



TOWNES OF MAIN STREET JSP20-35

TOWNES OF MAIN STREET JSP 20-35

Public hearing at the request of Singh Development for JSP 20-35 Townes of Main Street for recommendation to the City Council for approval or denial of Preliminary Site Plan, Phasing Plan, Wetland Permit, and Storm Water Management Plan. The subject property is zoned TC-1 (Town Center One) and is approximately 17.7 acres. It is located north and south of Main Street, east of Novi Road, in Section 23. The applicant is proposing a multifamily development with 192 townhouse-style apartments. The site improvements include a private street network, surface parking, and related open space amenities. The applicant is proposing construction in three phases.

Required Action

Recommendation to City Council for approval or denial of Preliminary Site Plan, Phasing Plan, Wetland Permit, and Storm Water Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Conditional Approval recommended	3-31-22 Revised	<ul style="list-style-type: none"> • Formal amendment of agreements for parking and access easements with impacted property owners • City Council determination for exceeding maximum number of rooms (642 allowed, 960 proposed) • Waiver for not meeting average to minimum ratio for lighting • Waiver for not meeting minimum lighting standards in parking areas and walkways in various locations • Zoning Board of Appeals (ZBA) variance to allow a 20-foot building setback adjacent to RM-2 District (117 feet required) • ZBA variance to permit perpendicular parking on a major drive (Salinger Circle) • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	12-22-21 Revised	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Conditional Approval recommended	3-17-22 Revised	<p>Waivers for:</p> <ul style="list-style-type: none"> • Lack of landscaped berm between non-residential property, (Supported) • Deficiencies in greenbelt trees along south side of Main Street (Not Supported) • Deficiencies in greenbelt width along Trans-X Road (Supported) • Deficiencies in greenbelt trees along Trans-X Road (Supported) • Deficiency in foundation landscaping facing internal drives (Supported) • Deficiency in multifamily unit trees (less than 50% of required provided) (Not Supported)

			<ul style="list-style-type: none"> • Use of subcanopy trees for more than 25% of unit landscaping trees (<i>Supported by staff for 30%</i>) • Items to be addressed by the applicant prior to Final Site Plan approval
Woodlands	Not Applicable		
Wetlands	Approval recommended	5-11-21	<ul style="list-style-type: none"> • Wetland permit required • Off-site wetland mitigation plans to be provided in final site plan submittal • Items to be addressed by the applicant prior to Final Site Plan approval
Traffic	Approval recommended	12-22-21 Revised	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Traffic Study	Not Applicable		<ul style="list-style-type: none"> • Waiver of TIS requested
Façade	Approval recommended	12-19-21 Revised	<p>Section 9 waivers required for:</p> <ul style="list-style-type: none"> • Underage of combined percentages of brick and stone for side are rear facades of all buildings, and the front façade of buildings 1-7 and 17-32 • Not meeting the minimum amount of brick on the front, rear facades of buildings 1-7 and 17-32 • Overage of lap siding on the side of buildings 1-7 and 17-32 and rear facades of all buildings
Fire	Approval recommended	4-15-21	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Townes at Main Street JSP20-35, motion to recommend approval to City Council the Preliminary Site Plan based on and subject to the following:

1. The applicant shall provide a fully signed and recordable amendment to the Main Street Area Reciprocal Parking, Access, Stormwater, and Public/Private Utilities Agreement, and any other documents identified by the City Attorney's office, in a form and manner acceptable to the City before or at the time of final site plan submittal to assure that all parties to those existing agreements are amenable to the changes proposed by the applicant. This preliminary site plan approval (and all related land development approvals) is null and void in the event such document(s) is not provided when and as required, and no final site plan will be approved by the City unless such document(s) is provided to the City.
2. City Council determination per Section 4.82.2.b. for allowing an increase of maximum number of rooms allowed (642 allowed, 960 proposed) based on the following findings:
 - i) *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*
 - ii) *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*
3. Waiver of the requirement to submit a Traffic Impact Statement, as the 2018 Traffic Impact Statement prepared by AECOM included this area in its assumptions.
4. A section 9 waiver for the following deviations is hereby granted, as the overall appearance of the buildings would not be significantly improved by strict application of the percentage listed in the Ordinance, and the more prominent facades along Main Street will meet the standards:
 - a. not providing the minimum required brick and stone (50% required) on the front (43% proposed) and side (32% proposed) facades for Buildings 1-7 and 17-32 and rear (20% proposed) facades for all buildings.
 - b. exceeding the maximum allowed percentage of lap siding (50% allowed) on side (buildings 1-7 and 17-32 only) and rear (all buildings) facades (proposed: side – 60% and rear – 55%), provided vinyl siding is not permitted;
 - c. not providing the minimum required brick (30% required) on the front elevations for Buildings 1-7 and 17-32 (20% proposed).
 - d. not providing the minimum required brick (30% required) on the rear elevations for all buildings (20% proposed);
5. Landscape waiver from Sec. 5.5.3.B.ii for lack of berm between the site and adjacent commercial and industrial uses as the applicant proposes a brick wall to provided alternate screening;
6. Landscape waiver from Sec. 5.5.3.B.ii for reduction in required greenbelt width and number of trees along Trans-X Drive;
7. Landscape waiver from Sec. 5.5.3.B.ii for deficiency in required greenbelt trees along the south side of Main Street due to conflicts with underground utilities;
8. **Please choose:**
 - a. Landscape waiver from Section 5.5.3.F.ii for reduction in the total number multifamily unit trees provided (576 required, 287 provided); **(Applicant Requested)**

OR

 - b. Landscape waiver from Section 5.5.3.F.ii to allow a reduction in the total number multifamily unit trees provided (576 required, 287 provided) with the condition that 15% of the total unit trees are substituted with

fruiting/flowering shrubs (at a ratio of 6 shrubs/tree = 518 shrubs) are added to the plans **(Staff Recommended)**

9. Landscape waiver from Sec 5.5.3.D. for deficiency in foundation landscaping coverage along the interior drives as *landscaping added to sides of buildings makes up for the shortage*;
10. Landscape waiver from Sec. 5.5.3.E.ii. for the use of subcanopy trees up to 30% of the unit landscaping trees (25% maximum required) as *there is limited room for canopy trees*;
11. Waiver from section 5.7.3.E. to allow an increase of average to minimum light level ratio for the site (4:1 maximum allowed, 4.81 provided).
12. Waiver from section 5.7.3.K for not meeting the minimum light levels in various parking and walkway areas (0.2 foot candles required, some areas 0.0 foot candles);
13. The followings would require Zoning Board of Appeals approval:
 - a. variance from section 3.6.2.H to allow a 20-foot building setback adjacent to RM-2 District (117 feet required).
 - b. variance from section 5.10 to allow perpendicular parking on a major drive.
14. 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
15. *(additional conditions here if any)*

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

- AND -

Approval – Phasing Plan

In the matter of Townes at Main Street JSP20-35, motion to **approve** the Phasing Plan based on and subject to the following:

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

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

-AND-

Approval – Wetland Permit

In the matter of Townes at Main Street JSP20-35, motion to **approve** the Wetland Permit based on and subject to the following:

- a. The off-site wetland mitigation plans showing mitigation to be constructed within the City of Novi in accordance with Chapter 12 of the Code of Ordinances being provided in the Final Site Plan submittal,
- b. 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
- c. *(additional conditions here if any)*

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

-AND-

Approval – Stormwater Management Plan

In the matter of Townes at Main Street JSP20-35, motion to **approve** the Stormwater Management Plan based on and subject to the following:

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

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

- OR -

Denial – Preliminary Site Plan

In the matter of Townes at Main Street JSP20-35, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial –Phasing Plan

In the matter of Townes at Main Street JSP20-35, motion to **deny** the Phasing Plan...*(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial- Wetland Permit

In the matter of Townes at Main Street JSP20-35, motion to **deny** the Wetland 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-

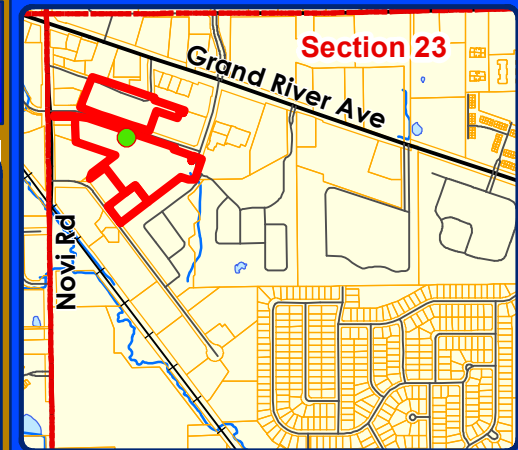
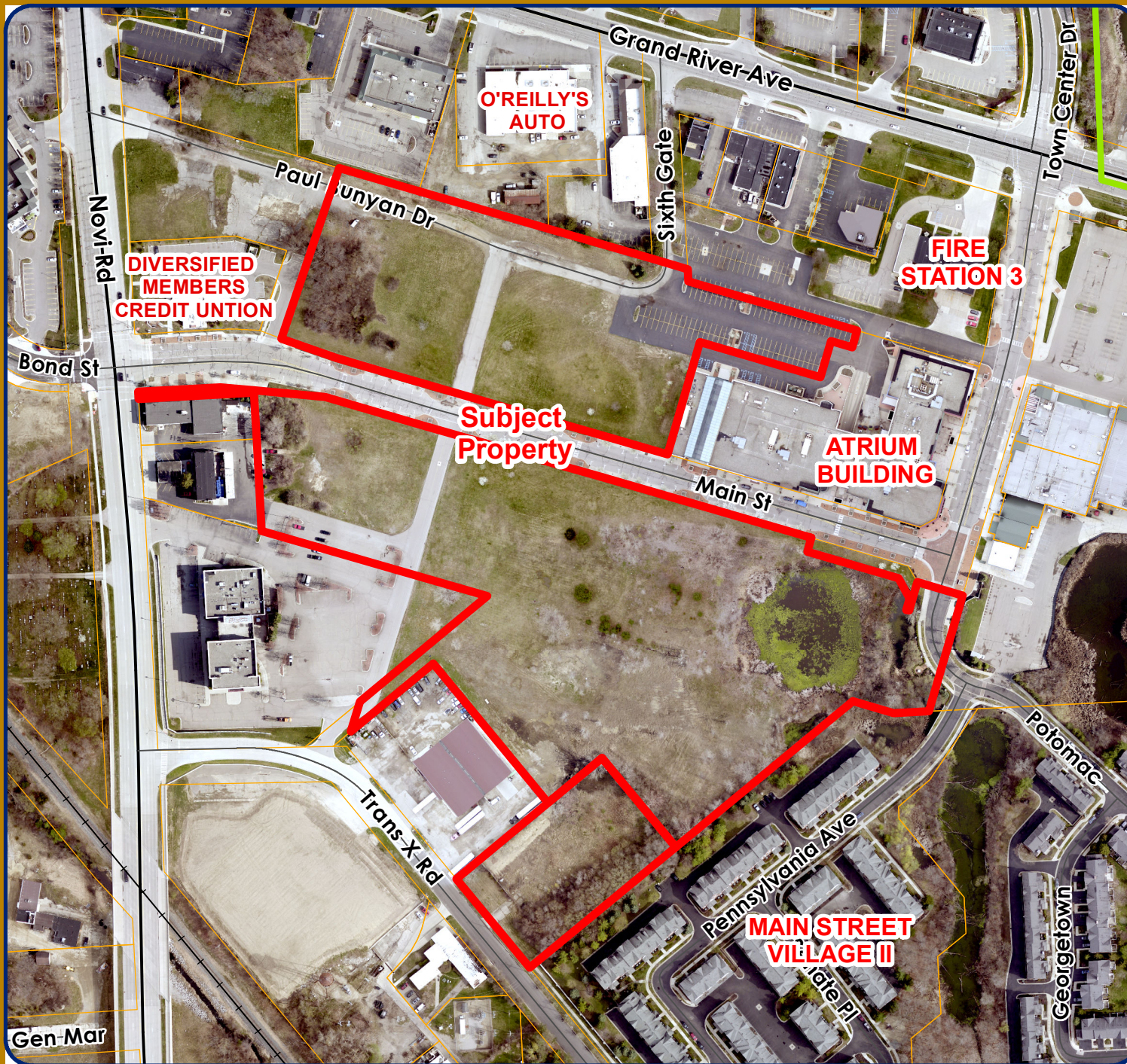
Denial – Stormwater Management Plan

In the matter of Townes at Main Street JSP20-35, 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

JSP20-35 TOWNES AT MAIN STREET

LOCATION



LEGEND

 Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 4/18/22
Project: TOWNES OF MAIN ST
Version #: 1

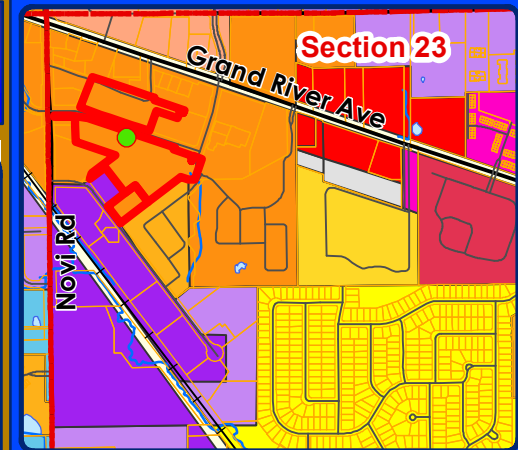
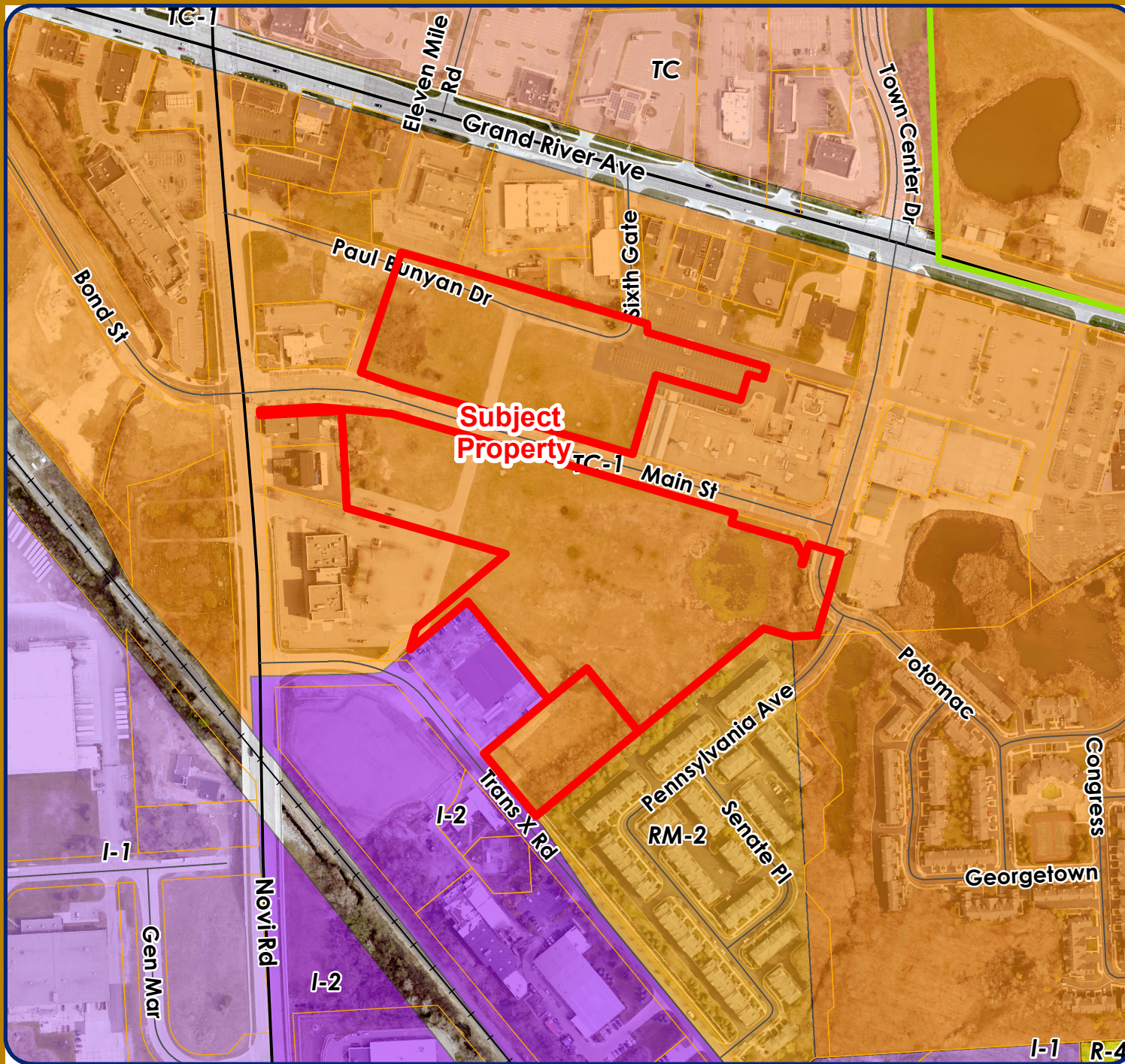


MAP INTERPRETATION NOTICE

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

JSP20-35 TOWNES AT MAIN STREET

ZONING



LEGEND

- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- 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

Subject Property



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 Dept. of Community Development
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 Novi, MI 48375
cityofnovi.org

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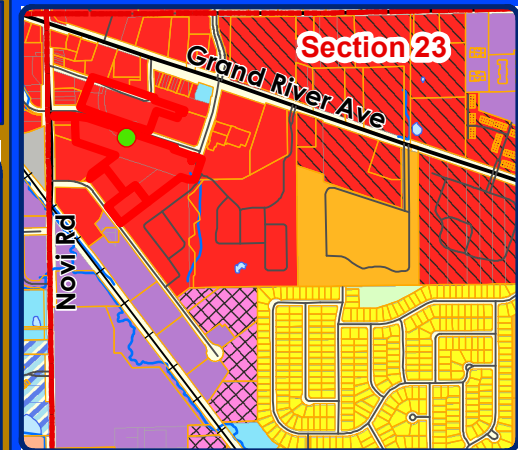
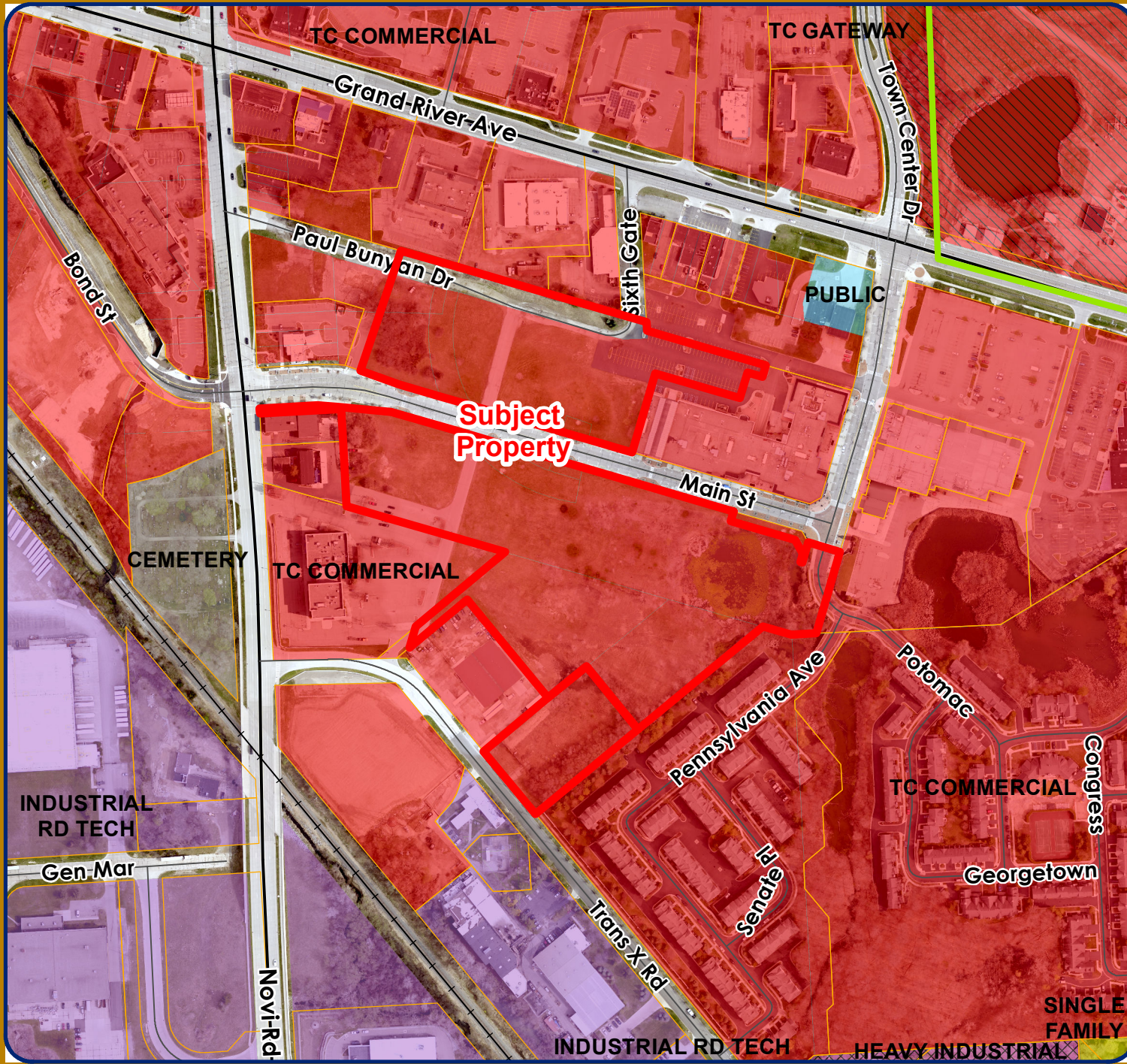


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JSP20-35 TOWNES AT MAIN STREET

FUTURE LAND USE



LEGEND

- Single Family
- Multiple Family
- Community Office
- Office Commercial
- Industrial Research Development Technology
- Heavy Industrial
- Local Commercial
- TC Commercial
- TC Gateway
- Public
- Private Park
- Cemetery
- Subject Property



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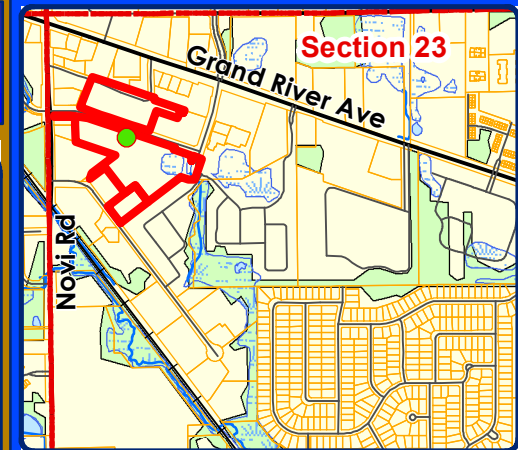
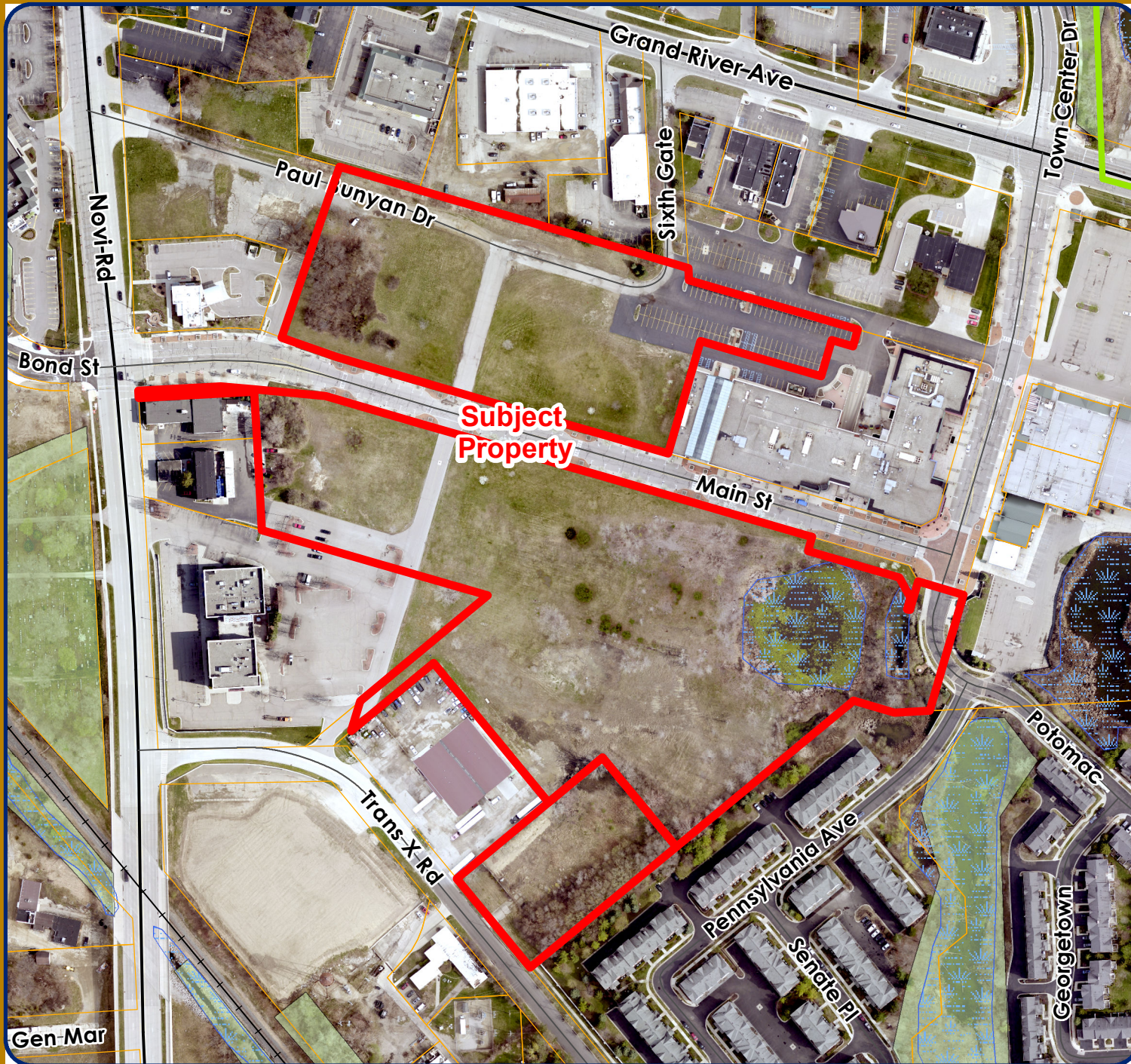


