLAR	POPULUS SPP	GOOD	891.3	0	
NO	712	8"	POPLAR	POPULUS SPP	GOOD	891.0	0	
NO	713	8"	POPLAR	POPULUS SPP	GOOD	891.0	0	
NO	715	12"	POPLAR	POPULUS SPP	GOOD	891.4	0	
NO	716	12"	POPLAR	POPULUS SPP	GOOD	891.0	0	
NO	717	16"	POPLAR	POPULUS SPP	GOOD	891.4	0	
NO	718	12"	POPLAR	POPULUS SPP	GOOD	890.9	0	
							TOTAL	0

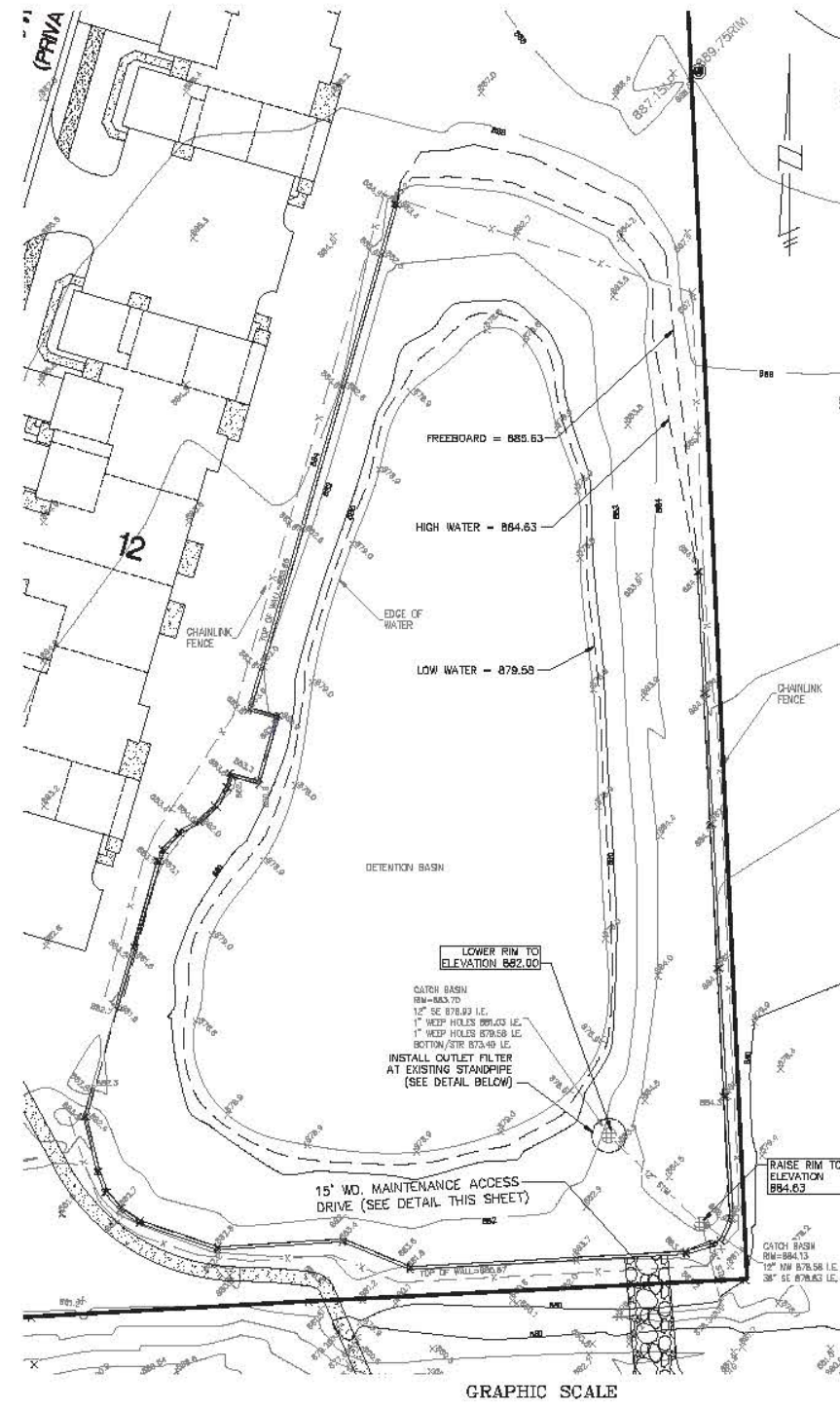
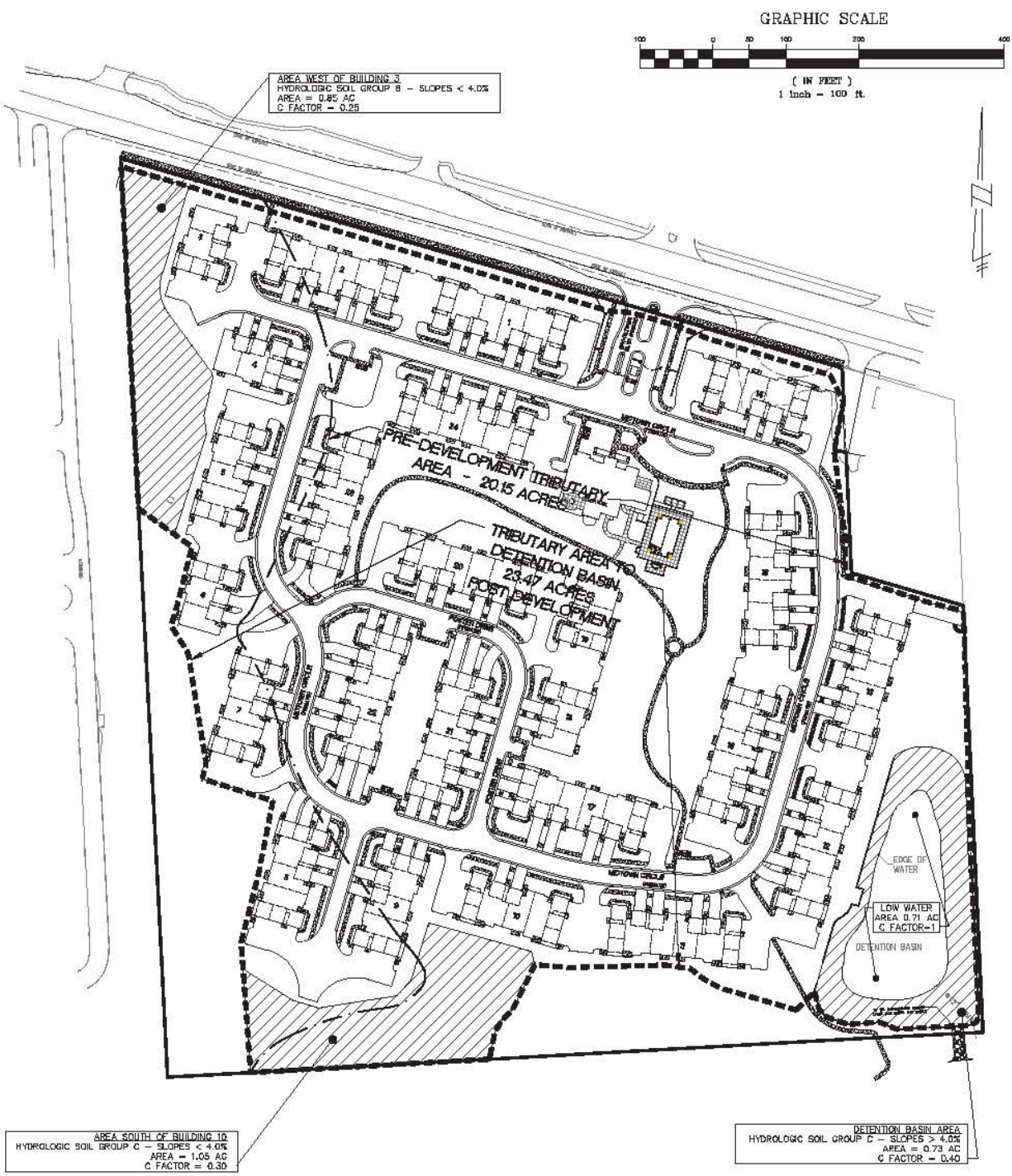
HUNTLEY MANOR
SECTION 23, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PRELIMINARY SITE PLAN - SOUTH PORTION

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SHEET 3



Storm Water Detention Calculation

DETECTION REQUIRED (100-YEAR STORM)		TOTAL DETENTION PROVIDED (100 YEARS)	
DETECTION AREA (A)	23.47 AC	ELEVATION	884.63
DETECTION VOLUME (V)	28,528 C.F.	AREA (A)	885.63
DETECTION TIME (T)	1.00 HRS	VOLUME (V)	885.63
DETECTION RATE (Q)	28,528 C.F./HR	DETECTION TIME (T)	1.00 HRS
DETECTION RATE (Q)	28,528 C.F./HR	DETECTION VOLUME (V)	885.63 C.F.
DETECTION RATE (Q)	28,528 C.F./HR	DETECTION TIME (T)	1.00 HRS
DETECTION RATE (Q)	28,528 C.F./HR	DETECTION VOLUME (V)	885.63 C.F.

- ### MAINTENANCE SCHEDULE:
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN. MAINTENANCE SHOULD BE PERFORMED FOLLOWING ANY STORM AND SHOULD INCLUDE:
- CHECKING THE DEPTH OF SEDIMENT DEPOSIT TO ENSURE THE CAPACITY OF THE BASIN IS ADEQUATE FOR STORM WATER AND SEDIMENT DEPOSITION, AND FOR THE REMOVAL OF SEDIMENT.
 - CHECKING THE BASIN FOR PIPING, SEEPAGE, OR OTHER MECHANICAL DAMAGE.
 - CHECKING FOR THE PRESENCE OF ANY SOIL CAKING, WHICH WOULD PREVENT PROPER DRAINAGE FROM THE BASIN.
 - CHECKING THE OUTFALL TO ENSURE DRAINAGE IS NOT CAUSING ANY POSITIVE VELOCITIES AND TO ENSURE THE OUTFALL IS NOT CLOGGED.
 - ANY PROBLEM DISCOVERED DURING THE MAINTENANCE CHECKS SHOULD BE ADDRESSED IMMEDIATELY.
 - SEDIMENT REMOVED DURING CLEANING SHOULD BE PLACED AT AN UPLAND AREA AND STABILIZED SO THAT IT DOES NOT RE-ENTER THE DRAINAGE COURSE.

PRE AND POST DEVELOPMENT STORM WATER DISCHARGE

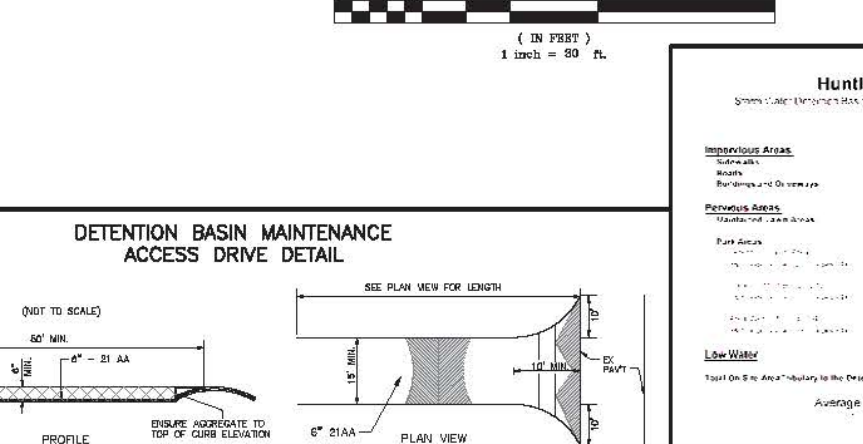
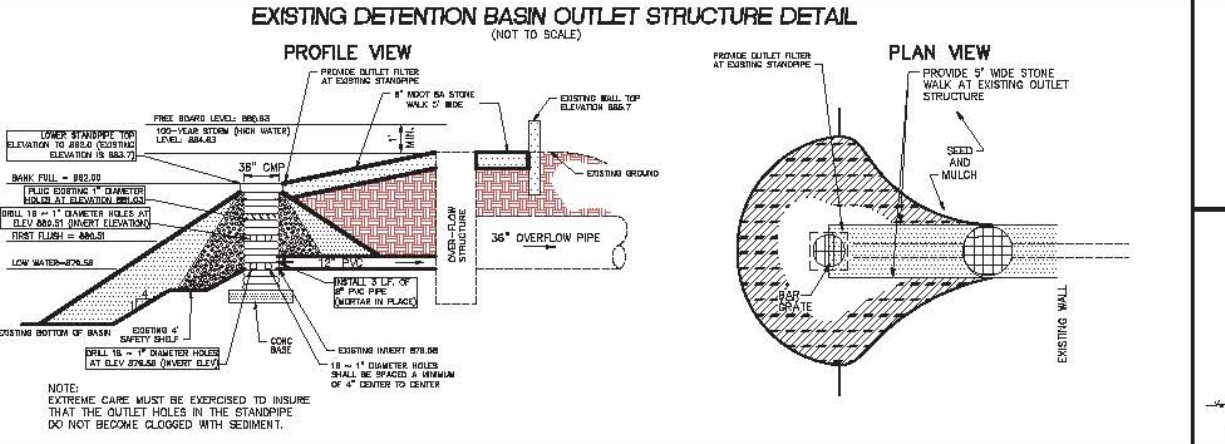
	PRE-DEVELOPMENT	POST-DEVELOPMENT
AREA	20.15 ACRES	23.47 ACRES
DISCHARGE	33.24 CFS	3.50 CFS
VOLUME	86,495 C.F.	208,225 C.F.

HUNTLEY MANOR

SECTION 23, TOWN 1 NORTH, RANGE 5 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	DATE	DESCRIPTION
1.	11-29-14	PER CITY REVIEW
2.	4-9-15	PRELIMINARY SITE PLAN
3.	5-21-15	REVISE VALUES
4.	5-19-16	REVISE LAYOUT FOR OWNER
5.	8-03-16	REVISE PER CITY CONSULTANTS



Huntley Manor

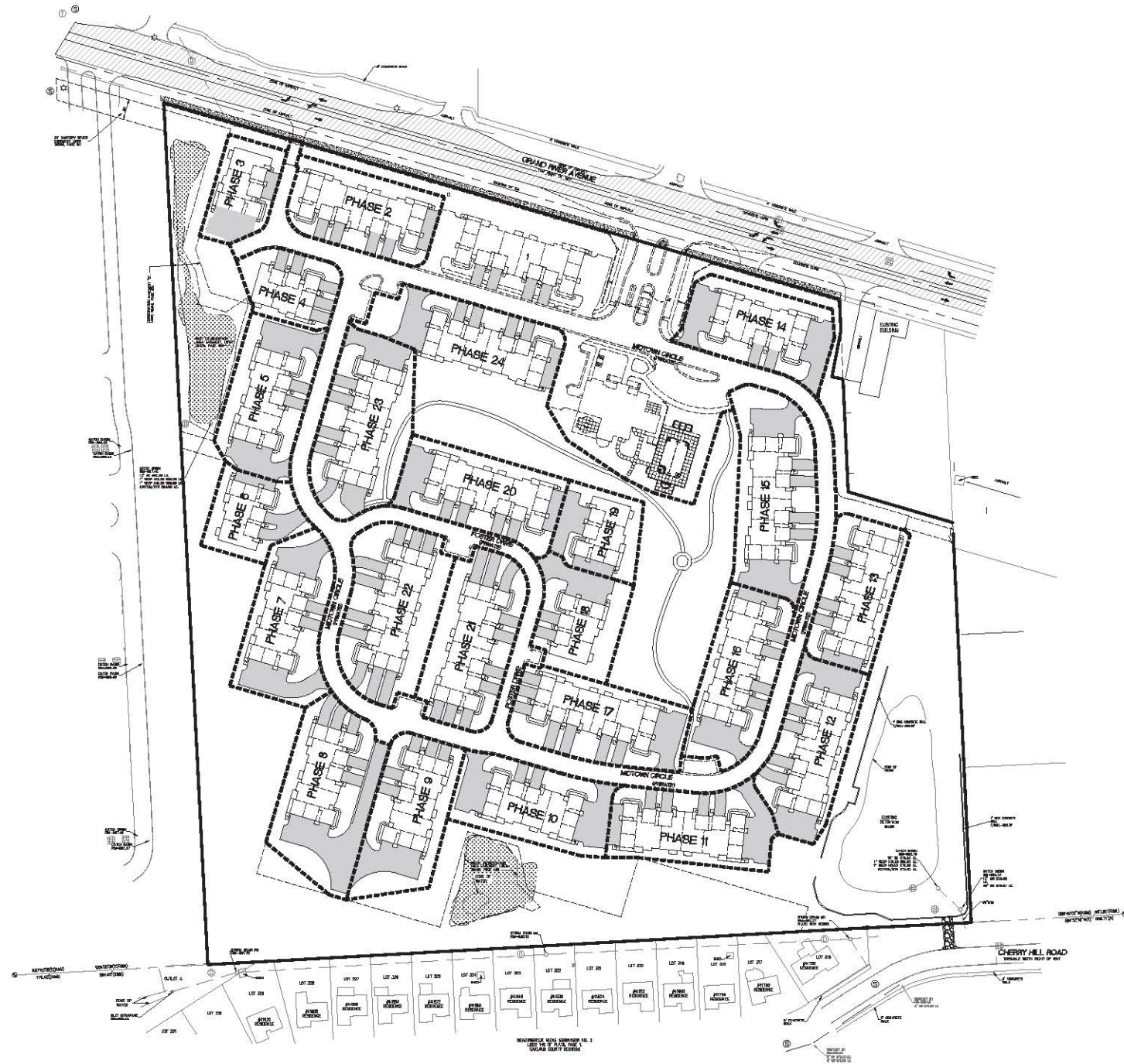
Storm Water Detention Basin

Area	Value
Impervious Area	23.47 AC
Permeous Area	0.00 AC
Park Areas	0.00 AC
Low Water	21.47 AC

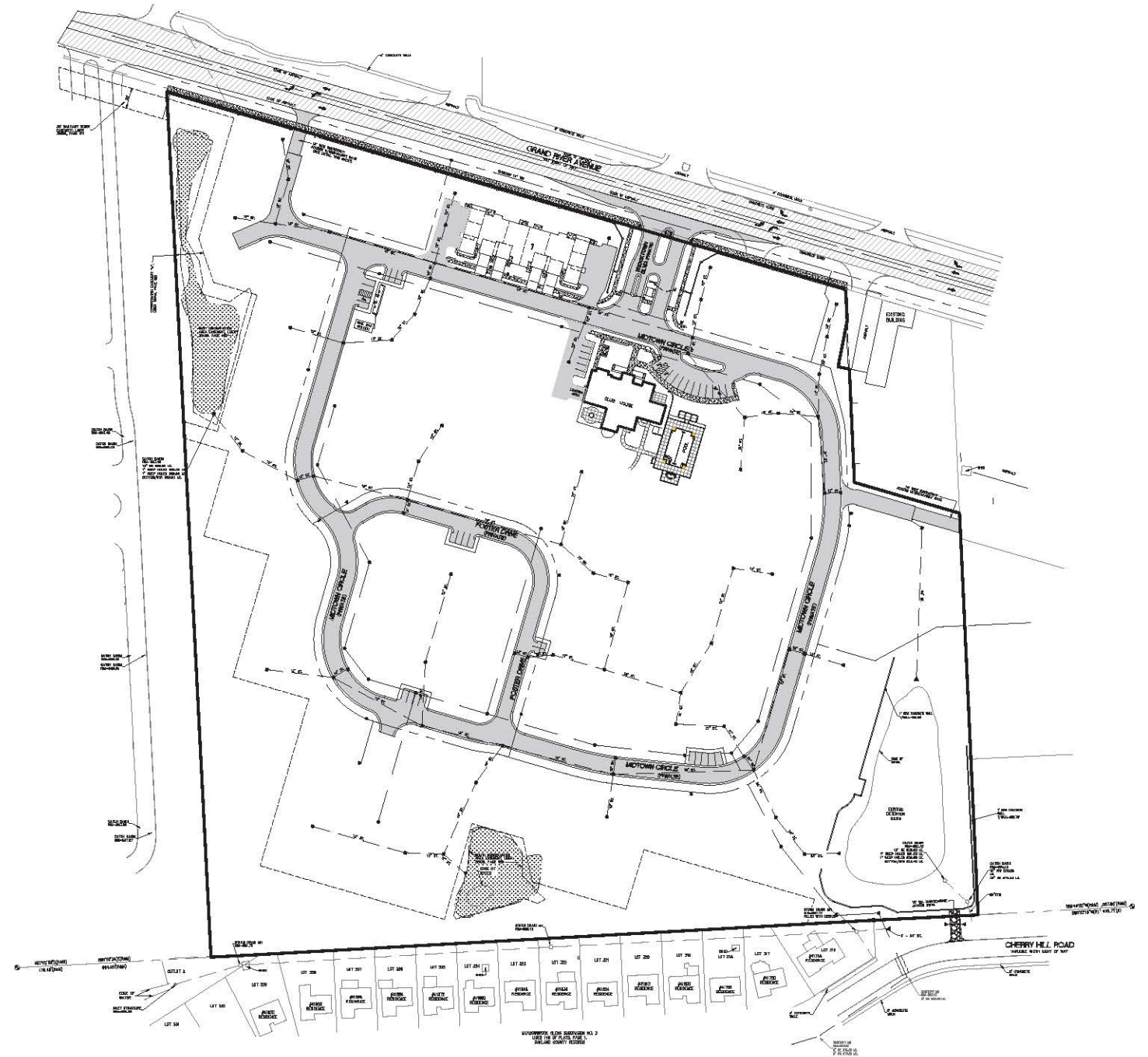
Average C Factor = 0.880

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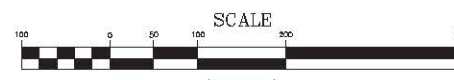
SHEET 4



PHASES 2 THRU 24



PHASE 1



(IN FEET)
Horizontal Scale: 1 inch = 100 ft.

REVISIONS		
NO.	ITEM	DATE
1.	PER CITY REVIEW	11-21-14
2.	PRELIMINARY SITE PLAN	4-8-15
3.	REVISE WALKS	5-21-15
4.	REVISE LAYOUT PER OWNER	5-18-16
5.	REVISE PER CITY CONSULTANTS	8-03-16

DATE: 09-03-14 DESIGNED BY: A.A.
CHECKED BY: C.S.
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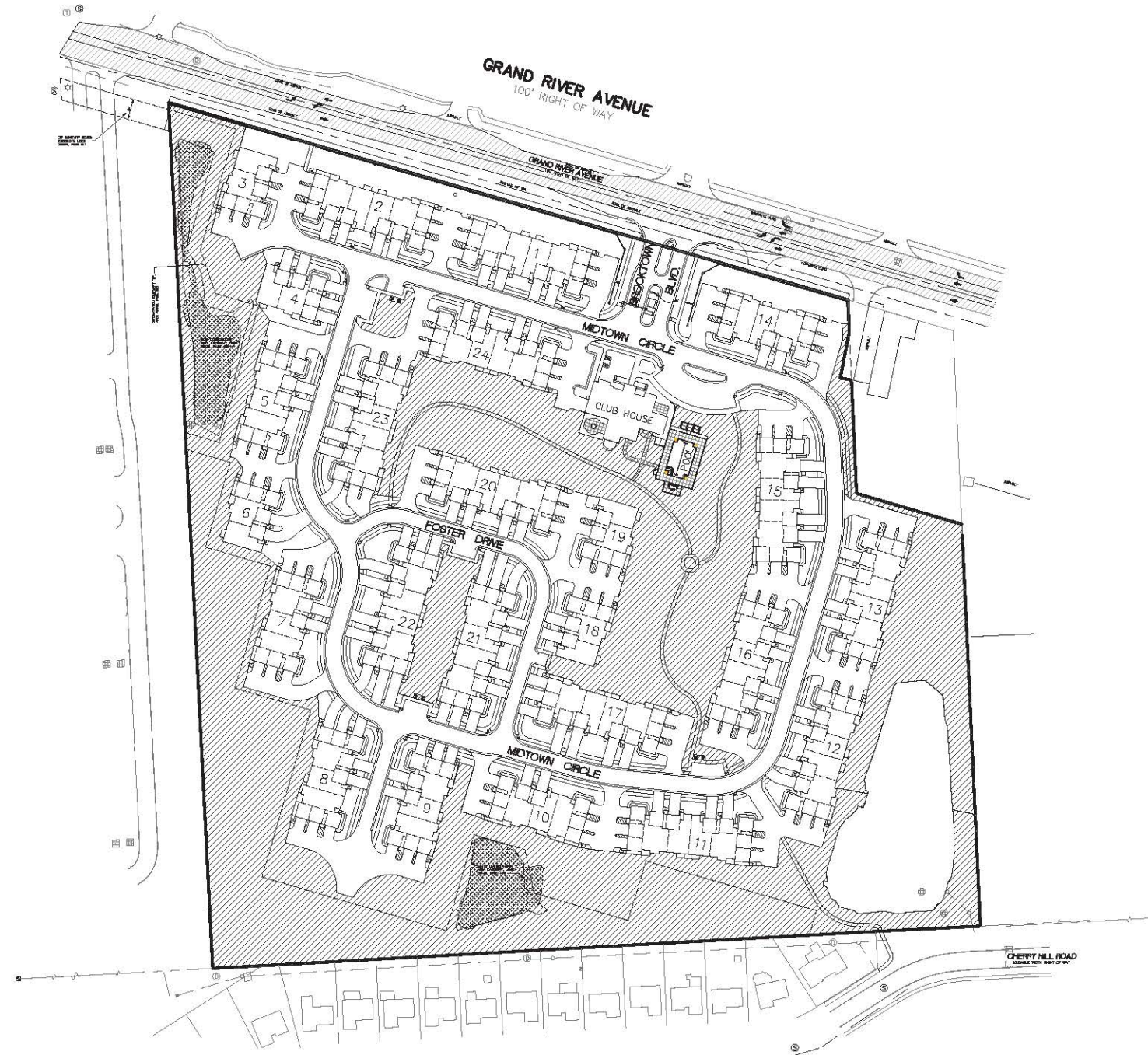
HUNTLEY MANOR
SECTION 29, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PHASING PLAN

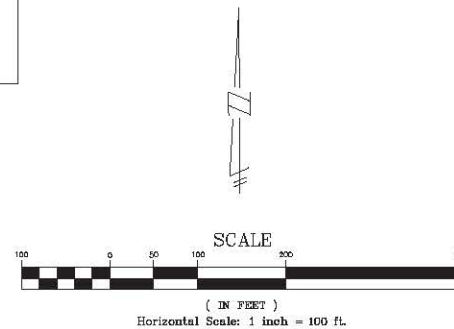
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SHEET 5



OPEN SPACE ACREAGE = 9.98 ACRES
PERCENTAGE OF OPEN SPACE: $9.98/26.62$
= 37.5%



LEGEND

OPEN SPACE: 

REVISIONS		
NO.	ITEM	DATE
1.	PER CITY REVIEW	11-21-14
2.	PRELIMINARY SITE PLAN	4-5-15
3.	REVISE WALKS	5-21-15
4.	REVISE LAYOUT PER OWNER	9-16-15
5.	REVISE PER CITY CONSULTANTS	8-03-16

DATE: 09-03-14 DESIGNED BY: A.A.
 CHECKED BY: C.S.
JOB NUMBER: 12-019

HUNTLEY MANOR
 SECTION 29, TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

OPEN SPACE PLAN

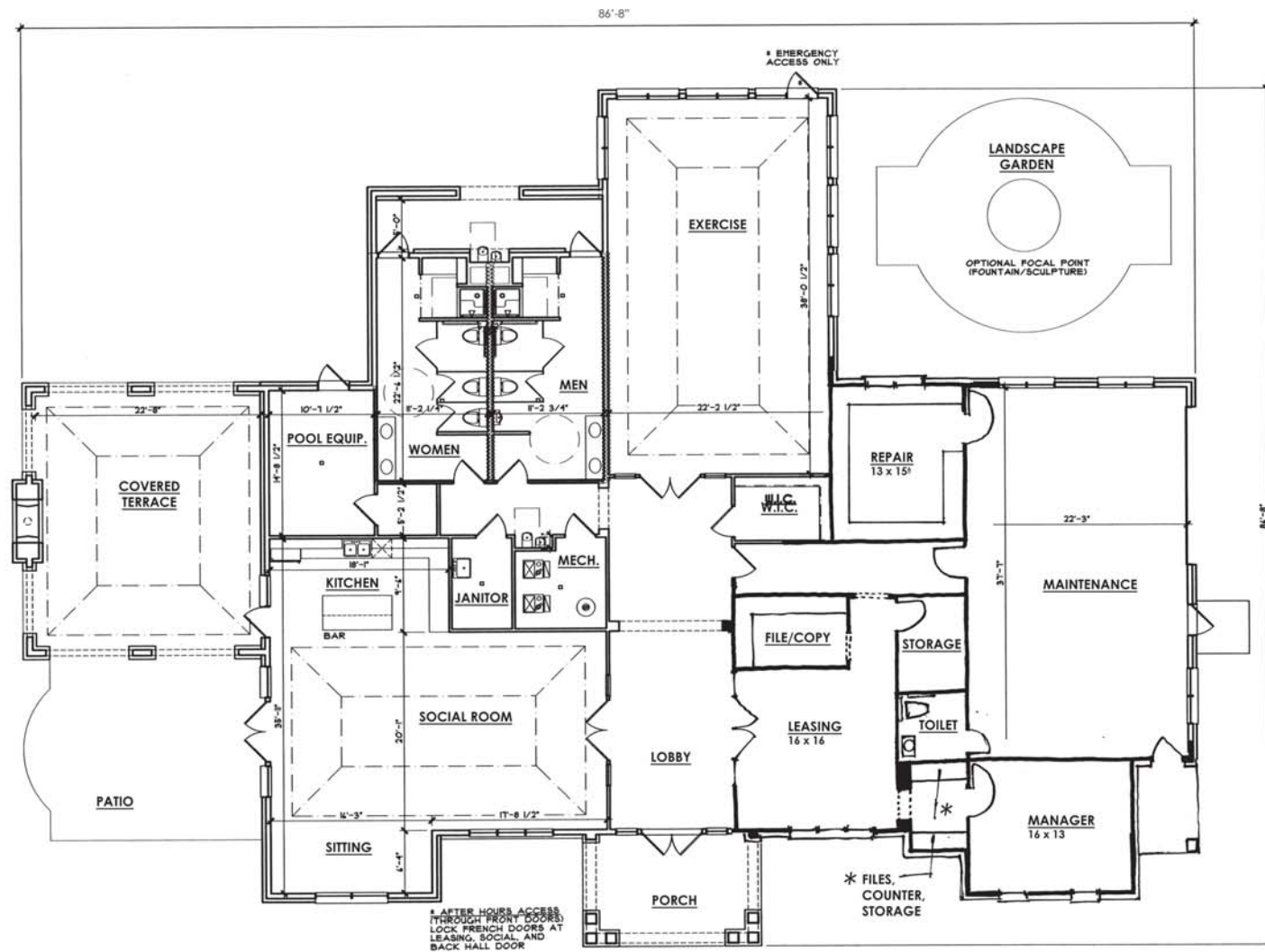
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 ENGINEERING, L.L.C.**
 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 FAX: 248.308.3335

**SHEET
 6**



FRONT ELEVATION - CLUBHOUSE

SCALE: 1/8" = 1'-0"



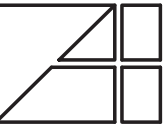
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
MAIN SPACES	± 4244 SQ. FT.
MAINTENANCE / REPAIR	± 842 SQ. FT.
POOL EQUIPMENT	180 SQ. FT.
COVERED TERRACE	412 SQ. FT.
TOTAL	± 4240 SQ. FT.

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HORIZONTAL SIDING
5	SHAKE SIDING
6	TRIM & COLUMN
7	PAINTED DOORS
8	SHUTTERS
9	RAILING
10	BRACKETS
11	LIMESTONE

NOTE: REFER TO SHEET 'A13' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.



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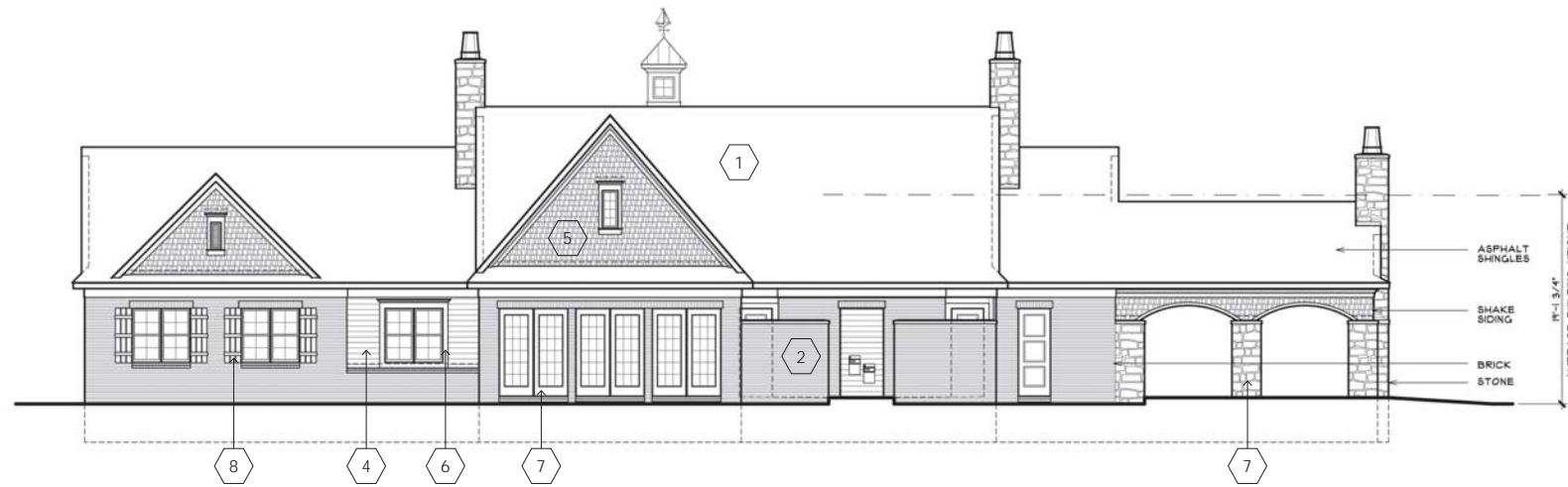
SHEET TITLE
 CLUBHOUSE FRONT
 ELEVATION & PLAN
 PRELIMINARY

CLIENT/PROJECT
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 HUNTLEY MANOR
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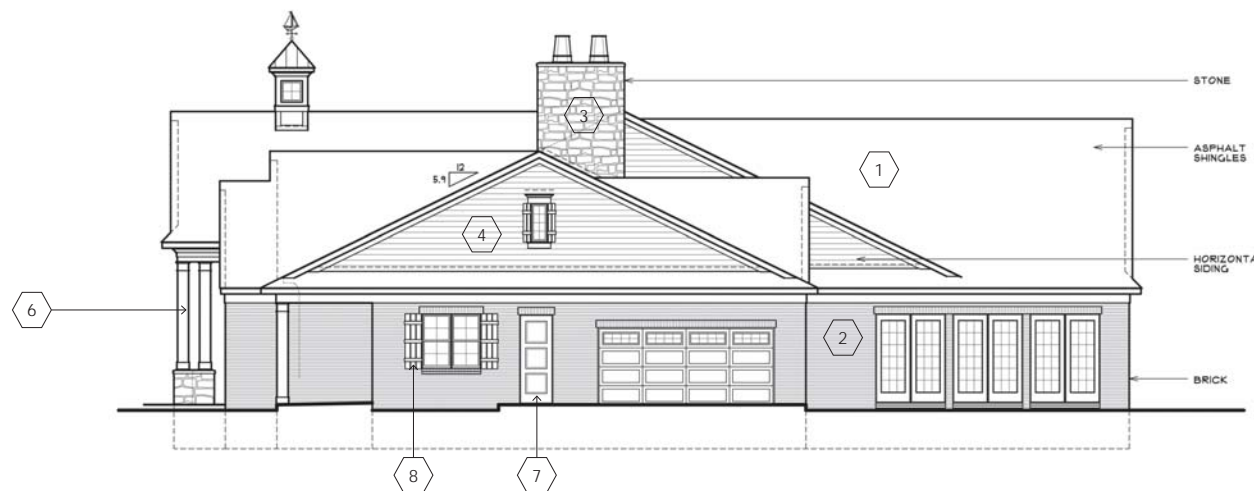
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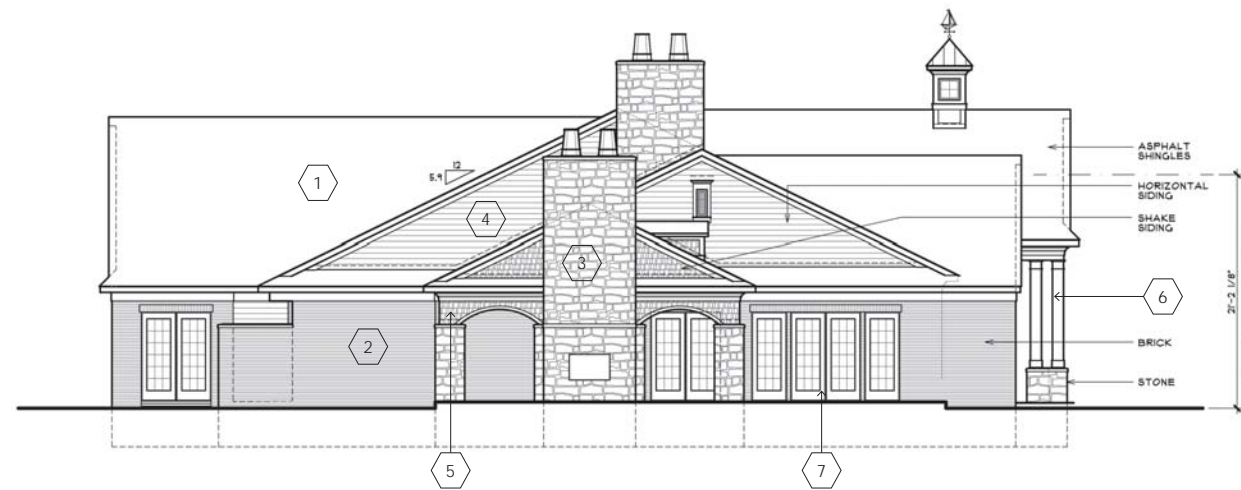
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

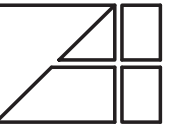


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HORIZONTAL SIDING
5	SHAKE SIDING
6	TRIM & COLUMN
7	PAINTED DOORS
8	SHUTTERS
9	RAILING
10	BRACKETS
11	LIMESTONE

NOTE: REFER TO SHEET 'A13'
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MANUFACTURER INFORMATION.



