



Orchard Hills North JSP14-01

Orchard Hills North, JSP14-01

Public hearing at the request of Mirage Development, LLC for Preliminary Site Plan with a Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 9.1 acres in Section 26, located on the south side of Ten Mile Road, between Meadowbrook Road and the CSX railroad in the R-4, One-Family Residential District. The applicant is proposing a 12 unit single-family residential development.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03-31-14	Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	04-14-14	<ul style="list-style-type: none"> • City Council variance required to allow a sidewalk along only one side of Woodglen Dr. • City Council variance required to permit a cul-de-sac street length greater than 800 ft. • City Council variance required to permit bicycle pathways to be located more than 1 foot away from future ROW lines • City Council variance required to permit less than 3 feet of cover to the top of the storm sewer • Administrative variance required to not provide a stub street to adjacent property • Items to be addressed on the Final Site Plan submittal
Traffic	Approval recommended	03-20-14	Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	03-14-14	<ul style="list-style-type: none"> • Planning Commission waiver required for the reduced berm height - <u>staff does not support</u> • Planning Commission waiver required for the discontinuation of berms in the locations of existing wetland and standing water - staff supported • Items to be addressed on the Final Site Plan submittal
Wetland	Approval recommended	03-27-14	Items to be addressed on the Final Site Plan submittal
Woodland	Approval recommended	03-28-14	Items to be addressed on the Final Site Plan submittal
Fire	Approval recommended	03-25-14	<ul style="list-style-type: none"> • City Council variance required to not provide a secondary access driveway

Motion sheet

Approval – Preliminary Site Plan

In the matter of Orchard Hills North, JSP14-01, motion to **approve** the Preliminary Site Plan with a Site Condominium based on and subject to the following:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. City Council variance from Appendix C of the Subdivision Ordinance Section 4.05 of the City Code to permit a pedestrian pathway on only one side of the proposed road; and
- c. City Council variance from Section 11-194(a)(7) of the Design and Construction Standards of the City Code to permit a cul-de-sac street length greater than 800 ft.; and
- d. City Council variance from Section 11-194(a)(19)(a) of the Design and Construction Standards of the City Code to permit not provide a secondary access driveway; and
- e. City Council variance from Section 11.258(a) of the Design and Construction Standards of the City Code to permit a bicycle path to vary more than 1 foot from the future right-of-way; and
- f. City Council variance from Section 11-194(c) of the Design and Construction Standards of the City Code to permit less than 3 feet of cover to the top of the storm sewer; and
- g. Planning Commission waiver of the required berms in the locations of existing wetland and standing water; which is hereby granted; and
- h. Administrative variance from Appendix C of the Subdivision Ordinance Section 4.04(A)(1) of the City Code to not provide a stub street to adjacent property;
- i. *(additional conditions here if any)*

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

-AND-

Approval – Wetland Permit

In the matter of Orchard Hills North, JSP14-01, motion to **approve** the Wetland Permit based on and subject to the following:

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

(This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND-

Approval – Woodland Permit

In the matter of Orchard Hills North, JSP14-01, motion to **approve** the Woodland Permit based on and subject to the following:

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

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

-AND-

Approval – Stormwater Management Plan

In the matter of Orchard Hills North, JSP14-01, motion to **approve** the Stormwater Management Plan, subject to:

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

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

-OR-

Denial – Preliminary Site Plan

In the matter of Park Place East, JSP13-35, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial- Wetland Permit

In the matter of Orchard Hills North, JSP14-01, motion to **deny** the Wetland Permit...*(because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-AND-

Denial- Woodland Permit

In the matter of Orchard Hills North, JSP14-01, motion to **deny** the Woodland Permit...*(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-AND-

Denial – Stormwater Management Plan

In the matter of Orchard Hills North, JSP14-01, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP14-01 Orchard Hills North

Location



Map Legend

 Subject Property



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

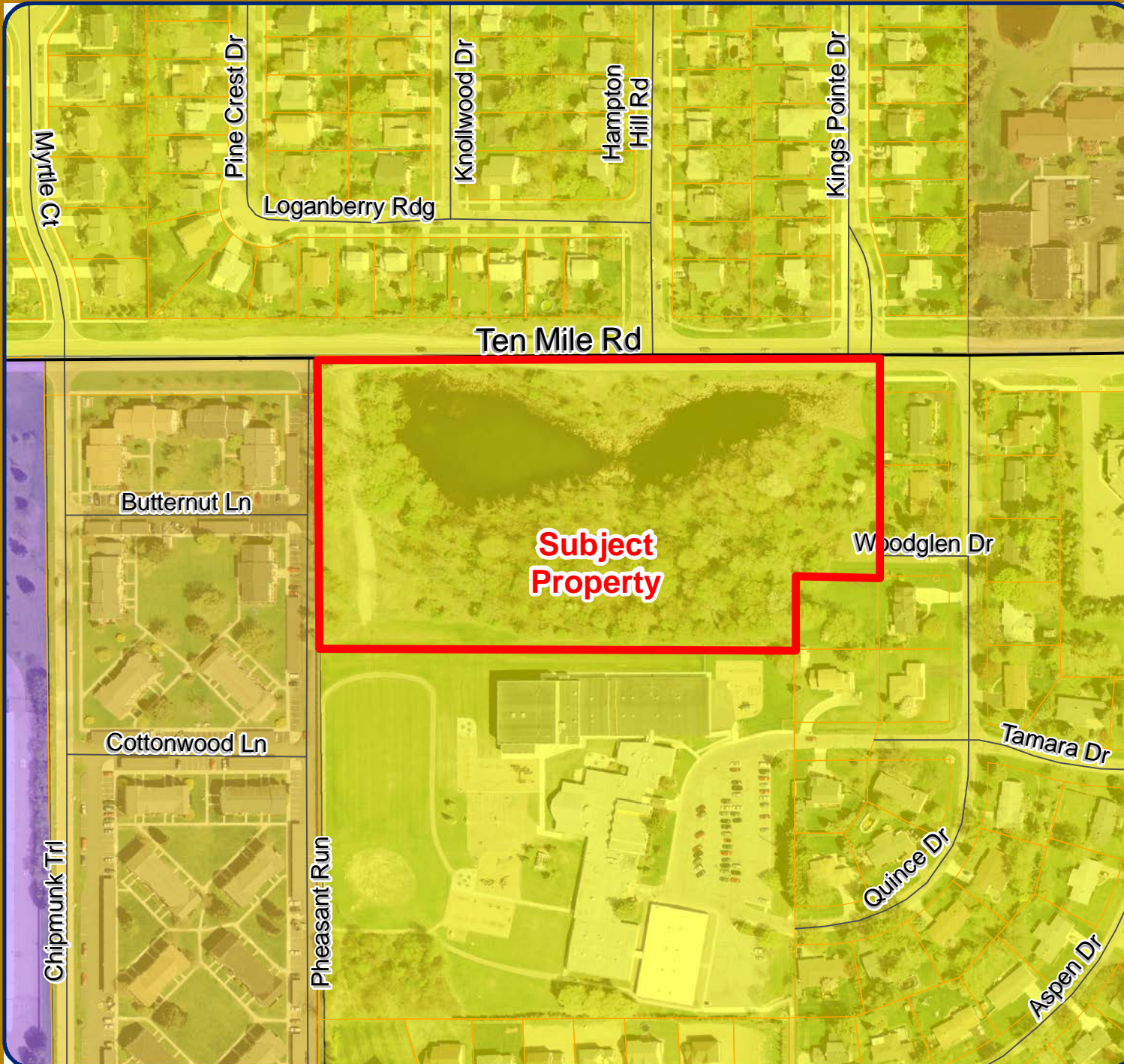
Map Author: Sara Roediger
Date: 4-14-14

MAP INTERPRETATION NOTICE





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

JSP14-01 Orchard Hills North

Zoning



Map Legend

-  Subject Property
-  R-4: One-Family Residential
-  RM-1: Low-Density Multiple Family
-  I-1: Light Industrial