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JSP20-35 TOWNES AT MAIN STREET

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property



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SITE PLAN

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



Seal: _____

Title:
Site Plan

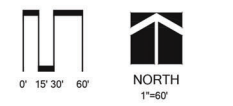
Project:
**The Townes at Main Street
 Novi, Michigan**

Prepared for:
 Singh Development, LLC
 7125 Orchard Lake Road, Suite 200
 West Bloomfield, Michigan 48322
 248.865.1614

Revision:	Issued:
Submission	April 8, 2021
Revised	November 15, 2021
Revised	March 8, 2022

Job Number:
 21-023

Drawn By:	Checked By:
jca	jca



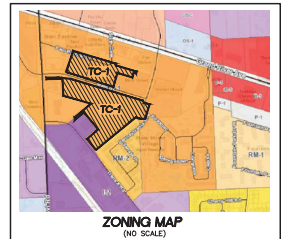
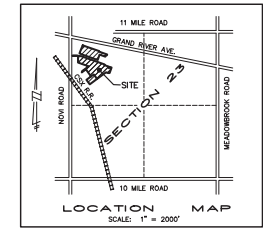
Sheet No. _____

PRELIMINARY SITE PLAN FOR:

THE TOWNES AT MAIN STREET

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

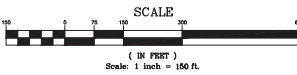
PREPARED FOR:
SINGH DEVELOPMENT, LLC
7125 ORCHARD LAKE ROAD, SUITE 200
WEST BLOOMFIELD, MICHIGAN 48325
PHONE: 248.865.1600



LEGAL DESCRIPTIONS
LEGAL DESCRIPTION FOR PARCEL ID. #22-23-176-035 (NORTH PARCEL)
PART OF THE NW 1/4 OF SECTION 23, TOWN-ROBE, CITY OF NOV, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF SAID SECTION 23, DUE SOUTH 454.77 FEET; THENCE SOUTH 70°43'20" EAST 453.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 70°43'20" EAST 164.38 FEET; THENCE SOUTH 70°40'00" EAST 462.06 FEET; THENCE SOUTH 00°00'00" EAST 21.62 FEET; THENCE SOUTH 70°32'20" EAST 303.49 FEET; THENCE SOUTH 19°19'42" WEST 30.00 FEET; THENCE NORTH 70°00'00" WEST 38.00 FEET; THENCE SOUTH 19°19'42" WEST 45.00 FEET; THENCE NORTH 70°00'00" WEST 218.50 FEET; THENCE SOUTH 19°09'00" WEST 201.50 FEET; THENCE NORTH 70°40'18" WEST 594.00 FEET; THENCE NORTH 67°10'40" WEST 10.33 FEET; THENCE NORTH 21°12'02" EAST 311.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 238,819 SQUARE FEET, OR 5.48 ACRES OF LAND.

LEGAL DESCRIPTION FOR PARCEL ID. #22-23-191-039 (LARGE MIDDLE PARCEL)
PART OF THE NW 1/4 OF SECTION 23, TOWN-ROBE, CITY OF NOV, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF SAID SECTION 23, DUE SOUTH 976.10 FEET; THENCE DUE EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE DUE EAST 142.73 FEET; THENCE SOUTH 81°30'37" EAST 181.83 FEET; THENCE SOUTH 70°40'18" EAST 874.52 FEET; THENCE SOUTH 19°19'42" WEST 25.00 FEET; THENCE SOUTH 70°40'18" EAST 164.44 FEET; THENCE SOUTH 25°40'18" EAST 39.40 FEET; THENCE SOUTH 19°19'42" WEST 20.88 FEET; THENCE SOUTH 70°40'18" EAST 500 FEET; THENCE NORTH 19°19'42" EAST 51.32 FEET; THENCE SOUTH 70°40'18" EAST 81.43 FEET; THENCE SOUTH 19°19'42" WEST 206.70 FEET; THENCE NORTH 89°47' WEST 61.37 FEET; THENCE NORTH 70°40'18" WEST 72.73 FEET; THENCE SOUTH 52°38'45" WEST 306.82 FEET; THENCE NORTH 30°20'45" WEST 200.00 FEET; THENCE SOUTH 52°38'45" WEST 121.35 FEET; THENCE NORTH 30°19'15" WEST 312.40 FEET; THENCE SOUTH 52°38'45" WEST 184.33 FEET; THENCE NORTH 19°20'44" EAST 53.91 FEET; THENCE NORTH 52°39'48" WEST 285.74 FEET; THENCE NORTH 70°45'18" WEST 405.98 FEET; THENCE DUE NORTH 236.68 FEET; THENCE DUE WEST 199.78 FEET; THENCE DUE NORTH 12.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 465,902 SQUARE FEET, OR 10.70 ACRES OF LAND.

LEGAL DESCRIPTION FOR PARCEL ID. #22-23-151-013 (SOUTH PARCEL)
PART OF THE NW 1/4 OF SECTION 23, TOWN-ROBE, CITY OF NOV, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF SAID SECTION 23, DUE SOUTH 1137.17 FEET; THENCE SOUTH 70°45'18" EAST 108.70 FEET; THENCE SOUTH 52°38'45" WEST 288.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30°20'45" EAST 200.00 FEET; THENCE SOUTH 52°38'45" WEST 326.70 FEET; THENCE NORTH 30°20'45" WEST 200.00 FEET; THENCE NORTH 52°38'45" EAST 326.70 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 65,340 SQUARE FEET, OR 1.50 ACRES OF LAND.



- WAIVERS AND VARIANCES REQUESTED**
1. FACADE WAIVER - WOOD, VINYL, AND CEMENT SIDING ARE NOT ALLOWED. A WAIVER COULD BE GRANTED FOR ACCENT PATTERNS OR TEXTURED SIDING UP TO 20% OF THE PROPOSED FRONT FACADE INCLUDING CURB BRICK, CDS SIDING AND 8' ACCENT MATERIALS. A WAIVER TO APPROVE THE ARCHITECTURE AS SUBMITTED IS REQUESTED.
 2. MAIN STREET DESIGN GUIDELINES WAIVER - THE PROPOSED ARCHITECTURE IS NOT CONSISTENT WITH THESE GUIDELINES. THE UNITS FACING MAIN STREET SHOULD HAVE A UNIFORM DESIGN. WAIVERS COULD BE CONSIDERED FOR THE REMAINING BUILDINGS. THE MAIN STREET FACADES HAVE BEEN REVISED TO BE CONSISTENT WITH THE MAIN STREET GUIDELINES. A WAIVER FOR THE DETAILATIONS IS REQUESTED.
 3. ZONING ORDINANCE SECTION 3.6.2(A)(4) VARIANCE REQUESTED - A SETBACK FROM THE RM-2 DISTRICT OF 3 FEET FOR EVERY 1 FOOT OF BUILDING HEIGHT. THE PROPOSED TOWNHOMES UNITS BACK UP TO EXISTING TOWNHOME UNITS IN MAIN STREET VILLAGE II. IN THE EVENT OF THE ORDINANCE IS TO PROVIDE ADDITIONAL SETBACK FOR COMMERCIAL USES FROM EXISTING RESIDENTIAL ZONING. SINCE THE PROPOSED USE IS A MULTIPLE STORY TOWNHOME RESIDENTIAL USE BACKING UP TO AN EXISTING MULTIPLE STORY TOWNHOME RESIDENTIAL USE, THE ADDITIONAL SETBACK SHOULD NOT BE APPLICABLE. THE PROPOSED BUILDING TO BUILDING SPACING BETWEEN THE PROPOSED RESIDENTIAL USE IN THE T-1 DISTRICT AND THE EXISTING RESIDENTIAL USE IN THE RM-2 DISTRICT IS APPROXIMATELY 115 FEET.
 4. ZONING ORDINANCE SECTION 5.0. VARIANCE REQUESTED - LOADING ZONE - THE PLANNING REVIEW SHEET INDICATES THAT A LOADING ZONE IS NOT APPLICABLE TO A RESIDENTIAL DEVELOPMENT. THE ACCOM REVIEW LETTER INDICATES THAT A POTENTIAL VARIANCE MAY BE REQUIRED FOR SECTION 5.0 OF THE ZONING ORDINANCE. THE APPLICANT AGREES WITH THE CITY PLANNER THAT A LOADING ZONE SHOULD NOT BE APPLICABLE TO A RESIDENTIAL USE.
 5. ZONING ORDINANCE SECTION 5.4.4. VARIANCE REQUESTED - TRASH RECEPTACLE - REQUIRES DEDICATED AREA FOR THE LOADING AND UNLOADING OF TRASH RECEPTACLES. TRASH WILL BE HANDLED VIA CURBSIDE COLLECTION. EACH OF THE RESIDENTIAL UNITS, DESIGNATED TRASH RECEPTACLE AREAS ARE NOT APPLICABLE.
 6. ZONING ORDINANCE 4.8.2(A) AND 4.8.2(B) CITY COUNCIL WAIVER REQUESTED - ROOM COUNT - APPLICANT REQUESTS CITY COUNCIL TO INCREASE THE ALLOWABLE ROOM COUNT FROM 642 ROOMS TO 985 ROOMS.
 7. ZONING ORDINANCE SECTION 5.3.5(A) WAIVER REQUESTED - LANDSCAPE BERM SCREENING - A VARIANCE FOR PROVIDING A 10'-15" HIGH BERM ADJACENT TO THE T-2 ZONING DISTRICT AND A 6'-8" BERM ADJACENT TO COMMERCIAL USES IS REQUESTED. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE TOWN CENTER DISTRICT AND IS INTENDED TO BE URBAN IN NATURE. BERMS ARE GENERALLY SUBURBAN AND ARE INAPPROPRIATE IN THIS LOCATION. AN 8' TALL PRIVATE BRICK WALL IS PROPOSED - SEE 'L' OF THE BERM.
 8. ZONING ORDINANCE SECTION 5.3.5.1(B) WAIVER REQUESTED - RIGHT-OF-WAY LANDSCAPING - DUE TO EXISTING GRADES, A STORM SEWER IS PROPOSED ON THE SOUTH SIDE OF MAIN STREET PROHIBITING PLANTINGS. A WAIVER OF 18 TREES IS REQUESTED.
 9. ZONING ORDINANCE SECTION 5.3.5.1(B)(1) WAIVER REQUESTED - REQUIRES 3 TREES PER MULTI-FAMILY UNIT - THIS REQUIREMENT CANNOT BE MET DUE TO LIMITED PLANTING AREA. A WAIVER OF 293 TREES IS REQUESTED.
 10. ZONING ORDINANCE SECTION 5.3.5.1(B)(2) WAIVER REQUESTED - 75% OF THE TREES TO BE DECIDUOUS CANOPY OR LARGE EVERGREEN. A WAIVER OF 5% IS REQUESTED.
 11. ZONING ORDINANCE SECTION 4.3.3.1(B)(4) WAIVER REQUESTED - REQUIRES 35% OF BUILDING FACADES FACING STREETS TO BE LANDSCAPED - THE PROPOSED UNITS ARE BEAR LOADED TOWNHOMES. SO THE LANDSCAPE AREA IS LIMITED BY THE ORDINANCE. A WAIVER SCHEDULE IS SHOWN ON SHEET L-4. AMPLE LANDSCAPING IS SHOWN ON THE BUILDING FRONTS.
 12. ZONING ORDINANCE SECTION 5.10 VARIANCE REQUESTED - PERPENDICULAR HANDICAP PARKING ON MAJOR DRIVE (STENBOK CIRCLE) IN MAIN STREET NORTH.
 13. CODE OF ORDINANCES, CHAPTER 12, ARTICLE 5 WETLANDS AND WATERCOURSE PROTECTION SECTION 12-173 REVIEW OF APPLICATIONS. VARIANCE REQUESTED FOR ON-SITE MITIGATION. THE APPLICANT INTENDS TO CONSTRUCT A MIN. 0.61 ACRE WETLAND MITIGATION AREA OFF-SITE BUT WITHIN THE CITY LIMITS OF NOV. TO MITIGATE FOR 0.61 ACRE OF WETLAND FILL. THIS MITIGATION AREA IS SIZED AT A 1:5 TO 1 MITIGATION TO FILL RATIO. THE APPLICANT IS CONSIDERING TWO SITES WITHIN THE CITY LIMITS ON SINGLE OWNED PROPERTIES. A VARIANCE REQUESTED FROM THE CODE OF ORDINANCES TO NOT HAVE TO BUILD ON-SITE WETLAND MITIGATION AREA.
 14. ZONING ORDINANCE SECTION 5.10.1(B) WAIVER REQUESTED - ACCESSIBLE SPACES FROM THE CODE OF ORDINANCES SECTION 5.10.1(B) WAIVER REQUESTED - ACCESSIBLE SPACES ARE PROVIDED ON STENBOK CIRCLE (A "MAJOR ROAD") AND ARE ORIENTED PERPENDICULAR TO THE ROAD. A VARIANCE TO ORIENT THESE THREE (3) SPACES PERPENDICULAR TO THE MAJOR ROAD IS REQUESTED.

MAIN STREET NORTH & SOUTH
BOUNDARY SURVEY PREPARED BY:
THE UMLOR GROUP
49287 WEST ROAD,
WYOM, MICHIGAN, 48333
PHONE: 248.773.7656

MAIN STREET SOUTH TOPOGRAPHIC
SURVEY PREPARED BY:
AMBIT LAND SURVEYORS, INC.
691 WING STREET, PLYMOUTH,
MICHIGAN, 48170
PHONE: 734.455.5501

MAIN STREET NORTH TOPOGRAPHIC
SURVEY PREPARED BY:
ALPINE ENGINEERING, INC.
46892 WEST ROAD, SUITE 109,
NOVI, MICHIGAN, 48377
PHONE: 248.926.3701

WETLAND FLAGGING PREPARED BY:
LANDSCAPE AND WOODLAND
PLANS PREPARED BY:
ALLEN DESIGN, LLC
557 CARPENTER, NORTHVILLE,
MICHIGAN 48167
PHONE: 248.467.4668

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
39205 COUNTRY CLUB DR., SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET INDEX

ENGINEERING PLANS

1. COVER SHEET
2. BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN
3. OVERALL SITE PLAN
4. GRADING, PAVING & UTILITY PLAN
5. STORM WATER MANAGEMENT PLAN
6. OFF-SITE STORM IMPROVEMENT PLAN
7. REGIONAL BASINS PLAN
8. REGIONAL BASINS CALCULATIONS
9. OPEN SPACE PLAN
10. SOIL BORINGS PLAN
11. SOIL BORINGS PLAN
12. FIRE TRUCK ROUTE PLAN
13. EXISTING ENCROACHMENTS PLAN

LANDSCAPE PLANS

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 UNIT TYPICALS
- L-5 EXISTING VEGETATION PLAN
- L-6 EXISTING VEGETATION LIST
- L-7 LANDSCAPE DETAILS

PHOTOMETRIC PLANS

PI-P6 PHOTOMETRIC SITE PLAN

ARCHITECTURAL PLANS

ELEVATION PLANS

CP-4A EL. 1 - FRONT ELEV. - HIGH VIZ

CP-4A EL. 1 - FRONT ELEV.

CP-4A EL. 1 - FRONT ELEV.

CP-4A EL. 3

FLOOR PLANS

A1 4-1-1 FIRST FLOOR

A1 4-2-1 SECOND FLOOR

A1 4-3-1 THIRD FLOOR

ROOF DECK OPTION

A2 8-1A-0.1

A2 8-1A-0.2

BENCHMARKS (MAIN STREET NORTH)

CITY OF NOV BENCHMARK 2314 - "C" ON SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED BETWEEN PARKING LOT #A3101 "NOV AUTO PARTS" AND SOUTH EDGE OF GRAND RIVER AVE. ELEVATION 914.09

BM#1 - ARROW ON HYDRANT, NORTH SIDE OF MAIN ST., 450' WEST OF MARKET STREET. ELEVATION 916.56 (CITY OF NOV)

BM#2 - ARROW ON HYDRANT, 220' NORTH OF MAIN ST., 202' SOUTHWEST OF THE SOUTHWEST CORNER OF FIRSTONE THE BUILDING. ELEVATION 920.08 (CITY OF NOV)

BM#3 - ARROW ON HYDRANT, NORTH SIDE OF MAIN ST., 360' EAST OF NOV RD. ELEVATION 915.65 (CITY OF NOV)

BENCHMARKS (MAIN STREET SOUTH)

CITY OF NOV BENCHMARK 2312 - "C" ON NORTH RM OF SAN MANHOLE LOCATED ACROSS FROM INTERSECTION OF 624-44R AND NOV ROAD, 45' EAST OF NOV RD. CENTERLINE AND 80' NORTH OF 624-44R CENTERLINE. ELEVATION 892.09

CITY OF NOV BENCHMARK 2312 - "C" ON NORTH RM OF GATEWELL LOCATED IN THE SOUTHWEST QUAD OF MAIN STREET AND NOV ROAD INTERSECTION, 10' SOUTH OF BACK OF CURB AND 5' SOUTHEAST OF TRAFFIC POLE. ELEVATION 914.50

SITE BENCHMARK 1

RM OF STORM MANHOLE LOCATED 260' EAST OF THE CENTERLINE OF THE ROAD AND 20' NORTH OF THE CENTERLINE OF TRANS-A DRIVE. ELEVATION 911.15

SITE BENCHMARK 2

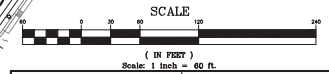
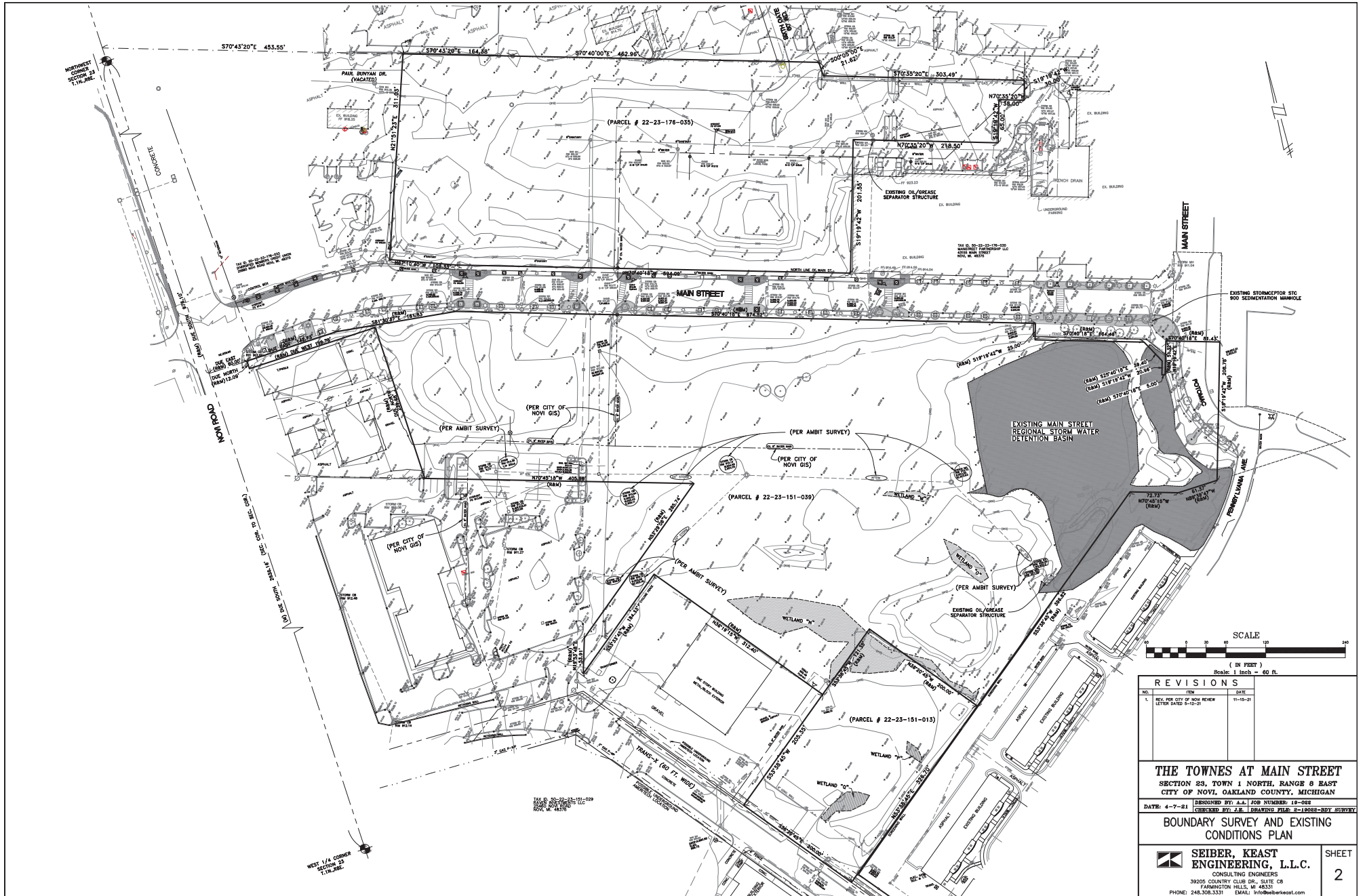
RM OF GATE VALVE AND WELL LOCATED 10' EAST OF THE CENTERLINE OF NOV ROAD AND 50' SOUTH OF THE CENTERLINE OF MARKET STREET. ELEVATION 913.88

SITE BENCHMARK 3

RM OF GATE VALVE AND WELL LOCATED 307' NORTH OF THE CENTERLINE OF MAIN STREET AND 80' WEST OF THE CENTERLINE OF MARKET STREET. ELEVATION 911.86

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	
1.	REV. PER CITY OF NOV REVIEW LETTER DATED 04-11-22	11-18-22	
2.	REV. PER CITY OF NOV REVIEW LETTER DATED 04-11-22	3-8-22	