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SHEET TITLE
CLUBHOUSE REAR & SIDE
ELEVATIONS

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BUILDING 100 (10 UNITS) - FRONT ELEVATION 'A'
 NO THREE BEDROOM UNITS

SCALE: 1/8" = 1'-0"

NOTE: BUILDING 150 (5 UNITS) SIMILAR

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HORIZONTAL SIDING
5	SHAKE SIDING
6	TRIM & COLUMN
7	PAINTED DOORS
8	SHUTTERS
9	RAILING
10	BRACKETS
11	LIMESTONE

NOTE: REFER TO SHEET 'A13' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.

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SHEET TITLE
 STACKED RANCH
 FRONT ELEVATION - A

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BUILDING 100 (10 UNITS) - FRONT ELEVATION 'B'
 (1) THREE BEDROOM UNIT
 SCALE: 1/8" = 1'-0"
 NOTE: BUILDING 150 (5 UNITS) SIMILAR



BUILDING 100 (10 UNITS) - FRONT ELEVATION 'C'
 (2) THREE BEDROOM UNITS
 SCALE: 1/8" = 1'-0"
 NOTE: BUILDING 150 (5 UNITS) SIMILAR

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HORIZONTAL SIDING
5	SHAKE SIDING
6	TRIM & COLUMN
7	PAINTED DOORS
8	SHUTTERS
9	RAILING
10	BRACKETS
11	LIMESTONE

NOTE: REFER TO SHEET 'A13' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.

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 STACKED RANCH
 FRONT ELEVATION - B & C
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BUILDING 100 (10 UNITS) - REAR ELEVATION

SCALE: 1/8" = 1'-0"

BRICK SOLDIER (TYP.)
BRICK SILL (TYP.)
ARCHED BRICK SOLDIER (TYP.)

NOTE: BUILDING 150 (5 UNITS) SIMILAR



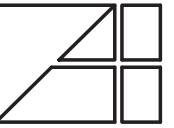
BUILDING 100 (10 UNITS) - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: BUILDING 150 (5 UNITS) SIMILAR

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HORIZONTAL SIDING
5	SHAKE SIDING
6	TRIM & COLUMN
7	PAINTED DOORS
8	SHUTTERS
9	RAILING
10	BRACKETS
11	LIMESTONE

NOTE: REFER TO SHEET 'A13' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.



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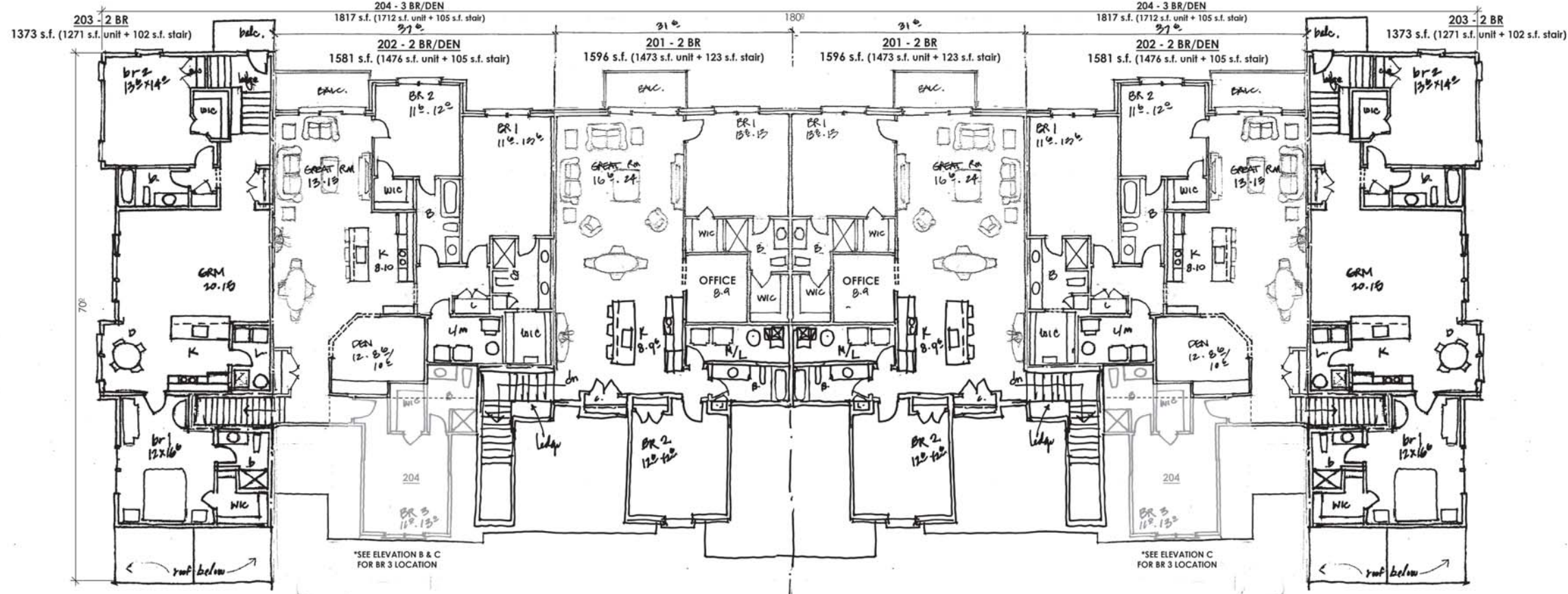
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STACKED RANCH
REAR & SIDE ELEVATIONS
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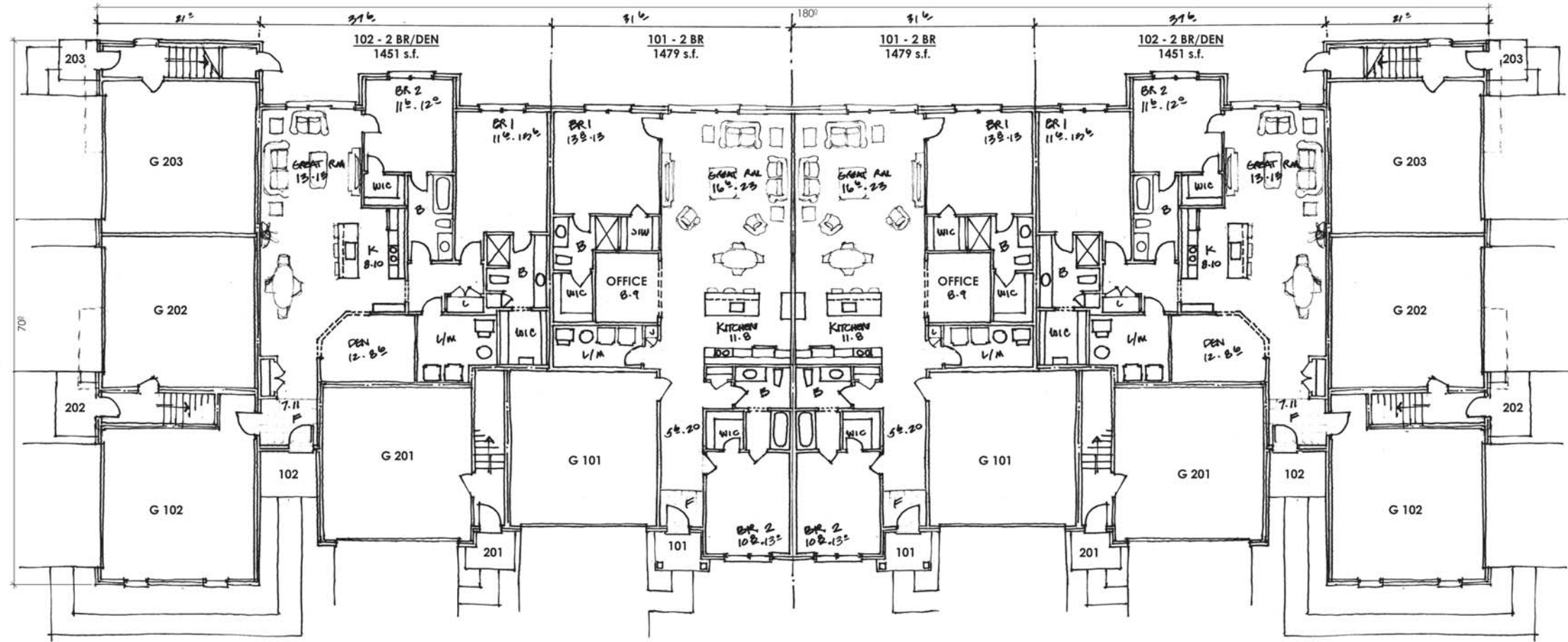
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BUILDING 100 (10 UNITS) - SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



BUILDING 100 (10 UNITS) - FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

Building Number	Number of Units	Number of Rooms	Building Length	Building Height	2 Bedroom Units (3 Rms)	2 Bedroom/Den Units (4 Rms)	3 Bedroom/Den Units (4 Rms)	Room Count
(5) 150C	5	17	90'-4.5"	±28'-0"	3	1	1	85
(4) 200A	8	28	137'-3"	±28'-0"	4	4	0	112
(2) 200B	8	28	137'-3"	±28'-0"	4	3	1	56
(4) 100A	10	34	180'-0"	±28'-0"	6	4	0	136
(4) 100B	10	34	180'-0"	±28'-0"	6	3	1	136
(5) 100C	10	34	180'-0"	±28'-0"	6	2	2	170
Total	203	-	-	-	43	139	21	695

Building 100 - (0) 3 BR Units (10 D.U. per building - stacked ranch and carriage units)	
(2) Unit 101 - 2br 2b w/ 2 car garage, ±1479 sf	
(2) Unit 102 - 2br/den 2b w/ 2 car garage, ±1451 sf	
(2) Unit 201 - 2br 2b w/ 2 car garage, ±1473 sf unit + 123 sf stair	
(2) Unit 202 - 2br/den 2b w/ 2 car garage, ±1476 sf unit + 105 sf stair	
(2) Unit 203 - 2 br 2b w/ 2 car garage, ±1271 sf unit + 102 sf stair	
First Floor:	5794 sf
Second Floor:	9216 sf
Total (Garage N.I.):	15010 sf

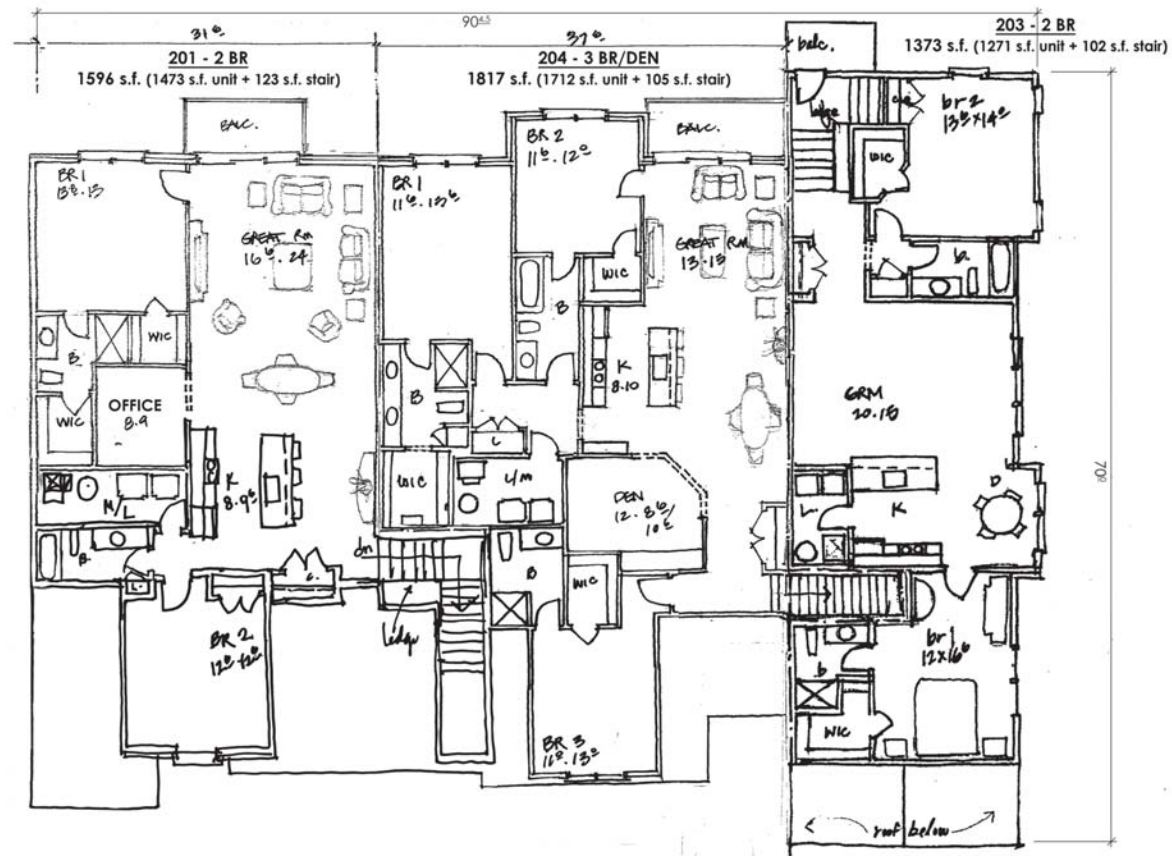
Building 100 - (1) 3 BR Unit (10 D.U. per building - stacked ranch and carriage units)	
(2) Unit 101 - 2br 2b w/ 2 car garage, ±1479 sf	
(2) Unit 102 - 2br/den 2b w/ 2 car garage, ±1451 sf	
(2) Unit 201 - 2br 2b w/ 2 car garage, ±1473 sf unit + 123 sf stair	
(1) Unit 202 - 2br/den 2b w/ 2 car garage, ±1476 sf unit + 105 sf stair	
(2) Unit 203 - 2 br 2b w/ 2 car garage, ±1271 sf unit + 102 sf stair	
(1) Unit 204 - 3br/den 3b w/ 2 car garage, ±1712 sf unit + 105 sf stair	
First Floor:	5794 sf
Second Floor:	9452 sf
Total (Garage N.I.):	15246 sf

Building 100 - (2) 3 BR Units (10 D.U. per building - stacked ranch and carriage units)	
(2) Unit 101 - 2br 2b w/ 2 car garage, ±1479 sf	
(2) Unit 102 - 2br/den 2b w/ 2 car garage, ±1451 sf	
(2) Unit 201 - 2br 2b w/ 2 car garage, ±1473 sf unit + 123 sf stair	
(2) Unit 203 - 2 br 2b w/ 2 car garage, ±1271 sf unit + 102 sf stair	
(2) Unit 204 - 3br/den 3b w/ 2 car garage, ±1712 sf unit + 105 sf stair	
First Floor:	5794 sf
Second Floor:	9688 sf
Total (Garage N.I.):	15482 sf

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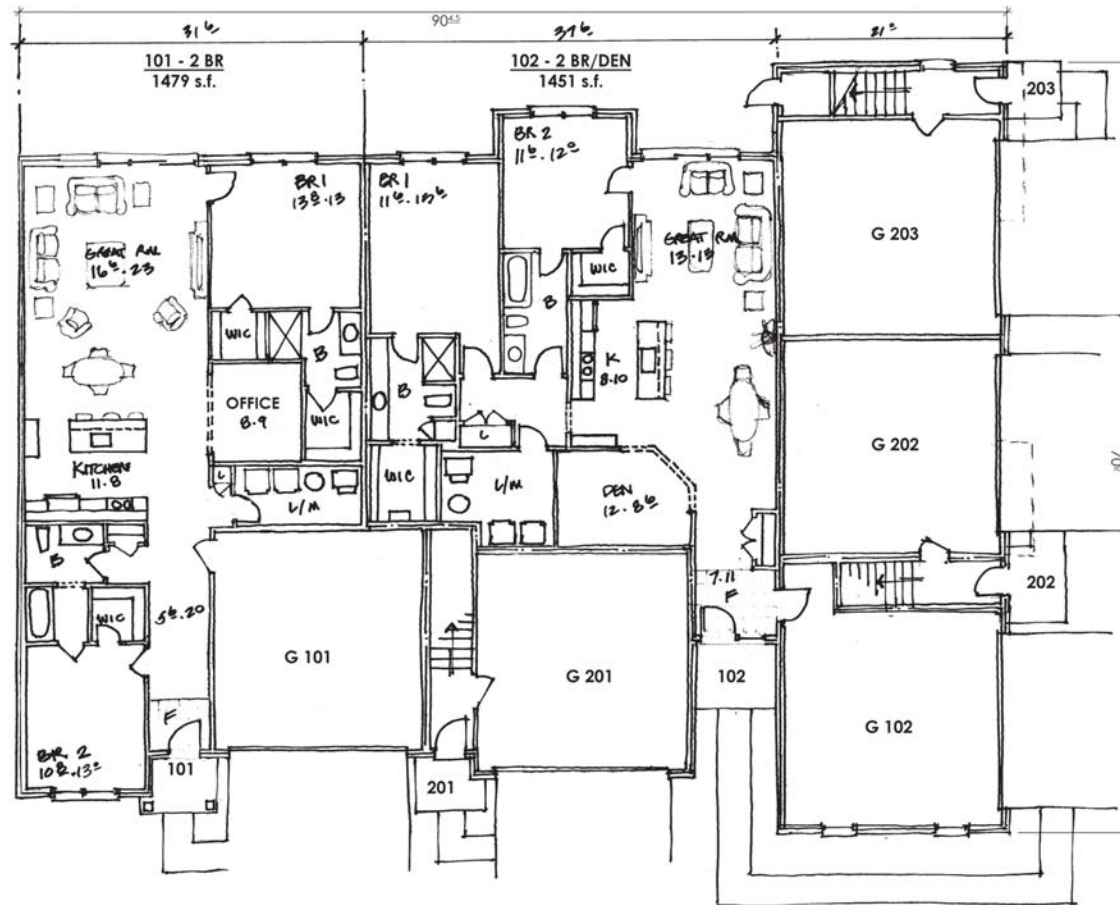
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 CLIENT/PROJECT: **G.R. MEADOWBROOK HUNTELY MANOR**
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STACKED RANCH FLOOR PLANS - BLDG 100
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BUILDING 150 (5 UNITS) - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

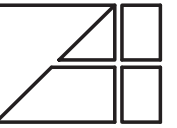


BUILDING 150 (5 UNITS) - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Building 150 - (1) 3 BR Unit	
(5 D.U. per building - stacked ranch and carriage units)	
(1) Unit 101 - 2br/2b w/ 2 car garage, ±1479 sf	
(1) Unit 102 - 2br/den/2b w/ 2 car garage, ±1451 sf	
(1) Unit 201 - 2br/2b w/ 2 car garage, ±1473 sf unit + 123 sf stair	
(1) Unit 203 - 2 br 2b w/ 2 car garage, ±1271 sf unit + 102 sf stair	
(1) Unit 204 - 3br/den/3b w/ 2 car garage, ±1712 sf unit + 105 sf stair	
First Floor:	2897 sf
Second Floor:	4844 sf
Total (Garage N.I.):	7741 sf

Building Number	Number of Units	Number of Rooms	Building Length	Building Height	2 Bedroom Units (3 Rms)	2 Bedroom/Den Units (4 Rms)	3 Bedroom/Den Units (4 Rms)	Room Count
(5) 150C	5	17	90'-4.5"	±28'-0"	3	1	1	85
(4) 200A	8	28	137'-3"	±28'-0"	4	4	0	112
(2) 200B	8	28	137'-3"	±28'-0"	4	3	1	56
(4) 100A	10	34	180'-0"	±28'-0"	6	4	0	136
(4) 100B	10	34	180'-0"	±28'-0"	6	3	1	136
(5) 100C	10	34	180'-0"	±28'-0"	6	2	2	170
Total	203	-	-	-	43	139	21	695



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STACKED RANCH
 FLOOR PLANS - BLDG 150
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BUILDING 200 (8 UNITS) - FRONT ELEVATION 'A'
NO THREE BEDROOM UNITS

SCALE: 1/8" = 1'-0"

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HORIZONTAL SIDING
5	SHAKE SIDING
6	TRIM & COLUMN
7	PAINTED DOORS
8	SHUTTERS
9	RAILING
10	BRACKETS
11	LIMESTONE

NOTE: REFER TO SHEET 'A13'
FOR DETAILED MATERIAL AND
MANUFACTURER INFORMATION.

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BUILDING 200 (8 UNITS) - FRONT ELEVATION 'B'
 (1) THREE BEDROOM UNIT

SCALE: 1/8" = 1'-0"

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HORIZONTAL SIDING
5	SHAKE SIDING
6	TRIM & COLUMN
7	PAINTED DOORS
8	SHUTTERS
9	RAILING
10	BRACKETS
11	LIMESTONE

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BUILDING 200 (8 UNITS) - REAR ELEVATION

SCALE: 1/8" = 1'-0"

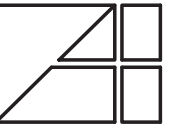


BUILDING 200 (8 UNITS) - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HORIZONTAL SIDING
5	SHAKE SIDING
6	TRIM & COLUMN
7	PAINTED DOORS
8	SHUTTERS
9	RAILING
10	BRACKETS
11	LIMESTONE

NOTE: REFER TO SHEET 'A13' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.



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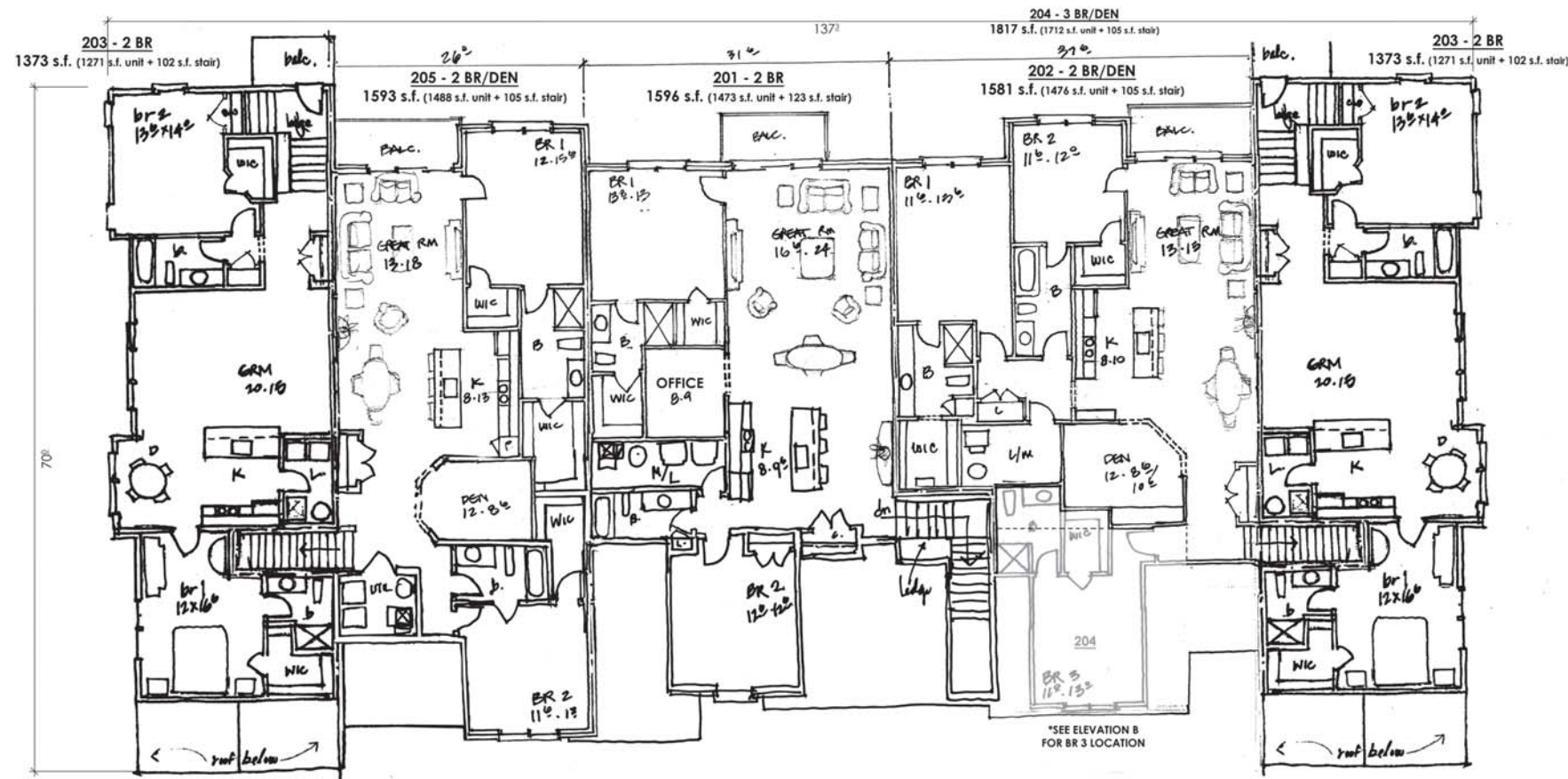
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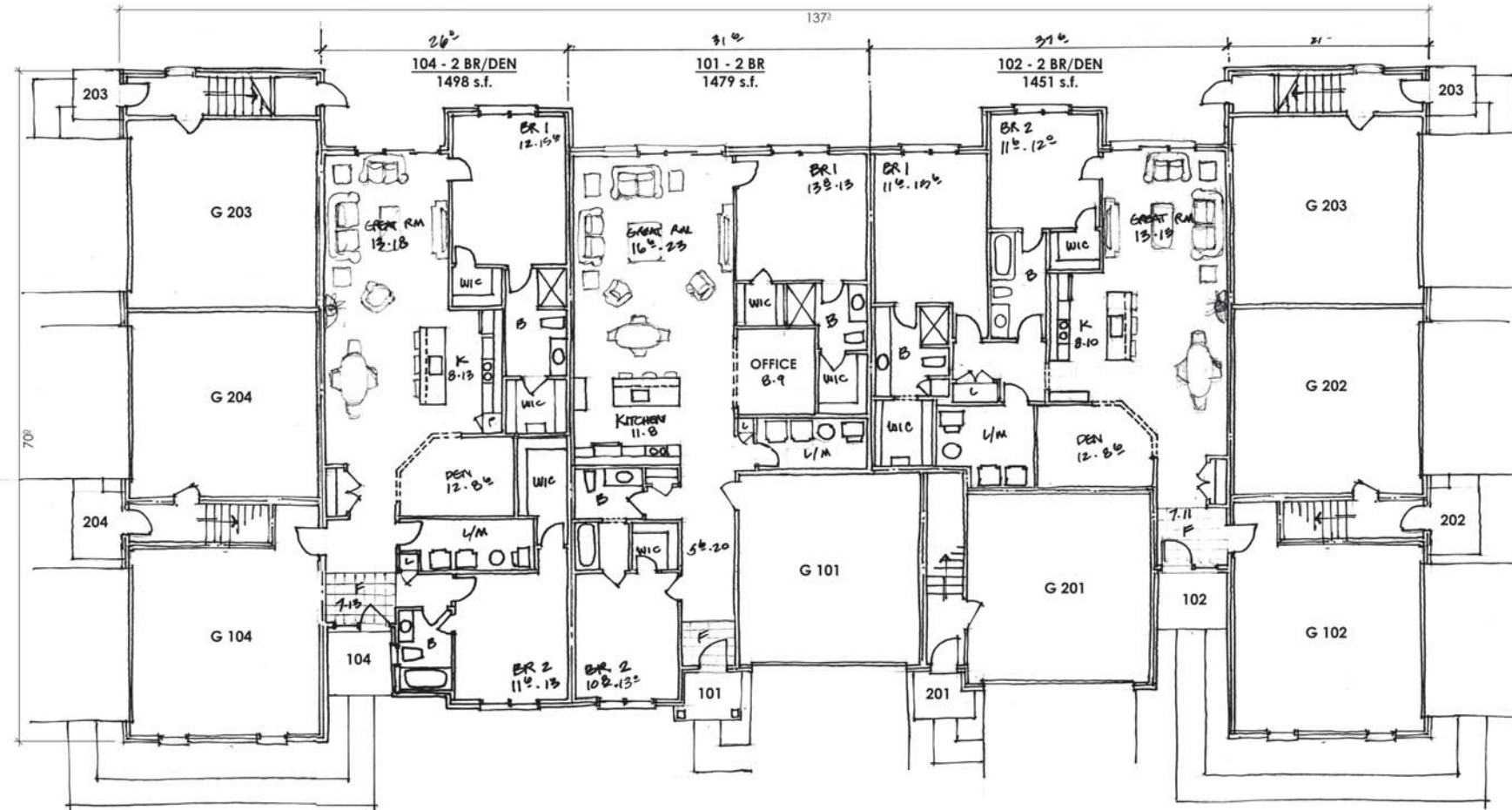
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BUILDING 200 (8 UNITS) - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



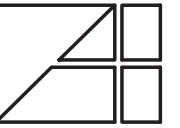
BUILDING 200 (8 UNITS) - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Building 200 - (0) 3 BR Units	
(8 D.U. per building - stacked ranch and carriage units)	
(1) Unit 101 - 2br/2b w/ 2 car garage, ±1479 sf	
(1) Unit 102 - 2br/den 2b w/ 2 car garage, ±1451 sf	
(1) Unit 104 - 2br/den 2b w/ 2 car garage, ±1498 sf	
(1) Unit 201 - 2br 2b w/ 2 car garage, ±1473 sf unit + 123 sf stair	
(1) Unit 202 - 2br/den 2b w/ 2 car garage, ±1476 sf unit + 105 sf stair	
(2) Unit 203 - 2 br 2b w/ 2 car garage, ±1271 sf unit + 102 sf stair	
(1) Unit 205 - 2br/den 2b w/ 2 car garage, ±1488 sf unit + 105 sf stair	
First Floor:	4395 sf
Second Floor:	7546 sf
Total (Garage N.I.):	11941 sf

Building 200 - (1) 3 BR Unit	
(8 D.U. per building - stacked ranch and carriage units)	
(1) Unit 101 - 2br 2b w/ 2 car garage, ±1479 sf	
(1) Unit 102 - 2br/den 2b w/ 2 car garage, ±1451 sf	
(1) Unit 104 - 2br/den 2b w/ 2 car garage, ±1498 sf	
(1) Unit 201 - 2br 2b w/ 2 car garage, ±1473 sf unit + 123 sf stair	
(2) Unit 203 - 2 br 2b w/ 2 car garage, ±1271 sf unit + 102 sf stair	
(1) Unit 204 - 3br/den 3b w/ 2 car garage, ±1712 sf unit + 105 sf stair	
(1) Unit 205 - 2br/den 2b w/ 2 car garage, ±1488 sf unit + 105 sf stair	
First Floor:	4395 sf
Second Floor:	7782 sf
Total (Garage N.I.):	12177 sf

Building Number	Number of Units	Number of Rooms	Building Length	Building Height	2 Bedroom Units (3 Rms)	2 Bedroom/Den Units (4 Rms)	3 Bedroom/Den Units (4 Rms)	Room Count
(5) 150C	5	17	90'-4.5"	±28'-0"	3	1	1	85
(4) 200A	8	28	137'-3"	±28'-0"	4	4	0	112
(2) 200B	8	28	137'-3"	±28'-0"	4	3	1	56
(4) 100A	10	34	180'-0"	±28'-0"	6	4	0	136
(4) 100B	10	34	180'-0"	±28'-0"	6	3	1	136
(5) 100C	10	34	180'-0"	±28'-0"	6	2	2	170
Total	203	-	-	-	43	139	21	695