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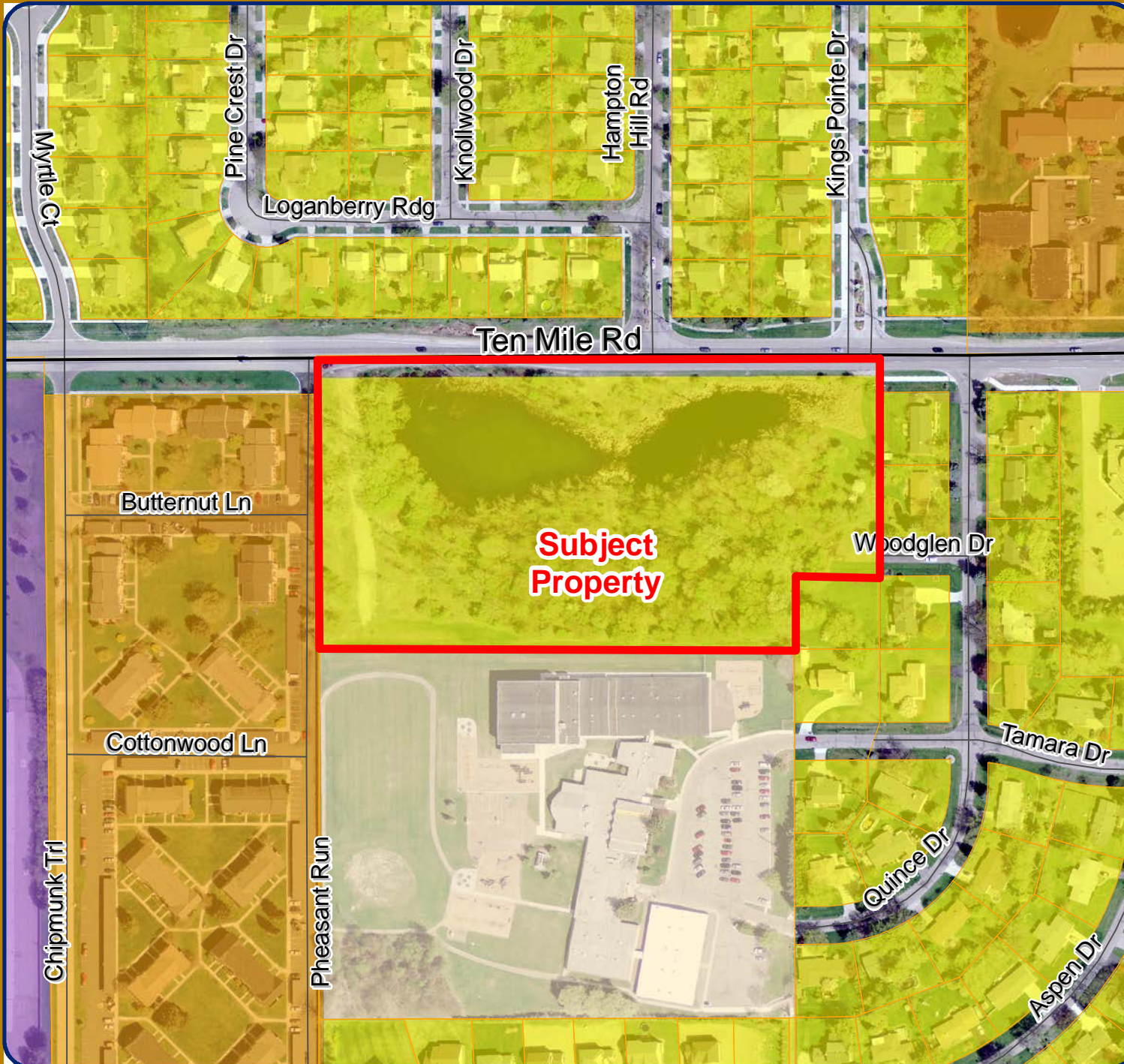
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JSP14-01 Orchard Hills North

Future Land Use



Map Legend

-  Subject Property
-  Single Family
-  Multiple Family
-  Industrial R&D Technology
-  Educational Facility



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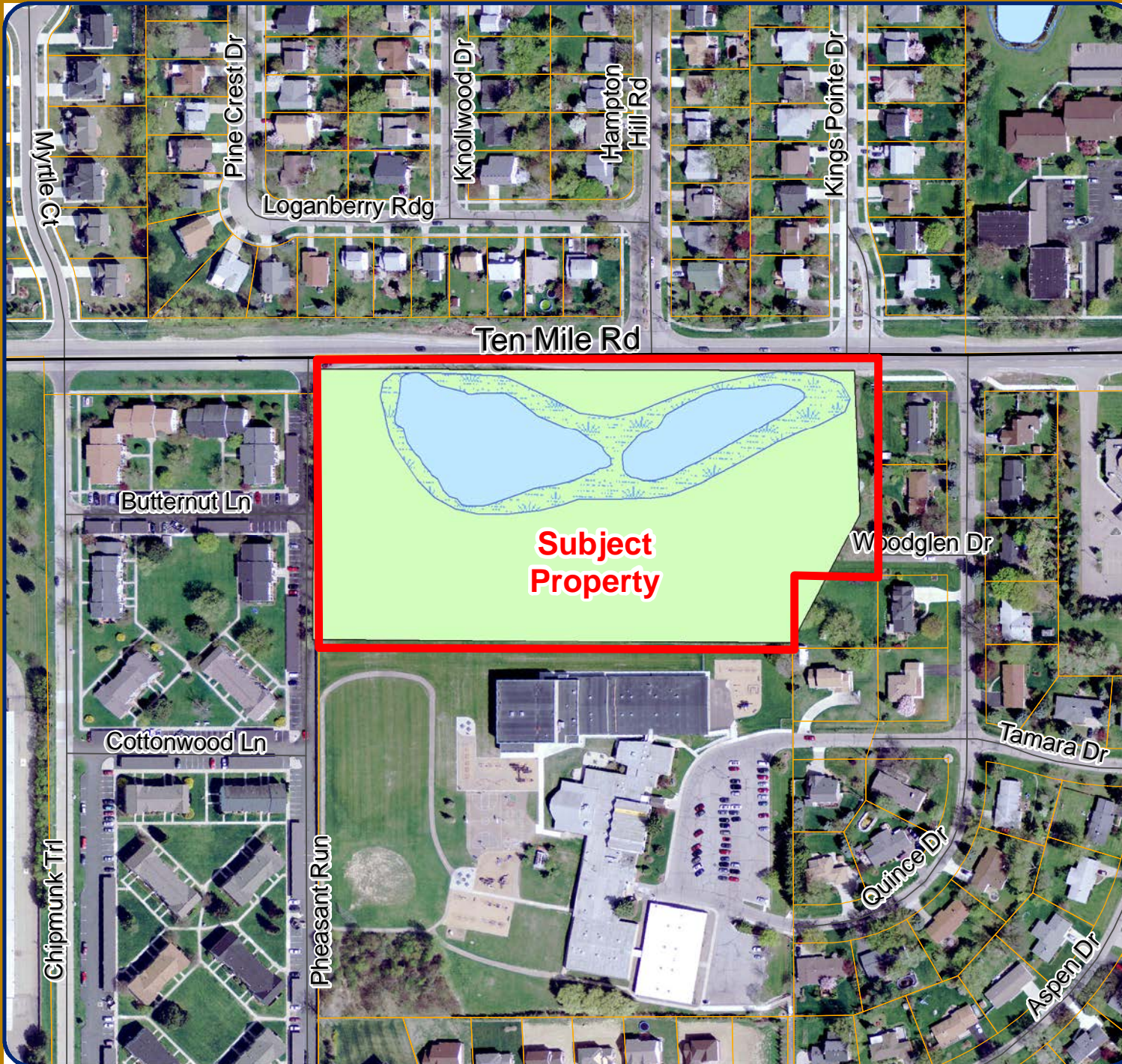
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JSP14-01 Orchard Hills North