DATE: 4-7-21 DESIGNED BY: J.A. JOB NUMBER: 18-048
DRAWN BY: J.E. CHECKED BY: J.E. DRAFTER FILE: 1-1-POSS-CT



REVISIONS		
NO.	REV.	DATE
1	REV. PER CITY OF NOVI REVIEW LETTER DATED 5-12-21	11-10-21

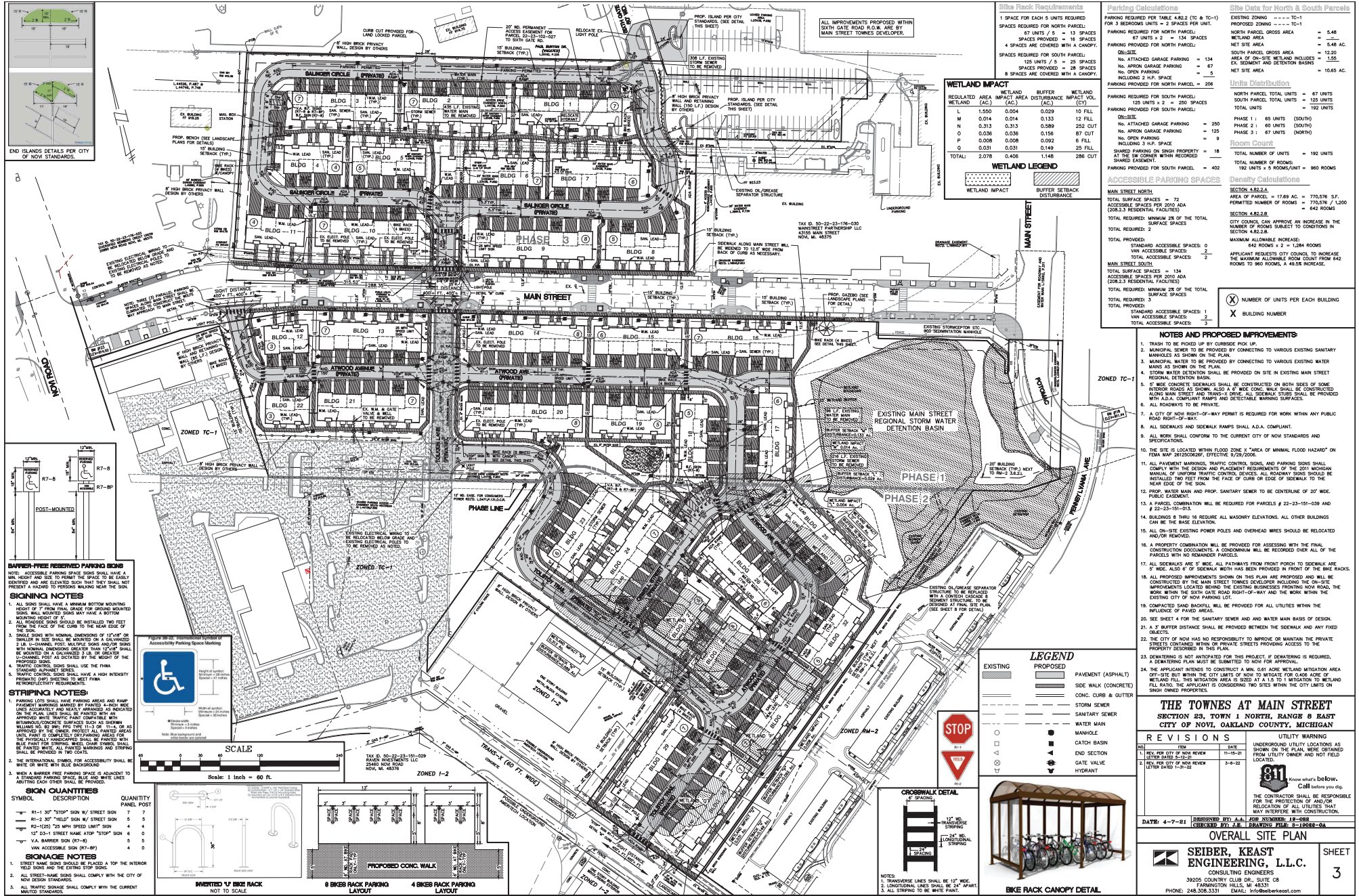
THE TOWNES AT MAIN STREET
SECTION 23, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE: 4-7-21 DRAWN BY: A.A. FOR NUMBER: 19-062 CHECKED BY: J.E. DRAWING FILE: S-19028-BDY SURVY

BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
39205 COUNTRY CLUB DR., SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3333 EMAIL: info@seiberkeast.com

SHEET
2



END ISLANDS DETAILS PER CITY OF NOVI STANDARDS.

3/4" HIGH BROWN PRIVACY WALL DESIGN BY OTHERS.

1/2" HIGH BROWN PRIVACY WALL DESIGN BY OTHERS.

3/4" HIGH BROWN PRIVACY WALL DESIGN BY OTHERS.

1/2" HIGH BROWN PRIVACY WALL DESIGN BY OTHERS.

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3/4" HIGH BROWN PRIVACY WALL DESIGN BY OTHERS.

1/2" HIGH BROWN PRIVACY WALL DESIGN BY OTHERS.

Parking Calculations

Table with 3 columns: Description, Value, and Units. Includes calculations for North and South parcels, total units (192 units), and density calculations (192 units / 1769 AC = 77.57 S.F. per unit).

Wetland Impact

Table with 4 columns: Regulated Area (AC), Buffer Area (AC), Wetland Disturbance Impact Vol (CY), and Wetland Impact (CY). Rows include M, N, O, P, and Q categories.

Wetland Legend

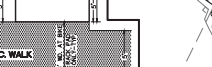
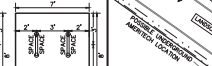
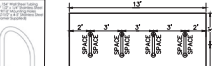
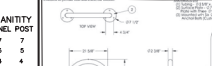
- Legend items for Wetland Impact, Buffer Setback, and Wetland Disturbance.

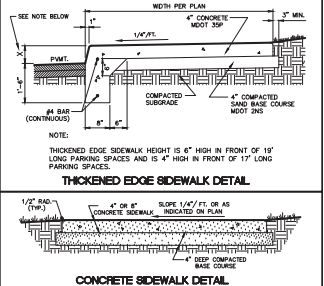
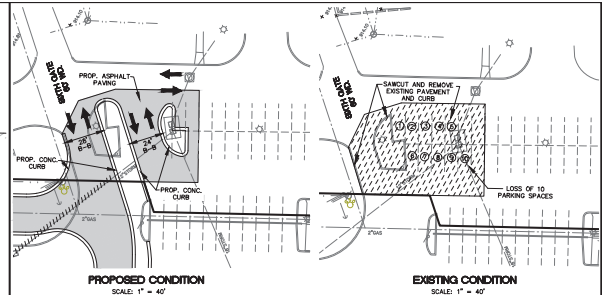
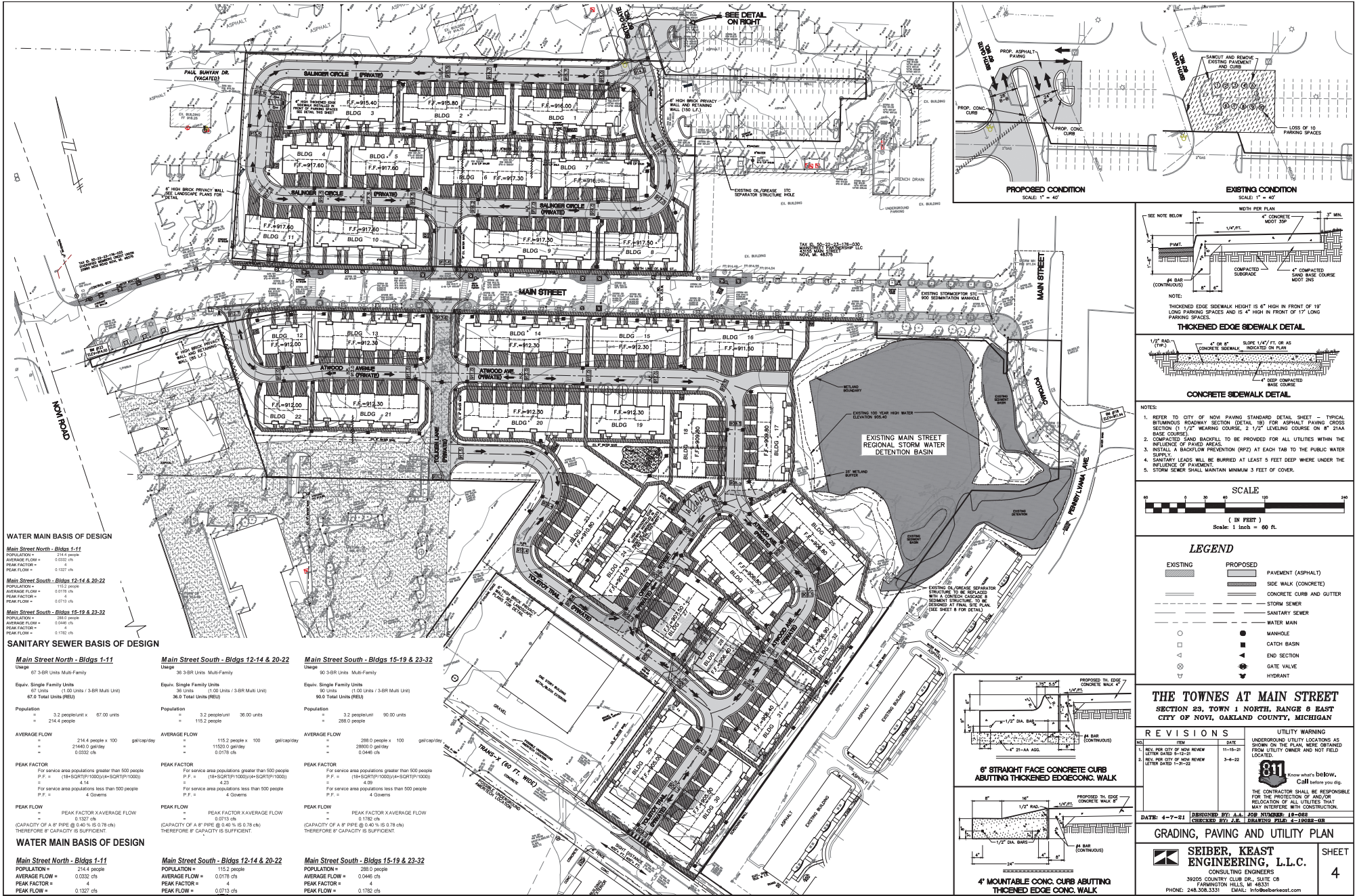
Notes and Proposed Improvements

- Notes 1 through 32 detailing site-specific improvements, setbacks, parking standards, and utility requirements.

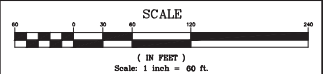
Summary section including 'THE TOWNES AT MAIN STREET' title, 'REVISIONS' table, 'UTILITY WARNING' note, 'OVERALL SITE PLAN' information, and contact details for SEIBER, KEAST ENGINEERING, L.L.C.

Barrier-Free Reserved Parking Bays, Signing Notes, and Stripping Notes with corresponding symbols and standards.





- NOTES:**
- REFER TO CITY OF NOVI PAVING STANDARD DETAIL SHEET - TYPICAL SUBURBAN ROADWAY SECTION (DETAIL 15) FOR ASPHALT PAVING CROSS SECTION (1 1/2" WEARING COURSE, 2 1/2" LEVELING COURSE ON 8" 21AA BASE COURSE).
 - COMPACTED SAND BASEFILL TO BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
 - INSTALL A BACKFILL PREVENTION (BFP) AT EACH TAG TO THE PUBLIC WATER SUPPLY.
 - SWATHING LEAVES WILL BE BARBED AT LEAST 6 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
 - STORM SEWER SHALL MAINTAIN MINIMUM 3 FEET OF COVER.



LEGEND

EXISTING	PROPOSED	PAVEMENT (ASPHALT)
SIDE WALK (CONCRETE)	CONCRETE CURB AND GUTTER	STORM SEWER
SANITARY SEWER	WATER MAIN	MANHOLE
CATCH BASIN	END SECTION	GATE VALVE
HYDRANT		

THE TOWNES AT MAIN STREET
SECTION 23, TOWN 4 NORTH, RANGE 9 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-21	REV. PER CITY OF NOVI REVIEW
2	11-15-21	LETTER DATED 01-15-22
3	3-4-22	REV. PER CITY OF NOVI REVIEW
4	3-4-22	LETTER DATED 03-15-22

UTILITY WARNING: UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS PLAN, WERE OBTAINED FROM UTILITY COMPANIES AND NOT FIELD LOCATED. Call before you dig.

DATE: 4-7-21 **DRAWN BY:** J.A.A. **FOR NUMBER:** 19-008 **DATE:** 11-15-21 **CHECKED BY:** J.E. **DRAWING FILE:** 4-19008-08

GRADING, PAVING AND UTILITY PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
3925 COUNTRY CLUB DR., SUITE C8
FARMINGTON HILLS, MI 48334
PHONE: 248.308.3333 EMAIL: info@seiberkeast.com

WATER MAIN BASIS OF DESIGN

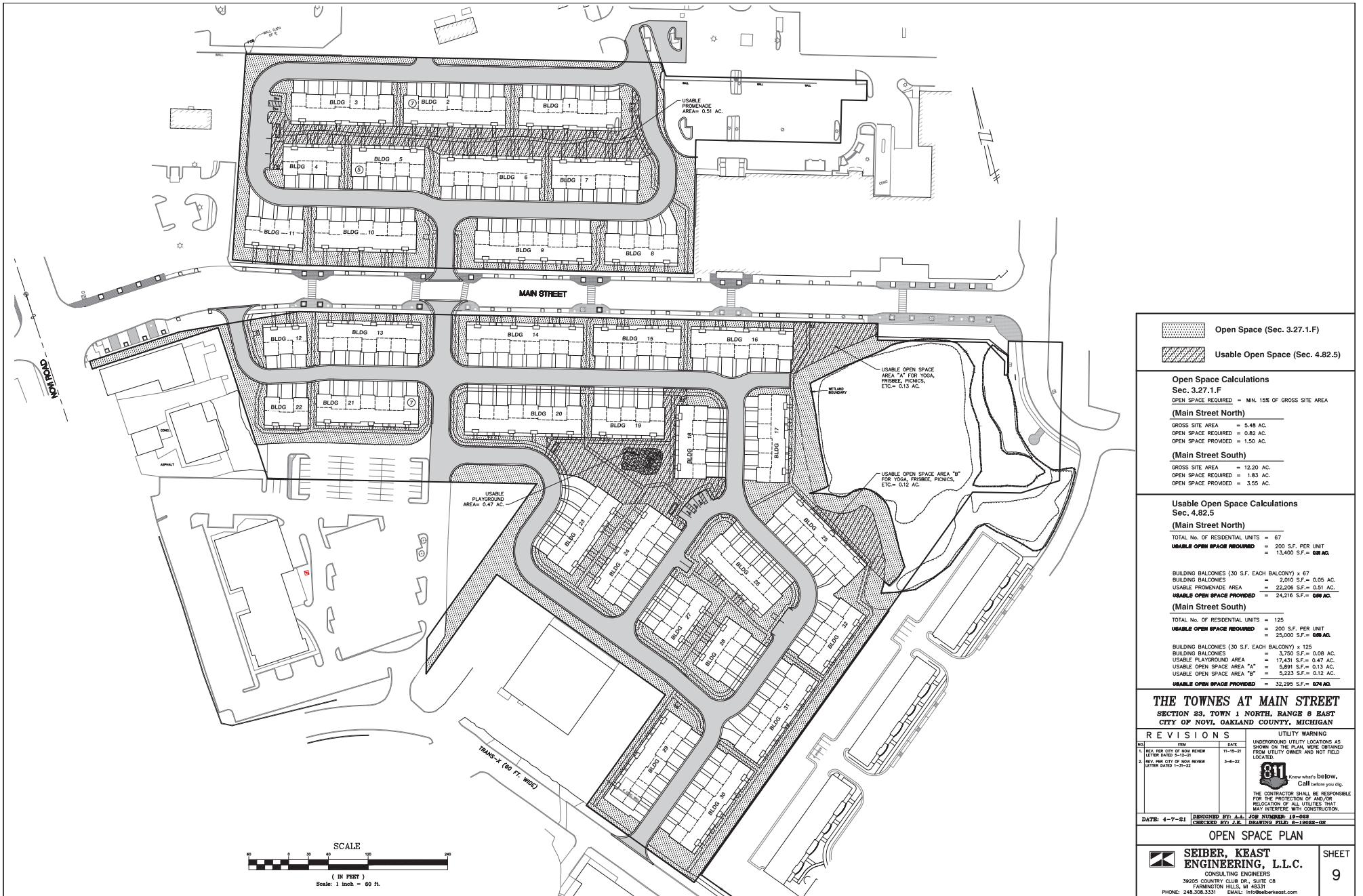
Main Street North - Bldgs 1-11
POPULATION = 214.4 people
AVERAGE FLOW = 0.032 cfs
PEAK FACTOR = 4
PEAK FLOW = 0.127 cfs
Main Street South - Bldgs 12-14 & 20-22
POPULATION = 115.2 people
AVERAGE FLOW = 0.078 cfs
PEAK FACTOR = 4
PEAK FLOW = 0.312 cfs
Main Street South - Bldgs 15-19 & 23-32
POPULATION = 288.0 people
AVERAGE FLOW = 0.100 cfs
PEAK FACTOR = 4
PEAK FLOW = 0.400 cfs

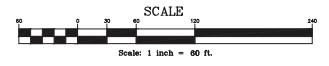
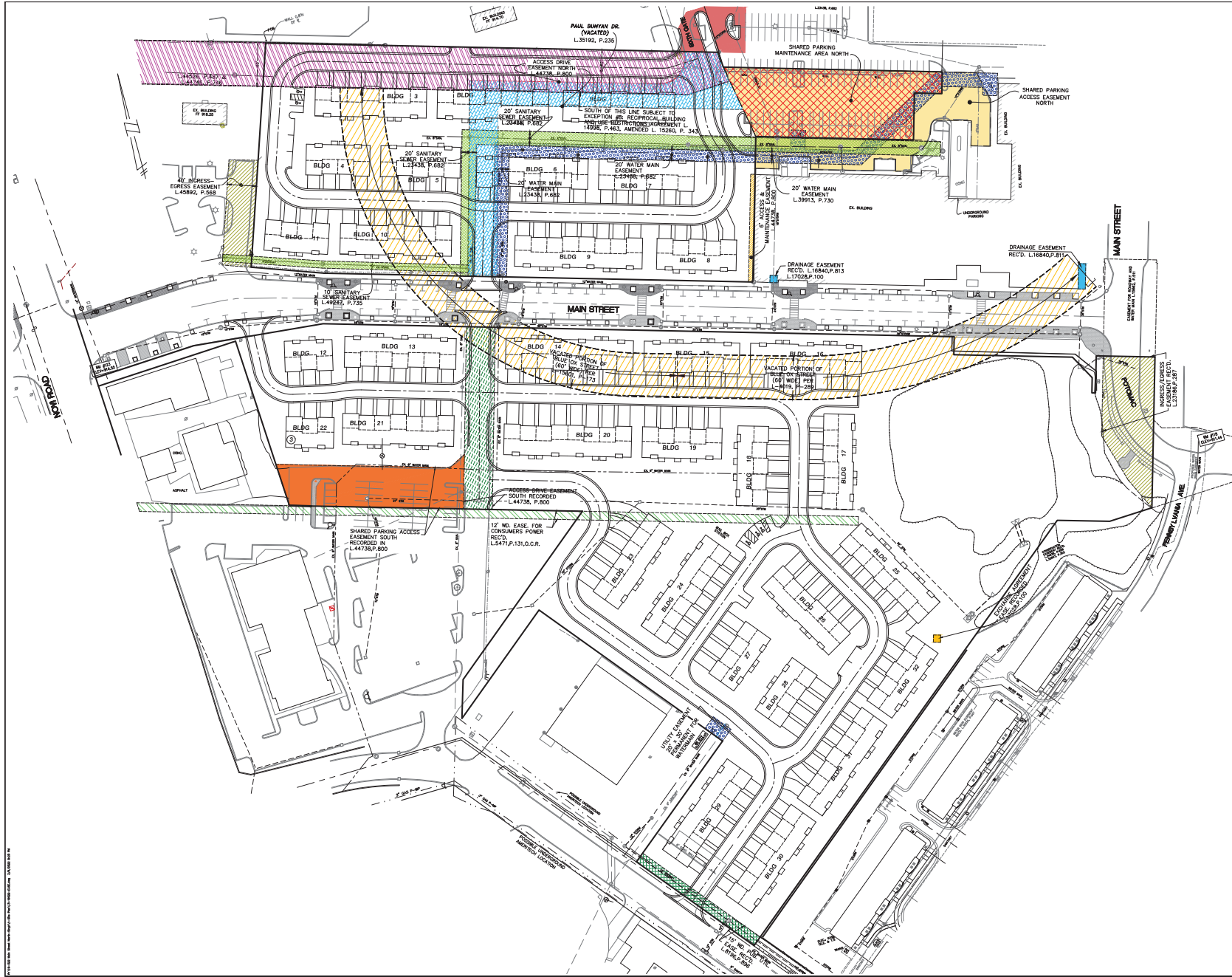
SANITARY SEWER BASIS OF DESIGN

Main Street North - Bldgs 1-11	Main Street South - Bldgs 12-14 & 20-22	Main Street South - Bldgs 15-19 & 23-32
Usage: 67 3-BR Units Multi-Family	Usage: 30 3-BR Units Multi-Family	Usage: 90 3-BR Units Multi-Family
Equip. Single Family Units: 67 Units (1.00 Units / 3-BR Multi Unit)	Equip. Single Family Units: 30 Units (1.00 Units / 3-BR Multi Unit)	Equip. Single Family Units: 90 Units (1.00 Units / 3-BR Multi Unit)
POPULATION = 3.2 people/unit x 67.00 units = 214.4 people	POPULATION = 3.2 people/unit x 36.00 units = 115.2 people	POPULATION = 3.2 people/unit x 90.00 units = 288.0 people
AVERAGE FLOW = 214.4 people x 100 gal/cap/day = 21440.0 gal/day = 0.032 cfs	AVERAGE FLOW = 115.2 people x 100 gal/cap/day = 11520.0 gal/day = 0.078 cfs	AVERAGE FLOW = 288.0 people x 100 gal/cap/day = 28800.0 gal/day = 0.048 cfs
PEAK FACTOR: For service area populations greater than 500 people P.F. = (18+SQRT(P/1000))+(SQRT(P/1000)) = 4.14 For service area populations less than 500 people P.F. = 4	PEAK FACTOR: For service area populations greater than 500 people P.F. = (18+SQRT(P/1000))+(SQRT(P/1000)) = 4.23 For service area populations less than 500 people P.F. = 4	PEAK FACTOR: For service area populations greater than 500 people P.F. = (18+SQRT(P/1000))+(SQRT(P/1000)) = 4.00 For service area populations less than 500 people P.F. = 4
PEAK FLOW = PEAK FACTOR x AVERAGE FLOW = 4.14 x 0.032 cfs = 0.132 cfs (CAPACITY OF A 6" PIPE @ 2.40 ft/s @ 0.78 cfs) THEREFORE 6" CAPACITY IS SUFFICIENT.	PEAK FLOW = PEAK FACTOR x AVERAGE FLOW = 4.23 x 0.078 cfs = 0.330 cfs (CAPACITY OF A 6" PIPE @ 2.40 ft/s @ 0.78 cfs) THEREFORE 6" CAPACITY IS SUFFICIENT.	PEAK FLOW = PEAK FACTOR x AVERAGE FLOW = 4.00 x 0.048 cfs = 0.192 cfs (CAPACITY OF A 6" PIPE @ 2.40 ft/s @ 0.78 cfs) THEREFORE 6" CAPACITY IS SUFFICIENT.