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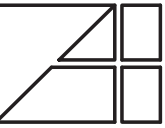
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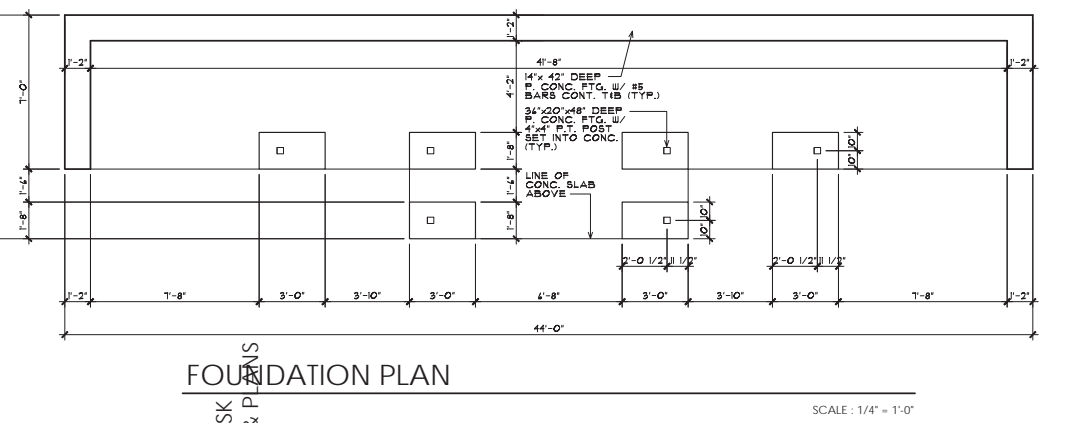
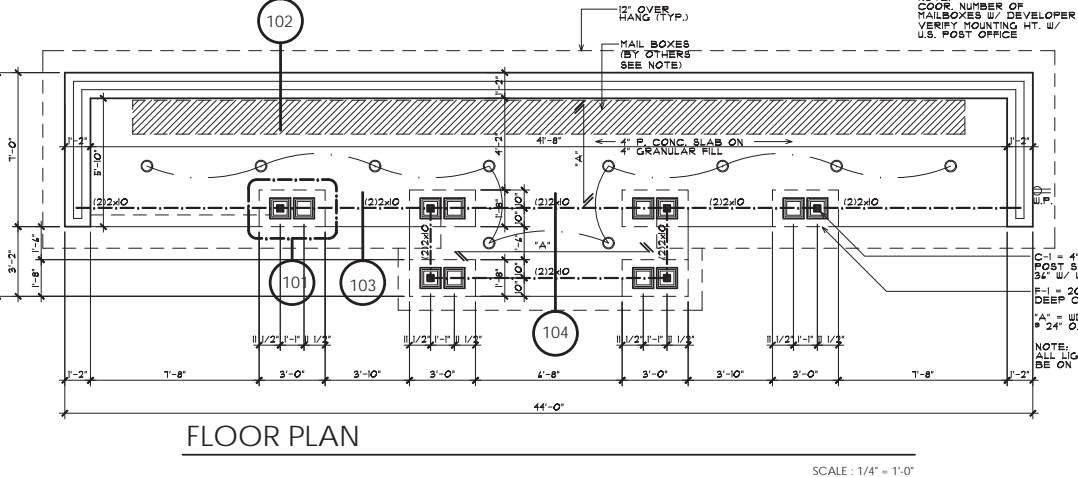
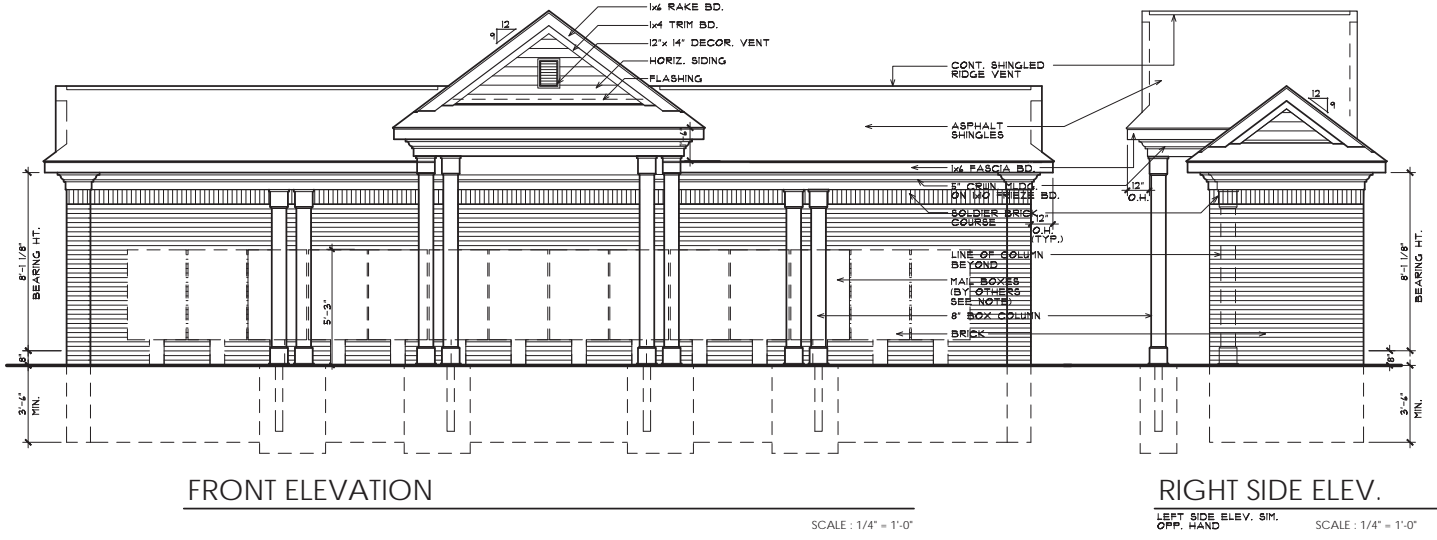
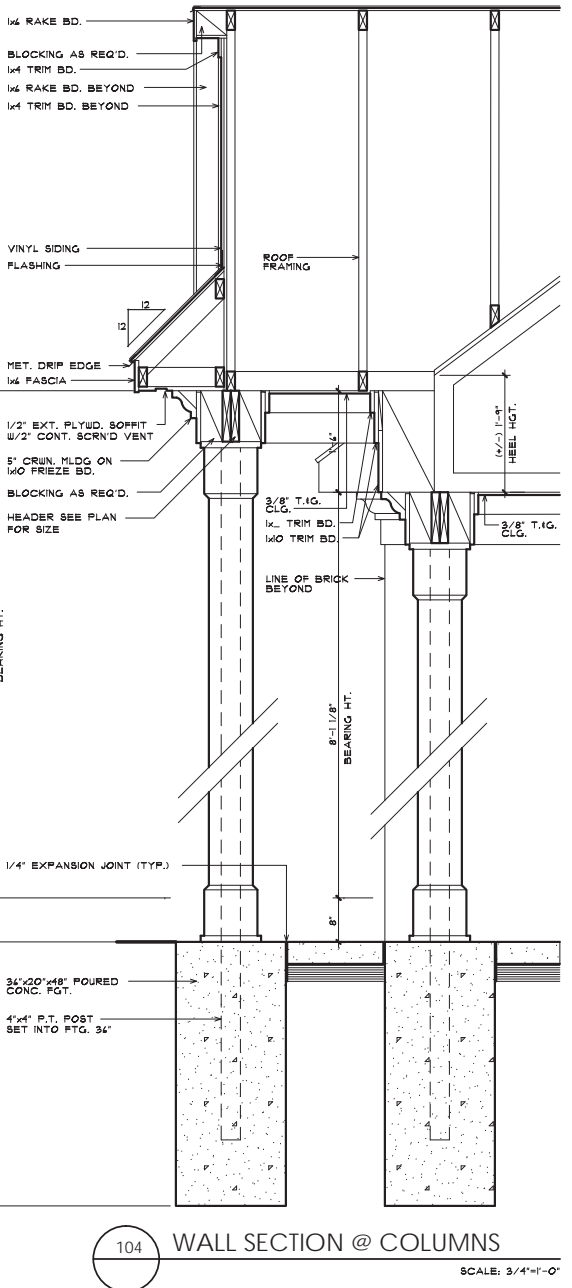
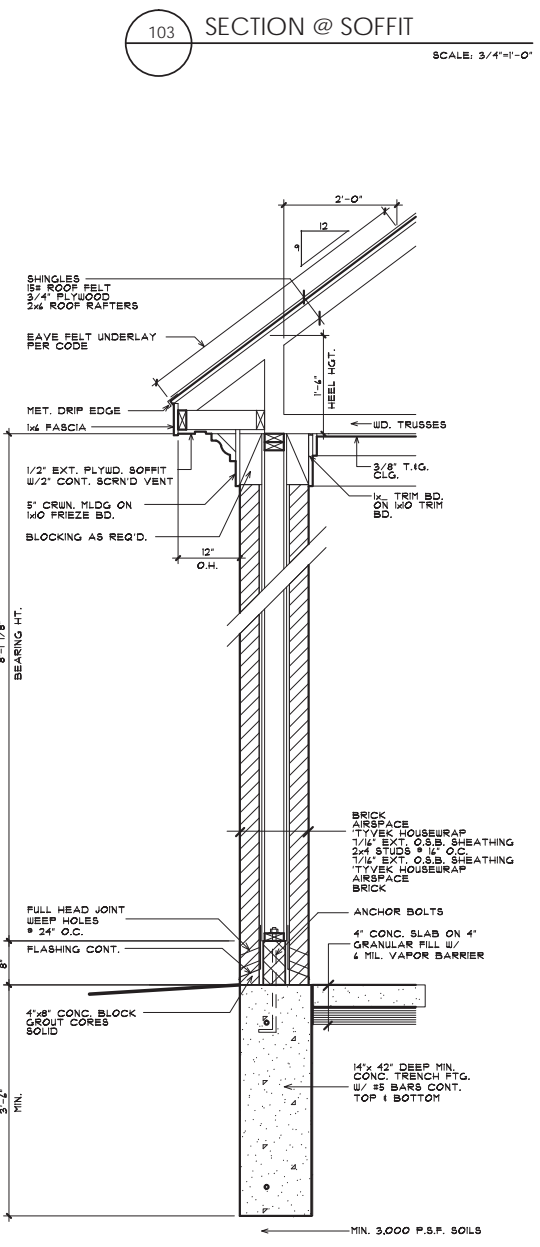
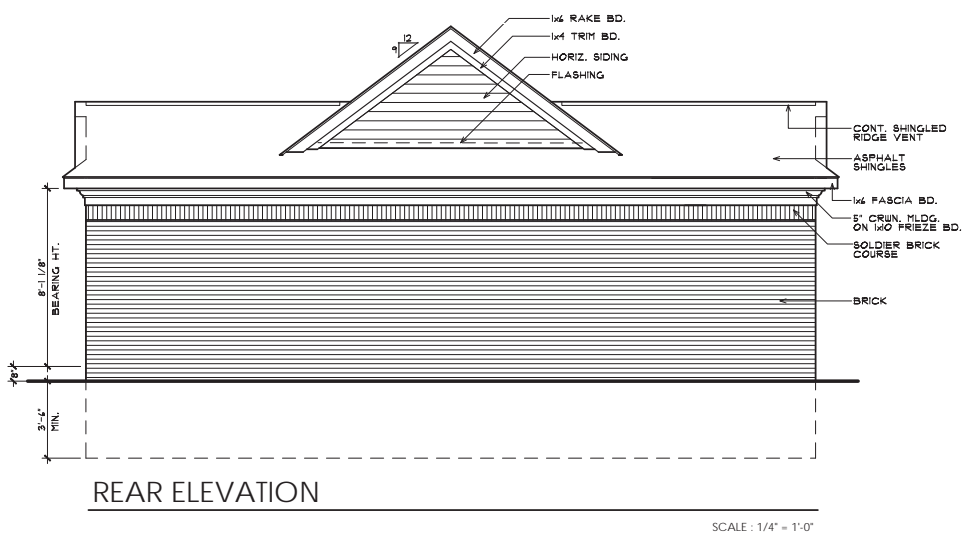
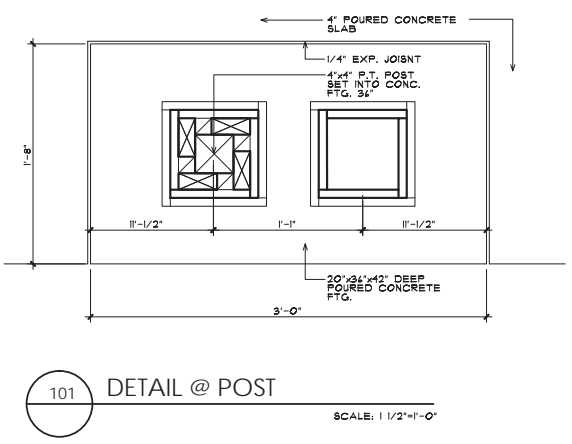
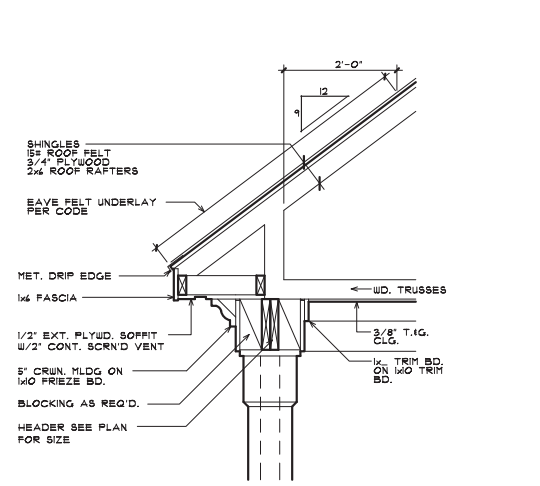
PRELIMINARY
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 PERMITS
 CONSTRUCTION

REVISIONS
 SPA
 8-2-16

DRAWN BY
 AM
 CAD FILENAME

CHECKED BY
 MA
 JOB NUMBER
 3228
 DATE

SHEET NUMBER
A12



MAILBOX KIOSK
 ELEVATIONS & PLANS

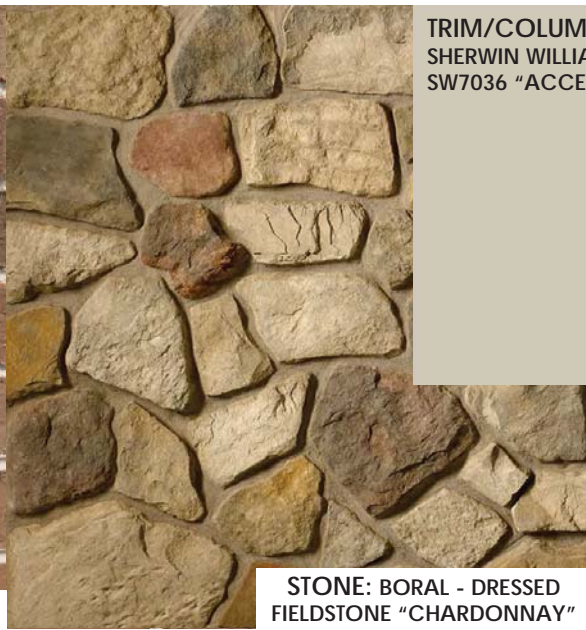
CLUBHOUSE & **A**



ASPHALT SHINGLES: CERTAINTeed DIMENSIONAL SHINGLE IN "WEATHERED WOOD"



BRICK: TRIANGLE "PINE FOREST"



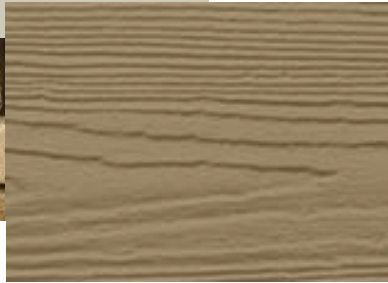
STONE: BORAL - DRESSED FIELDSTONE "CHARDONNAY"

TRIM/COLUMN/BRACKET: SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"

PAINTED DOORS: BENJAMIN MOORE "VAN DEUSEN BLUE"



SHUTTERS: MID-AMERICA Custom Board and Batten Vinyl Shutters - Joined "Z" Style "FEDERAL BROWN"



SIDING: HARDIE PLANK HORIZONTAL & SHAKE SIDING "NATURAL CLAY"

EXTERIOR RAILINGS:

METAL SHERWIN WILLIAMS SW6991 "BLACK MAGIC"

B



ASPHALT SHINGLES: CERTAINTeed DIMENSIONAL SHINGLE IN "WEATHERED WOOD"



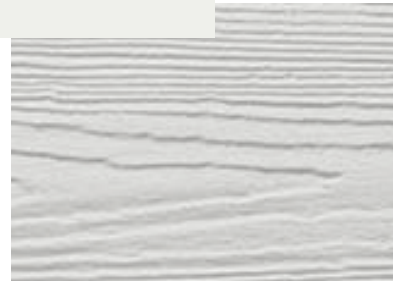
BRICK: COLUMBUS BRICK CO. "ASHLEIGH"

TRIM/COLUMN/BRACKET: SHERWIN WILLIAMS SW7006 "EXTRA WHITE"

PAINTED DOORS: BENJAMIN MOORE "VAN COURTLAND BLUE"



SHUTTERS: MIDAMERICA "BLACK" 2-PANEL SHUTTER



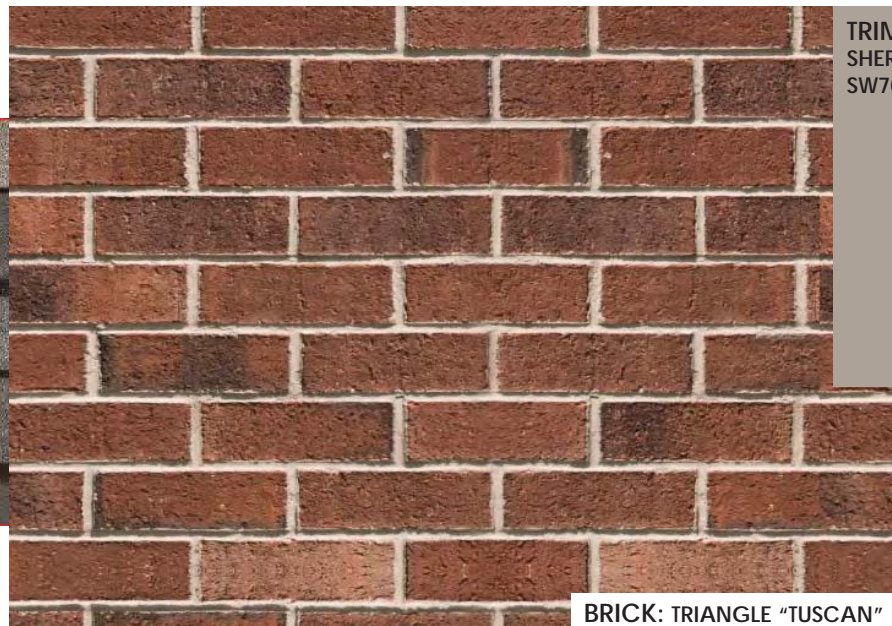
SIDING: HARDIE PLANK HORIZONTAL SIDING "SNOW"

LIMESTONE: CAPITAL STONE "DESERT BUFF"

C



ASPHALT SHINGLES: CERTAINTeed DIMENSIONAL SHINGLE IN "WEATHERED WOOD"



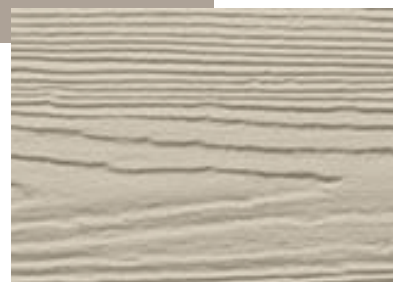
BRICK: TRIANGLE "TUSCAN"

TRIM/COLUMN/BRACKET: SHERWIN WILLIAMS SW7031 "MEGA GREIGE"

PAINTED DOORS: BENJAMIN MOORE "NARRAGANSETT GREEN"



SHUTTERS: MID-AMERICA "MIDNIGHT GREEN" 2-PANEL SHUTTER



SIDING: HARDIE PLANK HORIZONTAL SIDING "COBBLESTONE"

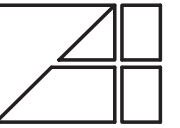
NOTE: DEVELOPER'S OPTION TO USE EITHER MATERIAL SAMPLE/COLOR SCHEME FOR BOTH RANCH & STACKED RANCH BUILDINGS

NOTE: CLUBHOUSE, A, B, OR C (DEVELOPER'S OPTION)

NOTE: ALL MATERIALS TO BE EQUAL OR SIMILAR

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HORIZONTAL SIDING
5	SHAKE SIDING
6	TRIM & COLUMN
7	PAINTED DOORS
8	SHUTTERS
9	RAILING
10	BRACKETS
11	LIMESTONE

NOTE: REFER TO SHEETS 'A1'-'A5' & 'A8'-'A10' FOR MATERIAL LOCATIONS.



Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

EXTERIOR MATERIALS
PRELIMINARY

G.R. MEADOWBROOK
HUNTLEY MANOR
NOVI, MICHIGAN

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ALEXANDER V. BOGAERTS + ASSOC.
PRELIMINARY
8-2-16

DRAWN BY: AM
CHECKED BY: MA
JOB NUMBER: 3228
DATE: []
SHEET NUMBER: A13

HUNTLEY MANOR LANDSCAPE DEVELOPMENT FINAL SITE PLAN APPROVAL



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3005 BEDDSTONE LANE, FARMINGTON HILLS, MI 48334



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LANDSCAPE DEVELOPMENT - SHEET INDEX

L100	TITLE SHEET / LS REQUIREMENTS	L501	SITE IRRIGATION PLAN
L101	SITE PLANTINGS	L502	SITE IRRIGATION PLAN
L102	SITE PLANTINGS	L503	SITE IRRIGATION PLAN
L103	SITE PLANTINGS	L504	SITE IRRIGATION PLAN
L104	SITE PLANTINGS	L505	PROJECT ENTRY IRRIGATION PLAN
L105	ENTRY PLANTINGS	L506	CLUBHOUSE IRRIGATION PLAN
L106	CLUB HOUSE PLANTINGS	L507	IRRIGATION NOTES & DETAILS
L107A	BUILDING PLANTINGS		
L107B	BUILDING PLANTINGS		
L108	PLANTING DETAILS		
L109	WALL DETAILS		
L110	OVERALL SITE PLANTING PLAN		

LANDSCAPE REQUIREMENTS

PARKING AREA TREES (P)

40 PARKING SPACES = 6,840 S.F. X 10% = 684
684 S.F. / 75 S.F. = 10 TREES REQUIRED

10 REQUIRED
10 PROVIDED

COSTS - PARKING AREA TREES (P)

\$4,000 = 10 SHADE TREES X \$400 EACH
\$4,000 = TOTAL

PLANT LIST - PARKING AREA TREES (P)

4	AB	Autumn Blaze Maple	3" Cal.	B&B
		<i>Acer x. fremanii 'Autumn Blaze'</i>		
6	UP	Princeton Elm	3" Cal.	B&B
		<i>Ulmus americana 'Princeton'</i>		

INTERIOR ROAD STREET TREES (S)

1 TREE PER 35 L.F. PER SIDE OF INTERIOR ROAD

OVERALL LENGTH INTERIOR ROAD = 3,414 LF

DRIVEWAYS = (94 EA) X 16 LF = 1,504 LF
INTERIOR ROAD ADJACENT = (2 EA) X 24 LF = 48 LF
PARKING ENTRY DRIVE = (27 EA) X 22 LF = 594 LF

1,268 LF

1,268 LF \ 2 SIDES OF ROAD = 634 LF PER SIDE ROAD

OVERALL LENGTH - DRIVES AND PARKING LOT ENTRIES
3,414 LF - 634 LF = 2,780 LF EACH SIDE

2,780 LF / 35 LF = 80 TREES REQUIRED PER SIDE OF ROAD

80 TREES X 2 SIDES OF ROAD = 160 TREES REQUIRED

160 REQUIRED
160 PROVIDED

COSTS - INTERIOR ROAD STREET TREES (S)

\$82,400 = 206 STREET SHADE TREES X \$400 EACH
\$82,400 = TOTAL

PLANT LIST - INTERIOR ROAD STREET TREES (S)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
3	AB	Autumn Blaze Maple	3" Cal.	B&B
		<i>Acer x. fremanii 'Autumn Blaze'</i>		
27	CO	Hackberry	3" Cal.	B&B
		<i>Celtis occidentalis</i>		
25	GT	Thornless Honeylocust	3" Cal.	B&B
		<i>Gleditsia 'Skyline'</i>		
22	PC	London Plane Tree	3" Cal.	B&B
		<i>Platanus x. acerifolia 'Columbi'</i>		
4	QB	Swamp White Oak	3" Cal.	B&B
		<i>Quercus bicolor</i>		
25	QR	Northern Red Oak	3" Cal.	B&B
		<i>Quercus rubra</i>		
15	UA	Accolade Elm	3" Cal.	B&B
		<i>Ulmus parviflora 'Morton'</i>		
25	UP	Princeton Elm	3" Cal.	B&B
		<i>Ulmus americana 'Princeton'</i>		
14	UR	Regal Elm	3" Cal.	B&B
		<i>Ulmus carpinifolia 'Regal'</i>		

GRAND RIVER GREENBELT / FRONTAGE TREES (F)

1 FRONTAGE (CANOPY OR LARGE EVERGREEN) TREE PER 35 L.F.
1 SUB-CANOPY TREE PER 25 L.F.
1,035 L.F. ROADWAY FRONTAGE
1,035 L.F. / 35 = 30 FRONTAGE TREES REQUIRED
1,035 L.F. / 25 = 42 SUB-CANOPY TREES REQUIRED

30 FRONTAGE TREES REQUIRED
30 FRONTAGE TREES PROVIDED

42 SUB-CANOPY TREES REQUIRED
42 SUB-CANOPY TREES PROVIDED

COSTS - GRAND RIVER GREENBELT / FRONTAGE TREES (F)

\$ 3,200 = 8 FRONTAGE TREES X \$400 EACH
\$ 7,150 = 22 FRONTAGE EVERGREEN TREES X \$325
\$ 10,500 = 42 SUB CANOPY FRONTAGE TREES X \$250 EACH
\$ 4,025 = 115 CY MULCH X \$35/CY
\$ 24,875 = TOTAL

PLANT LIST - GRAND RIVER GREENBELT / FRONTAGE TREES (F)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
8	APC	Columnar Norway Maple	10' Ht.	B&B
		<i>Acer platanoides 'Columnare'</i>		
22	PA8	Norway Spruce	8' Ht.	B&B
		<i>Picea abies</i>		
42	TP8	Western Arborvitae	8' Ht.	B&B
		<i>Thuja plicata</i>		

GRAND RIVER R.O.W. TREES (R)

1 STREET TREE PER 45 L.F. R.O.W. GRAND RIVER
1,035 L.F. GRAND RIVER R.O.W.
1,035 L.F. / 45 = 23 R.O.W. STREET TREES = 23 TREES REQUIRED

23 REQUIRED
23 PROVIDED

COSTS - GRAND RIVER R.O.W. TREES (R)

\$9,200 = 23 R.O.W. STREET TREES X \$400 EACH
\$9,200 = TOTAL

PLANT LIST - GRAND RIVER R.O.W. TREES (R)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
23	UA	Accolade Elm	3" Cal.	B&B
		<i>Ulmus parviflora 'Morton'</i>		

WEST, SOUTH AND EAST BUFFERS

NATURAL VEGETATION IS ACTING AS REQUIRED SCREENING

MULTI-FAMILY DWELLING UNIT (M)

3 TREES PER FIRST FLOOR UNIT
FIRST FLOOR UNITS = 80 X 3 = 240 TREES REQUIRED

240 REQUIRED
240 PROVIDED

COSTS - MULTI-FAMILY DWELLING UNIT (M)

\$ 49,200 = 123 SHADE TREES X \$400 EACH
\$ 38,025 = 117 EVERGREEN TREES X \$325 EACH
\$72,000 = 1,445 SHRUBS X \$50 EACH
\$3,990 = 266 PERENNIALS X \$15 EACH
\$ 132,600 = 22,100 S.Y. SOD X \$6/S.Y.
\$ 30,450 = 870 C.Y. MULCH X \$35/C.Y.
\$ 326,265 = TOTAL

PLANT LIST - MULTI-FAMILY DWELLING UNIT (M)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
23	AB	Autumn Blaze Maple	3" Cal.	B&B
		<i>Acer x. fremanii 'Autumn Blaze'</i>		
3	AB12	Autumn Blaze Maple	12' Ht.	B&B
		<i>Acer x. fremanii 'Autumn Blaze'</i>		
10	GD	Kentucky Coffee Tree	4" Cal.	B&B
		<i>Gymnocladus dioica</i>		
10	GT	Thornless Honeylocust	3" Cal.	B&B
		<i>Gleditsia 'Skyline'</i>		
5	LD	Larch	12' Ht.	B&B
		<i>Larix decidua</i>		
10	MG	Dawn Redwood	12' Ht.	B&B
		<i>Metasequoia glyptostroboides</i>		
15	QB	Swamp White Oak	3" Cal.	B&B
		<i>Quercus bicolor</i>		
6	QM	Bur Oak	3" Cal.	B&B
		<i>Quercus macrocarpa</i>		
7	TD	Bald Cypress	12' Ht.	B&B
		<i>Taxodium distichum</i>		
12	UA	Accolade Elm	3" Cal.	B&B
		<i>Ulmus parviflora 'Morton'</i>		
6	UP	Princeton Elm	3" Cal.	B&B
		<i>Ulmus americana 'Princeton'</i>		
16	UR	Regal Elm	3" Cal.	B&B
		<i>Ulmus carpinifolia 'Regal'</i>		
75	PA8	Norway Spruce	8' Ht.	B&B
		<i>Picea abies</i>		
24	PD8	Black Hills Spruce	8' Ht.	B&B
		<i>Picea g. 'Densata'</i>		
18	PO8	Serbian Spruce	8' Ht.	B&B
		<i>Picea omorika</i>		

SEE ALSO BUILDINGS PLANT LIST - SHEET L107A - FOR 1706 SHRUBS & PERENNIALS

ADDITIONAL SOUTH BUFFER (SB)

COSTS - SOUTH BUFFER (SB)

\$ 3,900 = 12 EVERGREEN TREES X \$325
\$ 2,000 = 8 ORNAMENTAL TREES X \$250 EACH
\$ 5,900 = TOTAL - SOUTH BUFFER

PLANT LIST - SOUTH BUFFER (SB)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
12	PA12	Norway Spruce	12' Ht.	B&B
		<i>Picea abies</i>		
8	TP10	Western Arborvitae	10' Ht.	B&B
		<i>Thuja plicata</i>		

WOODLAND REPLACEMENT TREES (W)

4 REQUIRED
4 PROVIDED

COSTS -

WOODLAND REPLACEMENT TREES (W)

\$1,600 = 4 WOODLAND REPLACEMENT TREES X \$400 EACH
\$1,600 = TOTAL

PLANT LIST - WOODLAND REPLACEMENT TREES (W)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
4	GT	Thornless Honeylocust	3" Cal.	B&B
		<i>Gleditsia 'Skyline'</i>		

ADDITIONAL INTERIOR LANDSCAPE (I)

COSTS - MAIN ENTRY (I) - SEE SHEET L105

\$8,350 = 167 SHRUBS X \$50 EACH
\$540 = 36 PERENNIALS X \$15 EACH
\$1,400 = 40 CY MULCH X \$35/CY
\$10,290 = SUB-TOTAL - MAIN ENTRY

COSTS - CLUBHOUSE (I) - SEE SHEET L106

\$2,500 = 10 ORNAMENTAL TREES X \$250
\$10,850 = 217 SHRUBS X \$50 EACH
\$9,465 = 631 PERENNIALS X \$15 EACH
\$2,800 = 80 CY MULCH X \$35/CY
\$25,615 = SUB-TOTAL - CLUBHOUSE

COSTS - GRAND RIVER SHRUBS (I)

\$ 1,200 = 24 SHRUBS X \$50 EACH
\$ 1,200 = SUB-TOTAL GRAND RIVER SHRUBS

PLANT LIST - GRAND RIVER SHRUBS (I)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
24	VD	Arrowwood Viburnum	3' Ht.	B&B
		<i>Viburnum dentatum</i>		

COSTS ADDITIONAL INTERIOR LANDSCAPE (I) TOTAL

\$ 37,105 = \$10,290 + \$25,615 + \$1,200
\$ 37,105 = TOTAL

PROJECT SUMMARY

PARKING AREA TREES (P):	\$4,000
INTERIOR ROAD TREES (S):	\$82,400
GRAND RIVER GREENBELT/FRONTAGE (F):	\$24,875
GRAND RIVER R.O.W. TREES (R):	\$9,200
MULTI-FAMILY DWELLING UNIT (M):	\$326,265
SOUTH BUFFER (SB):	\$5,900
WOODLAND REPLACEMENT (W):	\$1,600
ADDITIONAL INTERIOR LANDSCAPE (I):	\$37,105
	\$491,345 TOTAL

CONTRACTOR TO
VERIFY ALL
QUANTITIES

IF ANY PREVIOUSLY
PLANTED
WOODLAND
REPLACEMENT
TREES ARE
REMOVED DURING
THIS
CONSTRUCTION,
TREES WILL BE
REPLACED AS PART
OF THIS PROJECT.

GR MEADOWBROOK
31550 NORTHWESTERN HWY.
SUITE 220
FARMINGTON HILLS, MI 48334

HUNTLEY MANOR
MEADOWBROOK ROAD AT
GRAND RIVER AVENUE

NOVI, MICHIGAN

SHEET

TITLE SHEET /
LS REQUIREMENTS

PRELIMINARY DATE

12-05-2014	CITY SUBMISSION
	IRRIGATION
07-27-2015	CITY SUBMISSION
08-04-2015	FSPA
10-14-2015	REV. / CITY REVIEW
07-11-2016	REVIEW
07-01-2016	SPA

ISSUE DATE

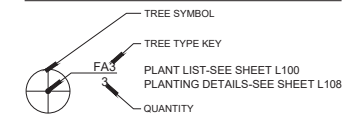
REVISION DATE

SHEET NUMBER

L100



PLANTING KEY:



LAWNS:

ALL PROPOSED LAWN AREAS TO BE IRRIGATED SOD.

NOTE KEY:

- ① TREE PROTECTION FENCE - SEE CIVIL PLANS FOR FINAL LOCATION AND DETAIL 2/L105
- ② SNOW STOCKPILE AREA, TYP.
- GENERAL PLANTING NOTES:**
- Ⓐ ALL TREES TO HAVE CLAY OR LOAM BALLS: TREES WITH SAND BALLS **WILL BE REJECTED**.
- Ⓑ ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- Ⓒ ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER: TREES WITH FORKED OR IRREGULAR TRUNKS **WILL NOT BE ACCEPTED**.
- Ⓓ ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL **NOT BE ACCEPTED**.
- Ⓔ ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND: SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- Ⓕ NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.
- Ⓖ ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- Ⓗ IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- Ⓘ ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- Ⓚ SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS: REQUIREMENTS: PLANTING PROCEDURES AND WARRANTY STANDARDS.
- Ⓛ SOD LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS: DISK SOIL TO 6" DEEP BEFORE TOPSOIL PLACEMENT

IF ANY PREVIOUSLY PLANTED WOODLAND REPLACEMENT TREES ARE REMOVED DURING THIS CONSTRUCTION, TREES WILL BE REPLACED AS PART OF THIS PROJECT.

GRAND RIVER RIGHT-OF-WAY TREES SHALL BE REVIEWED BY THE OAKLAND COUNTY ROAD COMMISSION

SEE SHEETS L107A & L107B FOR FOUNDATION PLANTINGS AND SCREENING AROUND AC UNITS

PLANT MIX

PLANTING BEDS TO RECEIVE 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND. EXCAVATE PLANT BED, DISPOSE OF SPOILS OFF SITE. INSTALL PLANT MIX.

HAND TILL INTO PLACED PLANT MIX:

- 6 CU. FT. BALE CANADIAN PEAT
- 40 LB BAG COMPOSTED POULTRY MANURE "CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET 262.495-6220
- 10 LB BAG SHERMANS 13-13-13 MULTI PURPOSE FERTILIZER

PER 150 SQ FT BED AREA.

HAND TILL INTO PROVIDED PLANT MIX TO A DEPTH OF 12" MINIMUM

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALLETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 6" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - FROM ONSITE STOCKPILE OR PROVIDED TO COMPLETE THE PROJECT

LANDSCAPE EDGING

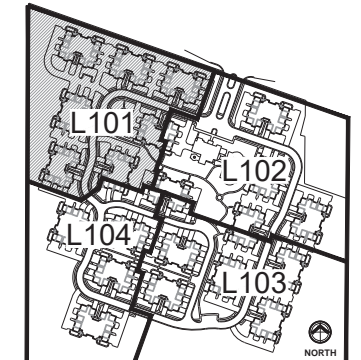
ALL LANDSCAPE EDGES ARE SHOVEL CUT

WATERING

CONTRACTOR RESPONSIBLE FOR HAND WATERING ALL PLANTINGS FOR ONE YEARS FROM THE START OF THE WARRANTY PERIOD IF NEEDED.

PLANTINGS THAT PERISH DUE TO LACK OF WATER DO NOT QUALIFY AS THE ONE REQUIRED REPLACEMENT PLANT AS STATED IN THE SPECIFICATION AND SHALL BE REPLACED.

CONTRACTOR IS ALSO RESPONSIBLE FOR WATERING ALL NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD. NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION AND SHALL BE REPLACED.