Natural Features



Map Legend

 Subject Property

 Pond

 Wetlands

 Woodlands



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Date: 4-14-14

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SITE PLAN

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

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 31, 2014

Planning Review

Orchard Hills North

JSP14-01

Petitioner

Mirage Development, LLC

Review Type

Preliminary Site Plan/Site Condominium

Property Characteristics

- Site Location: South side of Ten Mile Road, between Meadowbrook Road and the CSX Railroad tracks (Section 26)
- Site Zoning: R-4, Single Family Residential
- Adjoining Zoning: North, East, and South: R-4; West: RM-1, Low-Density Multiple-Family
- Current Site Use: Vacant Land
- Adjoining Uses: South: Orchard Hills Elementary School; West: Novi Ridge Townhouses; North: Meadowbrook Glens Subdivision; East: Orchard Hills Subdivision
- School District: Novi Community Schools
- Site Size: 9.1 acres
- Plan Date: 03-07-14

Project Summary

The parcel in question is located south of Nine Mile Road, between Meadowbrook Road and the CSX Railroad tracks in Section 26 of the City of Novi. The property totals 9.1 acres, which is currently zoned R-4, Single Family Residential. The applicant is proposing to develop twelve single-family residential site condominiums. Access to the proposed development would be through the existing Orchard Hills Subdivision.

Recommendation

Approval of the *Preliminary Site Plan is recommended subject to the requested Planning Commission and City Council waivers*. The plan appears to be in substantial compliance with the zoning ordinance.

Ordinance Requirements

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

1. Woodlands: As noted in the Woodland review letter, the development of this project will require the removal of 57 regulated trees, resulting in 132 replacement tree credits. **The applicant will need to provide additional replacement trees or provide payment into the City's tree fund.**

2. Sidewalks: The subdivision ordinance requires sidewalks on both sides of internal roads in new subdivisions. The applicant is proposing sidewalks on the north side of Woodglen Drive and on the south side only when adjacent to the proposed lot and connecting into the school property to the south. **The applicant will need to seek a City Council waiver for only having sidewalk on a portion of the internal road.**
3. Master Deed and By-laws: The **Master Deed and By-laws must be submitted** for review with the Final Site Plan submittal.
4. Economic Impacts: Information on economic impact of the development has been provided. Consistent with the economic and fiscal goals of the City of Novi, as described in the City's Master Land Use Plan, staff has reviewed the plans to ensure the development contributes positively to the City. The proposed development appears to be similar to other residential developments in the community, particularly Orchard Hills West. Staff does not anticipate it will negatively impact the values of any surrounding properties.
5. Signage: Residential Entryway Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438 or jniland@cityofnovi.org) for information regarding sign permits.

Response Letter

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

Street and Project Name

This project needs approval from the Street and Project Naming Committee. Please contact Richelle Leskun (248-347-0579 or rleskin@cityofnovi.org) for additional information.

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 or jniland@cityofnovi.org) in with any specific questions regarding addressing of sites.

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).

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.

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

A handwritten signature in black ink that reads "Sara Roediger". The signature is written in a cursive style with a horizontal line underneath it.

Sara Roediger, AICP – Planner

Attachments: Planning Review Chart

Planning Review Summary Chart

Orchard Hills North JSP 14-01

Preliminary Site Plan Review

Plan Date: 03-07-14

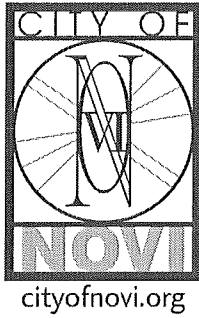
Item	Proposed	Meets Requirements?	Comments
Master Plan Single Family Residential at 2.7 dwelling units per acre	Single Family Residential at 2.14 dwelling units per acre	Yes	Proposed density is well below the master planned density and what is permitted by underlying zoning
Zoning R-4	No change	Yes	
Use Uses listed in Section 401 & 402	Single Family Site Condominium	Yes	
Density (Sec. 2400) 3.3 dwelling units per acre	2.14 dwelling units per acre (5.61 net acres)	Yes	
Min. Lot Size (Sec. 2400) 10,000 sq. ft.	10,014 to 11,430 sq. ft.	Yes	
Min. Lot Width (Sec. 2400) 80 ft.	80 to 105.13 ft.	Yes	
Min. Building Setbacks (Sec. 2400) Front: 30 ft. Rear: 35 ft. Side (each): 10 ft. Side (total): 25 ft.	Front: 30 ft. Rear: 35 ft. Side (each): 10 ft. Side (total): 25 ft.	Yes	
Min. Building Floor Area (Sec. 2400) 1,000 sq. ft.	Information not provided	N/A	Individual buildings are reviewed as part of the building permit application
Max. Building Height (Sec. 2400) 2 ½ stories or 35 ft.	Information not provided	N/A	
Lot Depth Abutting a Secondary Thoroughfare (Sub. Ord. Sec. 4.02.A.5) Lots abutting a major or secondary thoroughfare must have a depth of at least 140 ft.	Rear lot lines do not abut a major or secondary thoroughfare	N/A	
Depth to Width Ratio (Sub. Ord. Sec. 4.02.A.6) Lots shall not exceed a 3:1 depth to width ratio	Lots do not exceed the 3:1 depth to width ratio	Yes	
Non-Access Greenbelt Easements (Sec. 2509.3.e.b) 40 ft. wide non-access greenbelt easements required adjacent to major thoroughfares	Not abutting a major or secondary thoroughfare	N/A	
Max. Block Length (Sub. Ord. Sec. 4.01) Blocks cannot exceed 1,400 ft. unless the Planning Commission determines that conditions may justify a greater length	Largest block is less than 1,000 ft. long	Yes	