WATER MAIN BASIS OF DESIGN

Main Street North - Bldgs 1-11	Main Street South - Bldgs 12-14 & 20-22	Main Street South - Bldgs 15-19 & 23-32
POPULATION = 214.4 people	POPULATION = 115.2 people	POPULATION = 288.0 people
AVERAGE FLOW = 0.032 cfs	AVERAGE FLOW = 0.078 cfs	AVERAGE FLOW = 0.048 cfs
PEAK FACTOR = 4	PEAK FACTOR = 4	PEAK FACTOR = 4
PEAK FLOW = 0.127 cfs	PEAK FLOW = 0.312 cfs	PEAK FLOW = 0.192 cfs





- IMPROVEMENT TO CITY OWNED PARKING LOT AND SIXTH GATE ROAD
- SHARED PARKING ACCESS EASEMENT NORTH
- SHARED PARKING ACCESS EASEMENT SOUTH
- SHARED PARKING MAINTENANCE
- WATERMAIN EASEMENT
- SANITARY SEWER EASEMENT
- ACCESS DRIVE EASEMENT NORTH
- ACCESS DRIVE EASEMENT SOUTH
- INGRESS EGRESS EASEMENT
- VACATED PORTION OF BLUE OX ST.
- VACATED PORTION OF PAUL BUNYAN DR.
- DRAINAGE EASEMENT
- CONSUMER POWER
- EXCHANGE AGREEMENT EASEMENT
- UTILITY EASEMENT

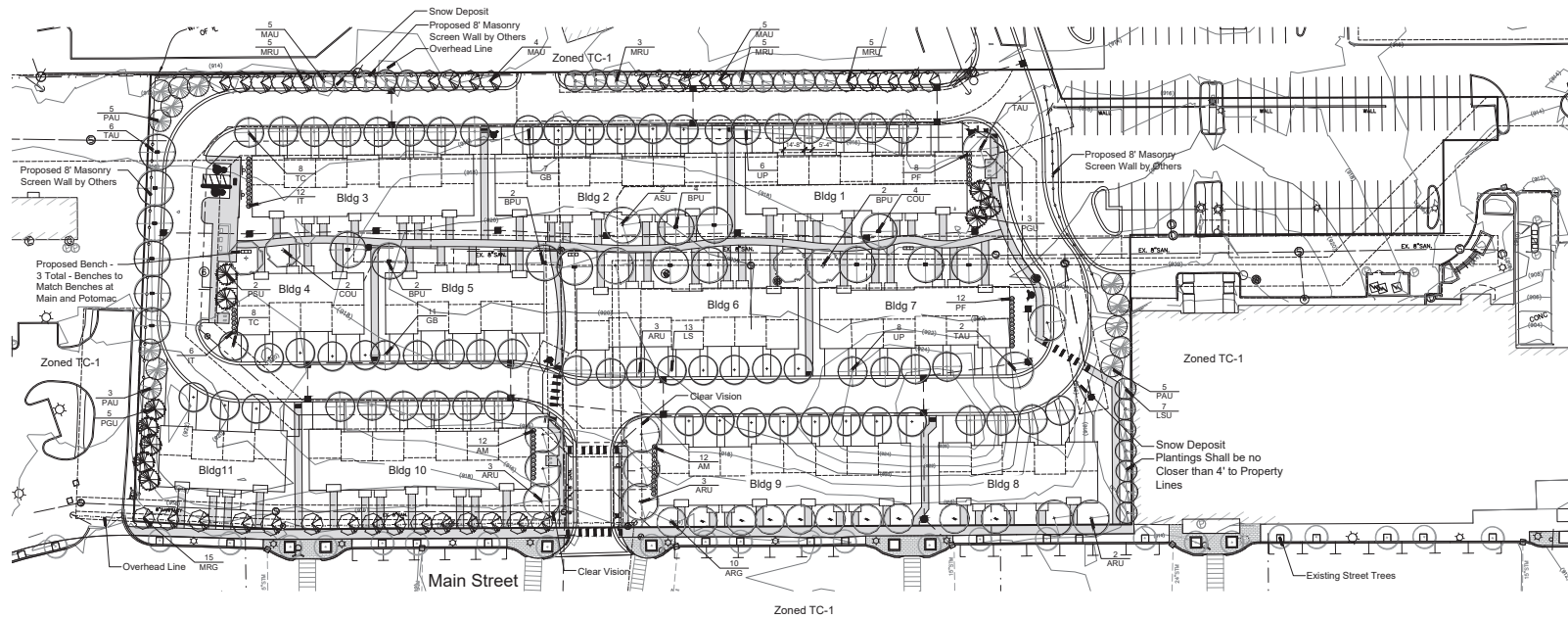
THE TOWNES AT MAIN STREET
SECTION 23, TOWN 1 NORTH, RANGE 6 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS			UTILITY WARNING
NO.	ITEM	DATE	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED. Know what's below. Call before you dig. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 3-8-22 DRAWN BY: J.A.J. JOB NUMBER: 19-088 CHECKED BY: J.B. DATE: 3-15-22 PLOT: BASE

EXISTING EASEMENTS PLAN

SEIBER, KEAST ENGINEERING, L.L.C. <small>CONSULTING ENGINEERS 39205 COUNTRY CLUB DR., SUITE 08 FARMINGTON HILLS, MI 48337 PHONE: 248.308.3333 EMAIL: info@seiberkeast.com</small>	SHEET 13
---	--------------------



Seal:



Title:
Landscape Plan

Project:
**The Townes at Main Street
 Novi, Michigan**

Prepared for:
 Singh Development, LLC
 7125 Orchard Lake Road, Suite 200
 West Bloomfield, Michigan 48322
 248.865.1614

Landscape Summary - North

Existing Zoning	TC-1
Greenbelt	
Street Frontage not Adjacent to Pkg	695'
Less Drive Openings	27'
Net Frontage	668'
Trees Required	22.2 Trees (668' / 30')
Trees Provided	22 Trees
Ornamental Trees Required	33 Trees (668' / 20')
Ornamental Trees Provided	NA
Parking Lot Landscaping	
Parking Lot Perimeter Length	163 Lf.
Trees Required	4.6 Trees (163' / 35')
Trees Provided	5 Trees (Multi-Family Trees)
Interior Street Trees	
Street Frontage	3,206 Lf.
Less Drives	1,079 Lf.
Net Street Frontage	2,127 Lf.
Trees Required	60.7 Trees (2,127 / 35)
Trees Provided	61 Trees
Multi-Family Requirements	
Units Proposed	67 Units
Trees Required	201 Trees (67 x 3)
Trees Provided	100 Trees

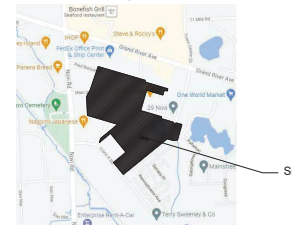
- Requested Waivers:**
1. Sec 5.5.3.A.ii Requiring a 10'-15' High Berm Adjacent to the I-1 Zoning District and a 6'-8' Berm Adjacent to Commercial Areas. The Proposed Development is Located within the Town Center District and is Intended to be Urban in Nature. Berms are Generally Suburban and are Inappropriate in this Location. An 8' Screen Wall is Proposed In Lieu of the Berm.
 2. Sec 5.5.3.B.ii.f Requiring ROW Landscaping. Due to Existing Grades, a Storm Sewer is Proposed on the South Side of Main Street Prohibiting Plantings. The Waiver is for 19 Trees.
 3. Sec 5.5.F.ii.b.(1) Requiring 3 Trees per Unit. This Requirement Cannot be Met due to Limited Planting Area. A Waiver of 293 Trees is Requested.
 4. Sec 5.5.F.ii.b.(1) Requiring 75% of the Trees be Deciduous Canopy or Large Evergreen. A Waiver of 5% is Requested.
 5. Sec 5.5.F.ii.b.(3) Requiring 35% of Building Facades Facing Streets to be Landscaped. The Proposed Units are Rear Loaded Townhomes so the Landscape Area is Limited by the Driveways. A Waiver Schedule is Shown on Sheet L-4. Ample Landscaping is Shown on the Building Fronts.

- Notes:**
1. Soils Information is Found on Sheet 5.
 2. Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants and 5' from Utility Lines.
 3. Trees Shall not be Planted within 4' of Property Lines.
 4. Utility Boxes Shall be Screen per Detail on Sheet L-7.
 5. Phragmites are Present on this Site.
 6. Overhead Power Lines are Indicated on the Plan.
 7. An Irrigation Plan will be Provided for Stamping Sets.

Plant List - L-1

Uplift #	Botanical Name	Common Name	Caliper	Spacing	Soil	Height	Price	Total	Species	Genus	Native	Total
General												
MRG 12	Acer x nemoralis 'Variegata'	Armsong Maple	3.0"	as shown	BBB	\$ 400.00	\$ 4,000.00	11%	12%	1	1	
MRG 15	Malus Red Baron	Red Baron Crab Apple	2.5"	as shown	BBB	\$ 250.00	\$ 3,750.00	8%	8%			
25 Trees Provided												
Interior Street Trees												
LS 13	Liquidambar styraciflua 'Morano'	Moraine Sweetgum	3.0"	as shown	BBB	\$ 400.00	\$ 5,200.00	11%	11%			1
GB 18	Catalpa bignonioides 'Golden Gate'	Judaea Gold Catalpa	3.0"	as shown	BBB	\$ 400.00	\$ 7,200.00	10%	10%			1
TC 16	Tilia cordata 'Chocoviv'	Cancellor Linden	3.0"	as shown	BBB	\$ 400.00	\$ 6,400.00	9%	9%			1
UP 14	Ulmus 'Pioneer'	Pioneer Elm	3.0"	as shown	BBB	\$ 400.00	\$ 5,000.00	8%	8%	1	1	
61 Trees Provided												
Unit Trees												
ARU 11	Acer x nemoralis 'Variegata'	Armsong Maple	3.0"	as shown	BBB	\$ 400.00	\$ 4,000.00	11%	12%			
ARU 2	Acer saccharum	Sugar Maple	3.0"	as shown	BBB	\$ 400.00	\$ 800.00	1%	15%	1	1	
BPU 10	Betula papyrifera 'Snowy'	Canon Birch, Multi Stem	3.0"	as shown	BBB	\$ 400.00	\$ 4,000.00	9%	9%			
COU 6	Celtis occidentalis	Northern Hackberry	3.0"	as shown	BBB	\$ 400.00	\$ 2,400.00	3%	3%	1	1	
LSU 7	Liquidambar styraciflua 'Morano'	Moraine Sweetgum	3.0"	as shown	BBB	\$ 400.00	\$ 2,800.00	11%	11%			
MAU 14	Malus Adirondack	Adirondack Crab Apple	2.5"	as shown	BBB	\$ 250.00	\$ 3,500.00	8%	17%			1
MRU 18	Malus Red Baron	Red Baron Crab Apple	2.5"	as shown	BBB	\$ 250.00	\$ 4,500.00	10%	17%			1
PAU 13	Picea canadensis	White Pine	3.0"	as shown	BBB	\$ 325.00	\$ 4,225.00	7%	11%			1
PCOU 8	Picea glauca 'Demata'	Black Hills Spruce	3.0"	as shown	BBB	\$ 325.00	\$ 2,600.00	4%	11%	1	1	
PSU 2	Picea canadensis	White Pine	3.0"	as shown	BBB	\$ 325.00	\$ 650.00	1%	1%			1
TAU 9	Tilia americana 'Redmond'	Redmond Linden	3.0"	as shown	BBB	\$ 400.00	\$ 3,600.00	9%	9%	1	1	
100 Trees Provided												
186 Total Trees Provided												
General Plantings												
AM 24	Amorpha canescens	Black Chasteberry	as shown	cont'	3"	\$ 50.00	\$ 1,200.00			1	1	
IF 18	Isis virginica	Virginia Sweetpea	as shown	cont'	3"	\$ 50.00	\$ 900.00			1	1	
PF 20	Potentilla fruticosa 'Aldouswood'	Bush Cinqufoil	as shown	cont'	3"	\$ 50.00	\$ 1,000.00			1	1	
35	4" Deep Deciduous Hardwood Bark Mulch					\$ 35.00	\$ 1,225.00			Total	11	17
354	Soil n.a.					\$ 8.00	\$ 2,124.00	% Native		65%		
Irrigation							\$ 35,000.00					
							\$ 107,074.00					

Location Map

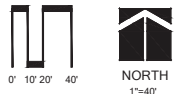


NOT TO SCALE

Revision: Issued:
 Submission April 8, 2021
 Revised November 15, 2021
 Revised March 8, 2022

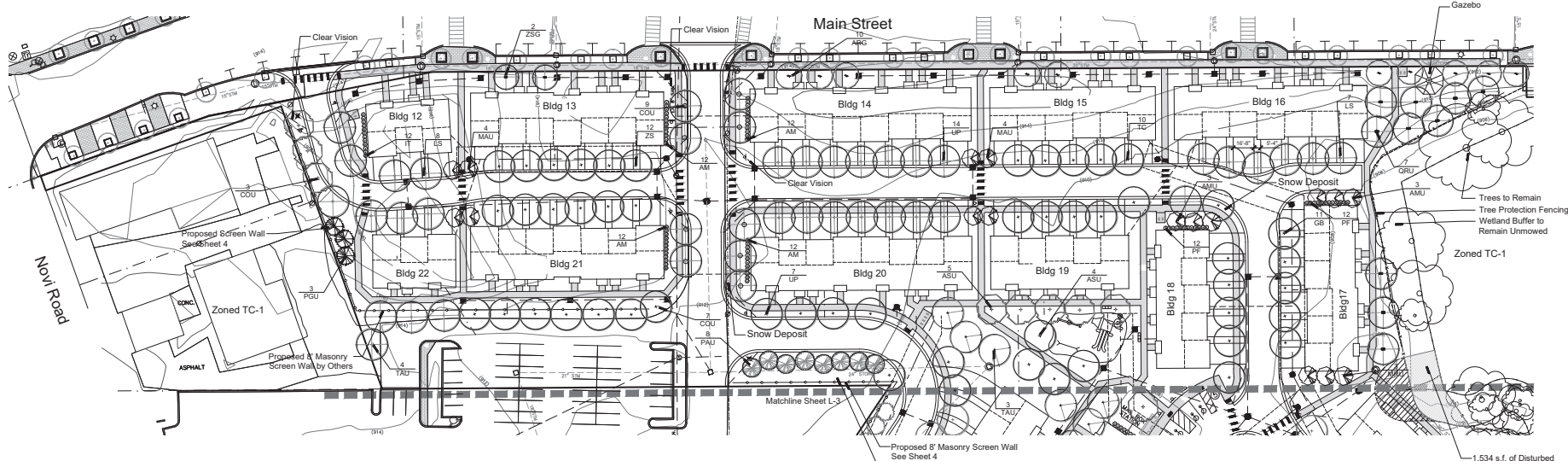
Job Number:
 21-023

Drawn By: Checked By:
 jca jca



Sheet No.





Seal: _____



Title: Landscape Plan

Project: _____

The Townes at Main Street Novi, Michigan

Prepared for: _____

Singh Development, LLC 7125 Orchard Lake Road, Suite 200 West Bloomfield, Michigan 48322 248.865.1614

Revision: _____ Issued: _____

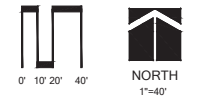
Submission: April 8, 2021 Revised: November 15, 2021 Revised: March 8, 2022

Job Number: _____

21-023

Drawn By: _____ Checked By: _____

jca jca



Sheet No. _____

L-2

Landscape Summary - South

Table with 2 columns: Existing Zoning (TC-1) and various landscape metrics like Street Frontage, Net Frontage, Trees Required, and Units Proposed.

Plant List

Table listing plant species with columns for Species Name, DBH, Spacing, Use, Height, Price, Total, Species, Notes, Date, and Total.

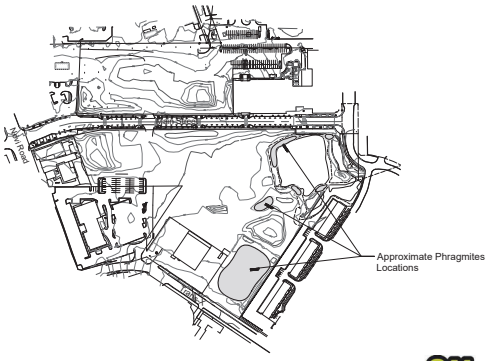
Wetland Buffer Seed Mix

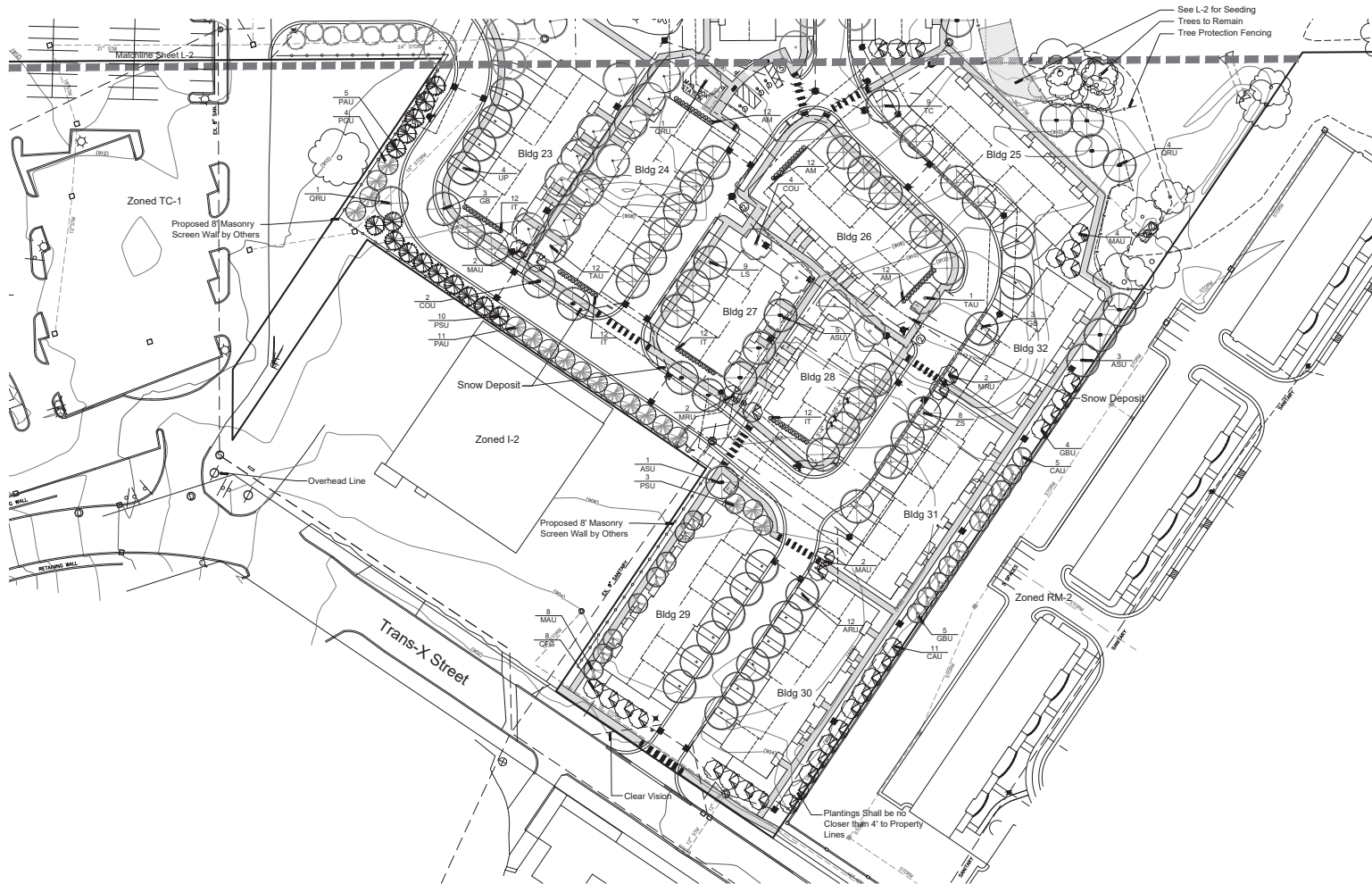
Table listing seed mix species including Mesic Prairie Mix and various plant species with their respective quantities and weights.

Sequence of Removal for Phragmites

- 1. Phragmites should be treated in early to late summer (June-September) using glyphosate...
2. Application of herbicides should be hand spraying for scattered plants and hand spraying for denser stands...
3. After two weeks of herbicide application, the dead stands should be cut and removed to encourage native plant material growth...

Existing Phragmites Locations





Seal: _____



Title: _____
Landscape Plan

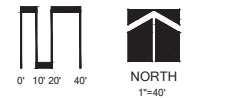
Project: _____
**The Townes at Main Street
 Novi, Michigan**

Prepared for: _____
 Singh Development, LLC
 7125 Orchard Lake Road, Suite 200
 West Bloomfield, Michigan 48322
 248.865.1614

Revision: _____ Issued: _____
 Submitted: April 8, 2021
 Revised: November 15, 2021
 Revised: March 8, 2022