KEY MAP
NO SCALE

SITE PLANTING PLAN
SCALE 1" = 30'



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MEADOWBROOK ROAD AT
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SHEET

SITE PLANTING PLAN

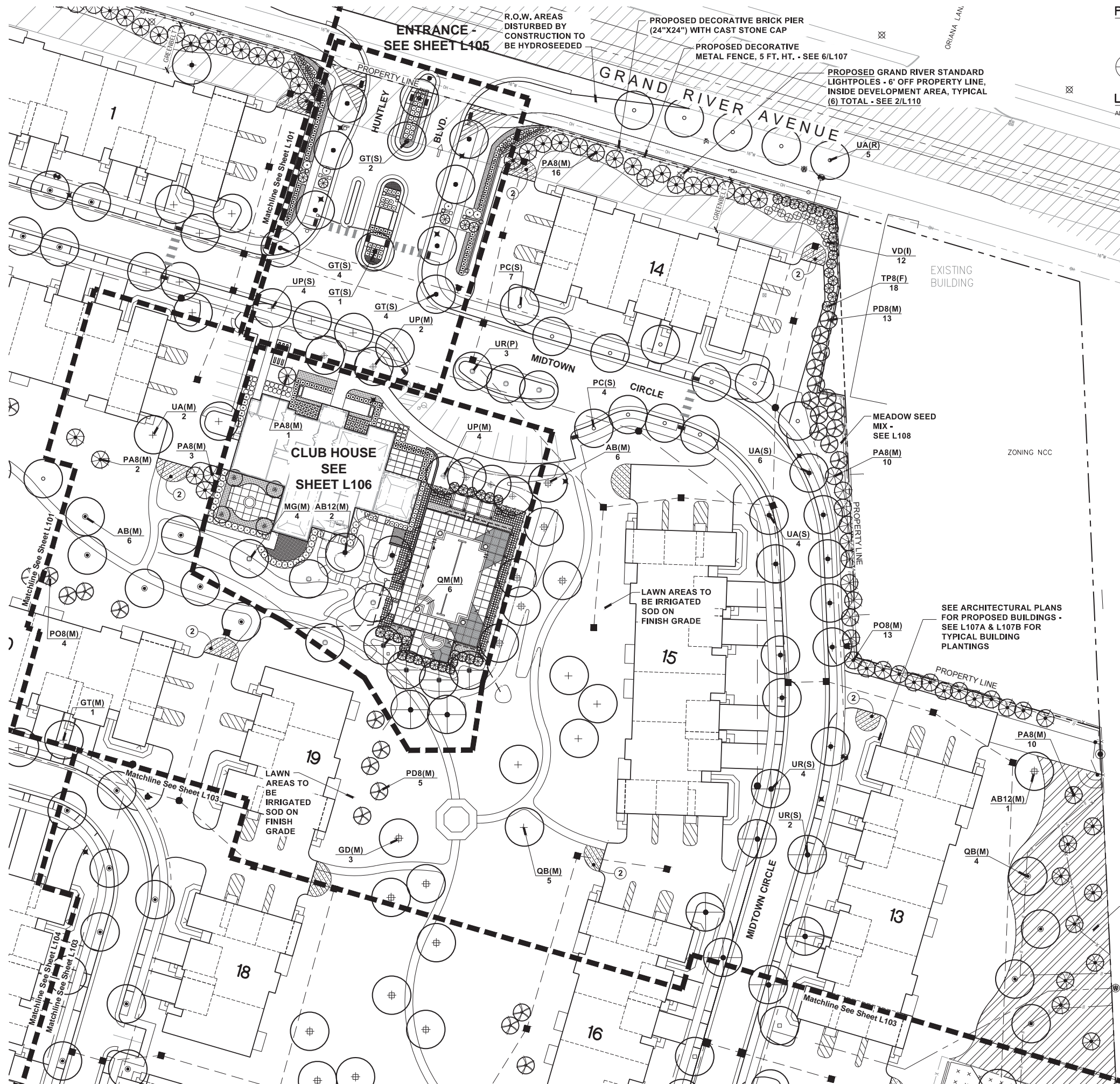
PRELIMINARY DATE

11-21-2014	CITY SUBMISSION
07-27-2015	CITY SUBMISSION
08-04-2015	FSPA
10-14-2015	REV. / CITY REVIEW
11-05-2015	REV. / CITY REVIEW
07-11-2016	REVIEW
08-01-2016	SPA

REVISION DATE

SHEET NUMBER

L101



PLANTING KEY:

- TREE SYMBOL
- TREE TYPE KEY
- PLANT LIST-SEE SHEET L100
- PLANTING DETAILS-SEE SHEET L108
- QUANTITY

LAWNS:

ALL PROPOSED LAWN AREAS TO BE IRRIGATED SOD.

GRAND RIVER RIGHT-OF-WAY TREES SHALL BE REVIEWED BY THE OAKLAND COUNTY ROAD COMMISSION

NOTE KEY:

- TREE PROTECTION FENCE - SEE CIVIL PLANS FOR FINAL LOCATION AND DETAIL 2/L105
- SNOW STOCKPILE AREA-TYP.

GENERAL PLANTING NOTES:

- ALL TREES TO HAVE CLAY OR LOAM BALLS: TREES WITH SAND BALLS WILL BE REJECTED.
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- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER: TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
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- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS: REQUIREMENTS: PLANTING PROCEDURES AND WARRANTY STANDARDS.
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PLANT MIX

PLANTING BEDS TO RECEIVE 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND; EXCAVATE PLANT BED, DISPOSE OF SPOILS OFF SITE, INSTALL PLANT MIX

HAND TILL INTO PLACED PLANT MIX:

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- 10 LB BAG SHERMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 150 SQ FT BED AREA.

HAND TILL INTO PROVIDED PLANT MIX TO A DEPTH OF 12" MINIMUM

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MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

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CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 6" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - FROM ONSITE STOCKPILE OR PROVIDED TO COMPLETE THE PROJECT

LANDSCAPE EDGING

ALL LANDSCAPE EDGES ARE SHOVEL CUT

WATERING

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PLANTINGS THAT PERISH DUE TO LACK OF WATER DO NOT QUALIFY AS THE ONE REQUIRED REPLACEMENT PLANT AS STATED IN THE SPECIFICATION AND SHALL BE REPLACED.

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NOVI, MICHIGAN

SHEET

SITE PLANTING PLAN

PRELIMINARY DATE

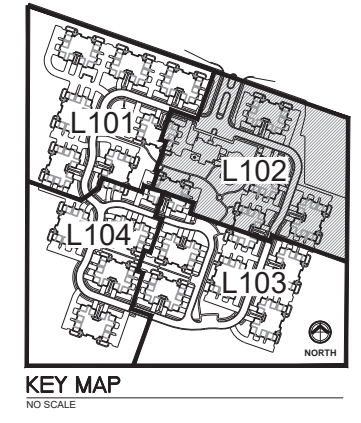
11-21-2014	CITY SUBMISSION
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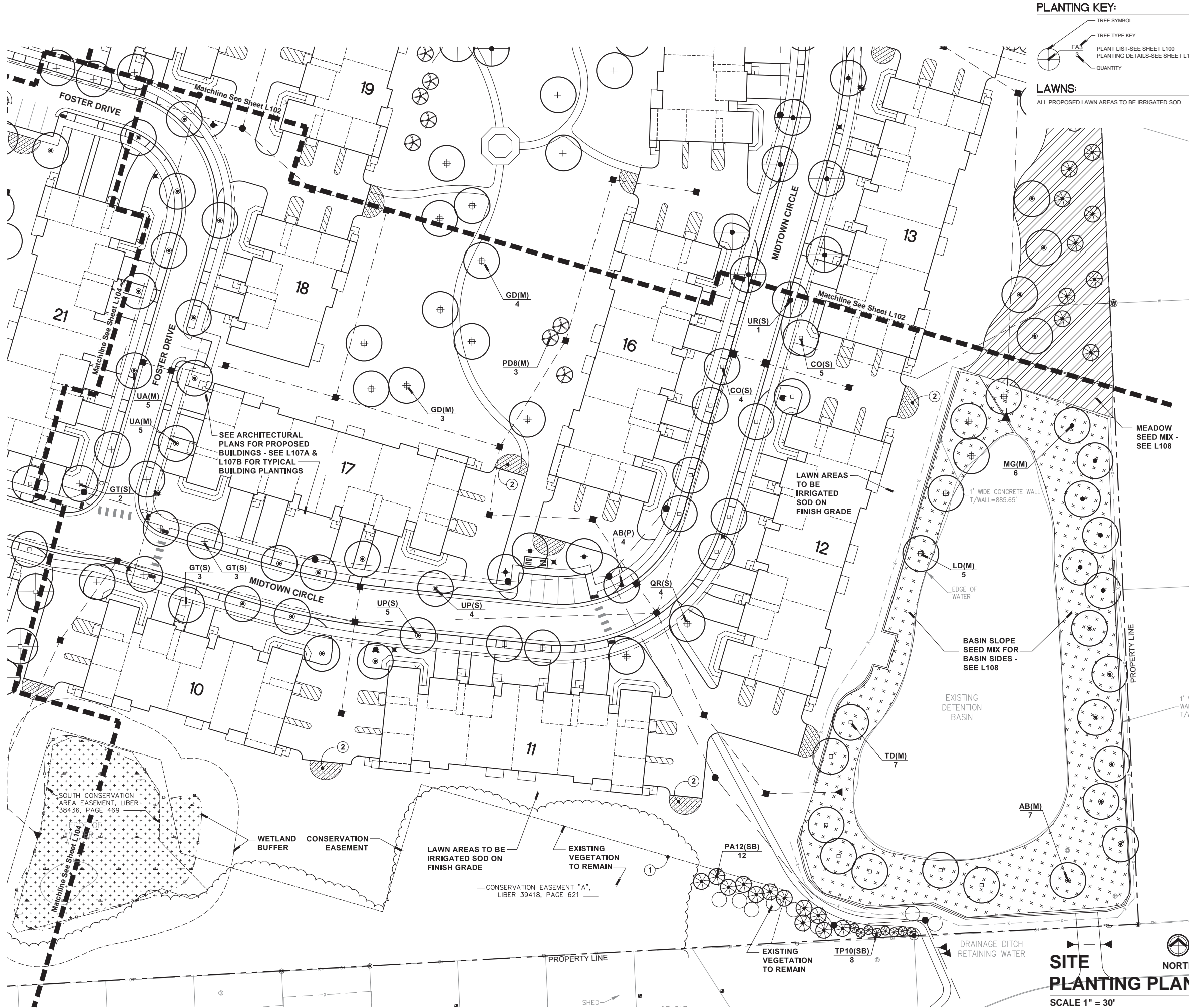
L102



SITE PLANTING PLAN

SCALE 1" = 30'

NORTH



PLANTING KEY:

- TREE SYMBOL
- TREE TYPE KEY
- PLANT LIST-SEE SHEET L100
- PLANTING DETAILS-SEE SHEET L108
- QUANTITY

LAWNS:
ALL PROPOSED LAWN AREAS TO BE IRRIGATED SOD.

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LANDSCAPE EDGING

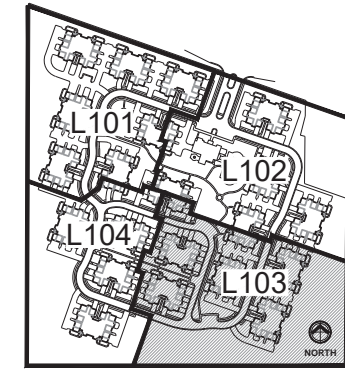
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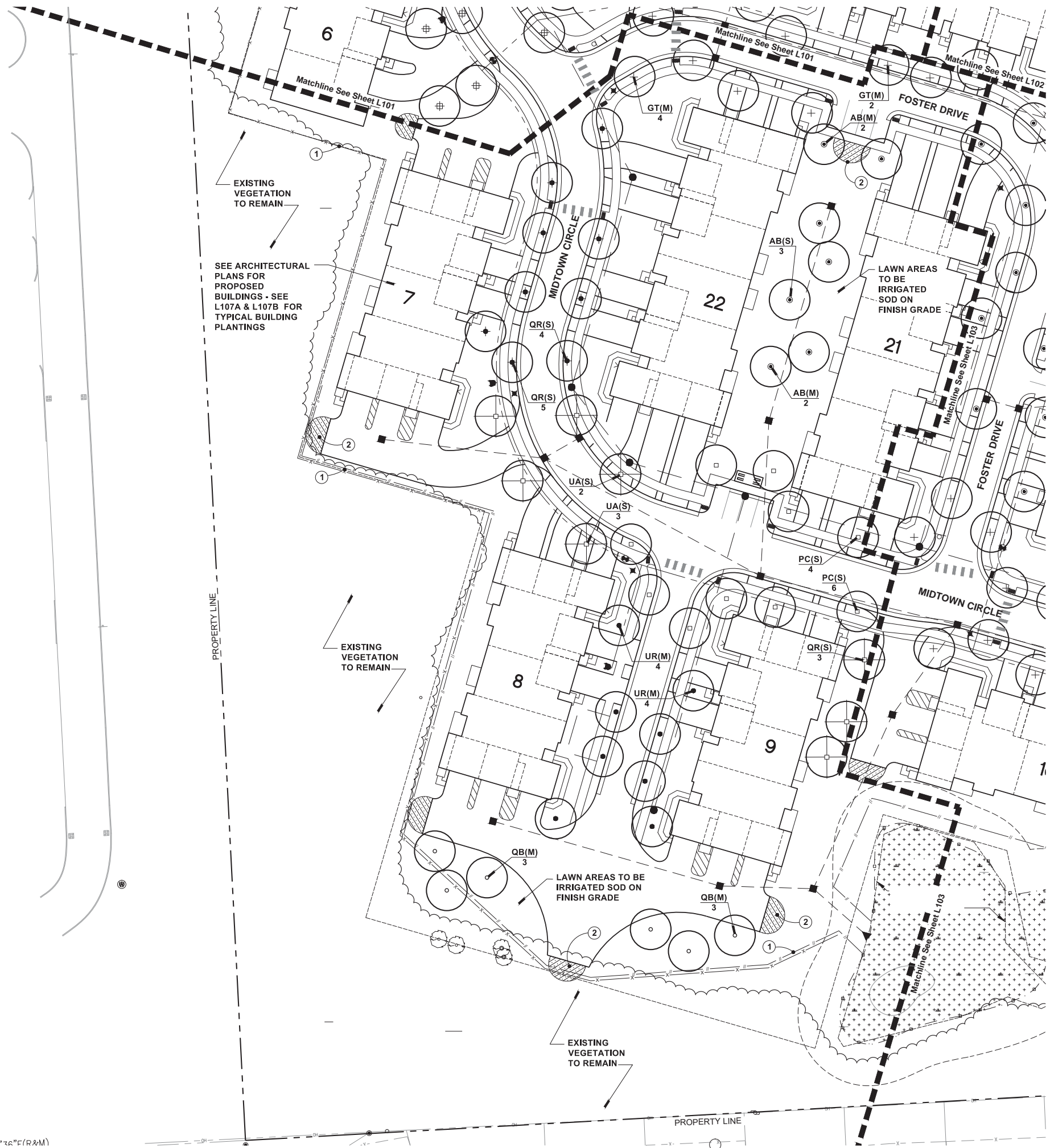
SHEET
SITE PLANTING PLAN

PRELIMINARY DATE

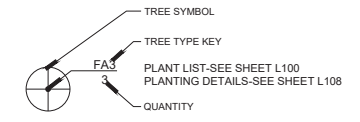
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08-01-2016	SPA

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SHEET NUMBER
L103



PLANTING KEY:



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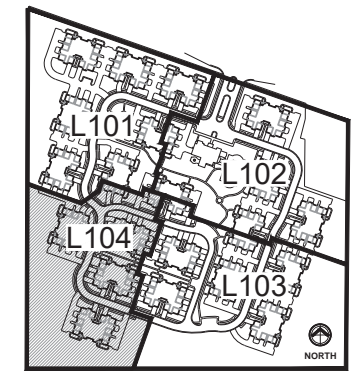
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SITE PLANTING PLAN
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KEY MAP
NO SCALE



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ISSUE DATE	

REVISION DATE

SHEET NUMBER

L104

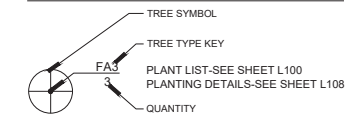


PLANT LIST - MAIN ENTRY (I)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
22	JSG24	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	24" Spr.	Cont.
59	RKB	Knockout Blush Rose <i>Rosa 'Knockout' Double Blush</i>	2 Gal.	Cont.
56	BW	Green Mountain Boxwood <i>Buxus x 'Green Mountain'</i>	24" Sprd.	B&B
20	TM24	Dense Yew <i>Taxus x. m. 'Densiformis'</i>	24" Ht.	Cont.
5	HL	Lime Light Hydrangea <i>Hyd. tardiva 'Lime Light'</i>	36" Ht.	B&B
5	TP10	Western Arborvitae <i>Thuja plicata</i>	10" Ht.	B&B
36	PA	Dwarf Fountain Grass <i>Penn. A. 'Hamel'</i>	1 Gal.	Cont.

CONTRACTOR TO VERIFY ALL QUANTITIES

PLANTING KEY:



LAWNS:

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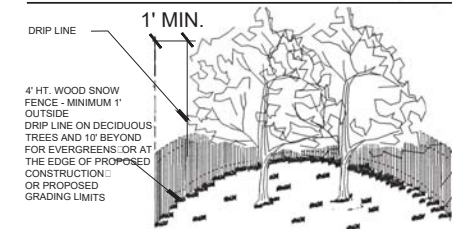
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NOTES

4' HT. PROTECTIVE WOOD SNOW FENCE - METAL STAKES 8" O.C. MAXIMUM. PLACE NO CLOSER THAN 1' OUTSIDE THE DRIP LINE OF PRESERVED TREE.

STORE NO MATERIALS WITHIN THE SNOW FENCE AREA. SNOW FENCE TO BE TAKEN DOWN ONLY UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ARCHITECT.

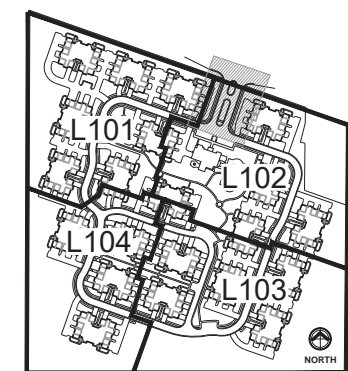
WOOD SNOW FENCE - TREE PROTECTION



2 TREE PROTECTION DETAIL
L101 NOT TO SCALE

PROJECT ENTRY PLANTING PLAN

SCALE 1" = 10'



KEY MAP
NO SCALE



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3000 BEDSTONE LANE, FARMINGTON HILLS, MI 48334



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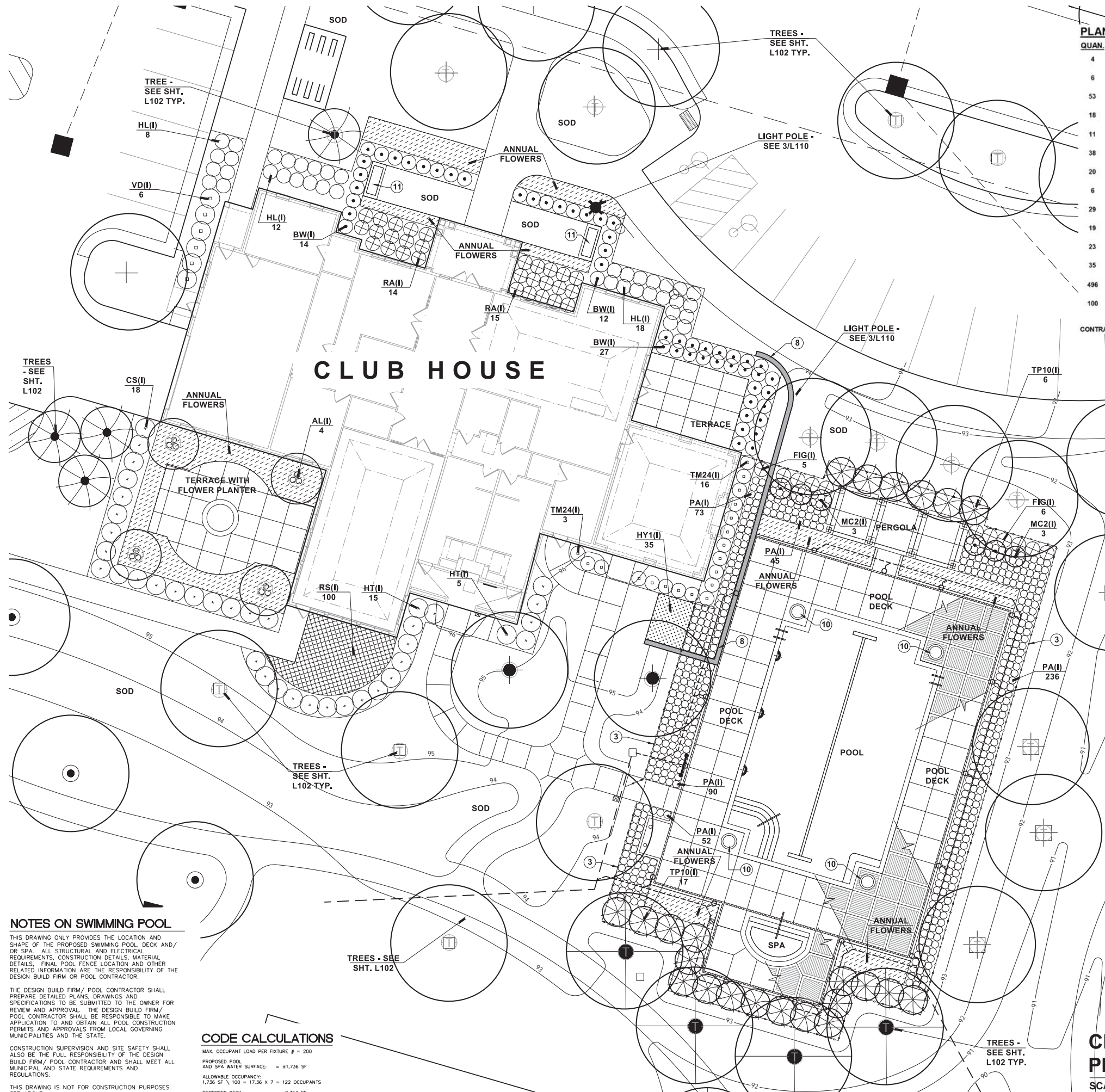
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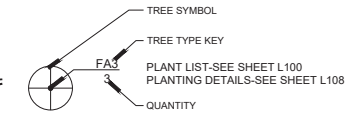


PLANT LIST - CLUB HOUSE (I)

QUAN.	KEY	COMMON/ BOTANICAL NAM	SIZE	SPEC.
4	AL	Serviceberry <i>Amelanchier laevis</i>	8' Ht.	B&B
6	MC2	Coral Burst Crabapple <i>Malus 'Coral Burst'</i>	2" Cal. matched	B&B
53	BW	Green Velvet Boxwood <i>Buxus m. 'Green Velvet'</i>	24" Sprd.	B&B
18	CS	Redtwig Dogwood <i>Cornus sericea</i>	36" Ht.	BB
11	FIG	Forsythia 'Gold Tide' <i>Forsythia x. intermedia</i>	30" Ht.	Cont.
38	HL	Limelight Hydrangea <i>Hyd. tardiva 'Lime Light'</i>	36" Ht.	B&B
20	HT	Summer Hydrangea <i>Hydrangea tardiva</i>	3' Ht.	B&B
6	VD	Arrowwood Viburnum <i>Viburnum dentatum</i>	36" Ht.	B&B
29	RA	Gro-Low Fragrant Sumac <i>Rhus aromatica 'Gro-Low'</i>	24" Sprd.	B&B
19	TM24	Dense Yew <i>Taxus x. m. 'Densiformis'</i>	24" Ht.	B&B
23	TP10	West Coast Arborvitae <i>Thuja plicata</i>	10' Ht.	B&B
35	HY1	Goldner's Bouquet Daylilies <i>Hemerocallis 'Goldner's Bouquet'</i>	3 Fan min.	Cont.
496	PA	Dwarf Fountain Grass <i>Penn. A. 'Harmeln'</i>	1 Gal.	Cont.
100	RS	Black Eye Susan <i>Rudbeckia fulgida 'Goldstrum'</i>	1 Gal.	Cont.

CONTRACTOR TO VERIFY ALL QUANTITIES

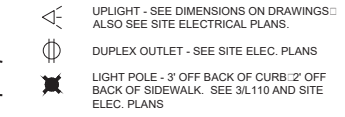
PLANTING KEY:



LAWNS:

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LIGHT KEY:



NOTE: LANDSCAPE ARCHITECT TO APPROVE ALL STAKED LOCATIONS FOR LIGHTS: UPLIGHTS AND DUPLEX OUTLETS PRIOR TO WIRING AND INSTALLATION

NOTE KEY:

- NEW CONCRETE SIDEWALK / PAVEMENT - SEE CIVIL PLANS
- NEW CONCRETE POOL DECK, NO SKID, NON-SLIP WITH NO PUDDING TO OCCUR, SLOPE AWAY FROM POOL OR TO DECK DRAINS - SEE 4/L111
- 48" HT. METAL PICKET POOL FENCE - SEE 3/L111
- POOL FENCE GATE - SELF CLOSING HINGE, SELF LOCKING CHILDPROOF LATCH - SUBMIT SHOP DRAWINGS FOR REVIEW - SEE 3/L111
- CONCRETE PORCH PAD AT DOOR - 12" LENGTH DOWELS - 1/2" DIA. - 18" O.C. AT PORCH WALK CONNECTION, TYP.
- 1/2" EXPANSION JOINT W/ SEALANT - SEE 4/L111, LAYOUT NOTES & CIVIL PLANS
- CONTROL JOINT - SEE 4/L111, LAYOUT NOTES & CIVIL PLANS
- KEYSTONE WALL - SEE 2/L111
- PERGOLA - SEE SHEETS L113 & L114
- FLOWER POT - BY OWNER
- WELLSPRING BENCH, 72" LENGTH X 19" HT. - ANCHOR TO PAVING WITH BRASS SURFACE MOUNT, LANDSCAPE FORMS MANUFACTURER: TOMI GASPERONI - (586) 201-8213
- NO ITEM
- POOL / SPA COPING - SEE 4/L112
- STAINLESS STEEL HAND RAIL - SEE POOL SHOP DRAWINGS
- POOL STEPS - SEE POOL SHOP DRAWINGS
- POOL "BENCH" - SEE POOL SHOP DRAWINGS
- POOL TILE SWIMMING LANE - SEE POOL SHOP DRAWINGS
- POOL RULES ON BUILDING WALL, PER CODE - SEE POOL SHOP DRAWINGS
- POOL EMERGENCY PHONE, PER CODE - SEE POOL SHOP DRAWINGS
- POOL EMERGENCY EQUIPMENT, PER CODE - SEE POOL SHOP DRAWINGS - SEE 1/L112
- POOL UNDERWATER LIGHTS - SEE POOL SHOP DRAWINGS
- POOL STAINLESS STEEL LADDER - SEE POOL SHOP DRAWINGS
- NO ITEM
- NON-ENCLOSED POLE MOUNTED SHOWERS WITH TEMPERED WATER - SEE POOL SHOP DRAWINGS
- OUTDOOR SPA - SUBMIT FULL SHOP DRAWINGS FOR REVIEW
- DRINKING FOUNTAINS - SEE ARCHITECTURAL DRAWINGS
- HOSE BIB
- STEOMIER "TREADMASTER" COMMERCIAL ALUMINUM LINEAR DRAIN
- SPA TIMER AND EMERGENCY SHUT-OFF
- 4" CONCRETE LANDSCAPE CURB - SEE 1/L111

GENERAL PLANTING NOTES:

- ALL TREES TO HAVE CLAY OR LOAM BALLS: TREES WITH SAND BALLS WILL BE REJECTED.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER: TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND: SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS: REQUIREMENTS: PLANTING PROCEDURES AND WARRANTY STANDARDS.
- SOD LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS: DISK SOIL TO 6" DEEP BEFORE TOPSOIL PLACEMENT

PLANT MIX

PLANTING BEDS TO RECEIVE 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND; EXCAVATE PLANT BED, DISPOSE OF SPOILS OFF SITE, INSTALL PLANT MIX

HAND TILL INTO PLACED PLANT MIX:

- 6 CU. FT. BALE CANADIAN PEAT
- 40 LB BAG COMPOSTED POULTRY MANURE "CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET 262.495-6220
- 10 LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 150 SQ FT BED AREA.

HAND TILL INTO PROVIDED PLANT MIX TO A DEPTH OF 12" MINIMUM

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALLETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 6" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - FROM ONSITE STOCKPILE OR PROVIDED TO COMPLETE THE PROJECT

LANDSCAPE EDGING

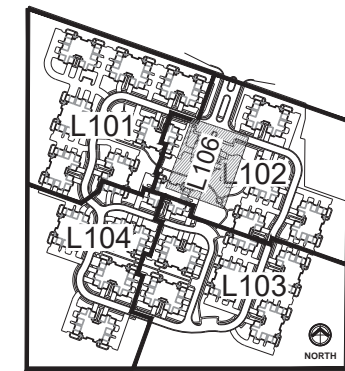
ALL LANDSCAPE EDGES ARE SHOVEL CUT

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CONTRACTOR IS ALSO RESPONSIBLE FOR WATERING ALL NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD. NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION AND SHALL BE REPLACED.



NOTES ON SWIMMING POOL

THIS DRAWING ONLY PROVIDES THE LOCATION AND SHAPE OF THE PROPOSED SWIMMING POOL, DECK AND/OR SPA. ALL STRUCTURAL AND ELECTRICAL REQUIREMENTS, CONSTRUCTION DETAILS, MATERIAL DETAILS, FINAL POOL FENCE LOCATION AND OTHER RELATED INFORMATION ARE THE RESPONSIBILITY OF THE DESIGN BUILD FIRM OR POOL CONTRACTOR.

THE DESIGN BUILD FIRM / POOL CONTRACTOR SHALL PREPARE DETAILED PLANS, DRAWINGS AND SPECIFICATIONS TO BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL. THE DESIGN BUILD FIRM / POOL CONTRACTOR SHALL BE RESPONSIBLE TO MAKE APPLICATION TO AND OBTAIN ALL POOL CONSTRUCTION PERMITS AND APPROVALS FROM LOCAL GOVERNING MUNICIPALITIES AND THE STATE.

CONSTRUCTION SUPERVISION AND SITE SAFETY SHALL ALSO BE THE FULL RESPONSIBILITY OF THE DESIGN BUILD FIRM / POOL CONTRACTOR AND SHALL MEET ALL MUNICIPAL AND STATE REQUIREMENTS AND REGULATIONS.

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES. SEE ABOVE.

CODE CALCULATIONS

MAX. OCCUPANT LOAD PER FIXTURE # = 200

PROPOSED POOL AND SPA WATER SURFACE: = 81,736 SF

ALLOWABLE OCCUPANCY: 1,736 SF / 100 = 17.36 x 7 = 122 OCCUPANTS

PROPOSED DECK: = 2,764 SF

CLUB HOUSE PLANTING PLAN

SCALE 1" = 10'



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MEADOWBROOK ROAD AT
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NOVI, MICHIGAN

SHEET

CLUB HOUSE PLANTING PLAN

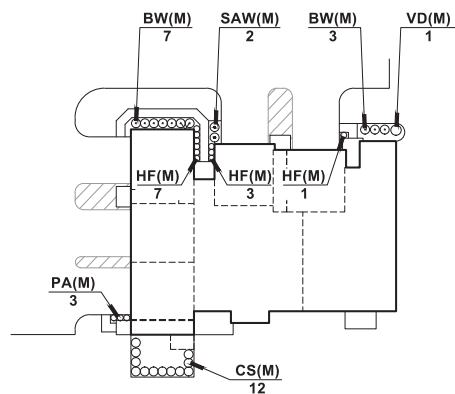
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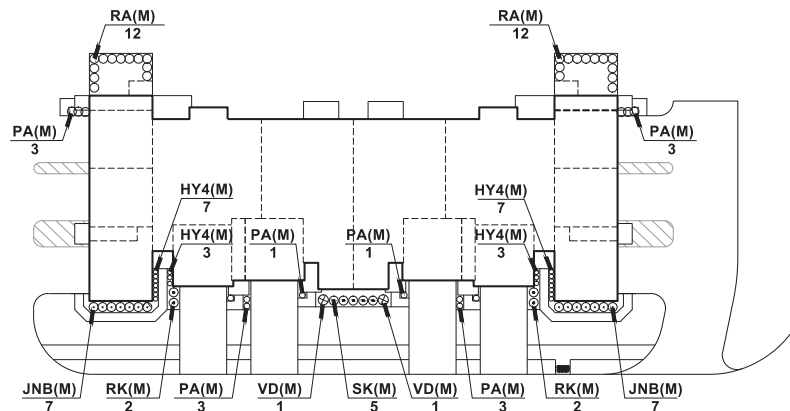
SHEET NUMBER

L106



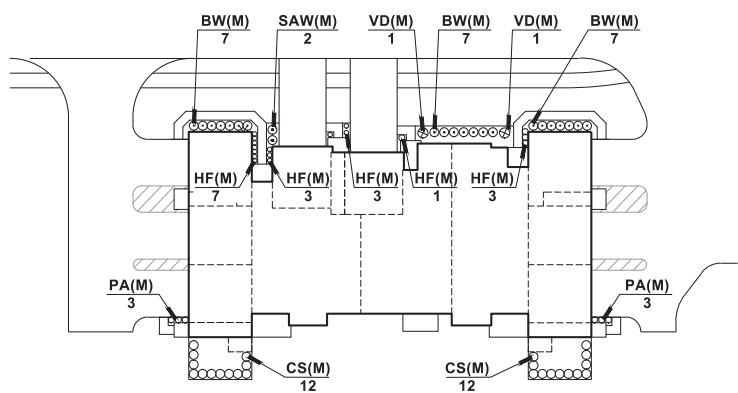
TYPICAL BUILDING PLANTING NORTH EXPOSURE

1 L101 SCALE 1" = 30' BUILDING #4 NORTH



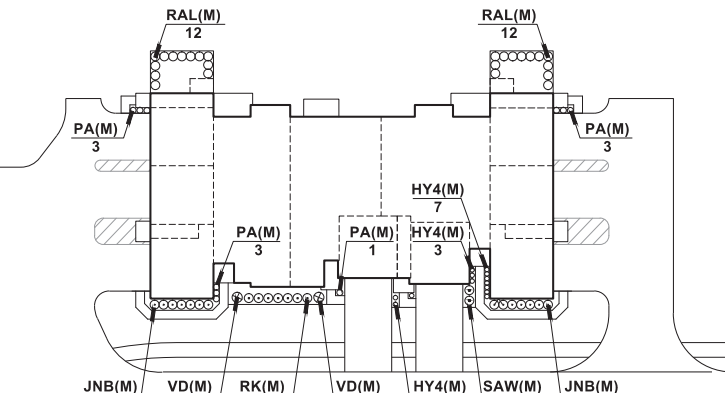
TYPICAL BUILDING PLANTING SOUTH EXPOSURE

4 L101 SCALE 1" = 30' BUILDING #1, #2, #17, #20 NORTH



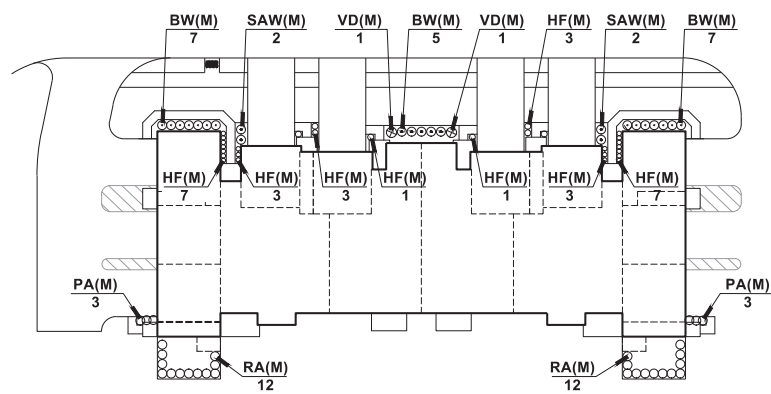
TYPICAL BUILDING PLANTING NORTH EXPOSURE

2 L101 SCALE 1" = 30' BUILDING #10 NORTH



TYPICAL BUILDING PLANTING SOUTH EXPOSURE

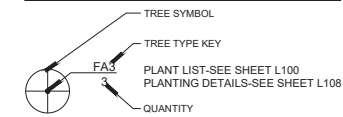
5 L101 SCALE 1" = 30' BUILDING #14 NORTH



TYPICAL BUILDING PLANTING NORTH EXPOSURE

3 L101 SCALE 1" = 30' BUILDING #11, #24 NORTH

PLANTING KEY:



LAWNS:

ALL PROPOSED LAWN AREAS TO BE IRRIGATED SOD.

PLANT LIST - BUILDING PLANTINGS (M)

QUAN.	KEY	COMMON/BOTANICAL NAM	SIZE	SPEC.
83	BW	Green Mountain Boxwood <i>Buxus x 'Green Mountain'</i>	24" Sprd.	B&B
108	CS	Redtwig Dogwood <i>Cornus sericea</i>	36" Ht.	BB
122	FI	Spring Dawn Forsythia <i>For. inter. 'Spring Dawn'</i>	30" Ht.	B&B
250	JNB	New Blue Tams Juniper <i>Juniperus t. 'New Blue'</i>	24" Spr.	Cont.
144	RA	Gro-Low Fragrant Sumac <i>Rhus aromatica 'Gro-Low'</i>	24" Sprd.	B&B
48	RAL	Alpine Currant <i>ribes alpinum</i>	36" Ht.	Cont.
78	RK	Knockout Blush Rose <i>Rosa 'Knockout' Double Blush</i>	2 Gal.	Cont.
34	SAW	Anthony Waterer Spirea <i>Spirea 'Anthony Watereri'</i>	24" Sprd.	B&B
60	SK	Miss Kim Lilac <i>Syringa 'Miss Kim'</i>	24" Ht.	Cont.
131	VD	Arrowood Viburnum <i>Viburnum dentatum</i>	36" Ht.	B&B
246	HF	Francee Hosta <i>Hosta 'Francee'</i>	1 Gal.	Cont.
136	HY4	Stella D'Oro Daylilies <i>Hemerocallis 'Stella D'Oro'</i>	3 Fan min.	Cont.
266	PA	Dwarf Fountain Grass <i>Penn. A. 'Hameln'</i>	1 Gal.	Cont.