Item	Proposed	Meets Requirements?	Comments
Streets (Sub. Ord. Sec. 4.04.A.1.b) Extend streets to boundary to provide access intervals not to exceed 1,300 ft.	The proposed street is an extension of the existing Woodglen Dr. at east boundary	Yes	Property to the west of the site is developed with multiple family apartments
Wetland and Watercourses (City Code Sec. 12-174(a)(4)) Lots cannot extend into a wetland or watercourse	Impacts to wetland on parcel, not large enough to require mitigation	Wetland field evaluation at PSP	Wetland Minor Use Permit & Authorization to Encroach the Natural Features Setback required, a MDEQ Permit may be required, see the environmental comments for additional information
Woodlands (City Code Chpt. 37) Replacement of removed trees	Removal of 57 regulated trees, requiring 132 replacement tree credits	No	Additional replacement trees will need to be provided or payment to the City's tree fund will be required Woodland Permit required, see the environmental comments for additional information
Nat. Features Setback (Sec. 2400 (t)) 25 ft. setback from wetlands	25 ft.	Yes	
Development in the Floodplain (Sub. Ord. Sec. 4.03) Areas in a floodplain cannot be platted	Lots do not extend into floodplain	N/A	
Sidewalks and Pathways (Sub. Ord. Sec. 4.05, Bicycle & Pedestrian Master Plan & Non-Motorized Plan) 8 ft. pathway required on Ten Mile Road 5 ft. sidewalk required on both sides of all internal streets When adjacent to a property owned by a school district, a pedestrian connection shall be provided	8 ft. pathway on Ten Mile Road 5 ft. sidewalks on the north side of Doncaster Lane only 8 ft. path next to lot 12 to connect to Orchard Hills Elementary School to the south	Yes No Yes	Applicant will need to seek a City Council waiver for having sidewalk on a portion of Doncaster Lane, which was previously granted on 11/14/05 Applicant should work with Orchard Hills Elementary School to provide an opening for the path in the existing chain link fence
Master Deed/ Covenants & Restrictions	Documents not submitted		Applicant is required to submit this information for review with FSP

Item	Proposed	Meets Requirements?	Comments
Exterior Lighting (Section 2511) Photometric plan required at FSP	None shown		If exterior lighting is proposed, applicant should provide photometric plan at FSP
Economic Impact Total cost of the proposed building & site improvements Home size & expected sales price of new homes Number of jobs created (during construction, and if known, after a building is occupied)	Home sizes ranging from 2,100 to 3,000 sq. ft., with prices expected in the upper \$300's to low \$400's	Yes	
Residential Entryway Signs (Chpt. 28) Signs are not regulated by the Planning Division or Planning Commission	None shown	If a residential entryway sign is proposed, contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information	

Prepared by Sara Roediger, AICP 248.735.5607 or sroediger@cityofnovi.org

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

April 14, 2014

Engineering Review

Orchard Hills North
JSP14-0001

Petitioner

Mirage Development, applicant

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: S. of Ten Mile Road and W. of Meadowbrook Road
- Site Size: 9.1 acres
- Plan Date: April 10, 2014

Project Summary

- Construction of a 12-unit site condominium on a single cul-de-sac (Public) to be extended from an existing stub drive on Quince Drive.
- Water service would be provided by two connections to the existing 16-inch water main along the north side of Ten Mile creating with a sub provided on Quince Dr.
- Sanitary sewer service would be provided by a connection to the existing 8-inch sanitary along Quince Drive.
- Storm water would be collected by the on-site storm sewer system and routed through a sediment basin system sized for the first flush rainfall event. The basin would discharge at a controlled rate which is then detained for the 100-year storm event in the on-site wetland system. An outlet structure is proposed at the east end of the wetland system.

Recommendation

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

Comments:

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

General

1. Please note that all variance requests must be submitted under a **separate** cover. Variances requests listed in response letters or as notes on the site plan **will not** be processed for engineering review.
2. Provide a stub street to the subdivision boundary at intervals not to exceed 1,300 feet along the subdivision perimeter or **provide an administrative variance from Appendix C Section 4.04 (A)(1) of Novi City Code**. This request must be submitted under a separate cover.
3. Please note that the pathway shall be located one (1) foot outside of the master planned ROW unless otherwise approved by the City Engineer. Any significant variation from this standard will require City Council to grant a **Design and Construction Standards Variance from Section 11-258(a) from the Novi City Code** for bicycle pathways located more than one (1) foot away from future ROW lines. This request must be submitted under a separate cover.
4. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
5. Provide a utility crossings table demonstrating a minimum 18-inch clearance at each crossing.

Storm Sewer

6. Revise the storm sewer profile to provide a minimum cover of three (3) feet to the top of pipe or provide a **Design and Construction Standards Variance from Section 11-94(c)** for less than three (3) feet of cover to top of pipe or provide a minimum cover of three (3) for the proposed storm sewer from City Council. This request must be submitted under a separate cover.
7. Revise the plan set to provide the 0.8 diameter depth match at structure 4 where the pipe size increases from 12" to 24".
8. Provide the upstream and downstream invert labels at all structures. The inverts shall be labeled with the "u/s" and "d/s" prefixes respectively.
9. Provide the hydraulic grade line for 5-year and 100-year storms at each structure.
10. Provide a two (2) foot plunge pool at structure 5. Plunge pools are required at all locations where differences in pipe inverts exceed two (2) feet.

Storm Water Management Plan

11. Provide a sheet or sheets titled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual (refer to the runoff coefficients, 1V:4H allowable basin slopes, etc.).
 - a. Proposed wetland storage **must meet items A through I** as listed in Chapter 5 Section 1.2.5 of the Engineering Design Manual for the City of Novi. These items must each be specifically addressed on the plan set, references to external documents or review letters are not a permitted means of meeting these requirements.

12. **Revise the plan set to provide the justification for using 0.15 as the pre-development runoff coefficient for open surface areas.**

Water Main

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

Sanitary Sewer

15. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. The submitted application must meet all requirements listed in Wayne County's Sanitary Sewer Approval Checklist (8/28/2013) and is subject to any applicable review fees by the Wayne County Department of Public Services. For information regarding an expedited review by the MDEQ, please contact their office directly.

Paving & Grading

16. Revise the plan set to provide the City standard **ten (10) foot wide boardwalk** on the Ten Mile Road pathway versus the eight (8) foot wide board walk as provided.
17. The length of the cul-de-sac from the existing access (Quince) exceeds the maximum 800' length (approximately 900' provided). Revise the site plan accordingly or provide a **Design and Construction Standards Variance from Section 11-194 (a)(7) of the Novi City Code** from City Council. This request must be submitted under a separate cover.
18. Revise the plan set to provide a secondary access point or provide **Design and Construction Standards Variance from Section 11-194 (a)(19)(a) of the Novi City Code** for dwelling units in excess of eight hundred (800) feet from the nearest point of external access from City Council. This request must be submitted under a separate cover.
19. Revise the plan set to provide rear yard swales for all units adjacent to the on-site wetlands. Untreated sheet flow from residential areas is not permitted to directly drain into a wetland or other natural body of water.
20. Revise the plan set to provide a 5-foot wide pedestrian safety path along both side of the proposed roadway or provide a **variance from Appendix C Section 4.05 (a) of the Novi City Code** for the lack of pedestrian safety

- pathways along both sides of the proposed street. This request must be submitted under a separate cover.
21. Provide additional spot elevations and a detail where the proposed roadway meets the existing pavement on Quince Drive. This detail must clearly show the proposed paving extents, joints, and all other information pertinent to construction.
 22. Provide spot elevations where the proposed Ten Mile Road bicycle pathway terminates at the development's western boundary and meets the existing pathway at the eastern boundary.