Job Number: _____
 21-023

Drawn By: _____ Checked By: _____
 jca jca

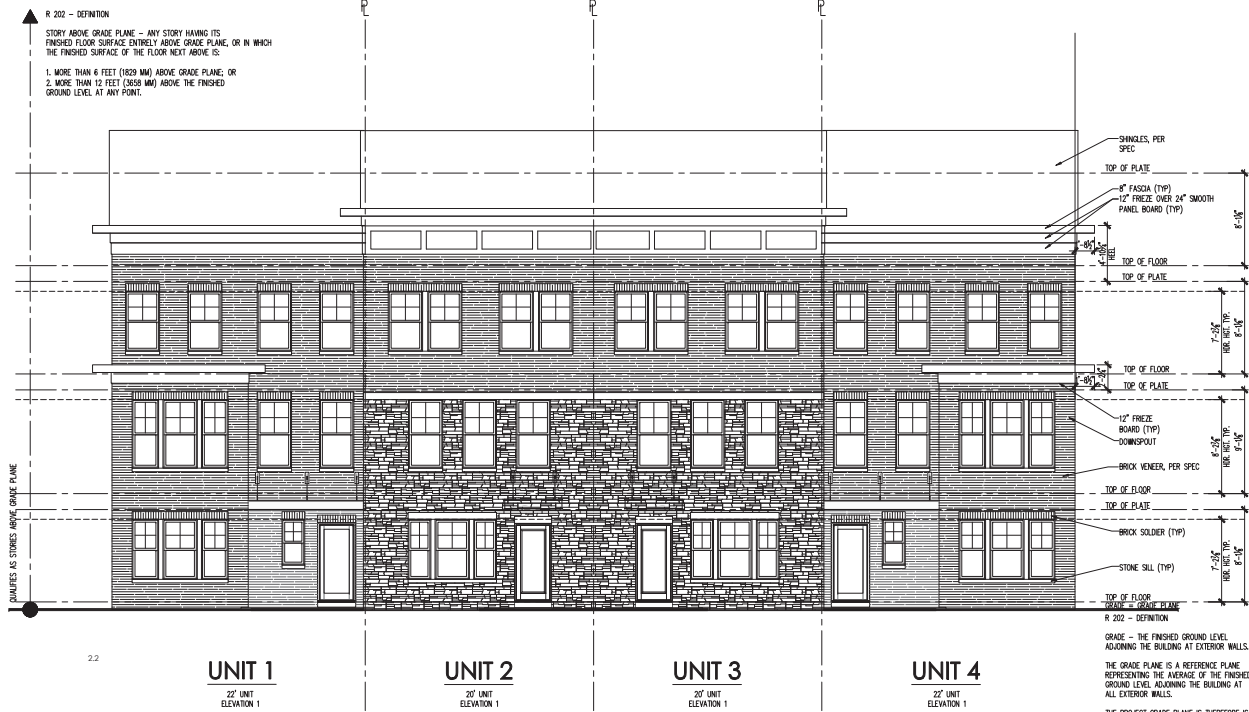


Sheet No. _____

Plant List

Code	Plant Name	Quantity	Species	Height	Spread	Notes
100	100' Tree Fossil	1	Black Chokeberry	10'	10'	1
101	101' Tree Fossil	1	Black Chokeberry	10'	10'	1
102	102' Tree Fossil	1	Black Chokeberry	10'	10'	1
103	103' Tree Fossil	1	Black Chokeberry	10'	10'	1
104	104' Tree Fossil	1	Black Chokeberry	10'	10'	1
105	105' Tree Fossil	1	Black Chokeberry	10'	10'	1
106	106' Tree Fossil	1	Black Chokeberry	10'	10'	1
107	107' Tree Fossil	1	Black Chokeberry	10'	10'	1
108	108' Tree Fossil	1	Black Chokeberry	10'	10'	1
109	109' Tree Fossil	1	Black Chokeberry	10'	10'	1
110	110' Tree Fossil	1	Black Chokeberry	10'	10'	1
111	111' Tree Fossil	1	Black Chokeberry	10'	10'	1
112	112' Tree Fossil	1	Black Chokeberry	10'	10'	1
113	113' Tree Fossil	1	Black Chokeberry	10'	10'	1
114	114' Tree Fossil	1	Black Chokeberry	10'	10'	1
115	115' Tree Fossil	1	Black Chokeberry	10'	10'	1
116	116' Tree Fossil	1	Black Chokeberry	10'	10'	1
117	117' Tree Fossil	1	Black Chokeberry	10'	10'	1
118	118' Tree Fossil	1	Black Chokeberry	10'	10'	1
119	119' Tree Fossil	1	Black Chokeberry	10'	10'	1
120	120' Tree Fossil	1	Black Chokeberry	10'	10'	1
121	121' Tree Fossil	1	Black Chokeberry	10'	10'	1
122	122' Tree Fossil	1	Black Chokeberry	10'	10'	1
123	123' Tree Fossil	1	Black Chokeberry	10'	10'	1
124	124' Tree Fossil	1	Black Chokeberry	10'	10'	1
125	125' Tree Fossil	1	Black Chokeberry	10'	10'	1
126	126' Tree Fossil	1	Black Chokeberry	10'	10'	1
127	127' Tree Fossil	1	Black Chokeberry	10'	10'	1
128	128' Tree Fossil	1	Black Chokeberry	10'	10'	1
129	129' Tree Fossil	1	Black Chokeberry	10'	10'	1
130	130' Tree Fossil	1	Black Chokeberry	10'	10'	1
131	131' Tree Fossil	1	Black Chokeberry	10'	10'	1
132	132' Tree Fossil	1	Black Chokeberry	10'	10'	1
133	133' Tree Fossil	1	Black Chokeberry	10'	10'	1
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135	135' Tree Fossil	1	Black Chokeberry	10'	10'	1
136	136' Tree Fossil	1	Black Chokeberry	10'	10'	1
137	137' Tree Fossil	1	Black Chokeberry	10'	10'	1
138	138' Tree Fossil	1	Black Chokeberry	10'	10'	1
139	139' Tree Fossil	1	Black Chokeberry	10'	10'	1
140	140' Tree Fossil	1	Black Chokeberry	10'	10'	1
141	141' Tree Fossil	1	Black Chokeberry	10'	10'	1
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144	144' Tree Fossil	1	Black Chokeberry	10'	10'	1
145	145' Tree Fossil	1	Black Chokeberry	10'	10'	1
146	146' Tree Fossil	1	Black Chokeberry	10'	10'	1
147	147' Tree Fossil	1	Black Chokeberry	10'	10'	1
148	148' Tree Fossil	1	Black Chokeberry	10'	10'	1
149	149' Tree Fossil	1	Black Chokeberry	10'	10'	1
150	150' Tree Fossil	1	Black Chokeberry	10'	10'	1
151	151' Tree Fossil	1	Black Chokeberry	10'	10'	1
152	152' Tree Fossil	1	Black Chokeberry	10'	10'	1
153	153' Tree Fossil	1	Black Chokeberry	10'	10'	1
154	154' Tree Fossil	1	Black Chokeberry	10'	10'	1
155	155' Tree Fossil	1	Black Chokeberry	10'	10'	1
156	156' Tree Fossil	1	Black Chokeberry	10'	10'	1
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161	161' Tree Fossil	1	Black Chokeberry	10'	10'	1
162	162' Tree Fossil	1	Black Chokeberry	10'	10'	1
163	163' Tree Fossil	1	Black Chokeberry	10'	10'	1
164	164' Tree Fossil	1	Black Chokeberry	10'	10'	1
165	165' Tree Fossil	1	Black Chokeberry	10'	10'	1
166	166' Tree Fossil	1	Black Chokeberry	10'	10'	1
167	167' Tree Fossil	1	Black Chokeberry	10'	10'	1
168	168' Tree Fossil	1	Black Chokeberry	10'	10'	1
169	169' Tree Fossil	1	Black Chokeberry	10'	10'	1
170	170' Tree Fossil	1	Black Chokeberry	10'	10'	1
171	171' Tree Fossil	1	Black Chokeberry	10'	10'	1
172	172' Tree Fossil	1	Black Chokeberry	10'	10'	1
173	173' Tree Fossil	1	Black Chokeberry	10'	10'	1
174	174' Tree Fossil	1	Black Chokeberry	10'	10'	1
175	175' Tree Fossil	1	Black Chokeberry	10'	10'	1
176	176' Tree Fossil	1	Black Chokeberry	10'	10'	1
177	177' Tree Fossil	1	Black Chokeberry	10'	10'	1
178	178' Tree Fossil	1	Black Chokeberry	10'	10'	1
179	179' Tree Fossil	1	Black Chokeberry	10'	10'	1
180	180' Tree Fossil	1	Black Chokeberry	10'	10'	1
181	181' Tree Fossil	1	Black Chokeberry	10'	10'	1
182	182' Tree Fossil	1	Black Chokeberry	10'	10'	1
183	183' Tree Fossil	1	Black Chokeberry	10'	10'	1
184	184' Tree Fossil	1	Black Chokeberry	10'	10'	1
185	185' Tree Fossil	1	Black Chokeberry	10'	10'	1
186	186' Tree Fossil	1	Black Chokeberry	10'	10'	1
187	187' Tree Fossil	1	Black Chokeberry	10'	10'	1
188	188' Tree Fossil	1	Black Chokeberry	10'	10'	1
189	189' Tree Fossil	1	Black Chokeberry	10'	10'	1
190	190' Tree Fossil	1	Black Chokeberry	10'	10'	1
191	191' Tree Fossil	1	Black Chokeberry	10'	10'	1
192	192' Tree Fossil	1	Black Chokeberry	10'	10'	1
193	193' Tree Fossil	1	Black Chokeberry	10'	10'	1
194	194' Tree Fossil	1	Black Chokeberry	10'	10'	1
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196	196' Tree Fossil	1	Black Chokeberry	10'	10'	1
197	197' Tree Fossil	1	Black Chokeberry	10'	10'	1
198	198' Tree Fossil	1	Black Chokeberry	10'	10'	1
199	199' Tree Fossil	1	Black Chokeberry	10'	10'	1
200	200' Tree Fossil	1	Black Chokeberry	10'	10'	1





R 202 - DEFINITION
 STORY ABOVE GRADE PLANE - ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:
 1. MORE THAN 6 FEET (1829 MM) ABOVE GRADE PLANE; OR
 2. MORE THAN 12 FEET (3658 MM) ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

SHINGLES, PER SPEC
 TOP OF PLATE
 8" FASCIA (TYP)
 12" FREEZE OVER 2" SMOOTH PANEL BOARD (TYP)
 TOP OF FLOOR
 TOP OF PLATE
 7'-5 1/2" 8'-1 1/2"
 TOP OF FLOOR
 TOP OF PLATE
 7'-5 1/2" 8'-1 1/2"
 12" FREEZE BOARD (TYP)
 DOWNSPOUT
 BRICK VENEER, PER SPEC
 TOP OF FLOOR
 TOP OF PLATE
 BRICK SILLER (TYP)
 STONE SILL (TYP)
 TOP OF FLOOR
 GRADE = GRADE PLANE
 R 202 - DEFINITION
 7'-5 1/2" 8'-1 1/2"

22' UNIT ELEVATION 1 22' UNIT ELEVATION 1 22' UNIT ELEVATION 1 22' UNIT ELEVATION 1

GRADE - THE FINISHED GROUND LEVEL ADJOURNING THE BUILDING AT EXTERIOR WALLS.
 THE GRADE PLANE IS A REFERENCE PLANE REPRESENTING THE AVERAGE OF THE FINISHED GROUND LEVEL ADJOURNING THE BUILDING AT ALL EXTERIOR WALLS.
 THE PROJECT GRADE PLANE IS THEREFORE IS GRADE (WHICH IS 8" BELOW FINISHED FLOOR AT ALL CORNERS OF THE STRUCTURE).

4-UNIT BUILDING CONTROL 'A' - FRONT ELEVATION - HIGH VIZ
 SCALE: 3/16" = 1'-0"

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Michigan Division
 1900 Golf Road, Suite 300
 Schaumburg, Illinois 60173

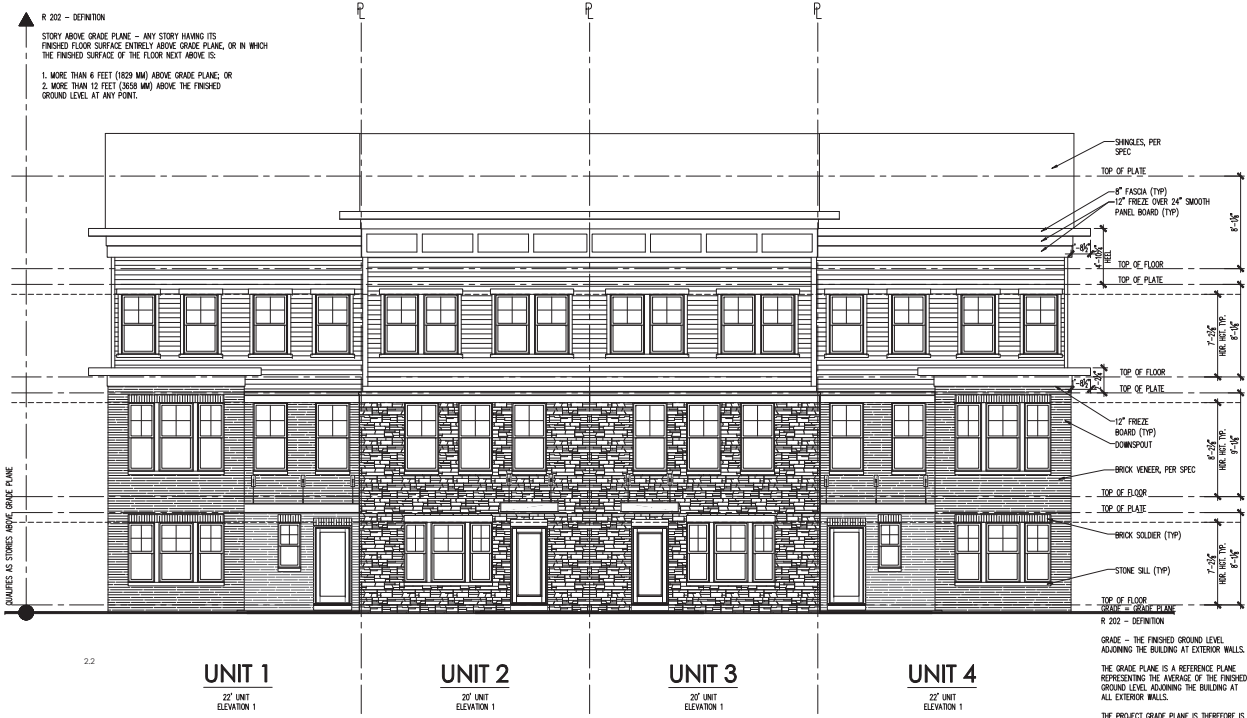
Pulte
 HOMES

Building Control Plan
 Front Elevation
 Units 1-4

REV.	DATE / DESCRIPTION
1	10/04/2016
2	10/14/2016
3	12/22/2016
4	09/17/2019
5	
6	
7	
8	

PRODUCTION MANAGER RM / RP PERMIT RELEASE DATE: 05/28/2020 PERMIT RELEASE DATE: 02/25/2019
CHECKING RL-GB-KR / KC
PLAN NAME MPC PLAN NUMBER LANSING PLAN ID 1
SHEET CP-4A EL1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - TYPICAL SHEETS REPRESENT 1/2 SCALE PLOTS



R 202 - DEFINITION
 STORY ABOVE GRADE PLANE - ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:
 1. MORE THAN 6 FEET (1829 MM) ABOVE GRADE PLANE; OR
 2. MORE THAN 12 FEET (3658 MM) ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

SHINGLES, PER SPEC
 TOP OF PLATE
 8" FASCIA (TYP)
 1/2" FREEZE OVER 2" SMOOTH PANEL BOARD (TYP)
 TOP OF FLOOR
 TOP OF PLATE
 8'-0"
 7'-0"
 8'-0"
 TOP OF FLOOR
 TOP OF PLATE
 8'-0"
 7'-0"
 8'-0"
 12" FREEZE BOARD (TYP)
 DOWNSPOUT
 BRICK VENEER, PER SPEC
 TOP OF FLOOR
 TOP OF PLATE
 BRICK SOLDIER (TYP)
 STONE SILL (TYP)
 TOP OF FLOOR
 GRADE = GRADE PLANE
 R 202 - DEFINITION

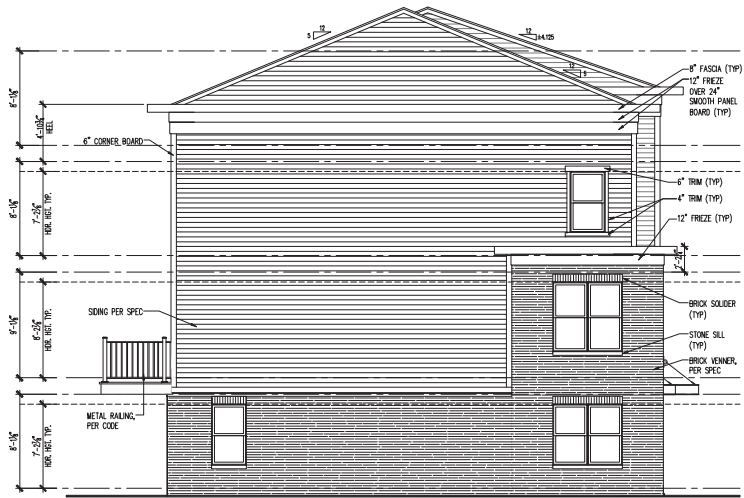
22
UNIT 1
 22' UNIT ELEVATION 1
UNIT 2
 22' UNIT ELEVATION 1
UNIT 3
 22' UNIT ELEVATION 1
UNIT 4
 22' UNIT ELEVATION 1

GRADE - THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS.
 THE GRADE PLANE IS A REFERENCE PLANE REPRESENTING THE AVERAGE OF THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS.
 THE PROJECT GRADE PLANE IS THEREFORE IS GRADE (WHICH IS 8" BELOW FINISHED FLOOR AT ALL CORNERS OF THE STRUCTURE).

4-UNIT BUILDING CONTROL 'A' - FRONT ELEVATION
 SCALE: 3/8" = 1'-0"

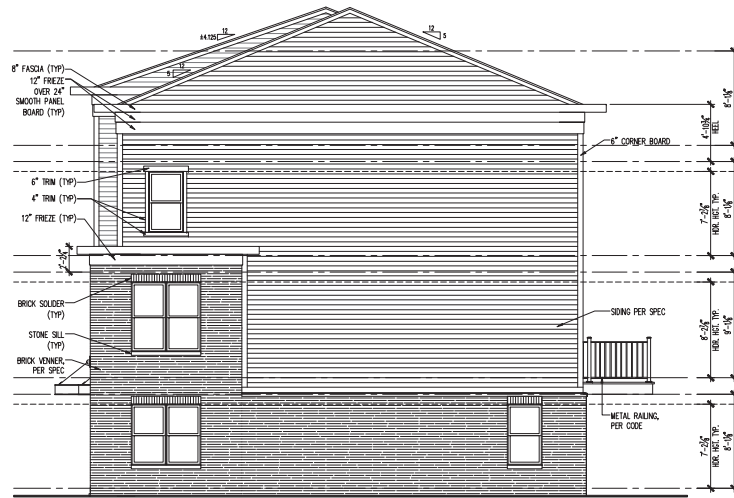
PRODUCTION MANAGER	EM/DP
PERMIT RELEASE DATE	05/28/2016
CONTRACT RELEASE DATE	02/25/2016
REV. & DATE / DESCRIPTION	
△	10/04/2016 PERMIT COMMENTS
△	10/14/2016 PERMIT COMMENTS
△	12/22/2016 PLAN REVISIONS
△	09/17/2019 PLAN REVISIONS
△	
△	
△	
△	
△	

CREATE HANDING	RL-GB-KR / KC
PLAN NAME	
IPC PLAN NUMBER	
LAWSON PLAN ID	
SHEET	CP-4A EL.1



4-UNIT BUILDING CONTROL 'A' - LEFT SIDE ELEVATION

SCALE: 3/8" = 1'-0"
"NOT TO SCALE"



4-UNIT BUILDING CONTROL 'A' - RIGHT SIDE ELEVATION

SCALE: 3/8" = 1'-0"
"NOT TO SCALE"

<small>PRODUCTION MANAGER</small>	
<small>EM/R/R</small>	
<small>PERMIT RELEASE DATE:</small> 05/31/2016	
<small>CURRENT RELEASE DATE:</small> 12/09/2016	
<small>REV #</small>	<small>DATE / DESCRIPTION</small>
▲	10/04/2016 PERMIT COMMENTS
▲	10/14/2016 PERMIT COMMENTS
▲	12/22/2016 PERMIT COMMENTS
▲	PLAN REVISIONS
▲	
▲	
▲	
▲	
▲	
▲	
<small>CAD/AS HINGING</small>	
RL-GE-KR / KC	
<small>PLAN NAME</small>	
<small>WPC PLAN NUMBER</small>	
<small>LANSON PLAN ID</small>	
<small>SHEET</small>	
CP-4A	
EL2	



4-UNIT BUILDING CONTROL 'A' - REAR ELEVATION

SCALE: 3/8" = 1'-0"
NOT TO SCALE



Building Control Plan
Rear Elevation
Units 1-4

PRODUCTION MANAGER	REV #	DATE / DESCRIPTION
EM/ER	1	10/24/2016
	2	05/25/2016
	3	12/09/2016
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

CONTRACT NUMBER	PLAN NAME
RL-GE-KR/KC	
MPC PLAN NUMBER	LANSON PLAN ID

SHEET
CP-4A
EL3

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON ZEPH-SHEETS - TYPED SHEETS REPRESENT 1/2 SCALE PLOTS

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 31, 2022

Planning Review
Townes at Main Street
JSP 20-35

PETITIONER

Singh Development LLC

REVIEW TYPE

2nd Revised Preliminary Site Plan

NOTE: The existing site plan in effect for this and surrounding parcels, as approved by the City on July 9, 2012, and associated easements are now reflected in the current plan. It is apparent that some of those easements and agreements will need to be amended. All comments in the current review letter are contingent on the applicant being able to amend those existing agreements/plans by all affected parties.

PROPERTY CHARACTERISTICS

Section	23	
Site Location	South of Grand River Avenue and east of Novi Road, along North and South of Main Street ; 22-23-176-035, 23-22-151-039 and 22-23-151-013;	
Site School	Novi Community School District	
Site Zoning	TC-1: Town Center One	
Adjoining	North	TC-1: Town Center One
	East	TC-1: Town Center One; RM-2 High Density Residential
	West	TC-1: Town Center One
	South	I-2 General Industrial
Current Site	Vacant	
Adjoining Uses	North	Commercial
	East	Commercial; Residential
	West	Commercial
	South	Industrial
Site Size	17.69	
Plan Date	March 6, 2022	

PROJECT SUMMARY

The subject property is approximately 17.69 acres and is located north and south of Main Street, east of Novi Road in the Town Center-1 District (Section 23). The applicant is proposing to develop the vacant parcels with 32 multi-family residential buildings with 192 townhome-style units. Parking would be provided in 2-car garages and driveway aprons, with a few visitor spaces in four small bays in the development. A central playscape area is shown in the southern cluster of buildings. A private street network is proposed to connect the development with Main Street, Trans-X Drive, and Grand River Avenue via Sixth Gate Drive.

RECOMMENDATION

Approval of Preliminary Site Plan is **recommended with conditions** at this time. **The applicant shall supply draft amendments to agreements with the City and/or adjacent property owners for review and approval prior to this item going before City Council for consideration.**

Following a public hearing, the Planning Commission will be asked to make a recommendation to the City Council for approval, approval subject to conditions, or denial of the Preliminary Site Plan, Phasing Plan, Wetland permit, and Storm Water Management Plan.

ORDINANCE REQUIREMENTS

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

1. Density and Total Number of Rooms: In the Town Center district, total number of rooms dictates the maximum density that can be attained for a specific site. This development proposes only 3-bedroom units. In TC and TC-1, maximum allowable rooms is calculated by taking the area of the parcel in square feet, divided by a factor of 1200 for a single-use development. For the subject parcel, the maximum number of rooms allowed for this property is 642 rooms (17.69 acres = 770,576 sq. ft. / 1200).

The applicant is proposing 960 rooms with a total density of 10.8 DUA (Dwelling Units per Acre). City Council may approve an increase in the room count up to twice the number of rooms allowed (642 allowed, 960 proposed, maximum of 1,284 rooms could be approved) and thus the increase in density proposed (9.07 DUA approximate allowable, 10.8 DUA proposed). City Council can approve the increase in room count under the following conditions:

- i) The increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, to serve existing and planned uses in the area;
- ii) That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.

The Master Plan for Land Use recommends a density of up to 20 DUA for the subject property. Staff supports the increase in room count/density as it does not exceed the density in the Master Plan and therefore would not exceed the impact on City utilities and services compared to what was planned. The City has anticipated a higher-intensity use, such as is proposed, in this location.

There are, however, two specific locations where staff recommends units should be removed to lessen the deviations requested and create a more livable community for the future residents. The two units closest to Trans-X Drive on either side of "Atwood Avenue" are directly across from an electrical substation. The applicant is seeking a waiver of the required greenbelt trees in this area. Staff feels these required trees are necessary to provide additional buffer to the surrounding uses on Trans-X, and therefore those two end units on Buildings 29 and 30 should be removed so the greenbelt trees can be planted. The other location is the north side of Building 23. Removing the northernmost unit would help provide a larger common green space and enable the planting of more of the required multi-family unit trees. This would also allow for the removal of the awkward driveway on the curve of the road. **In the latest submittal, the one unit on the north side of Building 23 has been removed. The applicant has shifted Buildings 29 and 30 to the north in order to provide the required greenbelt buffer along Trans-X Drive.**

2. Building Setback (Section 3.6.2.H.i.g): Where the TC-1 District abuts a residential district, the minimum building setback from the property line is required to be 3 feet for each foot of building height. Along the southeastern property line, this would require a 117-foot setback where the property abuts the RM-2 district. As noted by the applicant, the use proposed on this property (residential townhomes) is identical to the use existing in the RM-2 District (residential townhomes). **Staff supports the variance requested to allow a minimum 20-foot building setback because the use proposed matches the existing adjacent use.**

3. Parking Setback Screening (Section 3.6.2.P): As no parking lots are proposed, only small bays of 2-6 spaces in a few locations of the development, this section does not appear to apply. No parking spaces are oriented toward the exterior of the property or visible from Main Street. No variance is needed.
4. Total Parking Required and Proposed: The proposed development would require a total of 384 parking spaces according to TC-1 standards for a mixed-use development (2 spaces per each 3-bedroom unit). A typical multi-family development in another zoning district would have required a total of 478 spaces for a similar development (2.5 for 3 or more-bedroom units).

The applicant is providing 608 parking spaces, which is an excess of 224 spaces or 58% over the requirement. However, as 95% of the spaces are provided in the garage (2 per unit) and on the garage apron (1 per unit), there is little opportunity to reduce the number of parking spaces. The additional visitor spots account for only 2% of the total parking proposed, and include all of the barrier-free designated spaces for the development.

5. Town Center Amenities: The Town Center Area Study (TCAS) is incorporated by reference in Section 3.27.1.L, which requires the provision of "development amenities in the form of exterior lighting, paved activity nodes, street/sidewalk furniture, safety paths, screening walls and planters." The plans show a sidewalk network connecting the buildings to Main Street, and a play area in a central location of the southern cluster of buildings. Three benches have been added to the north side "promenade." A six-foot masonry screening wall is shown around much of the site perimeter in side and rear yards of the parcels. This is similar to other areas of the Town Center District, including the adjacent Main Street Village II, which have brick wall screens, as is specifically recommended in the design guidelines of the TCAS. Adjacent to the I-2 zoned parcel at the south of the property, staff recommends that the screening wall be raised to 8 feet to increase the visual screening and noise buffering (see #7 below), and to match the height of the wall being constructed on the industrial parcel. **The screening wall in has been raised to 8 feet as requested.**

Staff recommends the applicant add benches in key locations of the southern area, including around the play area and within the "Usable Open Spaces" shown near the pond. The applicant should also detail plans for the maintenance or replacement of any of the existing planters, and provide benches, along Main Street in accordance with the Exchange Agreement (L17028 P100). The brick privacy wall "by others" detail should be provided in the next submittal. **Benches have been added around the central play area and a gazebo is now proposed between Main Street and the pond. The applicant states that maintenance/replacement of existing planters on Main Street will "take place as needed as a result of construction operations." Those should be detailed in the Final Site Plan submittal.**

6. Road Standards (Sec. 5.10): The Ordinance states a private drive network within a multiple-family development shall be built to the City's Design and Construction Standards for local streets (28-foot back-to-back width). Major drives are defined as a principal internal loop drive or cul-de-sac drive that has direct access to an exterior public road. Minor drives, which intersect off the major drives and have a maximum length of 600 feet, may be 24 feet width. Angled and perpendicular parking spaces may be accessed directly from a minor drive, but not from a major drive. The proposed street network shows one street that meets the definition of a minor drive – Orwell Street. The other streets proposed meet the definition of a major drive, with the width now meeting the 28-foot standard. **A variance will be required for perpendicular parking areas accessed directly from Salinger Circle, and has been requested by the applicant.**
7. Buffer from Industrial: On the south side of Main Street the subject site is adjacent to a I-2 General industrial use and district. The ordinance calls for a 10-15 foot high berm with a 6-foot crest between residential uses and general industrial uses, which typically results in a total buffer area of 66-96 feet. In this case, the plan shows a setback of 15 feet in some areas, and a buffer of a 6-foot tall masonry fence and evergreen trees. The applicant should consider modifying this portion of the plan to

increase the height of the brick wall to 8-feet to more effectively buffer and screen the uses. **The screening wall in has been raised to 8 feet as requested.**

8. Sidewalk Placement (Engineering Design Manual, Section 5.7): The sidewalks along the drives have been relocated to 5 feet from back of curb in order to ensure pedestrian safety and improve maintenance in the winter months when sidewalks adjacent to the street can become covered in snow banks.
9. Phasing Plan: The applicant is proposing to phase the construction in three phases. Per sheet 3, the phases are listed as follows:

Phase 1 (South of Main St.)