CONTRACTOR TO VERIFY ALL QUANTITIES

NOTE KEY:

- ① TREE PROTECTION FENCE - SEE CIVIL PLANS FOR FINAL LOCATION AND DETAIL 2/L105
- ② SNOW STOCKPILE AREA-TYP.
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- Ⓐ ALL TREES TO HAVE CLAY OR LOAM BALLS-TREES WITH SAND BALLS **WILL BE REJECTED.**
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- 10 LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 150 SQ FT BED AREA.

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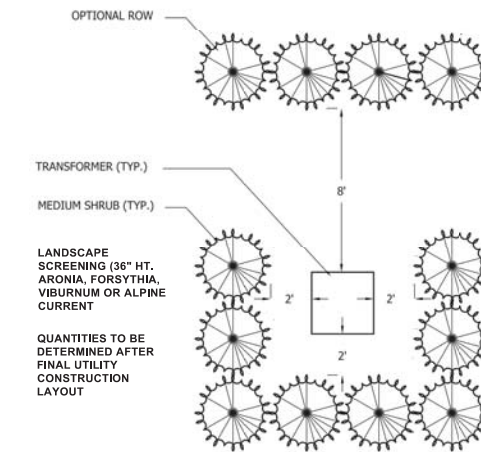
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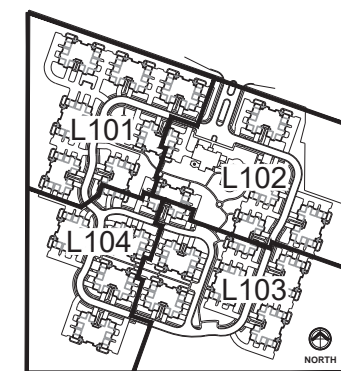
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TRANSFORMER / UTILITY BOX SCREENING MUST BE COMPLETE PRIOR TO FINAL CITY CONSTRUCTION APPROVAL



TRANSFORMER SCREENING DETAIL

6 L101 NOT TO SCALE



KEY MAP NO SCALE



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SHEET

BUILDING PLANTING PLANS

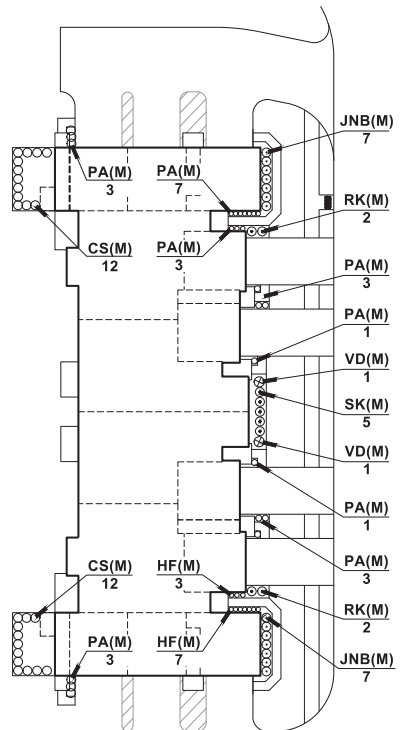
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ISSUE DATE	

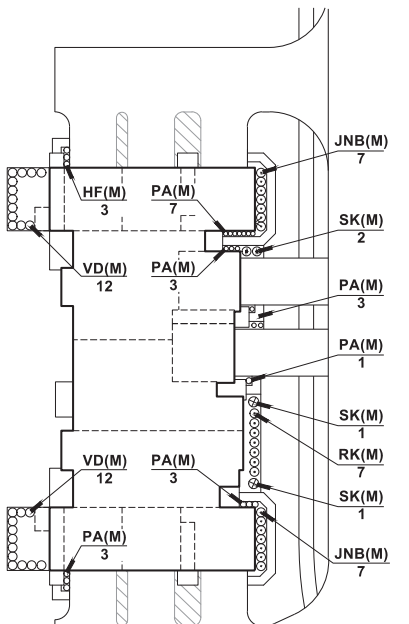
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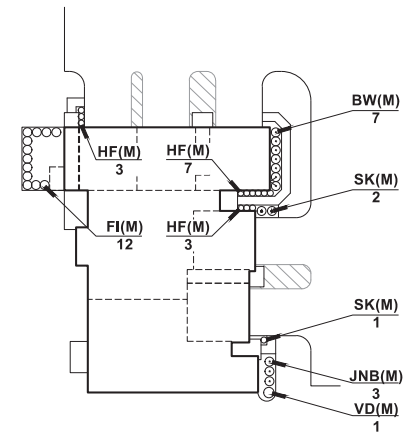
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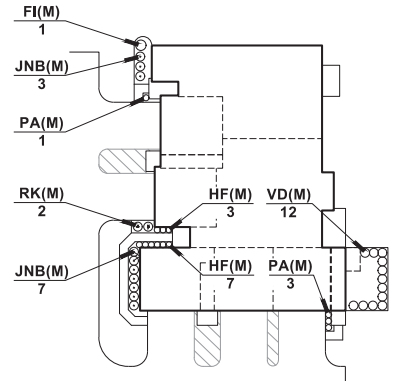
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L101 SCALE 1" = 30' BUILDING #15, #16, #21 NORTH



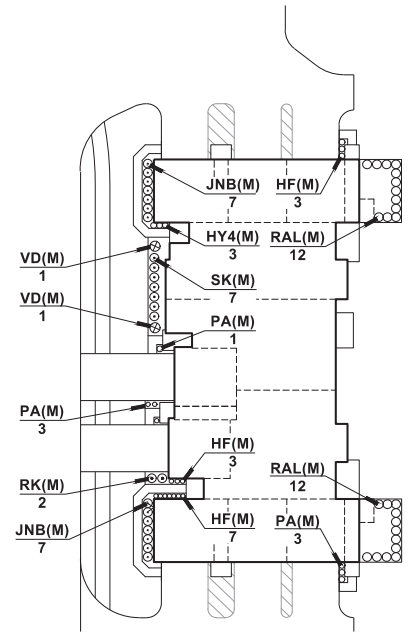
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L101 SCALE 1" = 30' BUILDING #5, #7, #8 NORTH



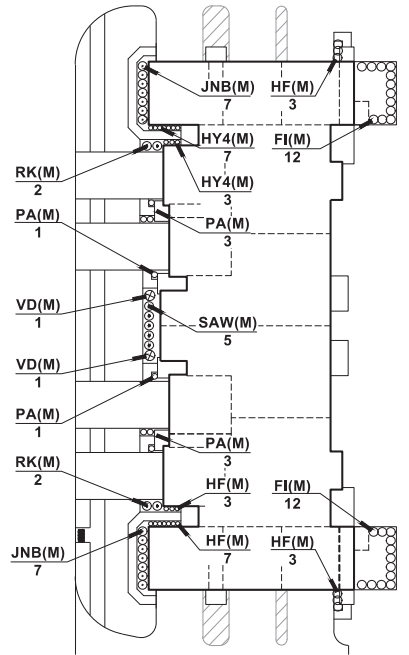
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L101 SCALE 1" = 30' BUILDING #3, #6 NORTH



4
L101 SCALE 1" = 30' BUILDING #18, #19 NORTH



5
L101 SCALE 1" = 30' BUILDING #9 NORTH



6
L101 SCALE 1" = 30' BUILDING #12, #13, #22, #23 NORTH

PLANTING KEY:

- TREE SYMBOL
- TREE TYPE KEY
- PLANT LIST-SEE SHEET L100
- PLANTING DETAILS-SEE SHEET L105
- QUANTITY

LAWNS:

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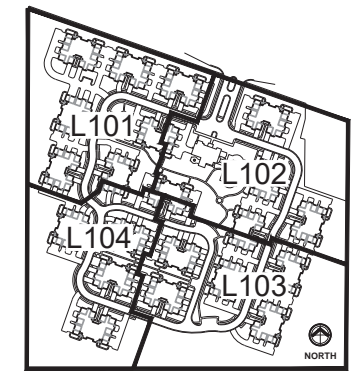
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BUILDING PLANTING PLANS

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08-01-2016	SPA

REVISION DATE



KEY MAP
NO SCALE

SHEET NUMBER

L107B

ROLLMAX®
EROSION CONTROL

Specification Sheet - BioNet® 5150BN™ Erosion Control Blanket

DESCRIPTION
The short term double net erosion control blanket shall be a machine produced mat of 100% agricultural straw with a functional longevity of 6-12 months. The mat shall be installed on a prepared surface (smooth conditions, soil, geographic location and elevation). The blanket shall be constructed with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top and bottom sides with a 100% biodegradable non-woven fabric liner. The netting shall consist of machine directional straps formed from 1 inch reinforced jute with cross directional straps woven through the netting. The blanket shall be manufactured with a closed thread stitched along both outer edges (approximately 2 inches (5.08 cm) from the edge) as an over-edge for adjacent mats.

The 5150BN shall meet Type 2.0 specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration (FHWA) 19-013 (Section 71.0).

Property	Test Method	Typical
Thickness	ASTM D2622	0.23 in.
Rollwidth	ASTC Guidelines	63.00 m
Water Absorbency	ASTM D2097	400%
Mat/Unit Area	ASTM D2475	8.79 m ² /roll (276 g/m ²)
Stitch	ASTC Guidelines	10%
Smolder Resistance	ASTC Guidelines	96%
Stiffness	ASTM D2088	8.23 kg/14
Light Penetration	ASTM D2622	16.7%
Tensile Strength - MD	ASTM D4869	188.8 N/6.0m
Elongation - MD	ASTM D4869	11.7%
Tensile Strength - CD	ASTM D4869	157.2 N/6m
Elongation - CD	ASTM D4869	13.3%
Biasing Improvement	ASTM D2022	13.3%

Design Permissible Slope Stress

Designated Slope Stress	PLS (lb/ft ²)
Unvegetated Slope Stress	1.81 (81.94 kPa)
Vegetated Slope Stress	8.00 (367.04 kPa)

Mutual Content

Material	Quantity
100% Straw Fiber	0.23 lb/ft ² of blanket
Top Leno woven 100%	0.25 lb/1000 sq ft
Biodegradable organic liner	0.15 lb/1000 sq ft
Bottom Leno woven 100%	0.25 lb/1000 sq ft

Slope Gradient (C) Factors

Slope Length (L)	Slope Gradient (C)	Slope Gradient (C)
4.26 ft (1.30 m)	0.0074	0.00
8.52 ft (2.60 m)	0.00	0.00
12.78 ft (3.90 m)	0.00	0.00

Standard Soil Sizes

Weight %	US Sieve No.	US Sieve No.	US Sieve No.	US Sieve No.
100	100	40	20	10
85	100	40	20	10
70	100	40	20	10
55	100	40	20	10

Roughness Coefficients - Manning

Flow Depth	Manning's n
0.05	0.05
0.10	0.05
0.15	0.05
0.20	0.05
0.25	0.05
0.30	0.05
0.35	0.05
0.40	0.05
0.45	0.05
0.50	0.05

Tensor
NORTH AMERICAN GREEN™

SEED MIX NOTES

- The seed mixes shall be applied at the specified rate of for each mix.
- Must be installed to manufacturer specification and requirements.

Manufacturer: JNew, Inc.
128 Summit Drive
Wolkerton, IN 46574
574-586-2412

MEADOW SEED MIX - INCLUDE S150 BLANKET ENTIRE AREA

Low-profile Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
<i>Bouteloua curtipendula</i>	Side Oats Grama	10.00
<i>Carex spp.</i>	Prairie Carex Mix	4.00
<i>Elymus canadensis</i>	Canada Wild Rye	32.00
<i>Koeleria cristata</i>	June Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	1.00
<i>Schizachyrium scoparium</i>	Little Bluestem	32.00
Total		80.00

Temporary Cover:	Common Name	PLS Ounces/Acre
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		460.00

Forbs:	Common Name	PLS Ounces/Acre
<i>Anemone cylindrica</i>	Thimbleweed	0.50
<i>Asclepias tuberosa</i>	Butterfly Milkweed	2.00
<i>Aster ericoides</i>	Heath Aster	0.25
<i>Aster laevis</i>	Smooth Blue Aster	0.75
<i>Aster novae-angliae</i>	New England Aster	0.25
<i>Baptisia lactea</i>	White Wild Indigo	2.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	14.00
<i>Careopsis lanceolata</i>	Sand Coreopsis	5.00
<i>Careopsis palmata</i>	Prairie Coreopsis	1.00
<i>Dalea candida</i>	White Prairie Clover	1.50
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50
<i>Echinacea purpurea</i>	Broad-Leaved Purple Conefl.	7.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.50
<i>Lespedeza capitata</i>	Round-Head Bush Clover	2.00
<i>Liatris aspera</i>	Rough Blazing Star	0.50
<i>Lupinus penninus</i>	Wild Lupine	2.00
<i>Monarda fistulosa</i>	Wild Bergamot	0.75
<i>Parthenium integrifolium</i>	Wild Quinine	1.00
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	1.00
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Silphium integrifolium</i>	Rosin Weed	3.00
<i>Silphium terebinthaceum</i>	Prairie Dock	0.50
<i>Solidago nemoralis</i>	Old-Field Goldenrod	0.50
<i>Solidago rigida</i>	Stiff Goldenrod	1.00
<i>Tradescantia ohiensis</i>	Common Spiderwort	0.75
<i>Vernonia spp.</i>	Ironweed (Various Mix)	1.75
<i>Veronicastrum virginianum</i>	Culvers Root	0.25
Total		63.75

BASIN SLOPE MIX-

INCLUDE S150 BLANKET ENTIRE AREA

Stormwater Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Carex crinitella</i>	Crested Owl Sedge	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	2.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.25
<i>Juncus effusus</i>	Common Rush	1.00
<i>Juncus torreyi</i>	Torrey's Rush	0.25
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	8.00
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Scirpus fluviatilis</i>	River Bulrush	0.25
<i>Scirpus validus</i>	Great Bulrush	6.00
Total		40.25

Temporary Cover:	Common Name	PLS Ounces/Acre
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		460.00

Forbs & Shrubs:	Common Name	PLS Ounces/Acre
<i>Alisma spp.</i>	Water Plantain (Vario)	4.25
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50
<i>Bidens spp.</i>	Bidens (Various Mix)	2.00
<i>Helianthus autumnalis</i>	Sneezeweed	2.00
<i>Lycopus americanus</i>	Common Water Hore	0.25
<i>Impatiens noli-tangere</i>	Monkey Flower	1.00
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Polygonum pensylvanicum</i>	Pinkweed	4.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Si	1.00
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
Total		20.50

AT POND - ANIMAL DETERRENT FENCING

3' HT. CHICKEN WIRE, 2X2" WOOD STAKES 6' O.C., CONTINUOUS AROUND EDGE OF POND WATERLINE. REMOVE AT END OF WARRANTY PERIOD OR AS DIRECTED BY LANDSCAPE ARCHITECT.

CITY OF NOVI NOTES:

- LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC SPRINKLING SYSTEM.
- SHRUBS AND PERENNIALS SHALL BE FULL AND WELL ROOTED.
- INSTALLATION SHALL BE MARCH 15 - NOVEMBER 15, ANNUALLY.
- PLANTS SHALL BE NORTHERN NURSERY GROWN NO. 1 GRADE, AND ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, AND BE PLANTED ACCORDING TO CITY OF NOVI PLANTING DETAIL.
- ALL PLANTING SHALL BE MAINTAINED IN AN ATTRACTIVE AND PRESENTABLE CONDITION FREE OF WEEDS, REFUSE AND DEBRIS. MAINTENANCE SHALL BE MAINTAINED IN A SOUND HEALTHY CONDITION, FREE OF PLANT DISEASES AND INSECT PESTS.
- TREES AT INTERIOR PARKING LOT CORNER TO BE LIMBED UP TO 8' HEIGHT.
- PARKING LOT ISLANDS TO BE SOD, PLANT MIX IN ISLANDS TO BE SANDY LOAM FOR IMPROVED DRAINAGE.
- TREE STAKES, GUY STRAPS AND TREE WRAP TO BE REMOVED AFTER ONE WINTER.
- TREES PLANTED IN NATURAL AREAS TO BE HAND-DUG AND PLANTED. NO MACHINES OR MACHINE DIGGING WITHIN AREAS TO REMAIN. PLANTS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.
- NO TREES TO BE LOCATED UNDER EXISTING LOW TREE CANOPIES.
- DEEP ROOTED TREES SHALL NOT BE PLANTED OVER WATER MAIN.

INSTALLATION SPECS:

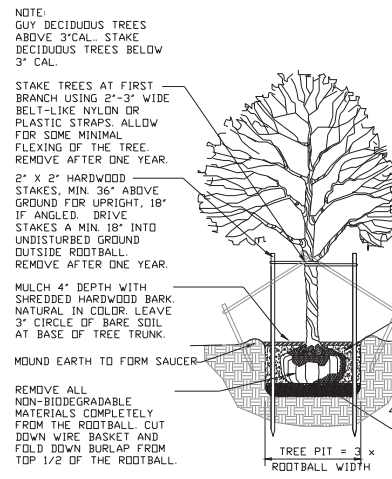
- APPROVED PLANTING PLAN - WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
- TIME OF PLANTING - ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SODDING, MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
- INSPECTIONS - A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER. THE INSPECTION TIME PERIOD IS FROM MARCH 15TH TO NOVEMBER 15TH.
- ESTABLISHMENT PERIOD - THE ESTABLISHMENT PERIOD FROM THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE.
- ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN A HEALTHY GROWING CONDITION AT COMMENCEMENT OF THE ESTABLISHMENT PERIOD. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED IN THE SAME GROWING SEASON.

NOTICE OF INSTALLATION/ MINOR CHANGES:

- THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
- MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
- MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE (DECIDUOUS/EVERGREEN), EXHIBITING SAME DESIGN CHARACTERISTICS (MATURE HEIGHT, CROWN), AS THE MATERIAL BEING REPLACED. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.

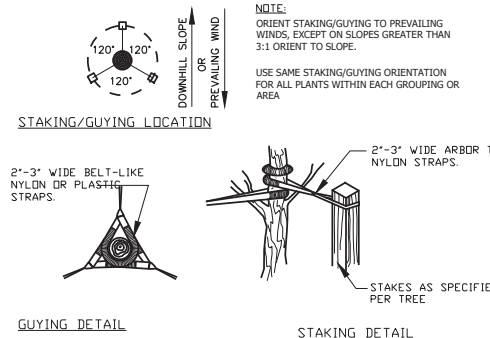
MAINTENANCE:

- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE.
- MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.



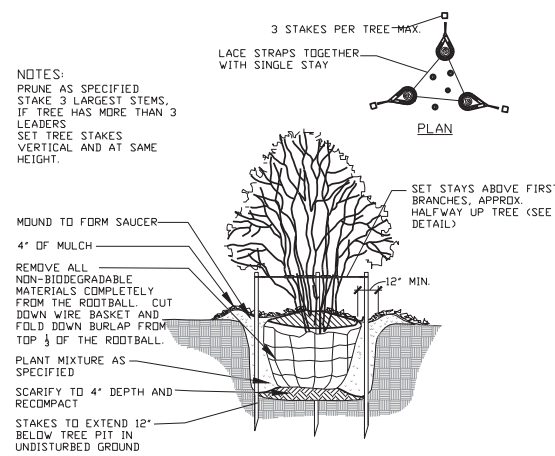
DECIDUOUS TREE PLANTING DETAIL

Not to scale



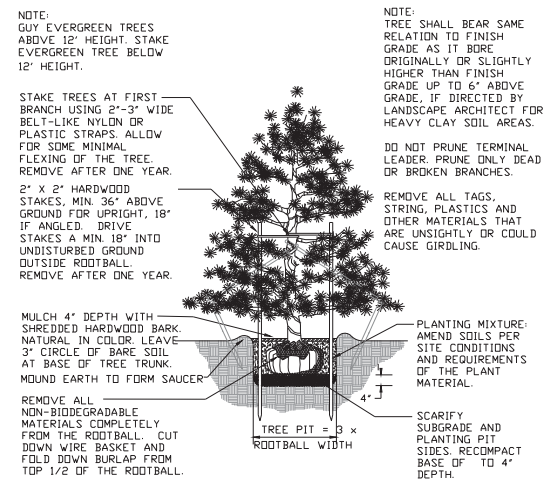
TREE STAKING DETAIL

Not to scale



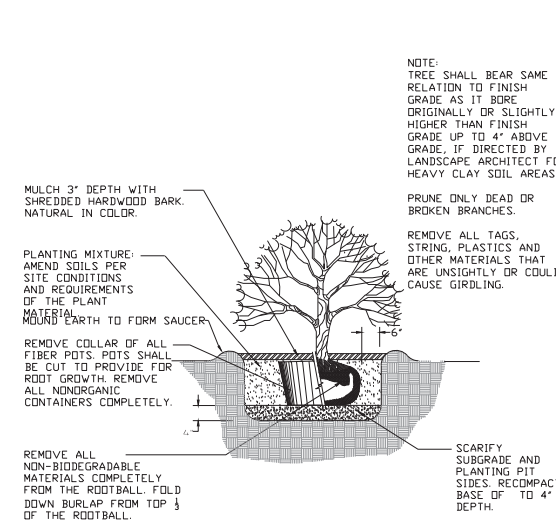
MULTI-STEM TREE PLANTING DETAIL

Not to scale



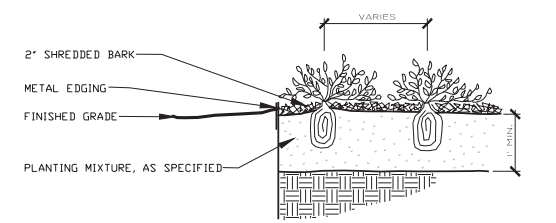
EVERGREEN TREE PLANTING DETAIL

Not to scale



SHRUB PLANTING DETAIL

Not to scale



PERENNIAL PLANTING DETAIL

Not to scale

CITY OF NOVI PLANTING DETAILS

NOTE KEY:

- ① TREE PROTECTION FENCE - SEE CIVIL PLANS FOR FINAL LOCATION AND DETAIL 2/L105
- ② SNOW STOCKPILE AREA: TYP.

GENERAL PLANTING NOTES:

- Ⓐ ALL TREES TO HAVE CLAY OR LOAM BALLS. TREES WITH SAND BALLS **WILL BE REJECTED.**
- Ⓑ ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- Ⓒ ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS **WILL NOT BE ACCEPTED.**
- Ⓓ ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS **SHALL NOT BE ACCEPTED.**
- Ⓔ ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND. SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- Ⓝ NO MACHINERY IS TO BE USED WITHIN THE DRILLPIE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRILLPIE OF EXISTING TREES.
- Ⓖ ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- Ⓗ IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- Ⓢ ALL PLANTING BEDS SHALL RECEIVE 3\"/>

PLANT MIX

PLANTING BEDS TO RECEIVE 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND, EXCAVATE PLANT BED, DISPOSE OF SPOLS OFF SITE, INSTALL PLANT MIX

HAND TILL INTO PLACED PLANT MIX:

- Ⓢ 6 CU. FT. BALE CANADIAN PEAT
- Ⓢ 40 LB BAG COMPOSTED POULTRY MANURE "CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET 262.495-6220
- Ⓢ 10 LB BAG SHERMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 150 SQ FT BED AREA.

HAND TILL INTO PROVIDED PLANT MIX TO A DEPTH OF 12\"/>

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4\"/>

LANDSCAPE EDGING

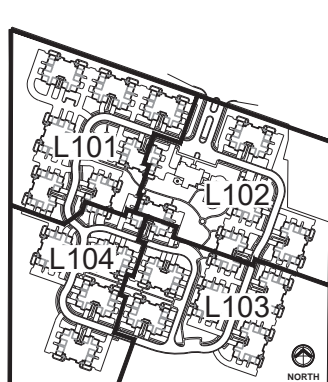
ALL LANDSCAPE EDGES ARE SHOVEL CUT

WATERING

CONTRACTOR RESPONSIBLE FOR HAND WATERING ALL PLANTINGS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD IF NEEDED.

PLANTINGS THAT PERISH DUE TO LACK OF WATER DO NOT QUALIFY AS THE ONE REQUIRED REPLACEMENT PLANT AS STATED IN THE SPECIFICATION AND SHALL BE REPLACED.

CONTRACTOR IS ALSO RESPONSIBLE FOR WATERING ALL NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD. NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION AND SHALL BE REPLACED.



KEY MAP

NO SCALE

HAGENBUCH WEIKAL
LANDSCAPE ARCHITECTURE

248 477 3600 TEL
3000 BEDSTONE LANE, FARMINGTON HILLS, MI 48334



3 FULL WORKING DAYS BEFORE YOU DIG CALL 811

before you dig
Know what's below

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HUNTLEY MANOR
MEADOWBROOK ROAD AT
GRAND RIVER AVENUE

NOVI, MICHIGAN

SHEET

SITE PLANTING PLAN

PRELIMINARY DATE

11-21-2014	CITY SUBMISSION
07-27-2015	CITY SUBMISSION
08-04-2015	FSPA
10-14-2015	REV. / CITY REVIEW
11-05-2015	REV. / CITY REVIEW
07-11-2016	REVIEW
08-01-2016	SPA
ISSUE DATE	

REVISION DATE

SHEET NUMBER

L108



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GRAND RIVER AVENUE

NOVI, MICHIGAN

SHEET

WALL DETAILS

PRELIMINARY DATE

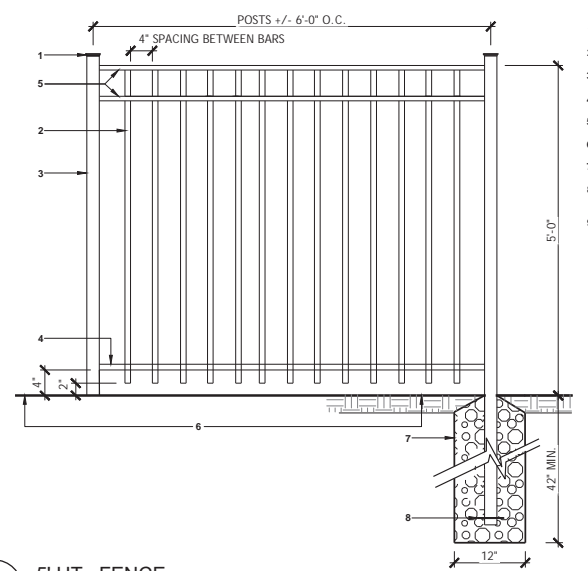
11-21-2014	CITY SUBMISSION
07-27-2015	CITY SUBMISSION
08-04-2015	FSPA
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11-05-2015	REV. / CITY REVIEW
07-11-2016	REVIEW
08-01-2016	SPA

ISSUE DATE

REVISION DATE

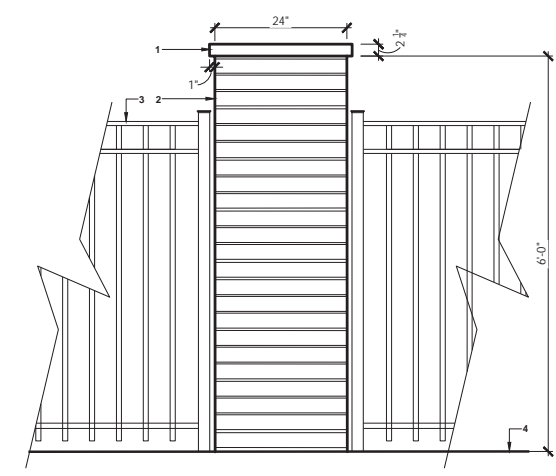
SHEET NUMBER

L109



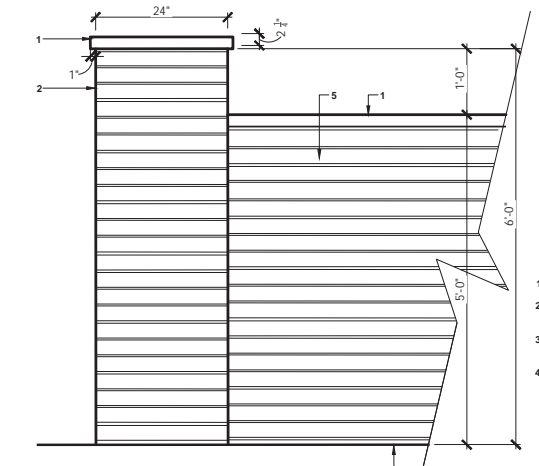
- 1 CAP
- 2 1/2" SQ. PICKET
- 3 2" SQ. POST
- 4 2" CHANNEL
- 5 2" "C" CHANNEL
- 6 FINISH GRADE
- 7 CONC. FOOTING
- 8 3/8" PIN, 4" LONG, THRU BOTTOM OF POST.
- 9 ALL PIECES TO BE PRE FINISHED BLACK METAL FENCE

1
L101
5' HT. FENCE
NOT TO SCALE



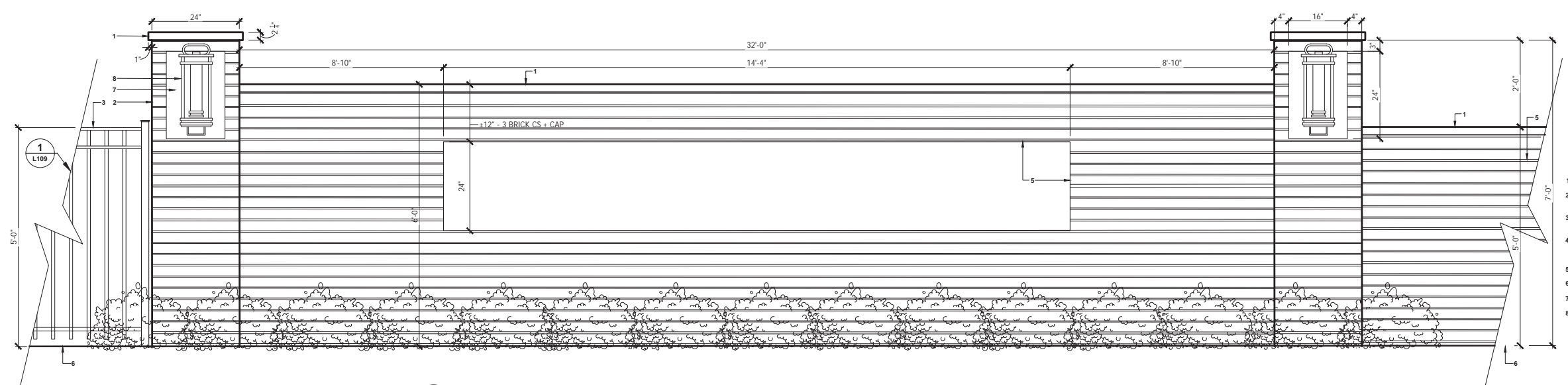
- 1 CAST LIMESTONE CAP 2 1/2" HT.
- 2 24" SQUARE BRICK COLUMN, BRICK TO MATCH BUILDINGS
- 3 FENCE, SEE FENCE DETAIL
- 4 FINISH GRADE

2
L101
6' HT. BRICK PIER
NOT TO SCALE



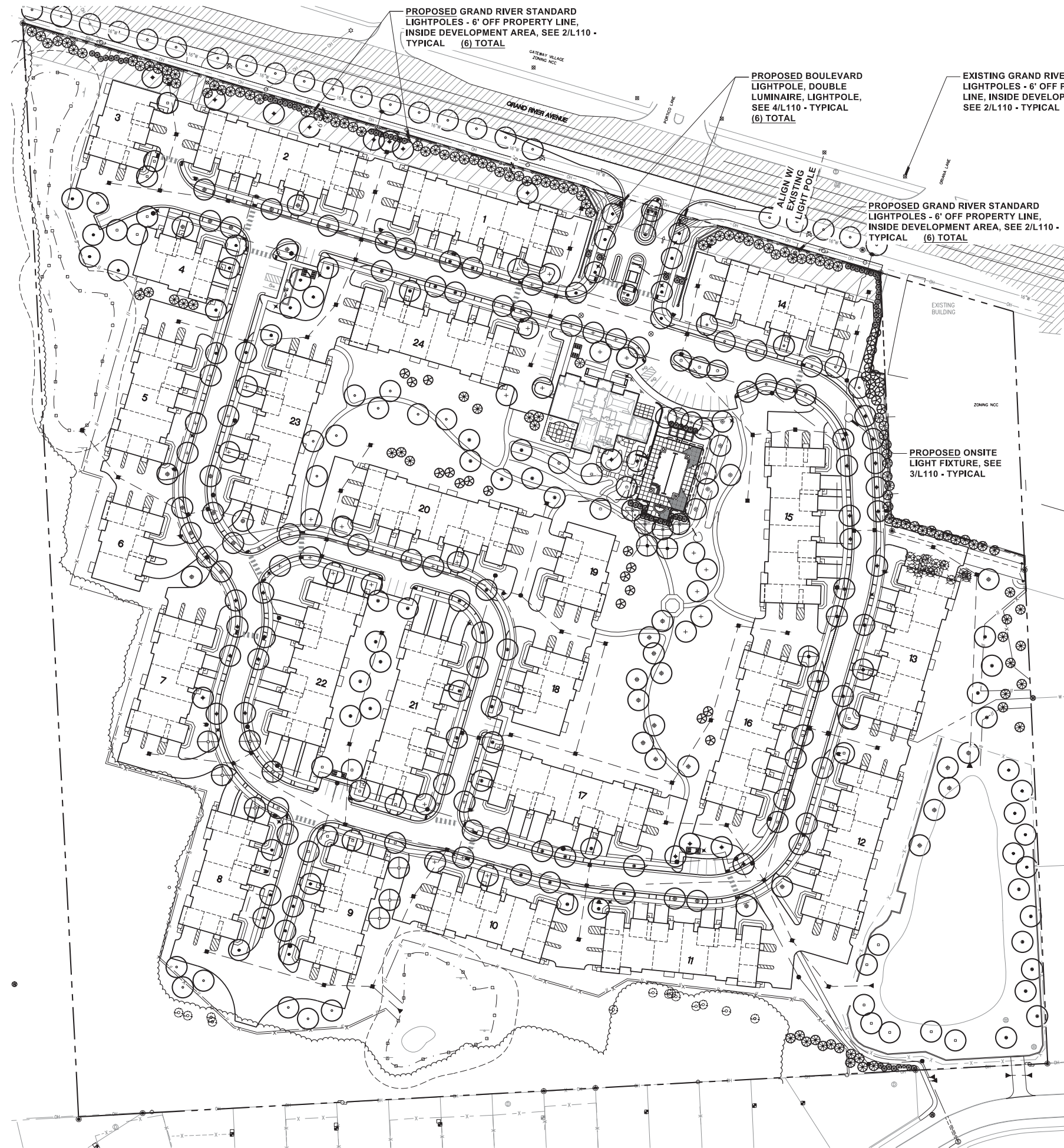
- 1 CAST LIMESTONE CAP 2 1/2" HT.
- 2 24" SQUARE BRICK COLUMN, BRICK TO MATCH BUILDINGS
- 3 BRICK WALL, BRICK TO MATCH BUILDINGS, RUNNING BOND PATTERN
- 4 FINISH GRADE

3
L101
ENTRY DRIVE - BRICK PIER WALL
NOT TO SCALE



- 1 CAST LIMESTONE CAP 2 1/2" HT.
- 2 24" SQUARE BRICK COLUMN, BRICK TO MATCH BUILDINGS
- 3 FENCE ON R.O.W. SIDE, SEE FENCE DETAIL
- 4 BRICK WALL ON ENTRY DRIVE SIDE, BRICK TO MATCH BUILDINGS, RUNNING BOND PATTERN
- 5 SIGN PANEL, SEE ARCH. PLANS
- 6 FINISH GRADE
- 7 INSET, 16"x24" LIMESTONE PANEL
- 8 WALL LIGHT, SEE ELECTRICAL PLANS

4
L101
ENTRY SIGN WALL
NOT TO SCALE

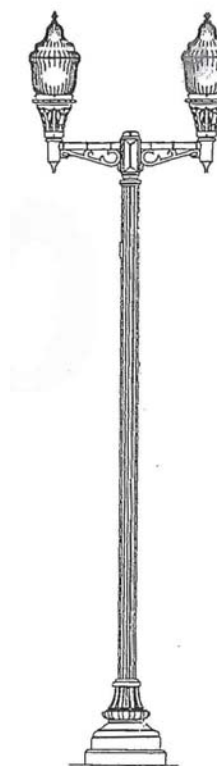


1 SITE PLANTING PLAN
L110 SCALE 1" = 60'



2 GRAND RIVER STANDARD LIGHTPOLE
L110 NOT TO SCALE

KICHLER
Style to live by™



4 12' WADSWORTH POST W/GRANVILLE LEAF LUMINAIRES AND MAINSTREET 38" PB32 DECORATIVE ARM

BOULEVARD LIGHT POLES
L110 NOT TO SCALE



Project _____
Type _____
Ordering # _____
Comments _____

South Hope Collection
Outdoor Post Mt 1L1 RZ
49478RZ (Rubbed Bronze)

Product Description:
This 1 light mounted post from the South Hope™ collection softens its sturdy rectangular design with Satin Etched Cased Opal Glass for an expertly understated grace and welcoming light. A Rubbed Bronze™ finish completes the overall look with a touch of casual style. Open and clean, this design can complement any porch or walkway.