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

23. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
24. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

25. 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.
26. 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.
27. 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.
28. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
29. Please note that incomplete legal submittals or legal submittals that are not accompanied by the City's legal review transmittal form will not be accepted by Community Development. All easement documents shall be unsigned and in draft form until directed otherwise by the City Attorney.

The following must be addressed prior to construction:

30. 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).
31. 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.
32. 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.
33. 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.
34. A permit for work within the right-of-way often Mile Road and Quince Drive must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
35. A permit for work within the right-of-way of Ten Mile Road 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.
36. 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.
37. 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.
38. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
39. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
40. An incomplete site work performance guarantee, equal to 1.5 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.

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

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

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

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

TRAFFIC REVIEW

March 17, 2014

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

SUBJECT: Orchard Hills North, JSP14-0001, Traffic Review of Preliminary Site Plan, PSP14-0035

Dear Ms. McBeth:

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

Recommendation

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

Site Description

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

1. The applicant is proposing a 12-home cul-de-sac extension of existing Woodglen Drive, which intersects Quince Drive two houses south of 10 Mile Road. To the south is Orchard Hills Elementary School, and to the west is an apartment complex (see our attached aerial photo).
2. Ten Mile Road is a 45-mph two-lane arterial under the jurisdiction of the Road Commission for Oakland County. Quince Drive is a relatively narrow (20-ft-wide) local residential street under City of Novi jurisdiction.

Trip Generation

How much new traffic would be generated?

3. On average, 12 single-family homes can be expected to generate about 114 one-way vehicle trips per day, 9 in the AM peak hour (2 in/7 out) and 12 in the PM peak hour (8 in/4 out).

Vehicular Access Locations

Do the proposed "driveway" locations meet City spacing standards?

4. Not applicable.

Vehicular Access Improvements

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

5. Not applicable.

Access Drive Design and Control

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

6. **If the Woodglen/Quince intersection currently has no right-of-way control signage (STOP or YIELD), the City should determine the appropriate sign type and install it. It would also be advisable to install back-to-back NO OUTLET signs (with appropriate arrows) below the right-of-way control sign and/or street-name signs.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

7. A sidewalk is proposed along the entire north side of the street, abutting 11 of the 12 proposed home sites. A sidewalk is also proposed along the south side of the street between the east property line and a point 12 ft beyond the lot 12, where a ramp-equipped midblock pedestrian crossing is proposed. **The absence of a sidewalk along the entirety of both sides of the street will require a variance of Sec 4.05 of the City's Subdivision Ordinance.**
8. **The two midblock pedestrian ramps should be equipped with ADA-compliant detectible warning surfaces.**
9. **The plan should indicate both school acceptance of the proposed new pedestrian connection and how that connection would be accomplished (given the existing fence).**

Circulation and Parking

Can vehicles safely and conveniently maneuver through the site?

10. **The new street centerline should be continued to the center of the turnaround island, and the centerline stationing already shown on the approach to the island (e.g., on sheet 2) should be continued to the center of the island. Once this is done, it should document that the cul-de-sac length – defined consistent with Fig VIII-F of the City's Design and Construction Standards – would be about 959 ft. Permitting a length longer than 800 ft requires a variance of DCS Sec 11-194(a)(7).**
11. **Since the proposed residential cul-de-sac would be longer than 800 ft and have no secondary access, a variance of DCS Sec 11-194(a)(19)(a) would also be required.**
12. The horizontal elements of the proposed turnaround and connecting street now appear to meet City standards.
13. The No Parking signs proposed on the turnaround island are not shown as requested in our pre-application review. Only two such signs are shown, of unspecified size and at the wrong points around the periphery of the island. To quote our previous letter: **"... there should be two pairs of 12" x 12" No Parking Symbol signs (R8-3), each pair mounted back-to-back a quarter of the way around the island relative to the Keep Right sign."**
14. **A 25-mph speed limit (R2-1(25)) sign should be installed for entering (westbound) traffic on the east property line of unit 1.**

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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

Attachment:
Vicinity aerial



Vicinity Aerial – Proposed Orchard Hills North

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

March 14, 2014

Preliminary Site Plan

Orchard Hills North JSP14-01

Review Type

Preliminary Landscape Review

Property Characteristics

Site Location: South side of Ten Mile Road at Quince Drive
Site Zoning: R-4, Single Family Residential
Adjoining Zoning: North, East, and South: R-4; West: RM-1
Site Use(s): Proposed to be 12 single family site condominiums
Adjoining Uses: South: Orchard Hills Elementary School; West: Novi Ridge Townhouses; North: Meadowbrook Glens Subdivision; East: Orchard Hills Subdivision
Site Size: 9.1 gross acres; 5.87 net acres
Plan Date: March 7, 2014

Recommendation

Approval of the Preliminary Site Plan for Orchard Hills North JSP14-01 is recommended provided the Applicant can get the necessary Planning Commission waivers.

Ordinance Considerations

Residential adjacent to Non-residential (Special Use) (Sec. 2509.3.a)

1. A 4'6" to 6' high landscape berm is required adjacent to the school property to the south. The Applicant has proposed a minimum of a 3' high berm. At a minimum, the berm should be extended through Lot 12. Although significant evergreen screening is proposed, **the Applicant would need a Planning Commission waiver for the reduced berm height. Staff cannot support the waiver.**

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

1. The project area is adjacent to Ten Mile Road to the north. The Applicant has provided the appropriate 40' wide greenbelt.
2. Existing mature vegetation is proposed to remain.
3. A 4' high landscape berm is required along the Ten Mile frontage. Due to the existing wetland and standing water, a berm is impractical for much of the frontage. The Applicant has provided the berm where possible. **A waiver would be required for the remainder of the frontage. Staff would support the waiver.**
4. One canopy tree or large evergreen is required per 35 L.F. of Ten Mile frontage. This requirement has been met.
5. One sub-story tree is required per 20 L.F. of Ten Mile frontage. This requirement has been met.

Street Tree Requirements (Sec. 2509.3.b.)

1. A street tree is required for every 35 l.f. of frontage. This requirement has been met.

Parking Landscape (Sec. 2509.3.c.)

1. No parking areas are proposed.

Building Foundation Landscape (Sec. 2509.3.d.)

1. No public or commercial building is proposed.

Plant List (LDM)

1. The Plant List as provided meets the requirements of the Ordinance and the Landscape Design Manual, with one exception as noted below.
2. Standard materials costs per the City of Novi standards must be provided on the plant list.

Planting Notations and Details (LDM)

1. Planting Details and Notations meet the requirements of the Ordinance and the Landscape Design Manual, with one exception as noted below.
2. Staking of proposed plantings is at the Applicant's option and with the written approval of the City's Landscape Architect. Plantings will only be required to be staked in areas of high winds or steep slopes.
3. Only fabric guying ties may be used. Please revise the details.

Storm Basin Landscape (LDM)

1. The storm basin must be planted with large shrubs over 70-75% of the perimeter of the high water level. This requirement has been met.
2. Please depict the required 25' buffer from the high water line of the basin on the plan.