Buildings 12-22 and associated parking

Phase 2 (Southern portion)

Buildings 23-32 and associated parking

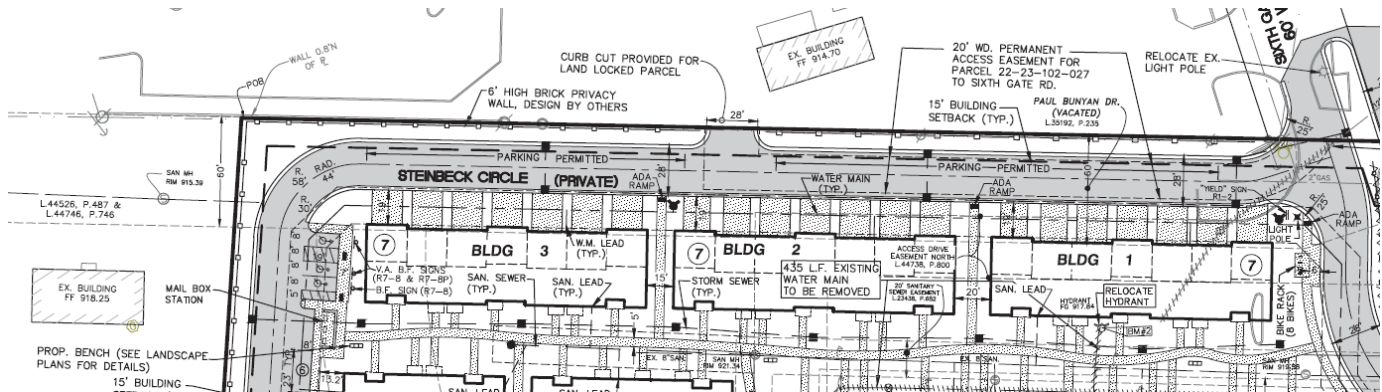
Phase 3 (North of Main Street)

Buildings 1-11 and associated parking

Additional details of what improvements will be completed with each phase of development will be required at the time of Final Site Plan submittal, including streets, utilities, and landscaping. Each phase should be broken out to clearly show what will be completed by the time certificates of occupancy are granted for each phase. Each phase will be reviewed to determine if it can “stand on its own” in meeting Ordinance requirements if the later phases are not built.

10. Street Names: The applicant received approval for the project name “Townes at Main Street” as well as the following street names: Atwood Avenue, Orwell Street, Tolstoy Trail, Salinger Circle, Shakespeare Circle and Tolkien Lane. The approved street names are now reflected on the plan.
11. Wetland Impacts: The plan proposes permanent wetland impacts totaling 0.4 acre. The Wetland and Watercourse Ordinance requires mitigation of all impacts over 0.25 acre. **The applicant states they intend to construct wetland mitigation at a ratio of 1.5:1 elsewhere in the city on a parcel or parcels they own. Details of the mitigation plans will be required with Final Site Plan submittal.**
12. Conservation Easements: Wetland mitigation areas are required to be permanently protected in a Wetland Conservation Easement. Draft conservation easements are required along with Final Site Plan submittal.
13. Property lines: Property combinations and/or property splits appear to be required, and should be called out on the next plan submittal. **The applicant notes that a condominium will be recorded over all the parcels with no remainder, which would replace the need for a parcel combination. The Master Deed would need to be submitted, reviewed and approved prior to Final Stamping Set approval.**
14. Off-site concerns: Certain areas of the site have previously been developed as parking lots under shared parking agreements with adjacent properties. The plan shows that the parking lot improvements behind the businesses on the east of Novi Road will be retained, along with the existing north/south drive connecting Trans-X to Main Street. Any modifications in this area, or other off-site improvements that would impact other property owners should be highlighted on the next submittal, and responsibilities for improvements or adjustments should be indicated. The applicant shall provide details of the changes to the City-owned parking lot near the fire station, including loss of spaces, changes to ingress/egress, etc., and indicate whether changes to the existing agreements will be required. **In the latest submittal the applicant has provided a color-coded plan showing the existing easements and agreements on the property. It’s clear that some easements will need to be amended to accommodate the current plans for the property.**
15. Paul Bunyan Drive Easements: There is an existing land-locked parcel behind the auto supply store on Grand River, with access to an easement in the former Paul Bunyan Drive. **The applicant has included an access stub to provide vehicle access along the vacated Paul Bunyan Drive.** The City Council resolutions to vacate Paul Bunyan Drive included language that retains ingress/egress, as well as utility,

easements within the former 60-foot right of way. It appears that this language also intended that the egress/ingress easement shall allow vehicle traffic from Novi Road to Sixth Gate, and therefore the wall shown in this area should be removed so that the road can continue west onto the adjacent parcel. **The applicant should verify whether they have a legal obligation to retain that ingress/egress route. Provide any documentation to support your findings.**



16. Electrical Poles: Previous submittals for this area have indicated the presence of electrical poles that may need to be relocated. **The applicant indicates the electrical service lines will be relocated below grade and the poles removed.**
17. Photometric Plan (Section 5.7): A lighting plan is now provided, which shows that **the lighting proposed does not meet minimum illumination standards of the Ordinance.** Existing lighting along Main Street should be included in the photometric plan. **If light levels in surface parking areas and along walkways are not increased to the minimum standard of 0.2 fc, variances from the Zoning Board of Appeals will be required.** Additional details are included in the Planning Review Chart.
18. Planning Review Chart: **Please refer to Planning Review chart for additional comments that need to be addressed.**
19. **Staff encourages the applicant to reach out to adjacent property owners to share their development plans. Early involvement can help resolve potential issues before they arise. In addition, the applicant should include any signed agreements with neighboring parcels that would allow the changes proposed to existing parking and access drives.**

OTHER REVIEWS

- a. Engineering Review: Engineering recommends approval of the site plan and Stormwater Management Plan. Additional comments to be addressed in the Final Site Plan submittal.
- b. Landscape Review: Landscape review has identified significant waivers are required, some of which are not supported. Refer to review letter for detailed comments. Landscape **recommends conditional approval** if the Planning Commission grants the waivers required. Additional comments to be addressed in the Final Site Plan.
- c. Wetlands Review: A Wetlands Permit is required for the proposed impacts to regulated wetland. The impacts exceed the 0.25 acre threshold for mitigation (0.4 acre proposed), which will require approximately 0.6 acre of wetland mitigation. Additional comments to be addressed with Final Site Plan. Wetlands recommends approval.
- d. Woodlands Review: Not applicable. No regulated woodlands on site.
- e. Traffic Review: Additional comments to be addressed with Final Site Plan. Traffic recommends approval at this time.
- f. Traffic Study: The updated trip generation memo provided shows fewer trips are expected compared to the AECOM study prepared in 2018. Therefore, a waiver of the full study is supported.
- g. Facade Review: Façade **recommends conditional approval** at this time. If the vinyl siding is changed to cement fiber siding, a Section 9 Façade Waiver can be supported.

- h. Fire Review: **Conditional approval** of the Preliminary Site Plan is recommended. Additional comments to be addressed with Final Site Plan.

NEXT STEP: PLANNING COMMISSION MEETING

The Preliminary Site Plan, Phasing Plan, Wetland Permit and Stormwater Management Plan will be scheduled to go before the Planning Commission for public hearing on **April 27, 2022**. Please provide the following via email or download link by **April 21, 2022**:

1. 2nd Revised Preliminary Site Plan submittal in PDF format. **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and specifically request any waivers and variances as you see fit. These would be used to prepare the motion sheets.
3. A color rendering of the Site Plan (optional, to be used for Planning Commission presentation).
4. Façade material board.

CITY COUNCIL MEETING

The site plan will be placed on City Council's agenda once Planning Commission makes a recommendation. **In addition, draft amendments of the existing conflicting easements will need to be provided for review prior to City Council consideration.**

ZONING BOARD OF APPEALS MEETING

When City Council approves the site plan, the applicant should then seek dimensional variances from the Zoning Board of Appeals. The application can be found at this [link](#). Please contact staff at 248-347-0459 for meeting and deadline schedule. **The application deadline is generally 5-6 weeks prior to the scheduled meeting.**

FINAL SITE PLAN SUBMITTAL

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

1. Seven copies of Final Site Plan addressing all comments from Preliminary review
2. Response letter **addressing all comments and refer to sheet numbers where the change is reflected. Please refer to the last review letters from other reviewers.**
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. [Other Agency Checklist](#)
8. [Hazardous Materials Packet](#) (Non-residential developments)
9. [Non-Domestic User Survey](#) (Non-residential developments)
10. [Project & Street Naming Application](#) with street layout plan for final Street Name approval
11. Legal Documents - as required
12. Drafts of any legal documents (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

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

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

STAMPING SET APPROVAL

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

SITE ADDRESSING

A new address is required for this project. 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 by clicking on this [link](#).

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

STREET AND PROJECT NAME

Project and the street names have been approved as detailed on page 4 and in the letter attachment, however the applicant is asked to return to the committee with a street layout plan to confirm assignment of street names at the time of Final Site Plan submittal. Please contact Madeleine Daniels (248-347-0579) in the Community Development Department for additional information. The address application can be found by clicking on this [link](#).

PRE-CONSTRUCTION MEETING

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

CHAPTER 26.5

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

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



Lindsay Bell, AICP – Senior Planner

Attachments:

1. Planning Review Chart



PLANNING REVIEW CHART: TC-1 Town Center

Review Date: March 30, 2022
Review Type: Revised Preliminary Site Plan
Project Name: **JSP 20-35 TOWNES AT MAIN STREET**
 North and South of Main Street, East of Novi Road
Plan Date: March 6, 2022
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Bold To be addressed before Planning Commission public hearing
Underline To be addressed with Final Site Plan submittal
Bold and Underline Possible waiver or variance if not revised to conform
Italics Notes to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	TC Commercial	City Center style development that encourages street vitality	Yes?	Appears to comply with Use envisioned Master Plan and permitted in the Zoning Ordinance
Area Study	Town Center Area Study Desired land uses: variety of retail, commercial, office, civic, residential and open space uses	Residential uses on the north and south side of Main St. to complement existing retail/ restaurant/office uses to the east along Main Street		
Zoning <i>(Effective January 8, 2015)</i>	Town Center 1	TC-1	Yes	
Uses Permitted <i>(Sec 3.1.21.B & C)</i>	Sec. 3.1.26.B. - TC-1 Town Center - 1 District; Multiple housing units to meet requirements of RM-1 district	Multi-Family Residential – 67 townhome units N of Main Street, 126 townhome units S of Main Street (193 units total)	Yes	
Density <i>Future Land Use Map (adopted July 26, 2017)</i>	Maximum 20.0 DUA	Total site area: 17.69 acres (gross) 193 units / 17.69 ac = 10.9 DUA	Yes	
Phasing		Applicant indicates 3 phases are proposed – see sheet 3	Yes	Final Site Plan shall clearly show what improvements will be constructed at the end of Phase 1, Phase 2 and Phase 3 (see Planning letter for more details)
Traffic Impact Study <i>(Site development manual)</i>	A Traffic Impact Study as required	Trip Generation Memo provided – estimates are less than what was included in 2018 AECOM Traffic Study for this area	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Community Impact Statement (Sec. 2.2)	<ul style="list-style-type: none"> - Over 30 acres for permitted non-residential projects - Over 10 acres in size for a special land use - All residential projects with more than 150 units - A mixed-use development, staff shall determine 	<ul style="list-style-type: none"> - Narrative Provided - Density proposed less than FLU map - Residential uses will support retail, provide employees and increase tax revenues - Impacts on utilities, roads and services will be less than planned potential 	Yes	
Height, bulk, density and area limitations (Sec 3.1.8.D)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage and access to Main Street, Trans-X Drive and Sixth Gate	Yes	
Maximum % of Lot Area Covered (By All Buildings)	3.6.2.D. TC-1 code: No maximum for TC		Yes	
Building Height (Sec. 3.27.2.A.)	TC-1 code: 5 stories or 78 ft., must have 150 ft. of building frontage on a roadway no less than 28 ft. wide; Residential buildings not located on public roadway may have parking on ground level. Parking level shall not count against max. story requirement. Parking inside building must be aesthetically and effectively screened from view, particularly from the street level view.	39 feet	Yes	
Minimum Floor Area per Unit (Sec. 3.1.8.D)	Efficiency	400 sq. ft.	Not proposed	3 bedroom (w/ flex room); layout options, but basically footprint same
	1 bedroom	500 sq. ft.	Not Proposed	
	2 bedroom	750 sq. ft.	Not Proposed	
	3 bedroom	900 sq. ft.	1700-2600 sq ft	
	4 bedroom	1,000 sq. ft.	Not Proposed	
TC-1 Residential Building Setbacks (Sec 4.82)				
Front @ Main street	15 ft.	Min. of 15 feet shown in all areas	Yes	
Rear	15 ft.		Yes	
Side	15 ft.		Yes	
Side	15 ft.		Yes	
Parking Setback (Sec 3.1.8.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2				

Item	Required Code	Proposed	Meets Code	Comments
Front	20 ft.	All surface parking in compliance	Yes	
Rear	10 ft.		Yes	
Side	10 ft.		No	
Note to District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	15-ft setback is same for all sides per Section 4.82	NA	
Lot area & width, max. lot coverage (Sec 3.6.2.D)	Min. lot area, width and max lot coverage determined on basis of parking, loading, greenbelt screening, yard setback or usable open space requirements		Yes?	
Setback from Residential District (Sec 3.6.2.H)	Where a use abuts a residential districts, the minimum building setback distance shall be 3 feet for each foot of building height	Building height of 39 would require setback of 117	No	<u>This setback would apply to units adjacent to RM-2 district – Applicant requests a deviation as the use proposed is the same as existing use in RM-2 district</u>
Min Yard Setback (Sec 3.6.2.L)	Where directly adjacent to residentially zoned property, min yard setback shall be 20 feet	Units adjacent to RM-2 have 20' min. setback	Yes	
Wetland/ Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Permanent wetland impacts proposed, greater than 0.4 acre; 25 foot setback around detention basin observed	No	Refer to wetlands review for more details
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3. TC-1: Surface parking areas must be screened by either a 2.5 ft. brick wall/decorative fence or a landscaped berm.	Small parking bays are internal to the site – screening not required	NA	
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q	See above	NA	
TC-1 District Required Conditions (Sec 3.27)				
Site Plans (Sec. 3.27.1.A.)	Site area under 5 acres: Requires Planning Commission approval;	Site is over 5 acres (17.69 acres)	Yes	Site plan requires City Council approval upon

Item	Required Code	Proposed	Meets Code	Comments
	Site area over 5 acres: Requires City Council approval upon Planning Commission recommendation			<i>Planning Commission recommendation</i>
Parking Setbacks (3.27.1 D)	20 ft. from ROW	Greater than 20 feet from ROW shown	Yes	
	Surface parking areas must be screened by either a 2.5 ft. brick wall or a landscaped berm from all public ROW	Small surface parking areas are not adjacent to ROW	Yes	
	No front yard or side yard parking on any non-residential collector.	No front or side yard parking proposed	Yes	
Architecture/ Pedestrian Orientation (3.27.1 E)	No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet of frontage.		NA	Sec. 4.84 has a different building length requirement – see section below
Open Space Area (Sec. 3.27.1.F)	15% (permanently landscaped open areas and pedestrian plazas accessible to the public) Required: 2.65 ac	Open Space (sheet 9) calculations provided show 1.5 ac on North (27%) 3.5 ac on South (29%)	Yes	
Façade materials (Sec. 3.27.1 G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.	Applicant states cement fiber siding will replace prohibited vinyl siding	Yes	Section 9 waiver is required – see Façade review
Parking, Loading, Signs, Landscaping, Lighting, Etc. (Sec. 3.27.1 H)	All loading in TC-1 shall be in rear yards.	Loading areas not proposed	NA	
	Off-street parking counts can be reduced by the number of on-street parking adjacent to a use			Parking requirements are met
	PC may allow parking requirement reduction when parking areas serve dual functions.		NA	

Item	Required Code	Proposed	Meets Code	Comments
	Special assessment district for structured parking			
Sidewalks required (Sec. 3.27.1 I)	Sidewalks required along non-residential collector to be 12.5 ft. wide	12.5 ft sidewalk shown on Main Street	Yes	
	Direct pedestrian access between all buildings and adjacent areas	Appears to be shown	Yes	
Bicycle Paths (Sec. 3.27.1 J)	Bike paths required to connect to adjacent residential & non-residential areas.	Appear to be shown	Yes	
Development amenities (Sec. 3.27.1 L)	All sites must incorporate amenities such as exterior lighting, outdoor furniture, safety paths in accordance with Town Center Study Area.	Brick screening wall shown around property Benches proposed in various locations Covered bike parking Playground proposed Safety paths throughout	Yes	
Combining Use Groups within a Structure (Sec. 3.27.1 M)	Commercial and office uses may occupy any number of total floors within a building with residential uses: <ul style="list-style-type: none"> - Not on same floor as residential Not above residential		NA	
Retail Space (Sec.3.27.2.B)	7,500 sq. ft. GLA max may exceed when: <ul style="list-style-type: none"> - All floors above 1st floor permitted in TC-1 - No retail above 2nd floor - 2nd floor retail is less than 12,000 sq. ft. or 25% of the floor area - Single user max. is 15,000 sq. ft. - 50% of retail commercial space on 1st floor is devoted to users of 5,000 sq. ft. or less 		NA	
Street and Roadway Rights-Of-Way (Sec. 3.27.1 N)	Nonresidential collector and local streets shall provide ROWs consistent with DCS standards	No changes to Main Street proposed besides drive approaches		

Item	Required Code	Proposed	Meets Code	Comments
Non-Mixed Use Guidelines (Sec. 4.82.2)				
Number of Rooms and Area of Parcel (Sec. 4.82.2.A) TC/TC-1, Multiple Family, and Mixed-Use	Total number of rooms shall not have more than the area of the parcel in square feet, divided by a factor of 1200. For 17.68 acres : 770,141 sq. ft. / 1200 = 642 rooms permitted	*5 rooms/unit x 193 units = 965 rooms Description of units provided indicates they would be considered 5 rooms under the ordinance definition – flex room and “optional loft”	No	<u>Applicant requests City Council approval of the increase in room count, as permitted by Section 4.82.2.b (see below)</u>
Allowing increase in number of rooms (Sec. 4.82.2.B)	Planning Commission (for sites <5 acres) or City Council (for sites >5 acres) can approve increase in number of rooms subject to conditions listed in Sec. 4.82.2.b. The increase cannot exceed more than two times the rooms otherwise allowed Max. Allowed: 1,284 rooms	Proposed: 965		See conditions for increase in 4.82.2.b: i. increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, to serve existing and planned uses in the area; ii. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;
Floor Plans (Sec. 4.82.2.C)	Conceptual floor plans layouts for each dwelling unit is required to establish maximum number of rooms permitted, subject to minor modifications	Provided	Yes	
Minimum Distance between Buildings (Sec. 4.82.2.D)	10 ft.	Min. 15 feet proposed	Yes	
Building Setbacks (Sec. 4.82.2.E)	15 ft. minimum, unless conflicts with corner clearance	Min. 15 foot setback proposed	Yes	
Parking Setbacks Off-street Parking (Sec. 4.82.2.F)	10 ft. minimum from any wall of any dwelling structure, which contains openings involving living areas;	Min. 12.2 feet proposed between off-street parking and building walls	Yes	Garage apron parking permitted
	5 ft. from any wall with no openings		NA	

Item	Required Code	Proposed	Meets Code	Comments
	10 ft. from any ROW (includes drives and loading)		Yes	
	5 ft. from all other property lines		Yes	
	30 ft. from property lines adjacent to Single family homes		NA	
Max. Horizontal Length (Sec. 4.82.2.G)	Max. horizontal length of a building or group of buildings attached shall not exceed 180 feet. May be modified in opinion of Façade Consultant if variation in building mass or elevation meets intent	Max length proposed 177 feet	Yes	
Business and Office Uses (Sec. 4.82.3)	<ul style="list-style-type: none"> - Not occupy same floor as residential - No office use above a residential use - Separate entrance, private pedestrian entrance to residential shall be provided 		NA	
Parking Location (Sec. 4.82.4)	Off-street parking shall be provided within a building, parking structure physically attached, or designed off-street parking within 300 ft. of building. Individual garages shall not be placed on a front-facing façade.	Off-street, individual unit garages and garage aprons proposed No garages face public streets	Yes	
Usable Open Space (Sec. 4.82.5)	200 sf of Minimum usable open space per dwelling unit For a total of 193 dwelling units, <u>required Open Space: 38,600 SF</u> <u>Refer to definitions for Usable Open Space and Open Space</u>	Open Space (sheet 9) calculations provided show 24,216 sf proposed (13,400 sf required) on North (includes promenade with benches, path) 32,295 sf proposed (25,000 sf required) on South (includes play structure, areas around the pond)	Yes	
Maximum Room Count: Non-Mixed Use Guidelines (Sec. 4.82.2)				
Efficiency-400	1	Not proposed	NA	

Item	Required Code	Proposed	Meets Code	Comments
1 BR: 500 sq. ft.	2	Not proposed	NA	Units will be approximately 2,900 sf
2 BR: 750sq. ft.	3	Not proposed	NA	
3 BR: 900 sq. ft.	4	Not proposed	NA	
4 BR: 1000 sq. ft.	5	5		
Maximum Density: Non-Mixed Use Guidelines (Sec. 4.82.2)				
Efficiency-400	--	Proposed density: 10.9 DUA	Yes	Density for residential dwellings in TC-1 is based on the maximum number of rooms allowed.
1 BR: 500 sq. ft.	18.15 (25%)			
2 BR: 750sq. ft.	12.1			
3 BR: 900 sq. ft.	9.07			
4 BR: 1000 sq. ft.	7.26			
Maximum Percentage of Units: Non-Mixed Use Guidelines (Sec. 4.82.2)				
Efficiency-400	5%	Not proposed		
1 BR: 500 sq. ft.	25%	0		
2 BR: 750sq. ft.	100%	0		
3 BR: 900 sq. ft.	100%	0		
4 BR: 1000 sq. ft.	100%	100	Yes	
Minimum Off-street parking per unit: Non-Mixed Use Guidelines (Sec. 4.82.2)				
Efficiency-400	1 per unit	N side: 67 units 67 x 2 = 134 PROPOSED: 206 S Side: 128 units 128 x 2 = 256 PROPOSED: 402		Exceeds requirements
1 BR: 500 sq. ft.	1 per unit			
2 BR: 750sq. ft.	2 per unit			
3 BR: 900 sq. ft.	2 per unit		Yes	
4 BR: 1000 sq. ft.	2 per unit			
RM-1 and RM-2 Required Conditions (Sec 3.8)				
Public Utilities (Sec. 3.8.1)	All public utilities should be available	All public utilities are available	Yes	Refer to Engineering review for more details
Setback along natural shoreline (Sec. 3.8.2.A)	A minimum of 150 feet along natural shoreline is required.	No natural shoreline exists within the property	NA	
Structure frontage (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	Many structures Fronting on private drives; some units front on Main Street	Yes	
Maximum length of the buildings (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.		NA	Does not apply to TC Districts
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if		NA	Does not apply to TC Districts

Item	Required Code	Proposed	Meets Code	Comments
	Common areas with a minimum capacity of 50 persons for recreation or social purposes			
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.			
Building Orientation (Sec. 3.8.2.D)	Where any multiple dwelling structure and/ or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.		NA	<i>Does not apply to TC Districts</i>
Yard setback restrictions (Sec. 3.8.2.E)	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area		NA	<i>Does not apply to TC Districts</i>
Off-Street Parking or related drives (Sec. 3.8.2.F) Off-street parking and related drives shall be	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas or		NA	<i>Does not apply to TC Districts</i>
	No closer than 8 ft. for other walls or		NA	
	No closer than 20 ft. from ROW and property line		NA	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks are required to permit safe and convenient pedestrian access.	5' Sidewalks are proposed throughout the development	Yes	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Sidewalks connect to Main Street area and up to 6 th Gate		

Item	Required Code	Proposed	Meets Code	Comments
	All sidewalks shall comply with barrier free design standards	Ramps shown in some locations	Yes?	Additional details will be needed with Final Site Plan submittal to verify
Minimum Distance between the buildings (Sec. 3.8.2.H)	(Total length of building A + total length of building B + 2(height of building + height of building B))/6		NA	Does not apply to TC Districts
Minimum Distance between the buildings (Sec. 3.8.2.H)	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.		NA	Does not apply to TC Districts
Number of Parking Spaces Residential, Multiple-family (Sec.5.2.12.A)	TC-1: 1 space for 1 bedroom and 2 spaces for 2 or more bedroom units 193 units * 2 spaces = Total required: 382	Attached Garage: 384 Apron Garage: 192 90° open parking: 14 Main Street: not included in plan count Shared Parking Easement at SW corner: 18 Total Proposed: 608	Yes	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. with 22 or 24 ft. lanes - 45° Parking: 9 ft. x 18 ft. with 15 feet lanes - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	- 9 ft. x 17 ft. parking spaces allowed along green space or sidewalks	Yes	
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		NA	
End Islands (Sec. 5.3.12)	- 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	Appears to comply	Yes?	Refer to Traffic comments.