Technical Information

Lamp Included:	Not Included
Weight:	9LBS
Glass Description:	SATIN ETCHED CASÉD OPAL
Voltage:	120V
Safety Rated:	Yes
CFL Bulb Type:	HYBRID (23-30W)
Dual Mount:	No
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A19
Max Watt:	100W
Width:	9"
Height:	21.5"
Overall Height:	"
Collection:	South Hope Collection
Finish:	Rubbed Bronze

WWW.KICHLER.COM
TO BE INSTALLED ON 12' HT. POLE, +/- 14"
TOTAL HEIGHT
SEE SITE ELECTRICAL PLANS

3 ONSITE LIGHT FIXTURES
L110 NOT TO SCALE

LIGHT KEY:

☉ LIGHT POLE - 3' OFF BACK OF CURB 2' OFF BACK OF SIDEWALK. SEE 3/L110 AND SITE ELEC. PLANS

NOTE: LANDSCAPE ARCHITECT TO APPROVE ALL STAKED LOCATIONS FOR LIGHTS: UPLIGHTS AND DUPLEX OUTLETS PRIOR TO WIRING AND INSTALLATION



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SHEET

OVERALL SITE PLANTING PLAN

PRELIMINARY DATE

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07-27-2015	CITY SUBMISSION
08-04-2015	FSPA
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07-11-2016	REVIEW
08-01-2016	SPA

ISSUE DATE

REVISION DATE

SHEET NUMBER

L110

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	ACN-1	5	Antique Street Lamps	RGAL X 32LED 700MA 3K ARF R3	RG LED Acorn Post Top - Clear Top. RGTL LED Series included.	32 LED ARRAY	1	RGAL_X_32LED_700MA_3K_ARF_R3.ies	4205	0.9	76.6
	ACN-2	4	Antique Street Lamps	RGAL X 32LED 700MA 3K ARF R3	RG LED Acorn Post Top - Clear Top. RGTL LED Series included.	32 LED ARRAY	1	RGAL_X_32LED_700MA_3K_ARF_R3.ies	4205	0.9	157.2
	OA	406	Kichler Lighting	49474RZ	N/A	N/A	1	kic623413.ies	720	0.9	52.5
	OC	23	Kichler Lighting	49478RZ	N/A	N/A	1	kic623415.ies	826	0.9	16.6
	OD	8	Kichler Lighting	49478RZ	N/A	N/A	1	kic623415.ies	826	0.9	16.6

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST RING ROAD	+	0.08 fc	0.42 fc	0.00 fc	N/A	N/A
INTERIOR SOUTH RING ROAD	+	0.11 fc	0.50 fc	0.01 fc	50.0:1	11.0:1
MAIN ENTRANCE	+	1.1 fc	3.0 fc	0.2 fc	15.0:1	5.5:1
MID & WEST WALKWAY	+	0.04 fc	0.26 fc	0.00 fc	N/A	N/A
NORTH EAST WALKWAY	+	0.04 fc	0.17 fc	0.01 fc	17.0:1	4.0:1
NORTH RING ROAD	+	0.10 fc	0.87 fc	0.00 fc	N/A	N/A
NORTH STREET	+	0.12 fc	1.64 fc	0.00 fc	N/A	N/A
PROPERTY LINE	+	0.00 fc	0.00 fc	0.00 fc	N/A	N/A
SOUTH EAST WALKWAY	+	0.06 fc	0.36 fc	0.01 fc	36.0:1	6.0:1
SOUTH RING ROAD	+	0.09 fc	0.51 fc	0.00 fc	N/A	N/A
UNIT 1 & 2 PARKING AREA	+	0.24 fc	0.59 fc	0.08 fc	7.4:1	3.0:1
UNIT 1 PARKING AREA	+	0.37 fc	0.73 fc	0.23 fc	2.3:1	1.6:1
UNIT 2 & 3 PARKING AREA	+	0.20 fc	0.52 fc	0.08 fc	6.5:1	2.5:1
UNIT 4 & 5 PARKING AREA	+	0.14 fc	0.48 fc	0.02 fc	24.0:1	7.0:1
UNIT 5 & 6 PARKING AREA	+	0.20 fc	0.59 fc	0.04 fc	14.8:1	5.0:1
UNIT 10 & 11 PARKING AREA	+	0.19 fc	0.59 fc	0.04 fc	14.8:1	4.8:1
UNIT 10 PARKING AREA	+	0.12 fc	0.41 fc	0.02 fc	20.5:1	6.0:1
UNIT 11 & 12 PARKING AREA	+	0.17 fc	0.51 fc	0.02 fc	25.5:1	8.5:1
UNIT 12 & 13 PARKING AREA	+	0.18 fc	0.37 fc	0.04 fc	9.3:1	4.5:1
UNIT 13 PARKING AREA	+	0.13 fc	0.62 fc	0.01 fc	62.0:1	13.0:1
UNIT 14 PARKING AREA	+	0.32 fc	0.80 fc	0.16 fc	3.3:1	1.8:1
UNIT 15,16 PARKING AREA	+	0.19 fc	0.47 fc	0.03 fc	15.7:1	6.3:1
UNIT 18 & 19 PARKING AREA	+	0.18 fc	0.60 fc	0.02 fc	30.0:1	9.0:1
UNIT 19 & 20 PARKING AREA	+	0.17 fc	0.37 fc	0.05 fc	7.4:1	3.4:1
UNIT 24 & CLUBHOUSE	+	0.10 fc	0.46 fc	0.01 fc	46.0:1	10.0:1
UNIT 24 PARKING AREA	+	0.16 fc	0.54 fc	0.04 fc	13.5:1	4.0:1
WALKWAY CENTRAL AREA	+	0.10 fc	0.22 fc	0.05 fc	4.4:1	2.0:1
WEST RING ROAD	+	0.08 fc	0.56 fc	0.00 fc	N/A	N/A

- Note
1. TYPE "ACN-1" & "ACN-2" MOUNTING HEIGHT IS 12'-0".
 2. TYPE "OC" MOUNTING HEIGHT IS 12'-0".
 3. TYPE "OD" MOUNTING HEIGHT IS 8'-0".
 4. TYPE "OA" MOUNTING HEIGHT IS 7'-0". 2 "OA" FIXTURE PER GARAGE (EACH SIDE OF THE DOOR).
 5. LIGHT LOSS FACTOR IS AS SHOWN IN THE LUMINAIRE SCHEDULE.
 6. HORIZONTAL ILLUMINANCE IS SHOWN ON GRADE. UNITS ARE IN FOOT-CANDELES.
 7. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 8. FLASHING LIGHT SHALL NOT BE PERMITTED.
 9. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER SITES HOURS OF OPERATION.



ACN-1



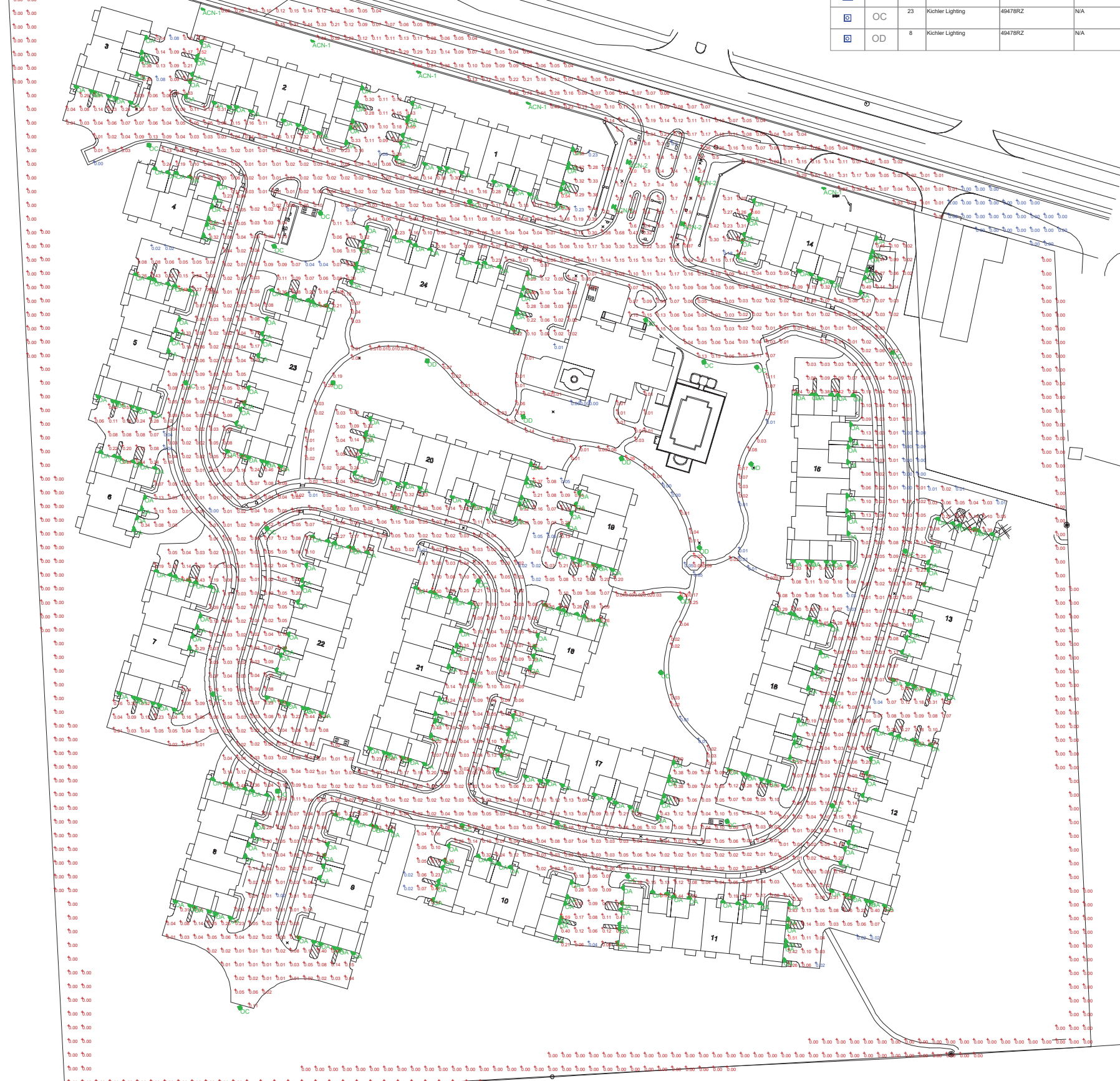
ACN-2



KICHLER "OA"



KICHLER "OC & OD"



PHOTOMETRIC PLAN
SCALE - 1" = 60FT

MEP Engineers LLC
30403 West 13 Mile Road
Farmington Hills, MI 48334
Tel: (248) 488-9822 Fax: (248) 488-9811
Web: www.mepmi.com Email: mep@mepmi.com
MEP Engineers Project Number: 1609-3

Seal

HUNTLEY MANOR
CITY OF NOW
OAKLAND COUNTY, MICHIGAN
PHOTOMETRIC PLAN

project number MEP#1609-3	issue description	date 08-01-16	APP. SITE PLAN
design: S.M., PE	REVIEW	09-20-16	
drawn: M.S.			

sheet

E.100PH

PLANNING COMMISSION ACTION SUMMARY
September 28, 2016



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

September 28, 2016 7:00 PM

Council Chambers | Novi Civic Center

45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Anthony, Member Baratta, Member Lynch, Chair Pehrson, Member Zuchlewski,

Absent: Member Giacometti (excused), Member Greco (excused)

Also Present: Barbara McBeth, City Planner; Kirsten Mellem, Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Dave Gillam, City Attorney; Matt Carmer, Environmental Consultant; Rod Arroyo, Clearzoning/Giffels Webster.

APPROVAL OF AGENDA

Motion to approve the September 28, 2016 Planning Commission Agenda. *Motion carried 5-0.*

CONSENT AGENDA

PUBLIC HEARINGS

1. HUNTLEY MANOR JSP16-34

Public Hearing at the request of GR Meadowbrook LLC for Planning Commission's recommendation to City Council for consideration of a Special Development Option Concept Plan. The subject property is 26.62 acres in Section 23 of the City of Novi and located on the south side of Grand River Avenue, west of Meadowbrook Road in the GE, Gateway East District. The applicant is proposing a 203-unit multiple-family gated community.

In the matter of the request of GR Meadowbrook LLC for Huntley Manor JSP16-34 motion to recommend approval to the City Council of the Special Development Option Concept Plan. The recommendation shall include the following ordinance deviations:

- a. Deviation for the deficient loading area (940 square feet required, 480 square feet provided);
- b. Deviation lack of 90 degree fixture cut-off for residential street lighting;
- c. Waiver to allow a decorative fence along Grand River in lieu of the required berm;
- d. Waiver for lack of perimeter canopy trees around parking lot;
- e. Waiver for trees instead of large native shrubs around the existing detention basin;
- f. Section 9 Façade waiver for underage of brick on the side elevations and overage of asphalt shingles.

If the City Council approves the request, the Planning Commission recommends the Applicant be required to comply with the conditions and items listed in the staff and consultant review letters as a requirement noted in the Special Development Option Agreement.

This motion is made based on the following findings:

- a. The project results 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 by a traditional development;
- b. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B the proposed type and density of development does not result in an unreasonable increase in the use of public services, facilities and utilities, and does not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment;
 - c. Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated;
 - d. The proposed development does not have a materially adverse impact upon the Master Plan for Land Use of the City, and is consistent with the intent and spirit of this Section;
 - e. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B, the proposed development does not result in an unreasonable negative economic impact upon surrounding properties;
 - f. The proposed development contains at least as much usable open space as would be required in this Ordinance in relation to the most dominant use in the development;
 - g. Each particular proposed use in the development, as well as the size and location of such use, results in and contributes to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City;
 - h. The proposed development is 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;
 - i. Relative to other feasible uses of the site, the proposed use will not 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;
 - j. Relative to other feasible uses of the site, the proposed use will not 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;
 - k. 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;
 - l. 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;
 - m. 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.
 - n. Relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner;
 - o. Relative to other feasible uses of the site, 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 5-0*

2. HADLEY'S TOWING JSP16-33 WITH REZONING 18.715

Public hearing at the request of Hadley's Towing for Planning Commission's recommendation to the City Council for rezoning of 5.6-acre of a 17.78-acre property in Section 17 on south side of Grand River Avenue between Wixom Road and Beck from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property is approximately 17.78 acres and the applicant is proposing to rezone approximately 5.6 acres of the northerly portion of the property to accommodate the vehicle towing business and storage yard. The rezoned area is proposed to be used as an enclosed storage yard for parking towed vehicles.

In the matter of Hadley's Towing, JSP 16-33 with Zoning Map Amendment 18.715 motion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to address concerns and consider making further modifications to the Concept Plan. This recommendation is made for the following reasons:

- a. Additional discussion is needed regarding the offered public benefits and conditions of approval, and the other issues listed in the staff and consultant review letters.
- b. Further information is needed to quantify and gauge potential woodland and wetland impacts, and presentation of alternative plans to reduce impacts. *Motion carried 5-0.*

3. **BEACON HILL JSP15-08**

Public hearing at the request of The Ivanhoe Companies for Planning Commission approval of the Preliminary Site Plan with Site Condominium, Phasing Plan, Wetland Permit, Woodland Permit, and Storm water Management Plan. The subject property is currently zoned R-4 (One-Family Residential) and B-3 (General Business) with a Planned Rezoning Overlay Agreement. The subject property is approximately 21.13-acres and is located on the northeast corner of Twelve Mile Road and Meadowbrook Road (Section 12). The applicant is proposing a 39 unit single family residential development, 10,500 square feet of commercial space, and an open space/park.

In the matter of Beacon Hill JSP15-08, motion to approve the Preliminary Site Plan with Site Condominium based on and subject to the following:

- a. The applicant to revise the plans for commercial development to conform to the code at the time of Final Site Plan for Phase 2 or seek approval to amend the approved Planned Rezoning Overlay agreement to include the additional deviations identified with this review;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, as well as all of the terms and conditions of the PRO Agreement as approved, with these items being addressed on the Final Site Plan.
- c. This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beacon Hill JSP15-08, motion to approve the Phasing 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. This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beacon Hill JSP15-08, 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. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beacon Hill JSP15-08, motion to approve the Woodland 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. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beacon Hill JSP15-08, motion to approve the 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. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

4. **MASTER PLAN FOR LAND USE ADOPTION**

Public Hearing for Planning Commission's adoption of the 2016 Master Plan for Land Use in order to fulfill the requirements of the Michigan Planning Enabling Act and provide a plan for the future development in the City of Novi.

Motion to approve a Resolution to Adopt the Master Plan for Land Use. *Motion approved 4-1 (Baratta), but did not meet the 2/3 threshold to adopt the plan.*

5. **THOROUGHFARE MASTER PLAN ADOPTION**

Public Hearing for Planning Commission's adoption of the 2016 Thoroughfare Master Plan in order to provide a plan for the future roads and pathways in the City of Novi.

Motion to approve a Resolution to Adopt the Thoroughfare Master Plan, with the exception of the recommendation to widen Ten Mile Road. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE JULY 27, 2016 PLANNING COMMISSION MINUTES**

Motion to approve the July 27, 2016 Planning Commission Minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 9:27 P.M.

**Actual language of the motions subject to review.*

CITY COUNCIL MEETING MINUTES

July 13, 2016

amount of \$49,677; and approval of a resolution authorizing the rollover of FY14-15 funds in the amount of \$29,960 for the pathway engineering budget line item.

- N. Approval to award an amendment to the engineering services agreement with URS Corporation for construction engineering services for the 2015 Sidewalk Construction and ADA Compliance project in the amount of \$29,947.
- O. Approval of request to waive Liquor License Application fee for the ownership transfer from Epoch Catering, LLC to Epoch Hospitality, LLC as a Co-Licensee at Suburban Collection Showplace.
- P. Approval of the "Second Amendment to the Planned Rezoning Overlay (PRO) Agreement Novi Real Estate, LLC" for Medilodge to amend the Exhibit B Document to provide for an additional 34 parking spaces on the north side of the existing development located on the north side of Eleven Mile Road between Beck and Wixom Roads in Section 17. The project consists of the development of a 120 bed, 78,560 square foot convalescent (nursing) home building.
- Q. Approval of Claims and Accounts – Warrant No. 943

Roll call vote on CM 15-07-90

**Yeas: Casey, Markham, Mutch, Poupard,
Wrobel, Gatt, Staudt
Nays: None**

MATTERS FOR COUNCIL ACTION:

- 1. Approval of the request of GR Meadowbrook, LLC for approval of a Special Development Option (SDO) Agreement for the Huntley Manor development, consisting of a 210-unit multiple family gated community. The property is located on the south side of Grand River Avenue, west of Meadowbrook Road in the Gateway East (GE) District.

CM 15-07-91

Moved by Wrobel, seconded by Casey; CARRIED UNANIMOUSLY:

To approve the request of GR Meadowbrook, LLC for a Special Development Option (SDO) Agreement for the Huntley Manor development, consisting of a 210-unit multiple family gated community, subject to final review and approval as to form, including any required minor and non-substantive changes, by the City Manager and City Attorney's office. The property is located on the south side of Grand River Avenue, west of Meadowbrook Road in the Gateway East (GE) District. This motion is made for the reason that the Agreement meets the spirit and intent of the tentative approval granted by the City Council at the meeting of March 23, 2015.

Roll call vote on CM 15-07-91

**Yeas: Markham, Mutch, Poupard, Wrobel,
Gaff, Staudt, Casey**

Nays: None

2. Approval of the request of GR Meadowbrook, LLC for Huntley Manor, Site Plan JSP 14-56 for a Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan approval in the GE, Gateway East District, with a Special Development Option. The property is located on the south side of Grand River Avenue, west of Meadowbrook Road, consisting of 26.62 acres. The applicant is proposing a 210-unit multiple family, gated community.

CM 15-07-92

Moved by Casey, seconded by Poupard; CARRIED UNANIMOUSLY:

Approval of the request of GR Meadowbrook, LLC for Huntley Manor, Site Plan JSP 14-56 for a Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan approval in the GE, Gateway East District, with a Special Development Option, subject to the following conditions to be addressed on the Final Site Plan:

1. **Additional detail being provided on the Final Site Plan regarding the pedestrian scale street lighting along the Grand River Avenue frontage, including lighting specifications and location of the proposed fixtures.**
2. **Applicant shall provide full cut-off lighting fixtures throughout the development (unless the City Council approves this deviation, as recommended for consideration of approval in the SDO Agreement).**
3. **Applicant shall provide a sidewalk/boardwalk on the south side of Midtown Circle east of Building 7 (unless the City Council approves this deviation, as recommended for consideration of approval in the SDO Agreement).**
4. **Applicant shall provide additional detail to the satisfaction of the City's Landscape Architect at the time of Final Site Plan review regarding existing vegetation near the south property line, and shall provide supplemental planting and screening to generally meet the City's opacity standards.**
5. **The Applicant's compliance with the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.**

This motion is made based on the following findings:

- a. **The project results 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 by a traditional development;**
- b. **In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B the proposed type and density of development does not result in an unreasonable increase in the use of public services, facilities and utilities, and does not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment;**
- c. **Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated;**
- d. **The proposed development does not have a materially adverse impact upon the Master Plan for Land Use of the City, and is consistent with the intent and spirit of this Section;**
- e. **In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B, the proposed development does not result in an unreasonable negative economic impact upon surrounding properties;**
- f. **The proposed development contains at least as much useable open space as would be required in this Ordinance in relation to the most dominant use in the development;**
- g. **Each particular proposed use in the development, as well as the size and location of such use, results in and contributes to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City;**
- h. **The proposed development is 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;**
- i. **Relative to other feasible uses of the site, the proposed use will not 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;**
- j. **Relative to other feasible uses of the site, the proposed use will not 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;**
- k. 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;**
 - l. 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;**
 - m. 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.**
 - n. Relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner; and**
 - o. Relative to other feasible uses of the site, 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.**

Member Mutch said several residents had voiced objections in correspondence for the Public Hearing. They were concerned with the density of the project and the impact the development will have for those whose properties back up to the property. He asked to have the concerns incorporated in the language for the Special Development Option agreement that the City standards would be followed for the area and reflected in the site permit approval also. City staff will apply City ordinances to provide sufficient landscaping. He assured residents the buffer will provide sufficient screening year round. He thought it will provide some off-set to the new development going in. The impact of the development is no more than what was previously approved by City Council.

Roll call vote on CM 15-07-92

Yeas: Mutch, Poupard, Wrobel, Gatt, Staudt, Casey, Markham

Nays: None

- 3. Approval of Resolution to establish Industrial Development District for Magna Seating of America, Inc. at the northwest corner of 13 Mile Road and Haggerty Road.

City Manager Auger said this is an exciting new project coming forward. He said this is the first step of the tax abatement. This project will retain and increase jobs. This will be their North American Headquarters and will house their Research and Development.

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 24, 2016

Planning Review

Huntley Manor

JSP14-56

Petitioner

GR Meadowbrook, LLC

Review Type

Concept and Preliminary Site Plan (combined)

Property Characteristics

- Site Location: South side of Grand River Avenue, west of Meadowbrook Road (Section 23)
- Site Zoning: GE, Gateway East
- Adjoining Zoning: North (across Grand River): B-3, General Business and NCC, Non-Center Commercial; East: NCC and RM-1, Multiple-Family; West: NCC and OS, Office Service; South: R-4, One-Family Residential
- Current Site Use: Vacant
- Adjoining Uses: North: commercial; East: Fountain Park Apartments; West: vacant; South: Meadowbrook Glens Subdivision
- School District: Novi Community School District
- Site Size: 26.62 acres
- Plan Date: 8-3-2016

Project Summary

The applicant is proposing a 203-unit multiple-family gated community on a 26.62 acre parcel on the south side of Grand River Avenue and west of Meadowbrook Road using the Special Development Option (SDO) under the Gateway East (GE) District. The applicant has a mix of two and three bedroom units resulting in a density of 7.63 units per acre. Some of the units have an additional den or office that opens into the rest of the living space. Additional information is requested of the applicant regarding these additional dens/offices. Landscape amenities are proposed along with a clubhouse and pool. The applicant is proposing 24 phases, one phase for each building and one phase for roadways and infrastructure for the entire development (includes clubhouse, pool, and building 1). Each phase thereafter includes one building and related driveways and landscaping.

The site was previously approved for development and cleared. Wetland mitigation has also been constructed. The initial approval has expired although an SDO Agreement remains recorded for the property. A new owner has acquired the property and received tentative approval from the City Council on March 23, 2015 to revoke and/or revise the previous SDO approval for the property. Since that time, the applicant indicated that there may be some additional changes to the plans. Revised plans are now submitted which will be processed for full review again by the Planning Commission and City Council.

In the August 2016 submittal, the applicant has made significant changes to the site plan including size and location of proposed buildings. The buildings changed from a square configuration to a rectangular configuration, which impacted the unit's room arrangements. Other changes included reducing the site coverage from 22% to 19% and increasing the central green space. Therefore, a new site plan review process has been initiated with recommendation for a combined concept plan and preliminary site plan review due to extensive site plan details provided.

In general, the Special Development Option is intended to "...provide greater flexibility for the achievement of the objectives of the GE District by authorizing use of Special Development regulations with the view of:

- Permitting quality residential development and facilitated mixed use developments including multiple family residential, office and limited commercial;
- Encouraging the use of land in accordance with its character and adaptability;
- Conserving natural resources and natural features;
- Encouraging innovation in land use planning;
- Providing enhanced housing, cultural, and recreational opportunities for the people of the City; and
- Bringing about a greater compatibility of design and use between and among neighboring properties." (Sec. 3.1.16.A)

Multiple-family developments are a special land use in the GE District under the SDO provisions listed in Section 3.12.2.A of the Zoning Ordinance. An applicant must demonstrate that the conditions listed in Section 3.12.3.B of the Zoning Ordinance have been met.

Recommendation

Planning **recommends approval of the Concept/Preliminary Site Plan** to allow for the development of the subject property. The concept plan will be reviewed by the Planning Commission, and its recommendation will be forwarded with the concept plan and preliminary site plan to the City Council for review and approval. Additionally, an SDO Agreement will need to be approved by the City Council in conjunction with the Preliminary Site Plan, Woodland Permit, Wetland Permit and Stormwater Management Plan approval. As noted in the Zoning Ordinance, the Preliminary Site Plan, Woodland Permit, Wetland Permit and Stormwater Management Plan require the approval of the City Council under the SDO option.

SDO Eligibility (Sec. 3.12.3)

The Planning Commission and City Council are asked to consider the following when evaluating the proposed SDO concept plan. Staff comments are underlined and bracketed.

- i. The project 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 by a traditional development. [Amenities have been provided for the residents of the proposed community including landscape features, a clubhouse, pool and open space.]
- ii. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B, the proposed type and density of development shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment. [The proposed density is well within the allowable density for the site and the applicant has proposed preservation of the existing natural features as well as a substantial buffer from the adjacent properties.]
- iii. Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated. [See the façade and landscape review letters for additional information.]
- iv. The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the City, and shall be consistent with the intent and spirit of this Section. [The plan is consistent with the Master Plan recommendations for the subject property.]
- v. In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B, the proposed development shall not result in an unreasonable negative economic

impact upon surrounding properties. [The proposed multiple-family development will pair well with the existing retail uses in the area and provide a different type of housing product that will complement the other residential properties in the immediate area.]

- vi. The proposed development shall contain at least as much useable open space as would be required in this Ordinance in relation to the most dominant use in the development. [The applicant has proposed 37.5% open space where a minimum of 25% is required.]
- vii. Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City.
- viii. 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. [A single entity currently owns the site.]

In addition to the provisions noted above, the Planning Commission and City Council should also consider the Special Land Use conditions noted in Section 6.1.2.C of the Zoning Ordinance:

- 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.

Project Design Standards (Sec. 3.12.4)

The Zoning Ordinance includes both general project design standards and design standards for residential developments in the Gateway East District as listed below. See the planning review chart for a detailed review of these standards.

- 1. Residential Design Standards
 - a. Innovative planning and design excellence, taking into consideration the review and recommendation of the City's professional staff and/or consultants;
 - b. Relationship to adjacent land uses;
 - c. Pedestrian and/or vehicular safety provisions;
 - d. Aesthetic quality in terms of design, exterior materials and landscaping, including internal compatibility within the development as well as its relationship to surrounding properties; and

- e. Provisions for the users of the project.
2. General Design Standards
 - a. There shall be a perimeter setback and berming, as found to be necessary by the City Council, for the purpose of buffering the development in relation to surrounding properties.
 - b. There shall be underground installation of utilities, including electricity and telecommunications facilities, as found necessary or appropriate by the City.
 - c. The design of pedestrian walkways shall be reviewed with the view of achieving safety, and also considering the objectives and intent of this District.
 - d. Signage, lighting, streetscape, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.
 - e. In order to provide efficient circulation and reduce driveways and curb cuts along Grand River Avenue, all development sites fronting on Grand River Avenue shall be constructed to maximize traffic safety and convenience.

Ordinance Requirements

This project was reviewed for conformance with Article 3.12 (Gateway East District - Special Development Option), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and or City Council.

1. Woodland Replacement Trees: Provide on the site plan the location, condition, and proposed impact of the woodland replacement trees that were previously planted on the site.
2. Legal Documents: The Master Deed with By-laws, Wetland Easements, Woodland Easements, and any other legal documents must be submitted for review with the Final Site Plan submittal.
3. Special Development Option (SDO) Agreement: Once the concept plan is approved by the City Council a draft SDO agreement will need to be provided to the City Attorney for review.
4. Exterior Lighting: **The proposed exterior lighting is deficient in a number of respects.** The applicant is asked to review the Planning Review Chart for the details that need to be addressed, and clarify whether additional ordinance deviations will be required.
5. Room Count: The submitted plan shows two- and three- bedroom units, some of which contain a den or office. **The applicant is asked to clarify in the response letter and/or floor plans whether the dens and offices will contain a door or other partition that would qualify as a separate room in the calculations for density.**
6. Traffic Impact Study: A development of this scale would require a Traffic Impact Study (TIS) to be prepared by the applicant and reviewed by the Traffic Engineer for potential impacts or necessary improvements. Since the plan was last presented in 2014 with a TIS, and the City's Traffic Engineering Consultant has indicated that a new study is not warranted, **a deviation from this requirement is recommended. Additional dimensional clarifications to the plans are requested in the response letter, as noted in the review letter.**
7. Community Impact Assessment: A community Impact Assessment was submitted with this request. Among the information provided is that it is expected that 55 school-age children will be living in the development at full build-out. The number of people anticipated to be employed at the development is 12. The estimated project value is approximately \$17,000,000.
8. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permit requirements.

Ordinance Deviations

Per Section 3.12.6, consistent with the Special Development Option concept, and toward encouraging flexibility and creativity in development, departures from compliance with the standards provided for an SDO project, may be granted in the discretion of the City Council as part of the approval of an SDO project in a GE District. Such departures may be authorized on the condition that there are recognized and specific features or planning mechanisms deemed adequate by the City Council designed into the project for the purpose of achieving the objectives intended to be accomplished with respect to each of the regulations from which a departure is sought. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan and to be included in the draft SDO Agreement:

1. A deviation for the deficient loading area for the proposed clubhouse (940 sq. ft. required, 480 sq. ft. provided);
2. A deviation to permit lighting fixtures that are not full cut-off adjacent to residential zoning, and potentially other exterior lighting ordinance requirements (see attached Planning Review Chart for additional information);
3. Landscape waivers for the following items:
 - a. A decorative fence along the Grand River Avenue frontage has been provided in lieu of the required berm (it is staff's opinion that berms along the other sides of the property are not warranted);
 - b. No additional parking lot perimeter canopy trees have been provided due to sufficient edge landscaping for the parking areas; and
 - c. The applicant has elected to request a waiver for the lack of large shrubs around the existing detention basin.
4. A deviation from the Façade ordinance standards since the minimum amount of Brick is not provided on the side elevations and the percentage of Asphalt Shingles exceeds the maximum amount allowed by the Ordinance on all elevations. The City's façade consultant supports these deviations for the reasons provided in the review letter.
5. A deviation from the Zoning Ordinance standards to allow the 2014 Traffic Impact Study to stand in place of preparing and presenting a new Traffic Impact Study, which is supported by staff.

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department. Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

Street and Project Name

The previously approved street names expire after two years; please resubmit for Foster and Midtown street names. The applicant should contact Richelle Leskun [248.347.0579 or rleskun@cityofnovi.org] to arrange an application to the Street and Project Naming Committee.

Pre-Construction Meeting

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

Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni [248.347.0430

or smarchioni@cityofnovi.org] for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

Other Reviews

1. Engineering Review: **Approval is recommended** with items addressed on the Final Site Plan.
2. Landscape Review: **Approval is recommended** with deviations noted and items addressed on the Final Site Plan.
3. Traffic Review: **Approval is recommended** with deviations noted and items addressed on the Final Site Plan.
4. Facade Review: **Approval is recommended** with Section 9 Façade Waiver approval.
5. Fire Review: **Approval is recommended** with items addressed on the Final Site Plan.

Next Steps

Planning Commission Meeting

This Site Plan is anticipated to go before the Planning Commission for a public hearing and recommendation to the City Council on September 28, 2016. Please provide the following **no later than September 21, 2016** if you wish to keep the schedule.

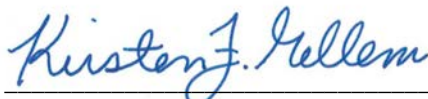
1. A response letter addressing **ALL** the comments from **ALL** the review letters and **a request for waivers and variances as you see fit**.
2. A PDF version of all the Site Plan drawings that were dated 8-3-2016 (less than 10 MB). **NO CHANGES MADE**.
3. A color rendering of the Site Plan, if any.

City Council Meeting

This Site Plan is anticipated to go before the City Council in October for a public hearing, pending the recommendation from the Planning Commission.

1. In order to expedite the review by the City Council, the applicant is asked to provide a **draft SDO Agreement** to be included in the packet that will be presented to the City Council.

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 kmellem@cityofnovi.org.