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

1. An Irrigation Plan and Cost Estimate must be provided upon future submittals.

General

1. Please note that the Applicant has provided for the walkway connection at the south side of the property. Staff considers this walkway to be a beneficial amenity. Two evergreens will need to be relocated on the landscape plan to allow for this connection.
2. Please see the woodland and wetland reviews for further comments.
3. The Woodland Sign Detail on the plan is no longer valid. The Applicant or representative should contact the Community Development Department for the correct current format. Contact the Landscape Architect as listed per this review.

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

Landscape Design Manual and the appropriate items in the applicable zoning classification.

Reviewed by: David R. Beschke, RLA

WETLAND REVIEW



Environmental Consulting & Technology, Inc.

March 31, 2014

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

Re: Orchard Hills North (JSP14-0001)
Wetland Review of the Preliminary Site Plan (PSP14-0035)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Orchard Hills North Condominium project prepared by Warner, Cantrell & Padmos, Inc., dated March 7, 2014. 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. The project is located south of Ten Mile Road, between Novi Road and Meadowbrook Road (Section 26). The site plan appears to propose the construction of 12 condominiums, access drive (Woodglen Drive), associated utilities and a proposed storm water sedimentation basin.

On-Site Wetland Evaluation

ECT visited the site on Thursday, March 27, 2014. The wetland delineation information provided on the Plan was completed by King & MacGregor Environmental, Inc. ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan. However, given the winter, snow-covered conditions during the time of our inspection, the results should be considered preliminary in nature. This preliminary wetland boundary verification/approval should be adequate for preliminary site planning purposes. We suggest that a final wetland boundary verification be completed during the growing season, and minor adjustments to the wetland boundary made if necessary. The applicant's wetland consultant should ensure that the wetland boundary flags are up to date and visible on-site. The wetland flag numbers should be provided on the Plan as well.

There is one (1) on-site wetland, as indicated on the Plan, located along the northern side of the site, adjacent to Ten Mile Road. The wetland is an open-water wetland. The vegetated fringe is primarily emergent and scrub-shrub wetland with some trees. The overall wetland acreage does not appear to be provided on the Plan.

Wetland Impact Review

As noted, one area of wetland exists on this parcel. The total wetland/pond acreage does not appear to be provided on the Plan (it appears to be between 1 and 2 acres). The current Plan proposes several permanent and several temporary wetland and wetland buffer impacts for the purpose of constructing the proposed pedestrian pathway and boardwalks that would cross a narrow swath of wetland and wetland buffer along the north side of the project area, along Ten Mile Road. A storm water sedimentation basin with a filter outlet/overflow to the pond/wetland is proposed on the west end of the site. Furthermore, the plan proposes to detain storm water within the wetland/pond.

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769-3164

The *Storm Water Management Plan* (Sheet 10 of 12) notes that the existing water level will increase by 8.2 inches as a result of the 100-year storm event. The time to pass through the 100-year storm event flow has been calculated to be 19.2 hours. This increase in existing water level could have a negative effect on some of the existing trees to remain that are located closest to the edge of the pond. Prolonged standing water around the bases of these trees located at lower elevations could lead to the death of the trees. ECT suggests that the applicant's engineer provide similar stormwater calculations including proposed change in water level and duration of storage information for a more frequent storm event (such as the 10-year storm event).

The temporary wetland buffer impacts appear to be proposed for the installation of storm sewer and the wetland boardwalks.

The following tables summarize the proposed wetland impacts (both permanent and temporary) as listed on the *Wetland and Wetland Buffer Impact Plan* (Sheet 12 of 12):

Table 1. Proposed Permanent Wetland Impacts

<i>Impact Area</i>	<i>Permanent or Temporary</i>	<i>Purpose</i>	<i>Impact Area (square feet)</i>	<i>Impact Area (acre)</i>	<i>Estimated Impact Volume (cubic yards)</i>
1	Permanent	Wood Pilings for Boardwalk (west)	15	0.0003	1.17
2	Permanent	Wood Pilings for Boardwalk (east)	19	0.0004	2.16
TOTAL	Permanent	--	34	0.0007	3.33

Table 2. Proposed Temporary Wetland Impacts

<i>Impact Area</i>	<i>Permanent or Temporary</i>	<i>Purpose</i>	<i>Impact Area (square feet)</i>	<i>Impact Area (acre)</i>	<i>Estimated Impact Volume (cubic yards)</i>
1	Temporary	Installation of Boardwalk (west)	3,907	0.09	N/A
2	Temporary	Installation of Boardwalk (east)	5,380	0.12	N/A
TOTAL	Temporary	--	9,287	0.21	N/A

As noted above, in addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks (both permanent and temporary). The following tables summarize the proposed

wetland buffer impacts (both permanent and temporary) as listed on the *Wetland and Wetland Buffer Impact Plan* (Sheet 12 of 12):

Table 3. Proposed Permanent Wetland Buffer Impacts

Impact Area	Permanent or Temporary	Purpose	Impact Area (square feet)	Impact Area (acre)	Estimated Impact Volume (cubic yards)
1	Permanent	Wood Pilings for Boardwalk (west)	238	0.005	26.46
2	Permanent	Wood Pilings for Boardwalk (west)	452	0.01	5.11
3	Permanent	Wood Pilings for Boardwalk (east)	811	0.02	5.69
4	Permanent	Wood Pilings for Boardwalk (east) & Pathway Construction	216	0.005	5.11
TOTAL	Permanent	--	1,717	0.04	42.37

Table 4. Proposed Temporary Wetland Buffer Impacts

Impact Area	Permanent or Temporary	Purpose	Impact Area (square feet)	Impact Area (acre)	Estimated Impact Volume (cubic yards)
1	Temporary	Installation of Boardwalk (west)	586	0.01	N/A
2	Temporary	Construct Outfall from Detention Basin	539	0.01	N/A
3	Temporary	Storm sewer installation (Lot 9)	801	0.02	N/A
4	Temporary	Installation of Boardwalk/Pathway & Utilities (east)	2,737	0.06	N/A
TOTAL	Temporary	--	4,663	0.10	N/A

Permits & Regulatory Status

The on-site wetland is considered a regulated, essential wetland by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi.

This wetland appears to be considered essential by the City as it meets several 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.).

The project as proposed will require a City of Novi *Wetland Minor Use Permit* (as proposed wetland fill volumes do not exceed 300 cubic yards) as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the proposed impacts to wetland and regulated wetland setbacks.

A final determination of regulatory status should be made by the MDEQ. It is possible that the discharge of storm water from the proposed storm water basin may require an MDEQ Permit as well. It is the Applicant's responsibility to contact MDEQ in order to determine if the proposed development would require a wetland use permit from the MDEQ.

Comments

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

1. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of the on-site wetland shall be made by MDEQ.

The Applicant should provide a copy of the MDEQ Wetland Use Permit application (or letter of MDEQ no jurisdiction) to the City (and our office) for review and a copy of the approved permit upon issuance (if applicable). A City of Novi Wetland Permit cannot be issued prior to receiving this information. Based on a search of the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), there does not appear to be an active file associated with this project location.

2. The Applicant should provide wetland flag numbers on the Plan (and should ensure that the wetland flags are visible on-site), as well as the overall area of the on-site wetland.
3. Stormwater storage within the existing wetland/pond is currently proposed. Prolonged standing water around the bases of trees located at lower elevations could lead to the death of the trees. ECT suggests that the applicant's engineer provide similar stormwater calculations including proposed change in water level and duration of storage information for a more frequent storm event (such as the 10-year storm event).