Item	Required Code	Proposed	Meets Code	Comments
	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			
Barrier Free Spaces <i>Barrier Free Code</i>	2 percent of total surface in excess of 1/unit: North of MS: 72 * 2% = 3 spaces South of MS: 152 * 2% = 3 spaces	2 on N side; 3 on S side	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	Appears to comply	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signage shown	Yes	
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i> <u>Multiple-family residential</u>	One (1) space for each five (5) dwelling units N of Main: 67/5 = 13 S of Main: 126/5 = 25 Required: 38 Spaces	N of Main: 16 spaces (4 covered) S of Main: 28 spaces (8 covered)	Yes	When required spaces exceed 20, 25% must be covered spaces (Sec. 5.16.4)
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	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	10 locations shown U rack detail shown; 6' paths shown	Yes Yes Yes	
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	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	Layout shown	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Loading & Unloading (Sec 5.4)	On same premises with buildings involving receipt or distribution of vehicles, materials or merchandise...loading and unloading space required	Not proposed	NA	While loading zones are not required, delivery vehicles should be accommodated
Road Design (Sec 5.10)	Private Drive network: Major Drive – principal internal loop or cul de sac with direct access to exterior public road; Minor Drive – intersecting off major drive, max length 600 feet	Atwood Ave, Tolstoy Trail and Salinger Circle – meet Major Drive requirements		<u>Salinger Circle – variance required for perpendicular parking on a Major drive</u>
Accessory and Roof top Structures				
Dumpster Sec 4.19.2.F	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	Individual pick up planned	NA	
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<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 	No dumpsters	NA	
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	Not proposed	Yes	
Roof top appurtenances	Roof top appurtenances shall be screened in	Not proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
screening	accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.			
Sidewalks and Other Requirements				
Non-Motorized Plan	Proposed Off-Road Trails and Neighborhood Connector Pathways. There is a recommendation for neighborhood connector	Not applicable	NA	
Sidewalks <i>(Subdivision Ordinance: Sec. 4.05)</i>	Five-foot sidewalks required on both sides of internal public or private drives	Provided	NA	
Entryway lighting <i>Sec. 5.7</i>	One street light is required per entrance.	6 lights at entryways indicated	Yes	
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk through the driveways	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).	Generally provided		
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) 	Provided in Community Impact Statement		

Item	Required Code	Proposed	Meets Code	Comments
Other Permits and Approvals				
Development/ Business Sign (City Code Sec 28.3)	Signage if proposed requires a permit. It can be reviewed at the time of Preliminary site plan or after site plan approval	Signage is not proposed at this time.	Yes?	<u>For sign permit information contact ordinance at 248-735-5678</u>
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Project has received approval for development name and street names tentatively approved	Yes?	<u>For approval of project and street naming contact Ben Peacock at 248-347-0475</u>
Property Split or Combination	The proposed property split must be submitted to the Assessing Department for approval.		NA	
Other Legal Requirements				
PRO Agreement (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed	Not proposed	NA	
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Master Deed will need to be reviewed and approved prior to recording	NA	<u>Master Deed draft shall be submitted prior to Electronic Stamping Set approval.</u>
Conservation easements	Conservation easements are a condition of Wetland and/or Woodland permits	Wetland mitigation required	Yes	<u>Conservation Easement draft for wetland mitigation will be required prior to stamping set approval</u>
Previous agreements	Provide all pre-existing easements and agreements that pertain to the property	Existing shared parking agreements have been provided	Yes	Main Street has additional agreements?
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky			
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	No up-lighting shown – only wall lanterns	Yes	
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Provided	Yes	
	Photometric data	Provided	Yes	
	Fixture height	Provided	Yes	
	Mounting & design	Provided	Yes	
	Glare control devices (Also see Sec. 5.7.3.D)	Provided	Yes	
	Type & color rendition of lamps	LED	Yes	
	Hours of operation	Provided	Yes	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	14 feet max	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 	Notes provided	Yes	
Security Lighting (Sec. 5.7.3.H)	<ul style="list-style-type: none"> - All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred 	Notes Provided	Yes	
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	Avg to Min ratio not shown	No	Due to 0.0 fc levels the ratio is shown as N/A; revise as necessary or request a variance from the ZBA
Required Conditions	Use of true color rendering lamps such as metal	LED	Yes	

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 5.7.3.F)	halide is preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	0.0 fc	No	Minimum illumination standards are not met for parking areas and walkways. Add more lighting as necessary to meet requirements, or request a variance from ZBA
	Loading & unloading areas: 0.4 min		NA	
	Walkways: 0.2 min	0.0 fc	No	
	Building entrances, frequent use: 1.0 min	1.0 fc	Yes	
	Building entrances, infrequent use: 0.2 min		NA	
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	Appears to comply	Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	Appears to comply	Yes	

NOTES:

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

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

December 22, 2021

Engineering Review
The Townes at Main Street
JSP20-0035

Applicant

Singh Development Co. Ltd.

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: North and south of Main Street between Novi Road and Grand River Avenue
- Site Size: 17.68 acres (gross)
- Plan Date: 11/15/2021
- Design Engineer: Seiber, Keast Engineering, LLC

Project Summary

- Proposed multi-family and townhome-style residential development. Site access would be provided via entrances on Main Street, Trans-X Road, and Sixth Gate.
- Water service would be provided by 8-inch extensions from the existing 8-inch water mains traversing the subject parcels.
- Sanitary sewer service would be provided by extensions of existing 8-inch sanitary sewer traversing the subject parcels.
- Storm water would be collected by two storm sewer collection systems and discharged to an existing on-site / off-site, private, regional detention basin.

Recommendation

Approval of the Revised Preliminary Site Plan is recommended, with items to be addressed at Final Site Plan submittal. Approval of the Storm Water Management Plan is now recommended, contingent on the applicant providing further details of the existing spillway.

Comments:

The Revised Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, and the Engineering Design Manual with the following exceptions, which can be addressed at Final Site Plan submittal.

General

1. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), and paving (2 sheets). The most updated details can be found on the City's website at this location: <https://cityofnovi.org/services/public-works/engineering-division/engineering-standards-and-construction-details>
2. A right-of-way permit will be required from the City of Novi for the work proposed on Main Street, Trans-X, and Sixth Gate.
3. Provide a traffic control plan for the proposed road work activity. **Noted for final engineering.**
4. In the added compacted sand backfill note on sheet 3 (and on future profiles), specify MDOT Class II sand.
5. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed. **Noted for final engineering.**
6. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained. If the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer. **Noted for final engineering.**
7. Clarify whether the two light poles shown are the only ones proposed. Both of the ones shown will require a License Agreement since they are located in existing utility easements.
8. **Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).**

Water Main

9. Provide a profile for all proposed water main 8-inch and larger. **Noted for final engineering.**
10. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.

11. Noted that units will not be fire suppressed, and thus fire leads are not proposed.

Sanitary Sewer

12. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26. **Noted for final engineering.**
13. Provide a testing bulkhead immediately upstream of the sanitary connection points. 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. **Noted for final engineering.**
14. The furthest upstream sanitary segments shall have a minimum slope of 0.60-percent. **Noted for final engineering.**
15. Illustrate all pipes intersecting with manholes on the sanitary profiles. **Noted for final engineering.**

Storm Sewer

16. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.
17. 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.
18. Match the 0.80 diameter depth above invert for pipe size increases.
19. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
20. Provide profiles for all storm sewer 12-inch and larger. **Noted for final engineering.**
21. 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.
22. 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.
23. Illustrate all pipes intersecting storm structures on the storm profiles.
24. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
25. Show and label all roof conductors, and show where they tie into the storm sewer.
26. No more than 3 catch basins shall drain into any one catch basin.

Storm Water Management Plan

27. **The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.**

28. Topo shots and contours have been provided for the existing on-site and off-site basins, along with corresponding existing detention volume.
29. The 10-year and 100-year hydrographs corresponding to the abovementioned detention volume have been provided, as well.
30. The design cross section for the trapezoidal outflow spillway has been provided, and the hydrographs appear to calculate inflows/outflows/volumes based on this design cross section. However, provide a detailed existing cross section for the outflow spillway, and recalculate hydrographs based on this cross section. Modifications to the spillway will only be required if the overall detention system volume does not exceed the required.
31. As long as detention volume continues to be sufficient after recalculating hydrographs, sediment removal/restoration of the on-site basin and forebays will not be required. However, still provide:
 - a. The originally designed freeboard, high water, low water, and permanent pool (if any permanent pool) contour elevations.
 - b. The current high water and top of sediment contour elevations.These are noted for final engineering.
32. Since the existing basin is considered a wetland, discharge to it may require an EGLE wetland permit prior to construction. Noted that developer will apply for permit if required.
33. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the existing on-site basin, forebays, and pretreatment structures from the public road right-of-way. Noted for final engineering.
34. Provide manufacturer's details and sizing calculations for the existing Stormceptor pretreatment structures on the plans. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr). Higher flows shall be bypassed. Noted for final engineering.
35. An adequate maintenance access route to the existing pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping. Noted for final engineering.

Paving & Grading

36. The remaining perpendicular parking is not allowed along Steinbeck Circle and will require a waiver.
37. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed. **Noted for final engineering.**
38. Provide spot elevations at the intersections of the proposed sidewalks with the existing sidewalks. **Noted for final engineering.**

39. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
40. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces. **Noted for final engineering.**
41. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations. **For final engineering, provide additional plan sheets at a more detailed scale, such as 1:30, in order to show these grades at a legible scale.**
42. Show proposed grades for all adjusted sanitary, water, and storm structures. **Noted for final engineering.**
43. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
44. 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. **Noted for final engineering.**
45. Limits of asphalt removal and replacement on Sixth Gate are noted. However, square off the saw cut on Sixth Gate to make it perpendicular to traffic.
46. Provide additional spot grades to verify the maximum 2-percent cross-slope is being maintained along the sidewalks crossing the three main site entrances (the two on Main Street and the one on Trans-X). **For final engineering, provide additional plan sheets at a more detailed scale, such as 1:30, in order to show these grades at a legible scale.**
47. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas. **For final engineering, provide additional plan sheets at a more detailed scale, such as 1:30, in order to show these grades at a legible scale.**
48. Add "maximum" to all 1/4" per foot slopes in the sidewalk details on sheet 4.
49. Revise all sidewalk base to 6" 21AA instead of 4" compacted sand, per City standard details.
50. **The proposed screening and retaining walls are located within the existing sanitary sewer and water main easements in four (4) locations:**
 - a. **Near the northeast corner of Phase 3.**
 - b. **Near the west extent of Phase 1, just west of Fitzgerald Lane.**
 - c. **At the northwest corner of Phase 2 on the west side of Austen Junction.**
 - d. **On the west side of Austen Junction at the existing hydrant in Phase 2.**

The walls in these locations must be relocated outside of the easements. If they absolutely cannot be relocated, then a License Agreement will be required. Plan views and cross-sections shall be included with the agreement

showing the relationship between the wall foundations and the existing/proposed utilities.

Flood Plain

51. The 100-year floodplain does not appear to traverse the site.

Soil Erosion and Sediment Control

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

Agreements

53. A License Agreement will be required for the retaining and screen walls proposed within the existing sanitary sewer and water main easements. The agreement shall state that the walls and all site facilities within the influence of the walls that may be removed or damaged in the event the utility requires maintenance will be **the responsibility of the property owner** to repair or replace. Additionally, a cross-section shall be included with the agreement showing the distance between the wall foundations and the utilities. A template agreement is available from the Engineering Division.
54. A License Agreement will be required for the light poles proposed in existing water main easements. The agreement shall state that the light poles that may be removed or damaged in the event the utility requires maintenance will be **the responsibility of the property owner** to repair or replace.

The following must be submitted with the Final Site Plan:

55. 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. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
56. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), right-of-way paving, grading, and the storm water basin (basin clean-out, control structure modifications, pre-treatment structure modifications, and restoration).

The following must be submitted with the Stamping Set:

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

57. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
58. If required, a draft copy of the access easement to the off-site regional detention basin controlled outlet must be submitted to the Community Development Department.
59. A draft copy of the 20-foot wide easement for the water main to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
- 60. A draft copy of any water main easements to be abandoned must be submitted to the Community Development Department. Exhibits are to be provided by applicant, and a template document will be provided by the City.**
61. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
- 62. A draft copy of any sanitary sewer easements to be abandoned must be submitted to the Community Development Department. Exhibits are to be provided by applicant, and a template document will be provided by the City.**

The following must be addressed prior to construction:

63. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
64. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
65. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
66. Construction inspection fees in an amount to be determined must be paid to the Community Development Department.

67. Legal escrow fees in an amount to be determined must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project.** This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
68. A storm water performance guarantee in an amount to be determined (equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
69. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Division at 248-347-0498 to determine the amount of these fees.
70. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
71. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
72. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the City website and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details and plan sheets applicable to the permit only.
73. A permit for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
74. A permit for sanitary sewer construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit. **Be aware that approval by both (1) Oakland County Water Resources Commissioner (OCWRC) and (2) Wayne County Department of Public Services (WCDPS) are required prior to submittal to EGLE.**
75. An NPDES permit must be obtained from EGLE since the site is over 5 acres in size. EGLE may require an approved SESC plan to be submitted with the Notice of Coverage.

76. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).
77. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).
78. An incomplete site work performance guarantee in an amount to be determined (equal to 1.2 times the amount required to complete the site improvements, excluding the storm water facilities), as specified in the Performance Guarantee Ordinance, must be posted at the Community Development Department. This guarantee will be reduced prior to the Temporary Certificate of Occupancy (TCO), at which time it will be based on the percentage of construction completed.

The following must be addressed prior to issuance of building permits:

79. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and Engineering Division.
80. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
81. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
82. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
83. Submit a Maintenance Bond to the Community Development Department in an amount to be determined (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on our website.
84. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

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

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

Please contact Victor Boron at (248) 735-5695 with any questions.

A handwritten signature in black ink that reads "Victor F. Boron". The signature is written in a cursive style with a long horizontal line extending to the right.

Victor Boron
Project Engineer

cc: Lindsay Bell, Community Development
Ben Croy, PE; Engineering
Humna Anjum, Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
March 17, 2022
The Townes at Main Street
Second Revised Preliminary Site Plan - Landscaping

Review Type

Second Revised Preliminary Landscape Review

Job #

JSP20-0035

Property Characteristics

- Site Location: Main Street
- Site Acreage: 17.68 ac.
- Site Zoning: TC-1
- Adjacent Zoning: North, East, Southeast: TC-1, South of southern section: RM-2, Southwest of southern section: I-2
- Plan Date: 3/6/2022

Ordinance Considerations

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

It is understood that the proposed urban layout does not necessarily lend itself to meeting all of the landscape requirements for multi-family housing. It is up to the Planning Commission to determine whether the benefits of the proposed layout outweigh the shortfalls it presents in terms of lack of landscaping in some very visible areas. This review does not attempt to make that determination – it merely reviews the project for conformance to the ordinance and landscape design manual.

LANDSCAPE DEVIATIONS WAIVERS REQUIRED FOR PROPOSED LAYOUT

- Lack of landscaped berms provided between site and commercial property to north, east and west for the north section and commercial and the I-2 property on the west side of the south section – *supported by staff*
- Deficiency in greenbelt trees along the south side of Main Street – *not supported by staff*
- Deficiency in greenbelt width along Trans X – *supported by staff*
- Deficiency in greenbelt trees along Trans X – *supported by staff.*
- Deficiencies in foundation landscaping on sides of buildings facing internal drives – *supported by staff*
- Deficiencies in unit landscaping trees proposed due to lack of space provided for all required trees (slightly less than 50% of the required trees are provided) – *not supported by staff*
- Use of subcanopy trees for more than 25% of the unit landscaping trees provided – *supported by staff for 30%*

The most significant waivers are the two that are not supported by staff. The applicant is strongly encouraged to consider the options presented in the discussion of those items on the landscape chart, which, if implemented to a good degree, would gain the support of staff for the waiver.

Recommendation

This project is **still not recommended for approval for Preliminary Site Plan**. There are two significant waivers required for this project that are not supported by staff.

Please add the city job number, JSP20-0035, to the cover sheet of the plans.

Ordinance Considerations

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

1. Provided
2. Subcanopy trees are proposed for areas near and underneath overhead wires.

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

1. Provided
2. No woodlands exist on the site.
3. No regulated trees exist on the site.

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

1. None of the required berms are provided. **A landscape waiver is required for both sections of the development. The north section requires a waiver for the lack of berms on the north, east and west sides, and the south section requires a waiver for the lack of berms along the west side of the entire section.**
2. *The proposed alternatives (8 foot wall, plantings) are sufficient so the waiver is supported by staff.*
3. Please add wall details to the plan set.
4. The applicant is not required to put additional walls where the adjacent Trans X property is already erecting walls.

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

1. The required greenbelt width and plantings are provided along the north side of Main Street.
2. The required greenbelt width is provided along the south side of Main Street, but only 12 of the 31 required greenbelt trees are provided along the south side of Main Street due to conflicts with the proposed storm water line south of the sidewalk. **This requires a landscape waiver.** *The waiver will be supported by staff if the applicant will implement some of the recommendations of the Town Center study that would improve the pedestrian experience such as benches, a decorative fence between the units and the sidewalk or other options recommended by Planning.*
3. The required greenbelt width and greenbelt landscaping are not provided for the Trans X frontage, which should be consistent with the I-2 zoning district greenbelt requirements. **A landscape waiver is required for the current proposal as overhead wires prevent the planting of canopy trees.** *It is supported by staff.*
4. **Staff is interested in considering a proposal from the applicant to remove the existing brick planters and replacing them with trees planted with tree grates flush to the sidewalk as most of the other existing street trees along Main Street are in order to reduce the requirements for long-term maintenance.** *Doing this work would also gain support for the landscape waiver required for the south side of Main Street.*

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

A number of small bays for guest parking are provided. Only perimeter plantings are required, and they are provided.

Multi-family Landscaping:

1. Unit landscaping:

- a) Based on the number of ground-floor units (192), 576 unit trees are required for the site. Only 287 are provided (approximately 49.8% of the requirement)
- b) A landscape waiver is required for this deficiency.**
- c) *It is not supported by staff as the layout is such that room for the required trees has been mostly eliminated by the layout.*
- d) 30% of the trees used are subcanopy trees. **This requires a landscape waiver.** Staff supports this waiver because the site is tight and the excess subcanopy trees fulfill useful purposes on the site, including screening from the north.
- e) The applicant could gain support from staff for the deficiency in multi-family unit trees provided by adding significant numbers of masses of flowering and fruiting shrubs, preferably species native to Michigan, in areas where trees can't be located, such as along the pathways between buildings. This would add beauty to the site and help support songbirds. There are many areas where such masses could be provided on both the north and south sections. See the landscape chart for a more detailed discussion of this option.**

2. Interior drive trees

- a) All required interior drive trees are provided.
- b) While interior drive trees are supposed to be deciduous canopy trees, the stretch of evergreens along the south side of the drive south of Buildings 23, 24 and 27 is accepted to provide better buffering from the I-2 property.

3. Building foundation Landscaping

- a) 35% of the building frontage facing drives are required to be landscaped
- b) Only approximately 25% of the building frontages facing the interior drives are landscaped
- c) **This requires a landscape waiver.** *It is supported by staff because the applicant has added foundation landscaping at the sides of buildings facing internal drives to make up for the shortage along the building frontages.*

Plant List (LDM 4.)

1. 19 of 35 species used (54%) are native to Michigan but three of those native species are underrepresented. **Please see the discussion regarding adding more native species on the Landscape Chart.**
2. The tree diversity meets the landscape design manual standard for all species.

Planting Notations and Details (LDM)

Provided

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

1. If the site's storm water detention system does not need to be modified for this project, then no detention basin landscaping is required. If it does, please add the required shrubs for the modified portions of the pond.
2. **Please show a native wetland mix being used to restore any areas within the wetland buffer**
3. **Please add a note stating that the wetland buffer must not be mowed and/or converted to lawn.**

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans.

3. If an irrigation system will be used, the plan for it must be provided as part of the Final Site Plans. Please be sure it follows the guidelines noted at the bottom of the Landscape Chart.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Second Revised Preliminary Site Plan

Review Date: March 17, 2022
Project Name: JSP20 – 0035: THE TOWNES AT MAIN STREET
Plan Date: 3/6/2022
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 in the Final Site Plan.

It is understood that the proposed urban layout does not necessarily lend itself to meeting all of the landscape requirements for multi-family housing. It is up to the Planning Commission to determine whether the benefits of the proposed layout outweigh the shortfalls it presents in terms of lack of landscaping in some very visible areas. This review does not attempt to make that determination – it merely reviews the project for conformance to the ordinance and landscape design manual.