Kirsten Mellem, Planner



PLANNING REVIEW CHART: GE Gateway East

Review Date: August 30, 2016
Review Type: Concept and Preliminary Site Plan (combined)
Project Name: Huntley Manor
Plan Date: 8-3-2016
Prepared by: Kirsten Mellem, Planner
Contact: **E-mail:** kmellem@cityofnovi.org **Phone:** 248.347.0484

Items in **Bold** need to be addressed by the applicant prior to the approval of the Preliminary/Final Site Plan. Underlined items need to be addressed prior to the approval of the Stamping Sets

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(Adopted Aug. 25, 2010)</i>	Town Center Gateway	No change	Yes	
Density <i>(Future Land Use Map 2010)</i>	9.3 DUA	7.63 DUA	Yes	
Area Study	The site does not fall under any special category	NA	Yes	
Zoning <i>(Eff. Dec. 25, 2013)</i>	GE: Gateway East	GE: Gateway East	Yes	
Uses Permitted <i>(Sec 3.1.12.B & C)</i>	Sec 3.1.12.B Principal Uses Permitted. Sec 3.1.12.C Special Land Uses Sec. 3.12: Special Development Option (SDO) for Multi-family use allowed, non-residential use not allowed otherwise	Multiple-family 203 units	Yes	Previous SDO agreement approved on July 13, 2015 by CC. New or Revised SDO required.
Phasing – The applicant is proposing 24 phases: 1 phase for each building and 1 phase for roadways and infrastructure for the entire development including the clubhouse, pool, and Building 1. Each phase thereafter includes 1 building and related driveways and landscaping.				
Development Standards <i>(Sec 3.1.16.D)</i>				
Lot Size	Minimum Area: 2 acres Minimum Lot Width: 200 ft.	26.62 acres 1,033.71 ft.	Yes	
Lot Coverage	See Section 3.11			
Setbacks	See Section 3.11			
Building Height	35 ft. or 2 stories, whichever is less	28 ft.	Yes	
Parking Setbacks	See Section 3.11			

Item	Required Code	Proposed	Meets Code	Comments
Building Setbacks (Sec 3.11)				
<i>Major Thoroughfare</i>				
Front (north)	Min: 70 ft. from centerline Max: 90 ft. from centerline	90 ft.	Yes	
Side	0 ft.	41-46 ft.	Yes	
Rear (south)	Min: 30 ft.	106 ft.	Yes	
<i>Private Drives, Aisles, and Shared Access Drives</i>				
Front (north)	Min: 10 ft.	NA		
Side	0 ft.	NA		
Rear (south)	0 ft.	NA		
Parking Setback (Sec 3.11)				
Front (north)	No front yard parking allowed	None proposed	Yes	
Side	10 ft. with 5 ft. from building facade	Attached garages Visitor Parking: > 10 ft.	Yes	
Rear (south)	10 ft.	> 10 ft.	Yes	
Notes To District Standards for GE/SDO Option (Sec 3.6.2)				
Maximum number of stories for SDO (Sec 3.6.2.G)	3 stories max See Sec. 3.12.5.E.vi	2 stories proposed	Yes	
Minimum lot size for SDO (Sec 3.6.2.I)	Min: 5 acres Minimum lot width: 300 ft.	26.62 acres 1,033.71 ft.	Yes	
Maximum building height for SDO (Sec 3.6.2.J)	May be increased to 50 ft. Any structure within 300 ft. of one-family residential is 35 ft.	28 ft.	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec. 5.5.3. Abutting residential requires a berm.	Landscape plan provided.	No	Residential on south and west sides, requires berm. Landscape Review Letter supports deviation from required berm.
Modification of Parking Setback Requirements (Sec. 3.6.2.Q)	Planning Commission may modify if determined modification will improve the use of the site and landscaping	None requested	NA	
District Required Conditions for GE (Sec. 3.11)				

Item	Required Code	Proposed	Meets Code	Comments
Maximum FAR (Sec. 3.11.2.A)	Maximum floor area ratio shall be 0.275.	NA See SDO Requirements	NA	
Max. Stories (Sec. 3.11.2.B)	Maximum number of stories is limited to two.	NA See SDO Requirements	NA	
Off-street Parking (Sec. 3.11.3)	Off-street parking shall be provided within the building, parking structure, or designed parking area within 300 ft. Stilt parking is not allowed. All parking in a structure must be screened.	Attached garages and visitor parking within 300 ft. of structures	Yes	
Building Setbacks (Sec. 3.11.5)	See Chart 3.11.5. See above.			
Parking Lot Screening (Sec. 3.11.6.B)	Parking lots shall be screened from all major thoroughfares.	No parking lots proposed adjacent to thoroughfare.	Yes	
Open Space (Sec. 3.11.7)	25% of gross area of each development site shall be comprised of open space. Areas less than 20 ft. wide shall not be considered.	37.5 % open space	Yes	
Sidewalks and Bicycle Paths (Sec. 3.11.9)	Sidewalks are required. 8 ft. along Grand River. Bicycle Paths are required per the Master Plan.	8 ft. sidewalk proposed on Grand River.	Yes	
Streetscape Amenities (Sec. 3.11.10)	Decorative pedestrian-scale parking lot lighting, public pathways, bicycle racks, etc. Grand River lighting, landscape plantings, etc.	Some amenities proposed: decorative fence and lighting.	Yes	
Special Development Option (SDO) for the GE District (Sec. 3.12)				
Intent (Sec. 3.12.1)	<ul style="list-style-type: none"> - Mixed use development - Conserving natural resources and features - Innovative land use planning - Open space opportunities - Compatibility with neighboring properties 	Multiple-family, townhouses proposed.	Yes	
General Design Standards (Sec. 3.12.4.C)	<ul style="list-style-type: none"> - Perimeter setback and berming - Underground utility installation - Pedestrian safety - Signage, lighting, streetscape, landscaping, building materials - Reduction of driveways on 	No berming proposed. Signage, lighting, and landscaping proposed. Reduced driveways to	No	Landscape Review Letter supports deviation from required berm and Grand River wall and fence.

Item	Required Code	Proposed	Meets Code	Comments
	Grand River Ave.	one on Grand River.		
Plan Information (Sec. 3.12.7.C.i.u)	Community impact statement is required.	Provided.	Yes	
Special Development Option Required Conditions (Sec. 3.12.5)				
Minimum Acreage (Sec. 3.12.5.B)	5 acre minimum	26.62 acres	Yes	
Minimum Frontage (Sec. 3.12.5.C)	Road frontage is 300 ft.	1,033.71 ft.	Yes	
Dwelling Requirements (Sec. 3.12.5.D)	- Meet RM-2 conditions (3.1.8 and 3.8.3) - Minimum of 2 stories	2 stories	Yes	
RM-2 Required Conditions (Sec. 3.8.3.A)	Proper relationship between local streets, proposed service roads, driveways, and parking areas for pedestrian safety.	Provided	Yes	
RM-2 Required Conditions (Sec. 3.8.3.B)	Development façade features are clearly shown and identified.	Provided	Yes	
RM-2 Required Conditions (Sec. 3.8.3.C)	All service roads, driveways, parking areas, and open space shall be located to minimize adverse effects.	Provided	Yes	
RM-2 Required Conditions (Sec. 3.8.3.D)	Circulation between buildings and within the site shall not interfere with fire equipment access.			See Fire Review Letter
Additional Requirements (Sec. 3.12.5.E)	- Total rooms not more than area of parcel divided by 1600, if mixed use then reduced to 950 - Building elevations shall be 50%+ brick - All trash bins and HVAC units shall be screened and further than 10 ft. - Exterior Entrance, if second floor of mixed use then can have interior entrance	716 rooms (with dens) 1,159,567/1600 = 725 rooms maximum HVAC units have been removed from the plans. Proposed.	Yes	Provide additional details on den/office doors. Update charts to reflect 5 rooms for 3 bed/den units. Provide note that HVAC units will be concealed on roof or show on landscaping plans.
<i>Residential Only Developments; Other Housing in Single-Use Building</i>				
Residential Densities	Efficiency (1 room)	0 DUA	0	Yes

Item	Required Code	Proposed	Meets Code	Comments
	landscaping.			
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	None proposed	Yes	
End Islands (Sec. 5.3.12)	<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 	End islands are proposed.	Yes	
Sit Standards: Barrier Free (ADA)				
Barrier Free Spaces <i>Michigan Building Code 2012 / Barrier Free Code</i>	2 barrier free parking spaces (for total 26-50); at least 1 van barrier free parking space	40 visitor parking spaces. 3 barrier free proposed.	Yes	
Barrier Free Space Dimensions <i>Michigan Building Code 2012 / Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces. - 5' wide with a 5' wide access aisle for regular accessible spaces. 	3 - 8' x 8' van accessible spaces provided.	Yes	
Barrier Free Signs <i>MMUTCD / Barrier Free Code</i>	One sign for each accessible parking space.	Provided	Yes	
Site Standards: Bicycle Parking				
Minimum number of Bicycle Parking (Sec. 5.16.1)	- 1 space for each 5 dwelling units 203 units/5 = 41 required	44 spaces provided	Yes	Spaces designated as 12 near southwest end of property, should reflect 6 bike racks not 4.

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served. - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations. - Spaces to be paved and the bike rack shall be inverted "U" design. - Shall be accessible via 6 ft. paved sidewalk. 	Covered bike parking within 120 ft. of clubhouse proposed on plans.	Yes	
Covered Bicycle Parking (Sec. 5.16.4)	When 20 or more bicycle parking spaces are required, 25% shall be covered spaces.	12 covered spaces next to the clubhouse proposed.	Yes	Provide elevation and materials of covered parking structure.
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Proposed as required.	Yes	
Site Standards: Loading and Dumpsters				
Loading Spaces (Sec. 5.4)	<ul style="list-style-type: none"> - Loading, unloading space shall be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building. - Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district. 940 sq. ft. for clubhouse	480 sq. ft. provided.	No	Applicant is seeking a waiver for the reduced loading zone area.
Dumpster (Sec 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard or interior side yard in case of double frontage - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft. from property line. - Away from Barrier free 	Curbside trash pickup for residences and clubhouse. No dumpsters proposed.	NA	

Item	Required Code	Proposed	Meets Code	Comments
	Spaces			
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	NA	NA	
Site Standards: Lighting and Rooftop				
Exterior lighting (Sec. 5.7)	<p>All residential developments shall provide lighting at each entrance intersecting with a major thoroughfare sufficient to illuminate the entrance of the development.</p> <ul style="list-style-type: none"> - Minimum illumination shall be 0.2 fc - Fixtures shall not exceed 25 ft. - Lighting shall be subject to the requirements of this Section of the Zoning Ordinance. 	Lighting plan provided.	Yes	
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	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.	Unknown	No	Provide location of utility equipment.
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.	Unknown	No	Provide location of utility equipment if on rooftop provide note that it will be screened.
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	Lighting plan provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	light into the night sky			
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures: <ul style="list-style-type: none"> ▪ Photometric data ▪ Fixture height ▪ Mounting & design ▪ Glare control devices ▪ Type & color rendition of lamps ▪ Hours of operation Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Provided	Yes	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or <u>25 ft.</u> where adjacent to residential districts or uses)	14 ft. maximum light pole height	Yes	
Required Conditions (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 			
Required Conditions (Sec.5.7.3.E)	Average to minimum light level of the surface being lit shall not exceed 4:1	3.5:1 proposed	Yes	
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LEDs for light poles on Grand River Incandescent for lights within complex	No	LED should be used for all light fixtures.

Item	Required Code	Proposed	Meets Code	Comments
Min. Illumination (Sec. 5.7.3.k)	<ul style="list-style-type: none"> ▪ Parking areas: 0.2 min ▪ Loading & unloading areas: 0.4 min ▪ Walkways: 0.2 min ▪ Building entrances, frequent use: 1.0 min ▪ Building entrances, infrequent use: 0.2 min 	0.1 min 0.0 min 0.0 min 0.0 min 0.0 min	No	Provide the required minimum illumination for all areas on the site plan per Sec. 5.7.3.k.
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	0.0 minimum	Yes	
Cut off Angles (Sec. 5.7.3.L)	<ul style="list-style-type: none"> ▪ All cut off angles of fixtures must be 90° when adjacent to residential districts ▪ Maximum illumination at the property line shall not exceed 0.5 foot candle 	Proposed residential lighting does not have 90* cut off	No	Provide 90* cut off or request a variance
Site Standards: Streets & Sidewalks				
Frontage on a Public Street (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Grand River	Yes	
Access to a Major Thoroughfare (Sec. 5.13)	Vehicular access provided to an existing or planned major thoroughfare	Access to Grand River	Yes	
Off-Road Non-Motorized Facilities <i>City Ordinance Ch. 11, Sec. 11-256</i>	<ul style="list-style-type: none"> - New streets shall have a sidewalk on both sides of the proposed street. - Sidewalks identified by the master plan as arterials and collectors shall be 6 ft. or 8 ft. wide designated by the Bike/Ped Plan. - Local streets and private roads shall be 5 ft. 	<ul style="list-style-type: none"> - Sidewalks on both sides of the street provided. - 8 ft. sidewalk provided on Grand River - Local private streets 5 ft. provided. 	Yes	
Pedestrian Connectivity	Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Visitor parking and garages connect to sidewalk network.	Yes	
Building Code and other design standard Requirements				
Building Exits	Building exits must be	Some of the clubhouse	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<i>Michigan Building Code 2012</i>	connected to sidewalk system or parking lot.	exits have access.		
Fences (Sec. 5.11)	<ul style="list-style-type: none"> - Cannot exceed 6 ft. - Front and back shall be the same. - No electric fences - Prohibited Materials - Maintenance - Uniformity - Exemptions 	<ul style="list-style-type: none"> - 5 ft. proposed - Same - Not electrified - Pre-finished black metal fence. - ½" square pickets with 2' square posts 	Yes	
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) 	Project value of \$17,000,000. 320 people employed for two years. 12 people employed post project completion.	Yes	
Development/ Business Sign	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - Exterior Signage is not regulated by the Planning Division or Planning Commission. 	<p>NA, Planning does not regulate</p> <p>See Grand River Corridor Study in the Master Plan for Land Use 2016 Draft.</p>	NA	<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>
Project and Street Naming	Project and Street Names are to be approved for public safety concerns	<p>Applied for in 1-20-2015. Expires 1-20-2017.</p> <p>Applicant will resubmit for Foster and Midtown.</p>	Yes	<p>Project: Huntley Manor Streets: Huntley Blvd. *Foster and Midtown approved in 2005-2006</p>

Item	Required Code	Proposed	Meets Code	Comments
Legal Documents	<ul style="list-style-type: none"> - Special Development Agreement - Master Deed - Conservation Easement 	<ul style="list-style-type: none"> - City Council approved on July 13, 2015, New agreement needed. - Provide once Wetland/Woodland Permits executed. 	No	Work with planner to execute prior to stamping sets
Traffic Study	Traffic Study required for SDO	Provided study in 2014	Yes	Traffic stated that the previous study is acceptable.

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 Division with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

08/29/2016

Engineering Review

HUNTLEY MANOR REVISED SITE PLAN

JSP16-0034

Applicant

GR MEADOWBROOK LLC

Review Type

Concept and Preliminary Site Plan

Property Characteristics

- Site Location: S. of Grand River Ave. and W. of Meadowbrook Rd.
- Site Size: 26.62 acres
- Plan Date: 08/03/16
- Design Engineer: Seiber Keast

Project Summary

- Construction of a 25 building, 203 unit residential development and associated parking. Site access would be provided by a boulevard entrance on Grand River Ave. Private roadways would provide access around the site. A 6-foot wide sidewalk would be constructed along the Grand River Ave. frontage in the R.O.W.
- Water service would be provided by an 8-inch extension from the existing 16-inch water main along the south side of Grand River Ave. and looped around the site along with 11 additional hydrants
- Sanitary sewer service would be provided by an 8-inch extension from the existing 8-inch sanitary sewer on the south side of Cherry Hill Rd.
- Storm water would be collected by a single storm sewer collection system and detained in the existing on-site detention basin.

Recommendation

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

Comments:

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

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

General

1. A right-of-way permit will be required from the City of Novi and Oakland County.
2. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
3. Show all drives within 200 feet on plans.
4. Provide a stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter or **provide a variance application from Appendix C Section 4.04(A)(1)** of the Novi City Code. This request must be submitted under a separate cover. City staff would support this request.
5. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
6. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
7. Provide a traffic control plan for the proposed road work activity in Cherry Hill Rd. R.O.W.
8. 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.
9. Provide a backflow prevention device on all irrigation systems. The backflow prevention device shall be an RPZ, or another approved device based on site conditions such as irrigation head heights (pop-ups), grade changes, berms etc. Please contact Kevin Roby in the Water and Sewer Division at 248-735-5640 with any questions.
10. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Water Main

11. Provide a 20-foot wide public easement over the proposed water main.
12. Provide a profile for all proposed water main 8-inch and larger.

13. The water main stub to the east shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development at this location, the hydrant can be labeled as temporary allowing it to be relocated in the future.
14. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

15. Provide a 20-foot wide public easement over the proposed sanitary sewer.
16. 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.
17. Provide a profile for all proposed sanitary sewer 8-inch and larger.
18. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
19. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.
20. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (04/14 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

21. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
22. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
23. Match the 0.80 diameter depth above invert for pipe size increases.
24. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
25. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
26. 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.

27. Provide a profile for all storm sewer 12-inches or larger.
28. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
29. Show and label all roof conductors, and show where they tie into the storm sewer.

Storm Water Management Plan

30. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
31. Provide a drainage area map.
32. Provide a 5-foot wide stone bridge allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
33. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.
34. A 25-foot wide vegetated buffer shall be provided around the perimeter of each storm water basin. This buffer cannot encroach onto adjacent lots.

Paving & Grading

35. Provide a proposed grading plan.
36. Provide crosswalks at the intersection of Midtown Circle and Foster Drive between building 9 and 10.
37. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.
38. The right-of-way sidewalk shall continue through the drive approach. The thickness of the sidewalk shall be increased to 8 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
39. Provide cross-sections for all proposed paving.
40. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants. Note on the plan any location where the 3-foot separation cannot be provided.
41. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
42. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
43. Soil borings along the proposed road will be required at 500 foot intervals per Section 11-195(d) of the Design and Construction Standards. A minimum of 7 borings meeting ordinance requirements will be acceptable.
44. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility

to improve or maintain the private streets contained within or private streets providing access to the property described in this plan".

Soil Erosion

45. An SESC permit is required. A full review has not been done at this time. The review checklist detailing all SESC requirements is attached to this letter. Please submit a SESC permit application under a separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

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

46. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).
47. Draft copies of any off-site utility easements, a recent title search, and legal escrow funds must be submitted to the Community Development Department for review and approved by the Engineering Division and the City Attorney prior to getting executed.

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

48. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
49. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
50. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
51. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

52. 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).

53. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
54. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
55. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
56. A permit for work within the right-of-way of Grand River Ave. and Cherry hill Rd. must be obtained from the City of Novi. The application is available from the City Engineering Division and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Division at 248-347-0454 for further information.
57. A permit for work within the right-of-way of Grand River Ave. must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
58. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
59. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
60. Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
61. A storm water performance guarantee, equal to 1.2 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
62. An incomplete site work performance guarantee, equal to 1.2 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.
63. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

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

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

A handwritten signature in blue ink, reading "Jeremy Miller", is written over a horizontal line.

cc: Theresa Bridges, Engineering
Rob Hayes, Engineering
Kirsten Mellem, Community Development
Sabrina Lilla, Water & Sewer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 23, 2016

Preliminary Site Plan - Landscaping

Huntley Manor

Review Type

Preliminary Site Plan Landscape Review

Property Characteristics

- Site Location: Grand River, west of Meadowbrook
- Site Zoning: GE
- Adjacent Zoning: East – NCC, OS-1; South – R-4, West – RM-1,NCC; North – NCC, B-3
- Plan Date: 8/3/2016

Ordinance Considerations

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

Recommendation

This plan is **recommended for approval, subject to the necessary waivers being granted.** There are some minor outstanding items that should be addressed on the Final Site Plans.

Ordinance Considerations

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

Provided on Sheet 2.

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

1. All utilities, existing and propose, are shown on the Landscape Plan.
2. **Please move all trees at least 10 feet away from fire hydrants and utility structures, and 5 feet away from the 16" water main along Grand River.**

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

1. No woodland trees are impacted as the site was cleared for a previous project (Brooktown).
2. **Please show all previously planted woodland replacement trees near the construction limits, where they might be impacted. A note stating that all woodland replacement trees damaged or removed during construction will be replace, but there is no way of knowing on the plans what the existing conditions are, to verify that this will be carried out.**
3. Please show existing tree labels on the Landscape Plans for use during inspections.

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

1. **As mentioned above, all woodland replacement trees in the vicinity of construction should be added to the plan (even if their dbh is less than 8") to verify their presence.**
2. Please show the tree ids of all existing trees to be saved on the landscape plans.

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

1. Property is adjacent to R-4 on the south. As such, no berm is required.
2. While much of the southern boundary is heavily vegetated with existing trees, both naturally occurring and planted, additional plantings are proposed in the southeast corner, west of the detention pond, to provide additional screening. **If the screening proves to be insufficient during the landscape inspection to screen the project from the neighbors to the south, more trees may need to be added. Please add a note to this effect in the area described.**

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

1. **A landscape waiver to provide a decorative fence instead of a berm along the right-of-way is necessary.** Please add a list of all requested landscape waivers to Sheet L100 that includes this waiver request.
2. The required quantity of trees has been provided (a total of 72 trees), but the entire subcanopy tree requirement was filled by Western arborvitae. **At least half of the subcanopy trees should be deciduous subcanopy trees, per the Zoning Ordinance definition.**
3. **Please use a different species than Norway Maple, which is invasive. Per the definition of deciduous canopy trees, the tree species should have a mature canopy width of at least 20 feet and height of 30 feet.**

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

1. GRAND RIVER: Based on the frontage, 23 deciduous canopy trees are required, and are provided. The trees west of the entrance need to be relocated to be at least 5 feet away from the 16" underground water main.
2. INTERIOR: The required number of trees, 160, has been provided along the interior roads and in other interior locations where there wasn't sufficient room along the roads. This is acceptable.

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

1. Based on the vehicular use areas, 10 trees are required and are provided.
2. **Please indicate, with quantity (SF) labels, which areas are for parking lot landscaping and which Vehicular Use Areas are used for calculations.**

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

1. As all of the parking areas are very small, and other landscaping provides sufficient edge landscaping for the parking areas, no additional perimeter trees are provided. This requires a deviation from ordinance standards, and is supported.
2. **In this case, this is acceptable, although the calculations should be provided and a landscaping waiver should be requested.**

Multi-family Landscaping (Zoning Sec. 5.5.3.E.ii.)

3 trees are required for each ground level dwelling unit. This works out to 240 required deciduous or evergreen trees. The required number of trees is provided.

Building Foundation Landscaping (Zoning Sec 5.5.3.D.)

60% of the building frontage facing the road is required to be landscaped. All buildings meet or exceed this requirement.

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

1. Trees have been provided in lieu of the required large native shrubs. **Please add this requested waiver to the list on Sheet L100 requested above. Justification for this waiver should be provided.**

2. If the waiver is not requested, the required large native shrubs around 70% of the pond perimeter must be provided. The trees currently provided could be maintained on the plan, in addition to the required shrubs.

Corner Clearance (Zoning Sec 5.9)

1. Please show the required corner clearance zones at all intersections. Specifics regarding these are provided on the Landscape Chart.
2. All vegetation taller than 24" above street level should be removed from the clearance zones.

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

Please provide proposed topography in the plan set. Spot elevations should not be on the landscape plan, but if proposed contours are available, please add those.

Snow Deposit (LDM.2.q.)

Snow deposit areas are indicated.

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

1. Plant list is provided with the costs of plantings, is provided.
2. Please replace the Norway maples with a non-invasive species.

Planting Notations and Details (LDM)

1. Planting details are provided.
2. Please amend the plant mix to include compost, not Canadian Peat as the peat is obtained through the destruction of natural wetland habitats.
3. Please add a note stating that the root ball dirt should not reach above the tree's root flare as this can lead to unhealthy conditions for the tree's growth.

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

Irrigation plans for all landscaped areas are required with the Final Site Plans.

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

Review Date: August 22, 2016
Project Name: JSP16 – 0034: HUNTLEY MANOR SDO
Plan Date: August 3, 2016
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – 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 	Yes	Yes	Sheets are 1"=30' and 1"=10'
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA	Yes	Yes	
Survey information <i>(LDM 2.c.)</i>	Legal description or boundary line survey	Yes/No	Yes/No	1. Description on Sheet 1. 2. No Topo Survey provided. 3. Please provide topo survey/ existing conditions sheet in set.
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	<u>Signed plans needed for Final Site Plan</u>
Miss Dig Note (800) 482-7171 <i>(LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	
EXISTING CONDITIONS				
Existing plant material	Show location type and	Yes	Yes	1. Provided on Sheet 3.

Item	Required	Proposed	Meets Code	Comments
Existing woodlands or wetlands (LDM 2.e.(2))	size. Label to be saved or removed. Plan shall state if none exists.			2. Please show tree ids of trees to remain on landscape plans. 3. Please identify which trees in the vicinity of work are woodland replacement trees from Brooktown project.
Soil type (LDM.2.r.)	As determined by Soils survey of Oakland county	Yes	Yes	Sheet 2
Zoning (LDM 2.f.)	Include site and all adjacent zoning	No	No	Please show on Sheet 1
PROPOSED IMPROVEMENTS				
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	
Proposed topography - 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	No	No	
Clear Zones (LDM 2.e.(5))	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	No	No	1. Please show clear zones for all exterior and interior roads on landscape plans. 2. Please remove trees from within clear vision zones (including emergency access to Grand River). 3. Driveways shall have a ten (10) foot clear view zone as measured from the back of curb and edge of drive.
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of top soil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements	Refer to Residential	No	No	1. Berm is not required

Item	Required	Proposed	Meets Code	Comments
(Zoning Sec 5.5.A)	Adjacent to Non-residential berm requirements chart			between development and property to south. 2. Existing trees are preserved and additional trees are provided along south property line to screen residences to south. 3. This appears to be sufficient, but if landscape inspection reveals that more is needed, it must be added. 4. Please add a note to this effect to Sheet L103.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	Yes	Yes	
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	Refer to ROW landscape screening requirements chart for corresponding requirements.	No		1. A decorative fence is proposed in lieu of a berm, as was proposed for the previous submittal. 2. A new landscaping waiver is required to use a decorative fence instead of a berm. Please add this waiver request in a list with other waivers requested on Sheet L100.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Street tree requirements (Zoning Sec 5.5.3.B.ii)	No street trees within 25 ft. clear vision triangle	Yes	Yes	
ROW Landscape Screening Requirements Chart (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	No parking: 25 ft	No		See above
Min. berm crest width	No parking: 3 ft	No		See above
Minimum berm height (9)	No parking: 3 ft	No		See above
3' wall	(4)(7)	Yes	TBD	1. Decorative fence and sign walls proposed.

Item	Required	Proposed	Meets Code	Comments
				2. Engineer will need to design, sign & seal wall since it is over 3 feet tall.
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ Use NCC zoning ▪ No Parking: 1 per 40 lf ▪ 1035/40 = 26 trees 	30 trees	Yes	If desired, 4 fewer trees can be provided.
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ Use NCC zoning ▪ No Parking: 1 per 25 lf ▪ 1035/25 = 41 trees 	42 trees	No	Per the Zoning Ordinance definitions, a sub-canopy deciduous tree is "A woody plant with a perennial trunk which at maturity is fifteen (15) feet to twenty nine (29) feet in height and a minimum of eight (8) feet in width and which has a crown of foliage which falls off each winter." Western arborvitae are proposed to meet the entire subcanopy requirement. While we can allow some arborvitae to provide year-round screening from Grand River, at least half of the requirement should be met with deciduous subcanopy species.
Canopy deciduous trees in area between sidewalk and curb	<ul style="list-style-type: none"> ▪ Use NCC zoning ▪ No Parking: 1 per 45 lf ▪ 1035/45 = 23 trees 	23 trees	Yes	
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	No	No	Please add clear vision zones to plans and move trees out of them.
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Yes	Yes	Sod is indicated.
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 300 SF to qualify ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	Yes	Yes	Please indicate the area in SF of each parking island.

Item	Required	Proposed	Meets Code	Comments
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft	Yes	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	Max 12 space bay	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No	No	<ol style="list-style-type: none"> 1. Please move trees to at least 10 feet away from hydrants and other utility structures. 2. Please move street trees along Grand River to at least 5 feet away from underground water main.
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	Yes	Yes	Sod is indicated for all areas except around the detention pond and in the Grand River right-of-way.
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of parking spaces not including access aisles x 10%	<ul style="list-style-type: none"> ▪ A = x 10% = sf ▪ 6840 x 10% = 684 sf 	Not indicated	Not sure	
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	<ul style="list-style-type: none"> ▪ B = x 5% = sf ▪ Paved Vehicular access area includes loading areas 	NA		
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> ▪ C = x 1% = sf 	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including	A = x 7% = sf	NA		

Item	Required	Proposed	Meets Code	Comments
access aisles x 7%				
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	$B = \text{ } \times 2\% = \text{ } \text{ sf}$	NA		
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	$C = \text{ } \times 0.5\% = \text{ } \text{ SF}$	NA		
All Categories				
D = A+B or A+C Total square footage of landscaped islands	$684 + B + C = 684 \text{ SF}$	Not clear	Not sure	Please label areas of islands provided and include in calculations.
E = D/75 Number of canopy trees required	$684/75 = 9 \text{ Trees}$	10	Yes	
Perimeter Green space	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf ▪ Sub-canopy trees can be used under overhead utility lines. 	None provided	No	Not necessary as other required landscaping provides perimeter cover.
Parking land banked	NA	No		
Multi-Family Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Building Landscaping (Zoning Sec 5.5.3.E.ii.)	<ul style="list-style-type: none"> • 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. • 80 units x 3 = 240 trees • 60% of building frontage should be landscaped. 	240 trees	Yes	
Miscellaneous Landscaping Requirements				
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	No	No	<ol style="list-style-type: none"> 1. Locations not available yet. 2. Detail is provided along with note stating that utilities must be screened and will be checked at final landscape inspection. <u>This is acceptable.</u>
Detention/Retention Basin Planting	<ul style="list-style-type: none"> ▪ Clusters shall cover 70-75% of the basin rim 	No	No	<ol style="list-style-type: none"> 1. Trees and meadow mix are provided

Item	Required	Proposed	Meets Code	Comments
requirements (Sec. 5.5.3.E.iv)	<p>area</p> <ul style="list-style-type: none"> ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix ▪ Include seed mix details on landscape plan 			<p>around detention pond in lieu of required shrubs.</p> <p>2. As this is being treated as a new project, a landscape waiver must be requested for the proposed arrangement. Please add this waiver request to the list mentioned for the fence along Grand River. Please note that justification for the substitution must be provided.</p> <p>3. If a waiver isn't requested, the required large native shrubs must be provided. The proposed trees could still be included in the detention pond open space area, in addition to the shrubs, if desired.</p>
General Landscape Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	No	No	Please add note near plantings along property lines.
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		<p>1. A note stating that the landscaping shall be irrigated is provided.</p> <p>2. Actual irrigation plans are required for Final Site Plans.</p>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		

Item	Required	Proposed	Meets Code	Comments
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)		Yes	Yes	Please replace the Norway Maples with a non-invasive species.
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No		
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth ▪ Specify natural color, finely shredded hardwood bark mulch. ▪ Include in cost estimate. ▪ Refer to section for additional information 	Yes	Yes	<ol style="list-style-type: none"> 1. Please revise plant mix, shown on Sheets L101-L108, to use compost instead of Canadian Peat. Canadian peat is obtained by harvesting from wetlands, damaging those ecosystems. 2. Please add "natural in color" to note regarding mulch.
Landscape Notes and Details- Utilize City of Novi Standard Notes				
Plant List (LDM 2.h.) - Include all cost estimates				
Quantities and sizes		Yes	Yes	
Root type		Yes	Yes	Please add a note in the general planting notes that the root ball dirt should not be higher than the root flare.
Botanical and common names	Refer to LDM suggested plant list	Yes	Yes	
Type and amount of lawn		Yes/No	Yes/No	<u>Need quantities for final site plan</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	<u>Need for final site plan</u>
Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover	Wood stakes, fabric guys.	Yes	Yes	
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% Min. 5 feet flat horizontal area 	NA		No berms are provided.
Type of Ground Cover		NA		
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	NA		
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	Yes	TBD	See below
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		Yes	TBD	Wall details need to be designed, signed and sealed since they are over 3 feet tall.
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date <i>(LDM 2.i. & Zoning Sec 5.5.5.B)</i>	<ul style="list-style-type: none"> ▪ Provide intended date ▪ Between Mar 15 – Nov 15 	Between Mar 15 and Nov 15	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. 	No	No	Add notes
Plant source <i>(LDM 2.n & LDM 3.a.(2))</i>	Shall be northern nursery grown, No.1 grade.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <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 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.

WETLAND AND WOODLAND REVIEW

MEMORANDUM

TO: Ms. Barbara McBeth, City Planner
City of Novi

FROM: Peter Hill, P.E. *P.H.*
Senior Associate Engineer

DATE: June 16, 2016

RE: Huntley Manor (PSP16-0085)
Pre-Application Review for Wetlands & Woodlands

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Huntley Manor (formerly Brooktown) multi-family development project prepared by Seiber, Keast Engineering, L.L.C. dated May 16, 2016 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT most recently visited the site on October 29, 2014 for the purpose of a woodland and wetland verification.

The proposed development is located on approximately 27 acres (Parcel ID# 50-22-23-251-023) south of Grand River Avenue and west of Meadowbrook Road in Section 23. The Plan appears to propose the construction of 24 multi-family residential buildings, associated roads and utilities, pool, clubhouse as well as a storm water detention basin (existing). The proposed project site contains several areas of City-Regulated Wetlands (see Figure 1).

Development of the property has so far been limited to two (2) building pads, a storm water detention basin and two (2) wetland mitigation areas.

ECT recommends that the Applicant address the concerns noted in the *Comments* sections of this letter prior to submitting subsequent site plans.

Onsite Wetland Evaluation

As noted above, the proposed development site contains two (2) wetland mitigation areas. Previously, impacts to 0.39-acre of wetland were authorized by permits issued by the City of Novi and the Michigan Department of Environmental Quality (MDEQ). As compensation, 0.57-acre of new wetland was to be constructed (a ratio of 1.5 to 1). Half of the mitigation acreage was designed to be emergent wetland, and half scrub-shrub wetland. The permits required that the new wetland be monitored annually for five (5) years, and that a report summarizing the status of the wetlands be submitted no later than January 31 of the following year. The Applicant has now submitted the 5th of 5 wetland mitigation monitoring reports.

The wetland mitigation areas were constructed and planted in 2008, along the southern and western property boundaries. The western wetland mitigation (Wetland A) area is elongate, with its northern and southern areas connected by a narrow channel. The southern wetland mitigation area (Wetland B) is somewhat triangular in shape and located along the southern property boundary. After construction, the margins of the wetlands were planted with five species of shrubs.

Environmental Consulting & Technology, Inc. most recently visited this site on August 12, 2015 in order to observe the progress of the wetland mitigation. ECT has also received and reviewed the latest wetland mitigation monitoring report (*2014 Wetland Mitigation Monitoring Report*) prepared by King & MacGregor Environmental, Inc. (KME). The wetland mitigation areas appear to have been built according to plan and wetland

hydrology is clearly established. Vegetative cover appears to have established to an acceptable level. ECT has confirmed that adequate wildlife habitat structures and organic soils are evidently in place. Conservation Easement signs have been installed. All of the wetland mitigation area is of moderate quality. ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan.

What follows is a summary of the wetland and wetland buffer impacts associated with the proposed site design and current plan.

Wetland & Wetland Buffer Impact Review

ECT previously reviewed site plans for this project. The most recently submitted plans did not propose direct impacts to the wetland (mitigation) areas, but did propose approximately 0.13-acre of disturbance to the regulated 25-foot wetland setback.

Previous plan submittals proposed a small amount of impact to Wetland B, as well as proposed disturbance to the 25-foot wetland buffer/setback associated with both Wetland A and Wetland B. The current site design appears to have eliminated the need for direct impacts to the wetland mitigation areas by redesigning the layout accordingly.

The following table summarizes the existing wetland setbacks and the proposed wetland setback impacts as currently listed on Sheet 2 of the Plan:

Table 1. Proposed Wetland Buffer Impacts

<i>Wetland Set-back/Buffer Area</i>	<i>Wetland Area (Acre)</i>	<i>Wetland Impact Area (Acre)</i>	<i>Wetland Buffer Area (acres)</i>	<i>Buffer Impact Area (acre)</i>
Wetland Mitigation Area A	0.337	0.00	0.590	0.050
Wetland Mitigation Area B	0.253	0.00	0.289	0.050
TOTAL	0.590	0.00	0.879	0.100

Permits & Regulatory Status

Each of the wetland mitigation areas are regulated by the MDEQ as they were a requirement of the wetland permit previously issued by the Agency for development at this site. Impacts to 0.39-acre of wetland were authorized by permits issued by the City of Novi and the Michigan Department of Environmental Quality (MDEQ). As compensation, 0.57-acre of new wetland was to be constructed (a ratio of 1.5 to 1). It should be noted that the wetland mitigation areas are now under Conservation Easement by MDEQ (see Figure 2). Any proposed impacts to these existing wetland mitigation areas (currently included in MDEQ Conservation Easement) will require authorization from MDEQ in addition to the City of Novi. As noted, the current Plan no longer proposes impacts to the wetland mitigation areas, but it does propose a total of 0.100-acre of impact to the 25-wetland buffers.

All of the wetlands (i.e., wetland mitigation areas) on the project site appear to be considered essential and regulated by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi. All of the wetlands appear to be considered essential by the City as they

Ms. Barbara McBeth
City of Novi
June 16, 2016
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appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.).

While the 25-foot wetland setback is not specifically regulated by the MDEQ, this buffer area is regulated by the City of Novi.

The City of Novi regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

The project as proposed will require an *Authorization to Encroach the 25-Foot Natural Features Setback*. This authorization is required for the proposed impacts to regulated wetland setbacks.