4. The *Landscape Planting Plan* (LP-1) includes a wildlife habitat seed mix that is to be applied to areas of disturbed wetland buffer. The Plan should clearly indicate all of the application areas for this seed mix. Will this seed mix be applied on all areas of temporary wetland buffer disturbance?

Recommendation

ECT recommends conditional approval of the Preliminary Site Plan for wetlands with the condition that the Applicant address the items noted above under "Comments" in subsequent site plan submittals.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: David Beschke, City of Novi, Licensed Landscape Architect
Kristen Kapelanski, AICP, City of Novi Planner
Valentina Nuculaj, City of Novi, Customer Service Representative
Sara Roediger, City of Novi Planner

Attachments: Figure 1 and Site Photos

Figure 1. City of Novi Regulated Wetland and Woodlands Map (Accessed March 26, 2014).



Regulated Wetland areas shown in blue and approximate project boundary shown in red. Approximate woodland boundaries are indicated in green.

Site Photos



Photo 1. Looking west at pond/open-water wetland.



Photo 2. Looking east at pond/open-water wetland.



Photo 3. Looking north at pond/open-water wetland.

WOODLAND REVIEW



Environmental Consulting & Technology, Inc.

March 31, 2014

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

Re: Orchard Hills North (JSP14-0001)
Woodland Review of the Preliminary Site Plan (PSP14-0035)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Orchard Hills North Condominium project prepared by Warner, Cantrell & Padmos, Inc., dated March 7, 2014. The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The project is located south of Ten Mile Road, between Novi Road and Meadowbrook Road (Section 26). The site plan appears to propose the construction of 12 condominiums, access drive (Woodglen Drive), associated utilities and a proposed storm water detention basin.

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite woodland evaluation on Thursday, March 27, 2013.

The entire site is just over 9 acres. The City of Novi Regulated Woodland Map indicates that regulated woodland is located across the entire development area (see Figure 1). The site consists mainly of mixed hardwood forest and open-water/emergent wetland. On-site woodland is dominated by sugar maple, cottonwood, box elder, American elm, black cherry, and several other species.

The surveyed trees have been marked with orange spray paint allowing ECT to compare the tree diameters reported on the tree list to the existing tree diameters in the field. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan was consistent with the field measurements.

Woodland Impact Review

Per the *Replacement Tree Schedule* included on the *Landscape Planting Plan* (Sheet LP-1), 190 total trees were surveyed and of these 126 trees are to be saved. The Plan states that a total of 27 regulated trees (stems) are to be removed requiring a total replacement quantity of 50 woodland

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replacement credits. The Plan also states that 37 trees are to be removed that are dead and therefore do not require replacement. The tree list on the *Tree Preservation Plan* (Sheet TPP-1) notes that the removal of box elder, American elm, and cottonwood trees does not require replacement credits. This is inconsistent with the City of Novi Woodland Ordinance and Landscape Design Manual. These tree species are not exempt from replacement.

Assessment of the tree list information indicates that a total of **57** regulated (healthy) trees (71 regulated stems) are to be removed requiring a total of **132** Woodland Replacement credits (*i.e., this quantity has been calculated by ECT*). ECT encourages the Applicant to provide a column on the tree list that provides the Woodland Replacements Required for each proposed tree removal as a result of the development:

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
$\geq 8 \leq 11$	1
$> 11 \leq 20$	2
$> 20 \leq 29$	3
≥ 30	4

ECT suggests that the Applicant review and revise the Woodland Replacement requirements as necessary. All information in the tree list should be consistent with that shown in the woodland summary tables.

In addition, for multi-stemmed trees, Woodland Replacements required are calculated by summing the d.b.h. of each stem greater than or equal to 8 inches and dividing the total by 8. All fractional Woodland Replacements required are rounded up to the nearest whole tree replacement.

It should be noted that the Plan proposes to protect a considerable number of existing trees for the time being. In general tree protection fencing has been proposed around the extents of the site building envelopes as well as other areas. The majority of trees to be removed on the current Plan are located in the areas of the proposed entrance drive, sedimentation basin and in areas of site utility installation. Additional tree removals will be necessary for the development of the individual lots.

Proposed Woodland Replacements

The *Landscape Planting Plan* (Sheet LP-1) notes that a total of 50 Woodland Replacement credits will be provided on-site. The following trees are proposed adjacent to the proposed storm water detention basin:

- 33 deciduous trees (sugar maple, honeylocust, tuliptree, red oak and greenspire linden), 2 1/2" caliper ball & burlap;
- 34 evergreen trees (8' height) – accepted by the City at a 2:1 replacement ratio.

It is not clear from the *Landscape Planting Plan* (Sheet LP-1) which of the 8' high evergreens are designated as Woodland Replacement trees. This should be indicated on the Plan.

As noted above, assessment of the tree list information indicates that a total of **57** regulated (healthy) trees (71 regulated stems) are to be removed requiring a total of **132** Woodland Replacement credits (*i.e., this quantity has been calculated by ECT*). The applicant shall review and revise the Plan as necessary with regard to woodland replacement trees.

Comments

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

1. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.
2. The Plan notes that the removal of box elder, American elm, and cottonwood trees does not require replacement credits. This is inconsistent with the City of Novi Woodland Ordinance and Landscape Design Manual. These tree species are not exempt from replacement.
3. As noted above, based on information in the woodland ordinance, all of the trees listed to be removed in the tree list appear to be regulated trees and require replacement (aside from 3 very poor or dead trees). Assessment of the tree list information indicates that a total of **57** regulated trees (71 regulated stems) are to be removed requiring a total of **132** Woodland Replacement credits (*i.e., this quantity has been calculated by ECT*). The applicant shall review and revise the Plan as necessary.
4. It is not clear from the *Landscape Planting Plan* (Sheet LP-1) which of the 8' high evergreens are designated as Woodland Replacement trees. This should be indicated on the Plan.
5. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*. The applicant shall review and revise the locations of any Woodland Replacement trees as necessary.
6. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.

Orchard Hills North (JSP14-0001)
Woodland Review of the Preliminary Site Plan (PSP14-0035)
March 31, 2014
Page 4 of 6

Recommendation

The Preliminary Site Plan is **Approved as Noted** for Woodlands. ECT recommends that the Applicant address the concerns noted in the *Comments* section above in the Final Site Plan.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: David Beschke, City of Novi, Licensed Landscape Architect
Kristen Kapelanski, AICP, City of Novi Planner
Valentina Nuculaj, City of Novi, Customer Service Representative
Sara Roediger, City of Novi Planner

Attachments: Figure 1



Figure 1. City of Novi Regulated Wetland and Woodlands Map (Accessed March 26, 2014). Regulated Woodland areas shown in light green and approximate project boundary shown in red.

Site Photos



Photo 1. Looking northwest at existing regulated trees (eastern side of property).



Photo 2. Cottonwood trees to be removed Looking northwest at existing regulated trees (northwest corner of property).

FIRE REVIEW



March 19, 2014

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

RE: Orchard Hills North

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

City Manager
Clay J. Pearson

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrold S. Hart

PSP# 14-0035

Project Description: Construction of 12 single family homes in
Section #26

Comments:

1. Site plan shall provide more than one point of external access to the site. Multiple access points shall be as remote from one another as is feasible. The requirement for secondary access may be satisfied by access through adjacent property where an easement for such access is provided.