Wetland Comments

Please consider the following comments prior to submitting subsequent site plans:

1. As noted above, the City of Novi regulates wetland buffers/setbacks. ECT encourages the Applicant to avoid impacts to all existing wetland mitigation areas as well as the associated 25-foot wetland setbacks. As such, the Applicant should consider modification of the proposed limits of disturbance in order to preserve all existing wetland mitigation and buffer areas. Although the current site design does not directly impact the wetland mitigation areas, the Plan proposes a total of 0.100-acre of permanent impact to the 25-foot wetland (mitigation) buffers. ECT suggests that the Applicant preserve all existing 25-foot wetland buffer areas, or provide a plan to replace or mitigate for permanent wetland buffer impacts.
2. Should the Applicant continue to propose impacts to 25-wetland buffers, a plan to replace or mitigate for any permanent impacts to existing wetland buffers should be provided by the Applicant. In addition, the Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable. At a minimum, the Applicant should provide a wetland buffer restoration plan and cost estimate as part of the next plan submittal that indicates how any temporary impacts to wetland setback will be restored (i.e. indicate proposed native restoration seed mix to be used and cost). ECT suggests that because the layout of the current site design is not able to avoid wetland buffer impacts, the Applicant should provide wetland buffer mitigation or enhancement of the remaining areas of existing wetland buffer areas through the potential planting of additional trees or shrubs, etc.
3. In our review of the applicant's 2013 Wetland Mitigation Monitoring Report, ECT noted the following:
 - A. Several dead trees surround the mitigation areas. ECT recommends that these dead trees be replaced. The total number of replacement trees and their locations should be indicated on the plans to be submitted.
 - B. The Applicant should remove the straps/braces and staking from the 2-inch diameter trees surrounding each of the mitigation areas, if not already completed.

- C. As noted in the KME (King & MacGregor Environmental) report, the permit required that both of the mitigation areas be protected against encroachment by means of a post-and-rail fence or similar structure. ECT suggests that the Applicant provide this split rail fence prior to receiving final approval of the site plan. The applicant's wetland consultant (King & MacGregor Environmental) has noted that it is the developer's commitment to complete the wetland buffer tree replacements, tree brace removal and installation of post-and-rail fence in conjunction with the proposed project. ECT recommends that the applicant shall adequately address these issues prior to receiving wetland approval of the Final Stamping Set.

Woodlands

The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on October 29, 2014. An existing tree list has been included with the Plan. Sheet 3 (*Preliminary Site Plan – South Portion*) contains a list of existing on-site trees that are proposed for removal. This sheet also indicates the location of the Regulated Woodland Boundary as shown on the City of Novi Regulated Woodland Map (see Figure 1).

The entire site is approximately 27 acres with regulated woodland mapped across a portion of the property, generally located along the western and southern property boundaries (see Figure 1). The majority of the site contains disturbed/cleared land associated with previous development efforts on the property. The majority of the site has been previously cleared for development.

In terms of habitat quality and diversity of tree species, the remaining woodland areas on the project site are of fair quality. The majority of the remaining woodland areas consist of cottonwood (*Populus deltoides*) and American elm (*Ulmus americana*) trees. This wooded area provides a good level environmental benefit, however the subject property is surrounded by existing residential and commercial use. In terms of a scenic asset,

wind block, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of good quality.

Based on the tree list provided on the current Plan, the proposed site does not contain trees that meet the minimum caliper size for designation as a specimen tree within the City.

Proposed Woodland Impacts and Replacements

The Plan (Sheet 3) indicates the proposed removal of fourteen (14) trees. None of these trees proposed for removal are located within the area mapped as regulated woodland on the City of Novi Regulated Woodlands Map. Although the proposed site development will cover the majority of the site, the majority of the site has been previously cleared for development.

The proposed tree removals do not appear to require any Woodland Replacement credits.

City of Novi Woodland Review Standards and Woodland Permit Requirements

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

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

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

Previous plans indicated the removal of several City-regulated trees all located within close proximity to the limits of project disturbance. It appears that the site design has been modified in order to preserve these regulated trees. As noted above, no Woodland Replacement credits appear to be required for the proposed tree removals. All fourteen trees proposed for removal are poplars, ranging in diameter from 8-inches diameter-at-breast-height (DBH) to 24-inches.

Currently, the proposed impacts to the unregulated trees will not require a Woodland Permit from the City of Novi. Should the site design change a woodland permit would be required for the removal of any trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater and located within the areas mapped as regulated woodland on the City of Novi Regulated Woodland Map. Such trees would then need to be relocated or replaced by the permit grantee. In general, all deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). All Woodland Replacement Trees shall be chosen from species listed on the City of Novi *Woodland Tree Replacement Chart* (found in Section 37, Woodlands Protection, of the City of Novi Code).

Ms. Barbara McBeth
City of Novi
June 16, 2016
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Thank you for the opportunity to review these plans and if you have any questions, please feel free to contact our office.

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

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

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

Attachments: Figure 1



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

TRAFFIC REVIEW

Memorandum

To Barbara McBeth, AICP Page 1
 CC Sri Komaragiri, Kirsten Mellem, Brian Coburn, Jeremy Miller, Richelle Leskun
 Subject JSP 16-0034 – Huntley Manor – Pre-App – Traffic Review

From Matt Klawon, PE
 Date August 25, 2016

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

GENERAL COMMENTS

1. The applicant GR Meadowbrook LLC is proposing a multi-family apartment complex on the sound side of Grand River Avenue to the west of Meadowbrook Road.
2. The existing zoning is GE (Gateway East). The applicant is not proposing a zoning change although the existing zoning does not permit residential developments as a permitted use; unless, the land use is approved by City Council.

TRAFFIC IMPACTS

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

ITE Code: 220 (Apartment)
 Development-specific Quantity: 210 Dwelling Units
 Zoning Change: None

Trip Generation Summary					
	City of Novi Threshold	Estimated Trips (Permitted under existing zoning)	Estimated Trips (Permitted under proposed zoning)	Proposed Development	Analysis
AM Peak-Hour, Peak-Direction	100	N/A	N/A	86	

Trips					
PM Peak-Hour, Peak-Direction Trips	100	N/A	N/A	87	
Daily (One-Directional) Trips	750	N/A	N/A	1,397	

- The number of trips does not exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. However, a traffic impact study (TIS) for this development was completed in November of 2014 for the proposed 210 apartment units. The TIS accounted for a 1% growth rate in traffic and resulted in acceptable levels of delay for the development and all impacted roadways. AECOM recommends performing the following traffic impact study in accordance with the City’s requirements:

Traffic Impact Study Recommendation	
Type of Study	Justification
None	Previously completed traffic impact study in November 2014.

EXTERNAL SITE ACCESS AND OPERATIONS

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

- The boulevard entrance design at the interface of Grand River Avenue and Brooktown Boulevard is in compliance with City standards.
- The driveway spacing between the proposed driveway and the Michigan Mobile Glass driveway to the east exceeds the City’s threshold of 275 ft for a 50 mph roadway, measured from the near approach curb to the near approach curb.
- An adequate number of site access drives are provided.
- The Brooktown Boulevard driveway is aligned with Portico Lane (Gateway Village of Novi Condominiums) on the north side of Grand River.
- The emergency access driveway detail complies with City of Novi standards.

INTERNAL SITE OPERATIONS

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

- General traffic flow
 - There are two curves along Foster Drive with a centerline radius less than 100 feet. City of Novi Zoning Ordinance Section 5.10.1.B.iv states that, for major and minor private drives, the minimum centerline radius shall be one-hundred (100) feet, in accordance with the American Association of State Highway and Transportation Officials (AASHTO)

minimum local street standards. **The applicant should update the radii or request a Planning Commission variance for the radii not meeting minimum standards.**

- b. There are no loading zones required for the proposed land use. However, there is a loading zone provided which does not appear to be accessible by a large vehicle. The applicant should provide truck travel paths if expected to access the loading zone. There is proposed curb side trash pick-up for this development.
2. Parking facilities
 - a. The number of proposed parking spaces shown in this plans is four per unit. This exceeds the City of Novi's standards outlined in the Zoning Ordinance.
 - b. The applicant has also provided 40 visitor parking spaces throughout the development, which are designed in compliance with City Ordinances.
 - c. The applicant has proposed parking spaces of both 19 feet in length and 17 feet in length with a 4" curb. The plans should clarify if 6" curb is to be used at spaces that are 19' in length.
 - d. There is a proposed 22 foot width for a two-way travel lane between rows of parking spaces (in this case, the driveways serve as perpendicular parking).
 - i. The City Code of Ordinances, Chapter 11, requires 22 feet for an alley.
 - ii. The City of Novi Zoning Ordinance requires a width of 24 feet for a two-way travel lane between parking rows.
 - iii. **The City should either determine that the driveways serve as alleys or the applicant should:**
 1. **Increase the driveway width to be a minimum of 24 feet to ensure proper space for maneuvering, OR**
 2. **Request a variance for not meeting the minimum 24-foot width.**
 - e. Parking end islands must be three feet shorter than the adjacent parking space. Add dimensions or notes to plan set.
 - f. Update plans to show inside and outside parking end island radii.
 - g. Two ADA parking spaces are provided in the lot northeast of the clubhouse and one is located adjacent to the mail box station, which meets the requirements given by the 2010 ADA standards. The parking space dimensions and proposed signing also meet the requirements given by the 2010 ADA standards.
 - h. The City of Novi Zoning Ordinance requires one bicycle parking space for every five units. The applicant has provided four bicycle parking areas throughout the site totaling 44 bicycle parking spaces.
 3. Sidewalk Requirements
 - a. The proposed typical sidewalk width of five feet complies with City standards; however, it appears that, in some areas, the sidewalk width exceeds five feet. Please indicate and dimension these areas on the plans.
 - b. Provide a detail for proposed ADA ramps.
 - c. The development is compliant with the City's Non-Motorized Master Plan.
 - d. Consider removing the midblock crosswalks on Foster Drive and Midtown Circle or consider placing W11-2 pedestrian warning signs on approach to the crosswalk.
 4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices. The following is a discussion of the proposed signing and pavement markings.
 - a. The applicant has indicated areas where on-street parking is permitted throughout the site; however, signing details have not been included to notify drivers where parking is

prohibited. The applicant should include applicable “No Parking” signing details and locations in future submittals.

- b. The sign quantities table indicates that six 8” street name signs will be installed atop the “Yield” signs. The applicant should confirm that only six signs are required, as it appears that there are four unique internal intersections controlled by yield signs, therefore, a total of eight street name signs would be required.
- c. In addition to the aforementioned van accessible plaque, insert ADA parking signs into sign quantities.
- d. Provide additional pavement marking details for crosswalks, ADA pavement markings, and ADA signing.
- e. Provide details related to the color and width of the proposed pavement markings throughout the site.

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

Sincerely,

AECOM



Maureen Peters, PE
Reviewer, Traffic/ITS Engineer



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

FAÇADE REVIEW



August 25, 2015

Review Status Summary:

Approved, Section 9 Waiver Recommended.

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW – Preliminary Site Plan**
Huntley Manor, PSP16-0118
 Façade Region: 1, Zoning District: GE

Dear Ms. McBeth:

The following is our updated Facade Review based on the conceptual drawings dated 8/2/16, prepared by Alexandre V Bogaerts, Architects. The percentages of materials proposed for each model are as shown in the tables below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the right hand column. Materials that are in non-compliance with the Facade Schedule are highlighted in bold.

Elevation A	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick	35%	40%	15%	15%	100% (30% Min)
Horizontal Siding	10%	20%	40%	40%	50% (Note 11)
Asphalt Shingles	50%	30%	30%	30%	25%
Wood Trim, columns, shutters	5%	10%	15%	15%	15%

Elevation B	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick	40%	40%	15%	15%	100% (30% Min)
Horizontal Siding	5%	20%	40%	40%	50% (Note 11)
Asphalt Shingles	50%	30%	30%	30%	25%
Wood Trim, columns, shutters	5%	10%	15%	15%	15%

Elevation C	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick	40%	40%	15%	15%	100% (30% Min)
Horizontal Siding	5%	20%	40%	40%	50% (Note 11)
Asphalt Shingles	50%	30%	30%	30%	25%
Wood Trim, columns, shutters	5%	10%	15%	15%	15%

Clubhouse (Sheet A-6)	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick	20%	30%	30%	30%	100% (30% Min)
Stone	15%	10%	0%	15%	100%
Limestone	2%				
Shake Siding	5%	10%	0%	0%	50% (Note 11)
Horizontal Siding	10%	5%	15%	15%	50% (Note 11)
Asphalt Shingles	38%	35%	35%	30%	25%
Wood Trim, Columns, etc.	10%	10%	20%	10%	15%

Mail Box Kiosk	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick	75%	80%	90%	90%	100% (30% Min)
Horizontal Siding	5%	5%	5%	5%	50% (Note 11)
Asphalt Shingles	10%	10%	0%	0%	25%
Wood Trim, columns, shutters	10%	5%	5%	5%	15%

As shown above the minimum amount of Brick is not provided on the side elevations and the percentage of Asphalt Shingles exceeds the maximum amount allowed by the Ordinance on all elevations. These deviations would require a Waiver in accordance with section 5.15.9 of the Façade Ordinance.

The front facades exhibit well-balanced massing with architectural details such as shutters, columns and decorative balustrades with an aesthetically pleasing composition of high quality materials. The areas of Asphalt Shingles are mitigated by roof line articulation including gables, Dutch hips and full return cornices. Extensive brick details are incorporated including quoins, soldier courses, arched windows, garage doors headers, limestone inlays, and rowlock sills. Areas of wood siding are accented with corner batten boards, crown molded window headers, and window surrounds. The rear facades indicate brick extending up to the second floor belt line. The material samples depicted on sheet A-13 indicate carefully coordinated colors and textures for all materials.

Recommendation - It is our recommendation that the drawings are consistent with the intent and purpose of the Façade Ordinance and that a Façade Waiver in accordance with Section 5.15.9 be granted for the overage of Asphalt Shingles on all elevations and underage of Brick on the side elevations. It should be noted that although the drawings are conceptual in nature the extent of architectural details indicated and as described above is substantially the basis for this recommendation and that the construction drawings should maintain consistency with the conceptual drawings with respect to the quantity and type of all architectural details.

Notes to the Applicant:

1. It should be noted that any roof top equipment must be screened from view from all on-site and off-site vantage points using compliant materials consistent with the building design.
2. Dumpster enclosures are required to be constructed of brick matching the primary building.
3. Monument signs, guard houses, gated entrance pedestals and other structures, if any are required to comply with the façade Ordinance.
4. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

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

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



August 12, 2016

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

RE: Huntley Manor (formerly Brooktown)

PSP#16-0118

Project Description: 21 multi-family buildings on Grand River

Comments:

- 1) For interior fire protection systems a separate fire protection line shall be provided in addition to a domestic service for each building. Individual shutoff valves for interior fire protection shall be by post indicator valve (P.I.V.) or by valve in well and shall be provided within a public water main easement. Show all water mains and fire protection supply lines on plans. **(D.C.S. Sec.11-68(a)(9)) Please include details on final site plan.**

- 2) The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 **(Fire Prevention Code. Please include details on final site plan**

Recommendation: Recommended for Approval with the conditions above.

Sincerely,

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

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrod S. Hart

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

cityofnovi.org

COMMUNITY IMPACT STATEMENT

HUNTLEY MANOR

A Planned Residential Multi-Family Development

Community Impact Assessment

August 1, 2016

Developed By:

**GR Meadowbrook, L.L.C.
31550 Northwestern Highway, Suite 200
Farmington Hills, MI 48334**

Prepared By:

**Seiber Keast Engineering, LLC
100 MainCentre, Suite 10
Northville, MI 48167-1592
Telephone: 248.308.3331**

SITE DESCRIPTION

The Huntley Manor (Formerly Brooktown) residential multi-family development consists of an irregular shaped vacant parcel of land containing 26.62 acres.

The property is located on the south side of Grand River Avenue approximately 670 feet west of Meadowbrook Road in Section 23 of the City of Novi. The subject property is zoned GE, Gateway East, which provides for a mixture of residential and commercial uses.

The road frontage includes 1,033.71 feet on Grand River Avenue and is a 3 lane asphalt roadway containing a center left turn lane. All of the frontage road falls within the jurisdiction of the Road Commission for Oakland County.

TOPOGRAPHY

Topographically, the site contains gently to moderately sloping terrain which falls in a southeasterly direction toward the Cherry Hill Road ditch located within the Meadowbrook Glens Subdivision No. 3. The site's highest elevation of 906 (USGS Datum) is located at the northwesterly corner of the property at the Grand River Avenue right-of-way, while the lowest elevation of 880.5 is found at the site's southeasterly corner, north of lot 316 of Meadowbrook Glens. This elevation change of 25.5 feet over a distance of 1,425 feet provides an average site slope of 1.8 percent.

ADJACENT LAND USES

The proposed Huntley Manor development is surrounded by vacant land, multi-family uses, commercial uses and a single family residential subdivision. As mentioned earlier, the Meadowbrook Glens Subdivision No. 3 borders the site to the south and is zoned R-4. West of the site is the Fountain Park Apartment complex, an RM-1 use. A small commercial glass repair shop is located along the easterly border of the site adjacent to Grand River Avenue along with the adjoining Ted C. Sullivan Funeral Home. The remainder of the Huntley Manor easterly border is vacant property that had previously commenced development as a medical office building, but was terminated part way through construction. All of these properties found along the easterly border are zoned NCC (Non-Center Commercial), except for the most southerly parcel that is zoned OS-1. Finally, the property located across Grand River Avenue to the north is zoned NCC and contains a mix of commercial and multi-family residential uses.

DRAINAGE COURSES

No drainage courses are located on the subject property. The site is drained by means of sheet flow and is directed to a storm water basin that was previously constructed in the mid-2000's. The basin outlets to the road ditch located on the north side of Cherry Hill Road. This drainage ditch also serves as the drainage outlet for a portion of the Meadowbrook Glens Subdivision.

No designated flood plain areas exist on the site. The City of Novi Federal Flood Hazard Insurance Rate Maps indicated that flood hazard areas are located to the east across Meadowbrook Road as part of the Bishop Creek. Since the tributary area of the Cherry Hill Road ditch is less than two square miles, the Michigan Department of Environmental Quality does not have jurisdiction over the drain as it relates to flood hazard areas.

VEGETATION

Construction of the Brooktown project began in the mid-2000's and was cleared of trees and vegetation except for areas designated for preservation along the site's westerly and southerly borders. This conservation area comprises 3.88 acres of the site and is recorded as Conservation Easement A in Liber 39418, Page 621 of Oakland County Records. Located within the Conservation Easement are two wetland pockets totaling 1.70 acres in size. These two pockets are also recorded in Conservation Easements as West and South easements recorded in Liber 38436, Page 469 of Oakland County Records. These easement areas are shown on the Huntley Manor Site Plan.

The remainder of the property was stripped of topsoil in preparation for development. When construction was terminated, topsoil was re-spread on the site and seeded. This area now contains field grasses and the remnants of two building pads.

A variety of trees are found in the conservation easement including oak, maple, hickory, poplar, box elder and elm.

WETLANDS

Wetland boundaries have been identified and flagged by the previous developer and are shown on the plan.

The two wetland pockets measuring 1.70 acres in size are located along the westerly border of the site close to Grand River Avenue, and at the middle of the site near the property's southerly border. As previously described, both wetlands are located within recorded conservation easements.

It is doubtful that either of these pockets is regulated by the Michigan Department of Environmental Quality. However, since no impact is proposed to the wetland pockets, such jurisdiction is a moot point.

WILDLIFE

Wildlife commonly found on the site consist of small mammals such as field mice, squirrels, raccoons, fox and rabbits. A variety of small birds normally populate the area. In addition, numerous deer tracks have been observed on the site.

SOILS CLASSIFICATIONS

The soils classification as provided by the United States Soil Conservation Services Soil Survey of Oakland County in 1980, indicate Marlette Sandy Loam and Capac Sandy Loam for the vast majority of the site. A small pocket of Brookston & Colwood Loams are located at the southwest corner of the site within the conservation easement.

MUNICIPAL WATER SUPPLY

Municipal water supply is available to the site by means of a 16-inch diameter water main located on the south side of Grand River Avenue along the site's entire road frontage. A "looped" water supply with two points of connection to this existing main is proposed as part of the Huntley Manor project. In addition, an 8-inch diameter main will be stubbed to the property located to the east of the subject site for future development on the vacant land. Due to the size of the water main on Grand River Avenue, adequate water supply is anticipated for both domestic use and firefighting purposes.

WASTE WATER DISPOSAL

An existing 8-inch diameter sanitary sewer is located within the Cherry Hill Road right-of-way of the Meadowbrook Glens Subdivision No. 3. A connection will be made to this public sewer and extended throughout the site. Since the Cherry Hill Road right-of-way extends to the Huntley Manor south property line, no off-site easements are required for the sewer connection.

At the rate of 2.5 people per unit multiplied by 203 units, the total service population of 508 persons is anticipated for the Huntley Manor development. This equates to 159 tap units. Based on a per capita usage of 100 gallons per day, average flow rates are expected to be 0.079 cubic feet per second. With a peaking factor of 3.970, the peak flow from the project would be 0.313 cubic feet per second. The capacity of the existing 8-inch diameter sanitary sewer is greater than 0.70 cubic feet per second, therefore, capacity is sufficient.

PUBLIC UTILITIES

Public utilities such as electricity, telephone, cable television, and natural gas are now available on Grand River Avenue. Consumers Energy and DTE have reviewed the utility requirements and have indicated that adequate public utility service will be available to the site.

PROJECT DESCRIPTION

The proposed Huntley Manor multi-family residential development will be a gated community containing 203 units located within a total of 24 buildings. The site will consist of 5-five unit buildings, 6-eight unit buildings and 13-ten unit buildings. The project will include 182 two-bedroom units and 21 three-bedroom units. All apartments will be provided with a 2-car garage.

Based on 203 units and 26.62 net site acres, the proposed density is 7.63 units per acre.

Of the 26.62 acres of land within the site, 9.98 acres will be open space, providing an open space ratio of 37.5 percent. This number greatly exceeds the ordinance requirement of 25 percent. Such open space includes conservation areas consisting of woodlands, wetlands, and non-conservation lawn areas with walkways. Except for Buildings 1, 2 and 14 located on the Grand River Avenue frontage, the remaining 21 buildings either back or side to open space areas (see sheet 6 of the plan set).

Amenities include a 6,240 square foot clubhouse, with deck areas and a full size swimming pool.

PHASING

A total of 24 phases are provided during project development – one phase for each building. Phase 1 includes all the roadways and infrastructure for the entire development including the clubhouse and pool, and Building 1. Each phase thereafter includes one building and related driveways and landscaping. See Sheet 5 of the plan set for phasing details.

ROADWAYS

All interior roadways are proposed to be private. Midtown Circle is the “Major” collector and provides the 28-foot wide roadway that is required for a public City street. The “Minor” roadway, Foster Drive, measures 24-feet in width.

Brooktown Boulevard provides the main entry into the development and contains traffic control gates and a guardhouse. A 130-foot long entry is provided with no driveways and extensive landscaping and walls.

A secondary emergency access driveway to Grand River Avenue is provided at the westerly end of the site’s road frontage adjacent to Building 3. In addition, an emergency access drive is provided to the vacant property to the east for future use by that development.

A Traffic Impact Study dated November 18, 2014, has been prepared by the traffic engineering firm of Fleis & Vanderbrink Engineering. This study indicates that the existing and future traffic

levels at the proposed Huntley Manor entrance are currently at acceptable levels and will continue to be at those levels after construction is completed.

ENVIRONMENTAL CONCERNS

Upon full development, the proposed site will yield approximately 5.07 acres of building area. Therefore, Building Coverage will be 19.04 percent.

Ecologically, the development will affect the existing vegetation and ground cover to the extent that nearly all existing field grasses not located within conservation easements will be removed. In addition, 14 non-regulated trees will be removed. No regulated trees will be removed.

It is expected that a portion of the small mammals and birds populating the site will remain in the 3.88 acre conservation area located within the development.

The ground water table will be affected slightly due to the extent of paving and building coverage. However, no deep excavations are planned which would contribute to the lowering of the ground water table. Soil erosion control will be provided on the site in accordance with the City of Novi requirements. Surface water run-off is expected to contain some road salts and oils carried by automobiles. Most suspended sediments will be removed in the storm water quality/detention basins, and oil and gas separators proposed in the development.

Air quality will be affected somewhat by automobile emissions and natural gas combustion gases from the apartment heating systems. In addition, the net ambient air temperature of the site will be increased slightly due to the loss of vegetation and the addition of pavement and buildings.

Noise levels will increase due to the additional automobile and truck traffic, and exterior air conditioning units.

An aesthetic impact will result from the introduction of man-made structures and site improvements.

Site lighting will be designed to maintain a low profile and prevent light spill and glare onto the adjacent property. A photometric plan and light fixture catalog cuts have been provided in the plan set.

No hazardous or toxic chemicals will be stored on-site except for household cleaners, chlorine tablets for the swimming pool, pesticides and fertilizers used for lawn and plant care. No underground storage tanks, wells, or septic tanks are proposed and none will be permitted.

Finally, landscaping will soften the overall impact of the development as demonstrated on the Preliminary Site Plan Landscape Plans.

STORM WATER DISPOSAL

Storm water management will be provided with a 62,725 square foot storm water detention/sedimentation basin. This facility has been designed to accommodate the 100-year frequency storm event and will release storm water discharges to the Cherry Hill Road ditch. The existing storm water rate of flow prior to development is 33.24 cubic feet per second. In the post development condition, this flow is reduced to 3.5 cubic feet per second. This represents a 90-percent reduction in the rate of storm water discharge. The basin will provide "first flush" storage to provide pretreatment of storm water prior to discharge to the drain system. The total storage volume provided is 210,881 cubic feet.

DEMANDS ON POLICE DEPARTMENT SERVICES

Based on the Police records for the year 2013, and the SEMCOG population estimate for the City of Novi for 2013 of 59,395 persons, the per capita response was one Police Department response for every 2.63 persons. Based on an expected residential population of 525 persons (2.5 persons per household), it is estimated that 200 annual Police Department calls would be made from the project.

DEMANDS ON FIRE DEPARTMENT SERVICES

After deducting a 30-percent factor for commercial, industrial, and office uses, the per capita response for the City of Novi during the year 2013, was 102.3 persons per Fire Department run. Based on the estimated Huntley Manor population of 508 persons, the total projected annual Fire Department responses is 5. The project is located within one-half mile of Fire Station No. 1 at 42975 Grand River Avenue. Due to the proximity of the fire station, response time is expected to be only a few minutes.

REFUSE AND SOLID WASTE DISPOSAL

Refuse and solid waste will be disposed of off-site by private contractors. No dumpsters or community trash compactors are planned for the project since curb side pickup will be utilized.

EDUCATIONAL DEMANDS ON THE PUBLIC SCHOOL SYSTEM

The total 2014/2015 student enrollment in the Novi Community Schools is 6,266. Of this total, 2,020 were of High School Age (9-12th grade), 1,056 attended Middle School (7-8th grade), and 3,190 were enrolled at the elementary school level. Some impact is expected upon the community educational system due to the expected 55 school age children living in the complex. Based on population percentages of school children, it is projected that the number of elementary school children from the Huntley Manor development upon full build out will be approximately 28, the number of middle school students is 9, while the number of high school students will be 18. Huntley Manor is located within the Orchard Hills Elementary school district. That school currently has an enrollment of 427 students.

Projections are based on a ratio of student enrollment as compared to the total City of Novi 2013 population of 59,396 persons.

ANTICIPATED TAX REVENUES

At a total non-homestead tax rate of \$52.6859 mills (Novi 180) assessed for every \$1,000 of state equalized value and an estimated project value of \$17,000,000, the total annual tax revenue derived from the Huntley Manor development is expected to be \$447,830.

EMPLOYMENT PROJECTIONS

It is expected that during construction of the project, a total of 320 people will be employed over a two-year period. Upon project completion, continued employment of 12 persons is anticipated.

APPLICANT RESPONSE LETTERS

SEIBER KEAST ENGINEERING, LLC
ENGINEERING CONSULTANTS

Clif Seiber, P.E.
Patrick G. Keast, P.E.
Azad W. Awad
Robert J. Emerine, P.E.
Jason M. Emerine, P.E.

100 MainCentre, Suite 10
Northville, MI 48167
Phone No. 248.308.3331

September 21, 2016

Ms. Kirsten Mellem, Planner
City of Novi Planning and Community Development Department
45175 West 10 Mile Road
Novi, Michigan 48375

Re: Huntley Manor Preliminary Site Plan
Section 23, T 1 N, R 8 E, City of Novi (JSP 14-56)
SKE Job No. 12-019

Dear Ms. Mellem:

This letter together with all response letters and an electronic copy of the Preliminary Site Plan for Huntley Manor are being forwarded you by email. The Preliminary Site Plan is dated August 3, 2016 and includes the Engineering, Architectural, Landscape and Photometric Plans. The following is our response to the comments noted in the Plan Review Center Report dated August 24, 2016. Response to Landscape and Architectural review comments are provided in separate letters.

Planning Review Letter Dated August 24, 2016

- 1. We are requesting a waiver of the requirement for 940 s.f. of loading area for the Club House. The 480 s.f. area will be sufficient for this facility.*

Woodland and Wetland Review Letter Dated June 16, 2016

1. We intend to meet all Novi ordinance requirements related to the Woodlands and Wetlands located on this site.
2. No woodland trees will be removed
3. No wetland disturbance is proposed and 0.10 acres of buffer disturbance is proposed.
4. We have received a MDEQ Permit for the Cherry Hill Road drainage ditch sanitary sewer crossing and culvert installation.

SEIBER, KEAST ENGINEERING, LLC

Ms. Kirsten Mellem
September 21, 2016
Page 2 of 2

Traffic Review Letter Dated August 25, 2016

1. *We are requesting a variance from the minimum 100-foot centerline radii on Foster Drive.* The proposed minimum radius shown on the plans is 67-feet. This minimum radius for Foster Drive is the same as that approved on the 2015 plans for this project.
2. *The 22-foot wide drives located between buildings and at the end of the buildings provide access to garages and garage parking and are not intended for general traffic circulation. Therefore, these drives should be considered alleys.*
3. All other items will be addressed when the Engineering Construction Plans are submitted.

Fire Department Review Letter Dated August 12, 2016

1. We have no objections to the conditions noted in the Fire Marshal's approval letter.

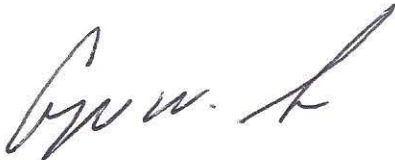
Engineering Review Letter Dated August 29, 2016

1. *We are requesting a variance from the requirement to provide stub streets at 1,300-foot intervals along the property boundary.* An emergency access drive for future use by the property east of Huntley Manor has been provided.
2. All other items will be addressed when the Engineering Construction Plans are submitted.

If you have any questions or require any additional information call me.

Sincerely,

SEIBER, KEAST ENGINEERS, LLC



George W. Norberg

Encl.

cc. Mark Kassab, GR Meadowbrook, LLC



September 21, 2016

Kirsten Mellem
Planner
City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375

**RE: Landscape Review – Preliminary Site Plan - Landscaping
GR Meadowbrook L.L.C.
Huntley Manor JSP14-56
Grand River west of Meadowbrook - Novi, Michigan**

Dear Ms. Mellem,

We are in receipt of the “Concept / Preliminary Site Plan: Planning Review” dated August 24, 2016. The report comments related to landscape and irrigation by Mr. Rick Meader, Novi Landscape Architect have been reviewed and are understood. Each of these items will be addressed in the “Final Site Plan” documents for approval with that submission.

The items bolded in your report, will be addressed as follows:

Ordinance Considerations

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

2. Please move all trees at least 10 feet away from fire hydrants and utility structures, and 5 feet way from the 16” water main along Grand River

Trees will be moved 10’ away from utility structures

(6) trees located west of the emergency access drive will be moved to 5’ south of the 16” water main (and north of the sidewalk); they will also be changed to sub-canopy trees in order to minimize conflicts with overhead lines to the south

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

2. Please show all previously planted woodland replacement trees near the construction limits, where they might be impacted.

Data is not available – Replacement trees will be provided per direction by the City of Novi

3. Please show existing tree labels on the Landscape Plans for use during inspection.

Data is not available

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

1. As mentioned above, all woodland replacement trees in the vicinity of construction should be added to the plan (even if their dbh is less than 8") to verify their presence

Data is not available

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

1. Please add a note indicating additional trees may be needed if proposed screening is found insufficient from the neighbors to the south during the landscape inspection.

Note will be added

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

1. Add a list of all requested landscape waivers to Sheet L100.

Applicant requests a waiver allowing a decorative fence instead of a berm along the right of way, in order to match the Grand River Corridor streetscape standards as have been installed across the street. Grand River Avenue conveys a small downtown pedestrian aesthetic rather than a bermed suburban subdivision. The decorative fence is a part of this appeal.

A list of all landscape waivers requested will be included

2. At least half of the subcanopy trees required should be deciduous subcanopy trees, per the Zoning Ordinance definition.

Applicant requests a waiver allowing the subcanopy requirement of 42 trees to be fulfilled by planting all Western Arborvitae, rather than 21 trees being subcanopy deciduous trees. The request is made due to the necessity of providing screening of Grand River Avenue from the residential units along that frontage for privacy.

3. Use a different species than Norway Maple, which is invasive. Per the definition of deciduous canopy trees, the tree species should have a mature canopy width of at least 20 feet and height of 30 feet.

Norway Maple trees will be changed to Autumn Blaze Maple trees

Street Tree Requirement – Buffer (Zoning Sec. 5.5.3.E.i.c, 5.5.3.E.ii and LDM 1.d.)

1. Grand River: The trees west of the entrance need to be relocated to be at least 5 feet away from the 16” underground water main.

(6) trees located west of the emergency access drive will be moved to 5’ south of the 16” water main (and north of the sidewalk); they will also be changed to sub-canopy trees in order to minimize conflicts with overhead lines to the south

Parking Lot Landscaping (Zoning Sec. 5.5.3.C)

1. Please indicate, with quantity (SF) labels, which areas are for parking lot landscaping and which Vehicular Use Areas are used for calculations.

Quantity (SF) labels will be added for parking lot landscape and vehicular use area calculations

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

1. Provide Perimeter Canopy Tree calculations and request a landscape waiver

Perimeter Canopy Tree calculations will be provided

Applicant requests a waiver to negate the required 22 perimeter trees, based on the amount of currently proposed landscape being sufficient for the parking areas

This waiver will be included in the list

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

1. Trees have been provided in lieu of the required large native shrubs.

Applicant requests a waiver to negate the requirement for large native shrubs due to the existence of previously planted trees along the basin. The existing trees and ground surface are established vegetation. Bringing workers and machinery into the area to add the required shrubs would expose the ground to potential soil erosion problems and cause unnecessary disturbance to the existing environment.

This waiver will be included in the list

Corner Clearance (Zoning Sec. 5.9)

1. Show the required corner clearance zones at all intersections.

Corner clearance zones will be added to road and drive intersections

2. All vegetation taller than 24” above street level should be removed from the clearance zones

All vegetation taller than 24” will be removed from the corner clearance zones

Proposed topography 2' contour minimum (LDM2.e.(1))

1. Provide proposed topography in the plan set. Spot elevations should not be on the landscape plan, but if proposed contours are available, please add those.

Contours will be provided on the landscape plan.

Plant List (LDM.2.g)

1. Replace the Norway maples with a non-invasive species.

Norway Maple trees will be changed to Autumn Blaze Maple trees.

Planting Notations and Details (LDM)

2. Amend the plant mix to include compost, not Canadian Peat.

The plant mix will be amended to include compost instead of Canadian Peat

3. Add a note stating that the root ball dirt should not reach above the tree's root flare.

A note will be added stating the root ball dirt should not reach above the tree's root flare

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

1. Irrigation plans for all landscaped areas are required with the Final Site Plans

Irrigation plans will be provided as part of the final site plan submittal.

The plans being submitted with this letter are dated 08.01.16 and labeled "SPA"; no revisions have been made.

If you should have any additional questions, please do not hesitate to contact me.

Sincerely,

HAGENBUCH WEIKAL LANDSCAPE ARCHITECTURE



Kenneth S. Weikal - Principal



ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.

Architecture

Planning

Interior Design

2445 Franklin Rd.
Bloomfield Hills, MI 48302
248/ 334-5000
fax: 248/ 334-0092

September 19, 2016

City of Novi
45175 10 Mile Road
Novi, Michigan 48375

Attn: Kirsten Mellem, Planning Department
RE: Huntley Manor

Kirsten,

In response to your review letter dated August 24, 2016, page 4 of 6 ordinance requirements,
5. Room count:

The dens and offices indicated on our AVB Huntley Manor SPA floor plans dated 8-2-16 ***will not***
contain doors or other partitions.

Sincerely

Mark C. Abanatha

Mark Abanatha, Architect