Recommendation:

Variance for above item required.

Sincerely,

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

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



45380 W TEN MILE, SUITE 135
NOVI, MI 48375
OFFICE (248) 349-0582 / FAX (248) 349-0598
www.miragedevelopment.com

March 10, 2014

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

Attn: City Planning Commission

RE: Orchard Hills North Condominium
NE ¼ of Section 26, T1N, R8E,
City of Novi, MI

Dear Commissioners:

We are resubmitting this project for site plan approval. The project was previously approved, including final engineering, in 2006.

We applied and received city waivers for four items, as follows:

1. Length of cul-de-sac.
2. Walks on both sides of street.
3. Two access points to the site.
4. Provide stub street to adjacent property.

The reasons for the requests are as follows:

1. The proposed plan shows an extension of an existing stub street, Woodglen Drive. Due to the existing woodlands and wetlands, the street cannot be built to allow building sites on both sides of the street. The proposed configuration of the street and condominium units offers the least amount of disturbance to the natural features.
2. The walk on the south side of the street, from unit 12 to unit 11, is not needed because it serves no units.
- 3.,4. The second access point and stub street are not provided for the same reason as Item 1, and that the property to the south is a school.

We hope that you can approve these waivers, as we look forward to developing these sites as new homes.

Please contact us if you should have any questions.

Sincerely,

Claudio Rossi

slh

Mirage
DEVELOPMENT, L.L.C.

45380 W TEN MILE, SUITE 135

NOVI, MI 48375

OFFICE (248) 349-0582 / FAX (248) 349-0598

www.miragedevelopment.com

March 6, 2014

Sara Roediger, Planner
City of Novi
45175 W. Ten Mile Rd
Novi, MI 48375

RE: Economic impact of the proposed Orchard Hills North development.

Sara,

We anticipate the construction of 12 residential homes in the proposed Orchard Hills North development. The homes will range in size from 2,100 square feet to 3,000 square feet with prices starting in the upper \$300,000 to low \$400,000 range.

Sincerely,



Claudio Rossi
Member

Phone: (248) 848-1666
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WARNER, CANTRELL & PADMOS, INC.
CIVIL ENGINEERS & LAND SURVEYORS

27300 Haggerty Road, Suite F2
Farmington Hills, MI 48331

April 10, 2014

City of Novi
Department of Community Development
45175 W. Ten Mile Rd.
Novi, MI 48375

Attn: Ms. Barbara McBeth, Director

RE: JCP 14-01
Orchard Hills North Condominium
N.E. ¼, Section 26, T.1N.-R.8E.
City of Novi, Oakland Co., MI

Dear Ms. McBeth:

Pursuant to the Plan Review Center report, dated March 31, 2014, we offer the following:

Recommendation

Thank you for the recommendation for approval subject to Planning Commission and City Council waivers as follows:

1. A City Council waiver for having sidewalk on one side of Woodglen Street, previously grated on 11/14/05.
2. An Administrative variance from Appendix C, Section 4.04(A)(1) of the Novi City Code, for not providing stub street to adjacent school property.
3. A variance from City Council is required from Section 11-258(a) for a bicycle path more than (1) foot away from future ROW lines, due to connecting to the existing path along the east line of the project.
4. A variance from City Council is required from Section 11-94(c) for less than (3) feet of cover for storm sewer pipe, due to depth of outlet and for preservation of trees and wetlands.
5. A variance is required from City Council from Section 11-194(a)(7) for exceeding the 800 foot maximum length for a cul de sac, previously approved 11/14/05.

6. A variance is required from City Council from Section 11-194(a)(19) for units in excess of 800 feet of external access, previously approved 11/14/05.
7. A Planning Commission waiver is required from Section 2509(3)(a) for reduced berm height adjacent to school property to the south. Should the waiver not be granted, additional wetland buffer and tree removal would be required.
8. A Planning Commission waiver is required from Section 2509(3)(b) for the berm adjacent to 10 Mile Road frontage, due to existing wetland and open water.

Engineering Review

General

1. Variance requested.
2. The benchmarks are on two different hydrants; see Sheet 1.
3. Variance requested.

Storm Sewer

4. Variance requested.
5. Plan revised.
6. Plan revised.

Storm Water Management Plan

7. See Sheet 10.
- 7a. A. See E.C.T. letter dated March 31, 2014.
B. See E.C.T. letter dated March 31, 2014.
C. See E.C.T. letter dated March 31, 2014.
D. See Sheet 10.
E. Easement has been added to Sheet 10.
F. See Sheet 10.
G. The wetland is predominately open water.
H. M.D.E.Q. permit was issued on June 2, 2006; copy enclosed. We have reapplied.
I. We will apply for the permit.
8. See Sheets 10 and 11.

9. The use of a 0.15 cfs runoff coefficient is the agricultural runoff rate per city standards. This site is currently consistent with that rate.
10. The 3.13 acres is all the area contributing to the forebay. The other 1.87 acres is the pond and wetland.
11. We have added another basin.
12. The bottom elevation of the forebay is 879.50. The water level in the pond is 879.1±. Any groundwater accumulation in the forebay will be outleted to the pond, therefore not effecting the storage capacity of the forebay.

Paving and Grading

13. Bicycle paths are 8' in accordance with Section 11-258 and as previously approved.
14. Variance requested.
15. Variance requested.
16. We will add swales for the final site plan.
17. Variance requested.
18. See Sheet 5.
19. See Sheet 5b.

Clear Zoning Letter dated March 17, 2014

The Preliminary Site Plan was recommended for approval.

We appreciate the comments for Final Site Plan and we will address the comments at that time.

Plan Review Center Report

See attached Nagy & Associates Letter dated April 9, 2014, and revised landscape plans addressing landscape comments.

E.C.T. Letter dated March 31, 2014 (Wetlands)

The Preliminary Site Plan was recommended for approval.

We appreciate the comments for Final Site Plan and we will address the comments at that time.

Clear Zoning Letter dated March 17, 2014

The Preliminary Site Plan was recommended for approval.

We appreciate the comments for Final Site Plan and we will address the comments at that time.

We hope we have addressed all of your comments and that you will be able to place us on the Planning Commission Agenda.

Please contact our office if you should have any further questions.

Very truly yours,

G. R. Hirth

grh:slh

**Nagy & Associates
7540 South Channel Drive
Harsens Island, Michigan
48028
(810) 512-4004**

9 April 2014

Ms. Barbara McBeth
Novi Planning Director
The City of Novi
47175 West Ten Mile Road
Novi, Michigan 48375

Re: Changes to the Landscape Plans for Orchard Hills North Condominium.

Dear Ms. McBeth:

Listed below are the changes to the Landscape Plans that were made to conform to the most recent review by the City of Novi.

- A twenty-five foot (25') buffer line from the high water elevation contour of the detention basin has been depicted on the plan.
- The conflict with proposed evergreens and the walkway at the south side of the property has been resolved.
- The Woodland Sign Detail has been revised.
- A regulated woodland boundary line has been added to the plan and the tree removals and subsequent replacements have been adjusted accordingly.
- Thirty-one (31) replacement trees have been added to the landscape plan.

If you have any questions regarding the plans, please do not hesitate to call me at the telephone number listed above.

Sincerely,

John J. Nagy

John Nagy, R.L.A.