LANDSCAPE DEVIATIONS WAIVERS REQUIRED FOR PROPOSED LAYOUT

- Lack of landscaped berms provided between site and commercial property to north, east and west for the north section and commercial and the I-2 property on the west side of the south section – *supported by staff*
- Deficiency in greenbelt trees along the south side of Main Street – *not supported by staff*
- Deficiency in greenbelt width along Trans X – *supported by staff*
- Deficiency in greenbelt trees along Trans X – *supported by staff.*
- Deficiencies in foundation landscaping on sides of buildings facing internal drives – *supported by staff*
- Deficiencies in unit landscaping trees proposed due to lack of space provided for all required trees – *not supported by staff*
- Use of subcanopy trees for more than 25% of the unit landscaping trees provided – *supported by staff for 30%*

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 	<ul style="list-style-type: none"> • Overall scale: 1"=40' • Detail scale: 1"=20' 	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect	Name, Address and	Allen Design	Yes	

Item	Required	Proposed	Meets Code	Comments
contact information (LDM 2.b.)	telephone number of RLA/PLA/LLA who created the plan			
Sealed by LA. (LDM 2.g.)	Requires original signature	Copy of seal and signature		<u>Live signature is required on printed stamping sets.</u>
Survey information (LDM 2.c.)	Legal description or boundary line survey	<ul style="list-style-type: none"> • Descriptions on cover sheet • Topographic survey on Sheet 2 	Yes	
Project Information (LDM 2.d.)	Name and Address	Location map on Sheet L-1	Yes	
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> • Show location type and size. • Label to be saved or removed. • Plan shall state if none exists. 	<ul style="list-style-type: none"> • Shown on Sheet 2, L-5 and L-6 • Regulated woodlands do not exist on the site. 	Yes	
Natural Features protection	<ul style="list-style-type: none"> • 25 foot wetland buffer • Tree protection fencing 	Fencing is shown along wetland buffer	Yes	
Soil type (LDM.2.r.)	As determined by Soils survey of Oakland county	Shown on Sheet 5	Yes	
Zoning (LDM 2.f.)	Site: TC-1 <ul style="list-style-type: none"> • North, East, Southeast: TC-1 • South of southern section: RM-2 • Southwest of southern section: I-2 	Zoning districts are shown on Sheet 3, L-1, L-3 and L-3.	Yes	
PROPOSED IMPROVEMENTS				
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	<ul style="list-style-type: none"> • Dimensioned layout is provided on Sheets 3 and 4 • Same layout is used on landscape plans. • Typical driveway width and space between driveways are dimensioned on landscape plans. 	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Existing utilities and easements are shown.	Yes	

Item	Required	Proposed	Meets Code	Comments
Proposed topography - 2' contour minimum <i>(LDM 2.e.(1))</i>	Provide proposed contours at 2' interval	Finished floor elevations, roadway crests, spot elevations and conceptual flow arrows are shown on Sheet 4	Yes	
Clear Zones <i>(LDM 2.e.(5))</i>	<ul style="list-style-type: none"> • 25 ft. corner clearance required. • Refer to Zoning Sec 5.5.9 and illustration below. 	They are provided at the Main Street entries, but not for the interior drives.	Yes	
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
<ul style="list-style-type: none"> • All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours • Berm should be located on lot line except in conflict with utilities. • Berms should be constructed with 6" of topsoil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements <i>(Zoning Sec 5.5.A)</i>	<p><u>Residential adjacent to I-2 requires:</u></p> <ul style="list-style-type: none"> • 10-15 foot high landscaped berm with 6 foot wide crest. • Opacity 80% winter, 90% summer. <p><u>Residential adjacent to commercial requires:</u></p> <ul style="list-style-type: none"> • 6-8 foot tall berm or wall required along north, east and west edges of North section and west edge of South section. 	<ul style="list-style-type: none"> • An 8-foot tall decorative masonry wall fence and densely planted trees instead of the required landscaped berm is proposed along the north and west property lines for the north section, and along all of the west frontage of the south section. • A wall is proposed between the north section and the parking lot to the east, and dense trees are proposed as a buffer between the north section housing and the commercial building to the east. • Flowering crabapple trees are provided along the north 	No	<ol style="list-style-type: none"> 1. A landscape waiver is required for these substitutions. 2. <i>The waiver request is supported by staff for the proposed configuration</i> 3. <u>Please add a wall detail for all walls and state on the landscape plan where those details can be found. As they will be taller than 3.5 feet, they will need to be designed by a qualified engineer.</u>

Item	Required	Proposed	Meets Code	Comments
		wall <ul style="list-style-type: none"> • Evergreens or flowering crabapples are provided along the southern border walls. 		
Planting requirements <i>(LDM 1.a.)</i>	LDM Novi Street Tree List	As noted above, flowering crabapples are proposed along the north property line and a mix of evergreens is proposed along the south side.	Yes	
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
ROW Landscape Screening Requirements Chart <i>(Sec 5.5.3.B. ii)</i>				
Greenbelt width (2)(3) (5)	TC-1 (Main St): <ul style="list-style-type: none"> • Adj to parking: 20 ft • Not adj to parking: 0 ft I-2 (Trans X) <ul style="list-style-type: none"> • Not adj to pkg: 25 ft 	<ul style="list-style-type: none"> • Main St: 15 ft • Trans X: 23 ft from sidewalk 	<ul style="list-style-type: none"> • Yes • No 	<ol style="list-style-type: none"> 1. A landscape waiver is required for the deficient greenbelt. 2. <i>It is supported by staff as greenbelt landscaping has been provided.</i>
Min. berm crest width	<ul style="list-style-type: none"> • No berm is required in TC-1 district • No berm required for I-2 since there is no parking 	<ul style="list-style-type: none"> • None • None 	<ul style="list-style-type: none"> • Yes • Yes 	
Min. berm height (9)	<ul style="list-style-type: none"> • No berm is required in TC-1 district • No berm required for I-2 since there is no parking 	<ul style="list-style-type: none"> • None • None 	<ul style="list-style-type: none"> • Yes • Yes 	
3' wall	No wall is required or proposed where parking is not adjacent to the road.	None of the features suggested by the Town Center study are proposed, except for maintaining the existing tree boxes.		The Town Center Study should be used as a guideline for the frontage along Main Street. Currently little but the foundation landscaping and crumbling existing walk and tree boxes/trees exist along the frontage of the south side. The same situation regarding the tree boxes and trees exists on the north side.
Canopy deciduous or	Main Street (TC-1):	Main Street North:	<ul style="list-style-type: none"> • Yes 	1. A landscape waiver

Item	Required	Proposed	Meets Code	Comments
<p>large evergreen trees Notes (1) (10)</p>	<ul style="list-style-type: none"> • Adj to parking: 1/25 lf • Not adj to parking: 1/30lf • Only canopy or subcanopy trees are required in TC-1 district but one or the other must be used, not a reduced number of each. • Main Street North: (695-27)/30 = 22 trees • Main Street South: (969-54)/30 = 31 trees <p>Trans X (I-2 frontage) - not adjacent to pkg)</p> <ul style="list-style-type: none"> • 1 tree per 60 lf • (200-28)/60 = 3 trees 	<p>12 canopy trees 15 subcanopy trees under an overhead line (equal to 10 canopy trees).</p> <p>Main Street South: 12 trees</p> <p>Trans X: 0 trees</p>	<ul style="list-style-type: none"> • No • No 	<p>is requested for the deficiency in trees on the south side, caused by a utility conflict.</p> <p>2. <i>This waiver would be supported by staff if the applicant will implement some of the features recommended in the Town Center study and in the Planning Review letter such as benches, decorative fencing between the sidewalks and the units facing Main Street or other amenities.</i></p> <p>3. A landscape waiver is required for the lack of canopy trees in the Trans X greenbelt. <i>It is supported by staff as sufficient subcanopy trees are provided in that greenbelt and overhead lines prevent canopy trees from being planted there.</i></p>
<p>Sub-canopy deciduous trees Notes (2)(10)</p>	<p>Main St (TC-1):</p> <ul style="list-style-type: none"> • Adj to parking: 1/15 lf • Not adj to parking: 1/20lf • Only canopy or subcanopy trees are required in TC-1 district but one or the other must be used, not a reduced number of each. • Main Street North: (695-27)/20 = 33 trees • Main Street South: (969-54)/20 = 46 trees <p>Trans X (I-2):</p> <ul style="list-style-type: none"> • 1 tree per 40 lf • (200-28)/40 = 4 trees 	<p>Main Street North: 0 trees</p> <p>Main Street South: 0 trees</p> <p>Trans X: 8 trees</p>	<ul style="list-style-type: none"> • Yes • No • Yes 	<p>See above</p>
<p>Canopy deciduous</p>	<p>No street trees are</p>	<p>No new street trees</p>	<p>Yes</p>	<p>1. Please review the</p>

Item	Required	Proposed	Meets Code	Comments
<p>trees in area between sidewalk and curb</p>	<p>required in TC-1 district along public roads</p>	<p>are proposed but all existing trees are shown as remaining.</p>		<p>Town Center Study and incorporate some of its recommendations for the Main Street frontages as recommended in the Planning Review.</p> <p>2. Staff would support the replacement of the existing brick tree planters with a different option that requires less long-term maintenance.</p> <p>3. Staff would also support the replacement of the existing flowering pears along Main Street with a different acceptable street tree species.</p> <p><i>4. Implementing the Town Center Study and improving the existing conditions along the street would gain the support of staff for the deficiencies noted.</i></p>
<p>Multi-Family Residential (Sec 5.5.3.F.ii)</p>				
<p>Building Landscaping <i>(Zoning Sec 5.5.3.E.ii.)</i></p>	<ul style="list-style-type: none"> • 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. • Main Street North: 67 units * 3 = 201 trees • Main Street South: 125 units * 3 = 375 trees 	<ul style="list-style-type: none"> • A total of 287 of the 576 multi-family unit trees (49.8%) required are proposed. Main Street North: 100 trees of which 32 (32%) are subcanopy trees Main Street South: 187 trees of which 53 (28%) are subcanopy trees 	<ul style="list-style-type: none"> • No • No • No 	<p>1. A landscape waiver is required for the use of subcanopy trees for more than 25% of the trees provided. <i>Staff supports this waiver since the total number of subcanopy multifamily unit trees has been brought down to 29.6% of the trees provided.</i></p> <p>2. A landscape waiver is also required for the deficiency in total unit trees provided (only 49% of the required trees</p>

Item	Required	Proposed	Meets Code	Comments
				<p>(less than 1.5 per unit) are provided). <i>As the deficiency is caused by the dense layout, not by any existing condition, and the deficiency could be at least improved upon through layout and utility changes, it is not supported by staff as is.</i></p> <p>3. There are many areas where there is no landscaping at all (such as between buildings and at the ends of buildings as highlighted in green on the attached markup). Staff would be willing to support the significant landscape waiver requested if the applicant would add masses of flowering and fruiting shrubs in those areas to replace lawn, where there isn't room for trees but is room for shrubs. The Reforestation Credit Table of Section 37 (Woodland Protection) allows the use of 6 large shrubs per tree as an alternative means of providing replacements. While woodland replacements are not required for this project, a similar ratio could be used to reduce the shortage in trees provided for this requirement and</p>

Item	Required	Proposed	Meets Code	Comments
				<p>increase the beauty and attract songbirds to the site. <i>If the applicant provided significant numbers of additional shrubs in these areas, staff would be more inclined to support the landscape waiver for missing multi-family unit trees. It would not be required to plant an equivalent of all of the trees required, but a significant effort would be required to gain support. This is a repeated suggestion.</i></p>
<p>Interior Street Landscaping</p>	<ul style="list-style-type: none"> • 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. • Trees in boulevard islands do not count toward street tree requirement • Main Street North: 2127/35 = 61 trees • Main Street South: 3708/35 = 106 trees 	<ul style="list-style-type: none"> • Main Street North: 61 trees • Main Street South: 110 trees 	<ul style="list-style-type: none"> • Yes • Yes 	<ol style="list-style-type: none"> 1. Trees should be located at least 4 feet behind the curb or behind the sidewalk when they are between adjacent driveways. Please shift trees as necessary. 2. <u>Please move the line of Norway Spruce along the interior drive on Sheet L-2 back toward the wall so there is room for their width as they grow.</u> 3. <u>Please add trees in the strip between the north section and the parking lot to the east where possible.</u>
<p>Foundation Landscaping</p>	<p>35% of building façades facing roads/drives should be landscaped</p>	<ul style="list-style-type: none"> • Only approximately 25% of the sides of the buildings facing the interior drives are landscaped with a single large shrub between 	<p>No</p>	<p>A landscape waiver is required for the proposed layout. <i>It is supported by staff because shrubs are now proposed along the sides of the buildings facing interior drives to compensate</i></p>

Item	Required	Proposed	Meets Code	Comments
		driveways, with the rest being driveways. • Considerable landscaping is provided on the interior fronts of the buildings.		for the shortages in coverage.
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> • Clear sight distance within parking islands • No evergreen trees 	Only small bays for guest parking are provided on one side of interior drives – no islands.	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA		
General (Zoning Sec 5.5.3.C)				
Parking lot Islands (a, b, i)	<ul style="list-style-type: none"> • A minimum of 200 SF to qualify • 200sf landscape space per tree planted in island. • 6" curbs • Islands minimum width 10' BOC to BOC 	No islands are provided	NA	As the bays are just on one side of the interior drive, no parking lot island trees will be required but interior drive perimeter trees should be used at either end of the bay and along the perimeter edges of the bays. It appears this has been done.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	Perpendicular Spaces are 19 ft long		
Contiguous space limit (i)	Maximum of 15 contiguous spaces	The maximum parking bay is 6 spaces	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas x 7.5%	NA			
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	NA			
All Categories				

Item	Required	Proposed	Meets Code	Comments
C = A+B Total square footage of landscaped islands	NA			
D = C/200 Number of canopy trees required	NA			
Parking land banked	None			
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> No plantings with mature height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. Should also be 5 feet from underground utility lines. 	Sufficient spacing is provided.	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Sod is indicated as the only ground cover to be used except in the wetland buffer.	Yes	
Snow deposit (LDM.2.q.)	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	Provided	Yes	
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> A minimum of 2 ft. separation between box and the plants Ground cover below 4" is allowed up to pad. No plant materials within 8 ft. from the doors 	None indicated	TBD	<ol style="list-style-type: none"> Please show <u>transformers and other utility boxes when their locations are determined.</u> Add a note to the plans with the utility note above stating that all utility boxes are to be landscaped per the detail. Add an estimated number of shrubs to the plant list for screening the utility boxes and label them as such.

Item	Required	Proposed	Meets Code	Comments
<p>Detention/Retention Basin Planting requirements (Sec. 5.5.3.E.iv)</p>	<ul style="list-style-type: none"> • Clusters of large native shrubs shall cover 70-75% of the basin 10 feet from the permanent water line • 10" to 14" tall grass along sides of basin • Canopy trees shall be placed around the east, south and west sides of the basin, 10 feet from the water line, at 1/35lf • Refer to wetland for basin mix • Include seed mix details on landscape plan 	<p>The existing basin appears to be the only detention basin for the project and it has existing vegetation.</p>	<p>TBD</p>	<ol style="list-style-type: none"> 1. Existing native vegetation around the pond may be maintained to meet the landscape requirements. 2. If any increases in the pond size are necessary, the new area must be landscaped per the requirement. 3. <u>Please add a note to the Sequence of Removal for Phragmites stating: An MDEGLE permit is required for treatment of Phragmites in areas with standing water. A licensed herbicide applicator must perform the work.</u> 4. <u>Also add a note stating that the contractor shall provide proof of the seed to be used in the form of an invoice or photo of the seed bag to rmeader@cityofnovi.org for approval prior to installation.</u>
General Landscape Requirements (LDM 3)				
<p>General Conditions (LDM 3.a)</p>	<p>Plant materials shall not be planted within 4 ft. of property line</p>	<p>Yes</p>	<p>Yes</p>	
<p>Irrigation plan (LDM 2.s.)</p>	<p>A fully automatic irrigation system or an alternative means of providing sufficient water for establishment and long-term survival must be provided on the Final Site Plans</p>	<p>None</p>	<p>TBD</p>	<ol style="list-style-type: none"> 1. <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival in the Final Site Plans (not just as part of the stamping set).</u> 2. <u>If xeriscaping is used, please provide information about</u>

Item	Required	Proposed	Meets Code	Comments
				<u>plantings included.</u> 3. If an irrigation system will be used, a plan for it must be submitted with final site plans and meet the requirements listed at the bottom of this chart
Other information (LDM 2.u)	Required by Planning Commission	NA		
Landscape tree credit (LDM 11)	<ul style="list-style-type: none"> Substitutions to landscape standards for preserved canopy trees outside woodlands or wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM 	No trees outside of the wetland area are shown as being preserved.		
Plant Sizes for ROW, Woodland replacement and others (LDM 11)	<ul style="list-style-type: none"> Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details 	Included on plant list.	Yes	
Plant size credit (LDM 11)	Plant credits for upsized greenbelt and parking lot perimeter trees are available	None taken		
Prohibited Plants (LDM 11)		None used		
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	Subcanopy trees are provided at a rate of 1.5 per 1 canopy tree required along the Main Street north greenbelt under the overhead lines.	Yes	
Collected or Transplanted trees (LDM 3.f)		None		
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 10) – Include all cost estimates				
Quantities and sizes		Plant list provided	Yes	
Root type		On plant list	Yes	
Botanical and common names	<ul style="list-style-type: none"> At least 50% of species used shall be native to 	<ul style="list-style-type: none"> 19 of 35 species used (54%) are 	<ul style="list-style-type: none"> Yes Yes 	1. The paperbark birch red oaks,

Item	Required	Proposed	Meets Code	Comments
	Michigan. • Tree diversity shall meet requirements of LDM 4.	native to Michigan • The tree diversity mostly satisfies the requirement of LDM 4		<p>serviceberries and pagoda dogwoods still only have token quantities relative to other tree species used on the site to meet the 50% threshold. Please use more of them in place of some of the non-native species, using native elms in place of some of the non-native Pioneer elms, and/or add white oaks, swamp white oaks or other native species to the site in place of some of the non-native trees to increase the effective number of native trees on the site.</p> <p>2. If the applicant chooses to add masses of shrubs as advised above, to offset some of the deficiency in multi-family unit trees provided, please use mostly native shrub species for those plantings as they are proven to be more beneficial to songbirds.</p>
Type and amount of lawn		Sod is proposed	Yes	
Cost estimate (LDM 10)	For all new plantings, mulch and sod as listed on the plan	Provided	TBD	<p><u>1. Need for final site plan</u> <u>2. Please use \$375 each for the unit costs of subcanopy and evergreen trees.</u> <u>3. Please provide a total cost summary for the project on Sheet L-1 or L-4.</u></p>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				

Item	Required	Proposed	Meets Code	Comments
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		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% slope • Constructed of loam • 6" top layer of topsoil 	No berms are proposed.		
Type of Ground Cover		NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	<ul style="list-style-type: none"> • Freestanding walls should have brick or stone exterior with masonry or concrete interior • Any brick walls proposed along roads must be per Town Center guidelines 	8-foot tall masonry walls are proposed along the Trans X properties	TBD	<u>Please provide construction details for those walls.</u>
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				<u>As they will be taller than 3.5 feet, a qualified engineer must design and stamp the drawings.</u>
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date	<ul style="list-style-type: none"> • Provide intended date • Between Mar 15 – Nov 15 	Mar 15-Nov 15, 2022 or 2023	Yes	
Maintenance & Statement of intent	<ul style="list-style-type: none"> • Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source	Shall be northern nursery grown, No.1 grade.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Establishment period	2 yr. Guarantee	Yes	Yes	
Approval of substitutions.	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> • Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch. • Include in cost estimate. • Refer to section for additional information 	In planting details	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.

Irrigation System Requirements

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

TRAFFIC REVIEW



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

Project name:
 JSP20-35 – Townes at Main Street Revised
 Preliminary Site Plan Traffic Review

From:
 AECOM

Date:
 December 22, 2021

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

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

Memo

Subject: JSP20-35 – Townes at Main Street Revised Preliminary Site Plan Traffic Review

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

GENERAL COMMENTS

1. The applicant, is proposing a split development of 67 and 126 units, totaling 193 units.
2. The development is located on the north and wouth sides of Main Street, east of Novi Road. Main Street is under the jurisdiction of the City of Novi.
3. The site is currently zoned TC-1 (Town Center).
4. The applicant has indicated they are seeking the following traffic-related waivers/variances:
 - a. Perpendicular parking on major drive for accessible spaces near mailboxes.
 - b. Lack of dedicated trash receptacle.

TRAFFIC IMPACTS

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

ITE Code: – 220 – Multifamily Housing (Low-Rise)
 Development-specific Quantity: 193 Dwelling Units
 Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	90	69	100	No
PM Peak-Hour Trips	107	67	100	No
Daily (One-Directional) Trips	1426	N/A	750	Yes

- The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
TIS	Daily trips exceed threshold. Trip generation Analysis was submitted with PSP. The trip generation analysis for peak hours was compared with the City-Wide Traffic Study previously completed for the area. As per Trip generation analysis, net change in development units and trips from proposed site plan are negative and hence, does not require TIS.

TRAFFIC REVIEW

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

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

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	25'	Met	
2	Driveway Width O Figure IX.3	28'	Met	Standard for local street
3	Driveway Taper O Figure IX.11			
3a	Taper length	N/A	-	
3b	Tangent	N/A	-	
4	Emergency Access O 11-194.a.19	Multiple access points	Met	
5	Driveway sight distance O Figure VIII-E	400'+	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	312.35' near curb to near curb for south, greater than 315.52' for north	Met	Near-curb to near-curb refers to the start of the entering radius to the start of the entering radius.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
6b	Opposite side O 11.216.d.1.e	>288.35'	Met	
7	External coordination (Road agency)	Not indicated	-	Ensure MOT is approved
8	External Sidewalk Master Plan & EDM	N/A	-	No changes proposed
9	Sidewalk Ramps EDM 7.4 & R-28-J	N/A	-	No changes proposed
10	Any Other Comments:	The NW driveway Wolfe Way at Main Street may have sight distance concerns with vehicles parked in the parallel parking spaces that are immediately adjacent to the driveway.		

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	None indicated	N/A	
12	Trash receptacle ZO 5.4.4	None indicated	N/A	Applicant has indicated that trash will be handled via curbside pickup for each of the residential units. <u>The applicant has indicated they are requesting a variance for lack of a dedicated trash receptacle.</u>
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	N/A	-	No parking lots proposed
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	N/A	-	
15b	Internal to parking bays	N/A	-	
16	Parking spaces ZO 5.2.12	Indicated	Met	
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<15 spaces	Met	
18	Parking space length ZO 5.3.2	19'	Met	
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	6" at perpendicular 19' spaces	Met	
21	Accessible parking – number ADA	9 spaces	Met	
22	Accessible parking – size ADA	8' wide with 5' and 8' aisles	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
23	Number of Van-accessible space ADA	4	Met	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	44 spaces	Met	
24b	Location ZO 5.16.1	Indicated	Met	Covered parking near important areas of site, and clusters of parking spaces distributed around the site.
24c	Clear path from Street ZO 5.16.1	5'	Not Met	6' clear path required, sidewalks are dimensioned as 5'.
24d	Height of rack ZO 5.16.5.B	3'	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Inverted "U" racks indicated, 12 covered	Met	Covered parking provided near mailboxes and play area, 27% covered parking provided, meeting 25% ordinance requirement.
25	Sidewalk – min 5' wide Master Plan	Some 5', some not indicated	Inconclusive	Dimension all sidewalk widths, several appear smaller than 5', particularly to condo front doors.
26	Sidewalk ramps EDM 7.4 & R-28-J	Indicated	Met	
27	Sidewalk – distance back of curb EDM 7.4	5'	Met	Applicant has provided 5' offset from curbed roadway.
28	Cul-De-Sac O Figure VIII-F	None proposed	None required	Stub street less than 150'.
29	EyeBrow O Figure VIII-G	N/A		
30	Minor/Major Drives ZO 5.10	24' and 28' drives indicated	Not Met	Applicant is requesting a variance for perpendicular parking on a major drive for the ADA accessible parking at the mailboxes on Steinbeck Circle.
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Included	Met	
33	Signing table: quantities and sizes	Included	Met	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Included	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Included	Met	
40	Parking space striping notes	Included	Met	
41	The international symbol for accessibility pavement markings ADA	Included	Met	
42	Crosswalk pavement marking detail	Included	Met	Add to detail the color of the crosswalk markings.
43	Any Other Comments:			

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

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

Sincerely,

AECOM



Patricia Thompson, EIT
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

WETLAND REVIEW



May 11, 2021

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

RE: The Townes at Main Street JSP20-0035
Wetland Review of Preliminary Site Plan
MSG Project No. N1030024

Dear Ms. McBeth:

The Mannik & Smith Group, Inc. (MSG) completed a project site inspection relative to *Sheet 2, Boundary Survey and Existing Conditions Plan* and *Sheet 3, Overall Site Plan* of the *Preliminary Site Plan for The Townes at Main Street* prepared by Seiber, Keast Engineering, LLC dated April 7, 2021 (the PSP). The project site is located south of Grand River Avenue and east of Novi Road in Section 23. The parcel numbers associated with the project site are 50-22-23-151-013 (Parcel 1), 50-22-23-151-039 (Parcel 2), and 50-22-23-176-035 (Parcel 3). Collectively, Parcels 1, 2, and 3 are referred to as the Site in this document. The PSP depicts redevelopment of the Site with multiple improvements including 32 multi-unit residential buildings and associated private roads.

Published Data

MSG reviewed The City of Novi Wetlands Maps and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer for the project site. The project site contains a portion of a City of Novi Regulated Wetland near the eastern-central limit of Parcel 2, where a storm water detention basin is located (Figure 1). Wetland (hydric) soils are also identified by EGLE on the Part 303 Wetlands Inventory at and around the storm water detention basin (Figure 2). Other wetland conditions are not identified by the City of Novi or EGLE at the Site.

MSG Wetland Boundary Verification

The PSP depicts the locations of five wetlands on the Site that are identified as Wetlands M through Q. The PSP also appears to identify the storm water detention basin as Wetland L. MSG visited the Site on April 22, 2021 to evaluate the accuracy of the PSP's depiction of wetlands on the Site. The observed conditions at the Site generally consisted of vacant land predominantly covered with herbaceous vegetation (mown grass) and sparse trees, with more densely wooded areas generally located in the eastern portions of Parcels 1 and 2 and the western portion of Parcel 3. Wetland delineation markers (numbered pink ribbon) were observed that corresponded to the perimeters of Wetlands M through Q as depicted on the PSP. Selected inspection photographs are found at the end of this letter.



Proposed Impacts and MSG Recommendations

MSG summarized the area of wetland and buffer impact below, based on notes in the Site Plan.

Wetland ID	Wetland Impact Area (Acre)	Wetland Buffer Impact Area (Acre)
L	0.004	0.029
M	0.014	0.133
N	0.313	0.589
O	0.036	0.156
P	0.008	0.092
Q	0.031	0.149
Total	0.406	1.148

The PSP proposes to impact a total of 0.406-acre of wetland and 1.148-acre of wetland buffer.

1. EGLE typically regulates wetlands within 500-feet of an inland lake, pond, stream, or river, and isolated wetlands greater than 5 acres in size.

- Based on the City of Novi Wetlands Maps and the PSP, it appears the storm water detention basin (a.k.a. Wetland L) is directly connected to a tributary of the Walled Lake Branch of the Middle Rouge River (Figure 3).
- Based on MSG's review of historical aerial images of the Site, the detention basin is not a recently engineered feature. The current basin appears to be a natural formation that has been present and in communication with Walled Lake Branch of the Middle Rouge River since at least the 1940s (Figure 4).
- In addition, Wetlands M through Q are within 500 feet of the detention basin.
- Therefore, it appears likely all of the identified wetland areas would be regulated by EGLE.

MSG recommends that the applicant obtain verification from EGLE regarding state jurisdictional status. In the event EGLE determines the wetlands are not regulated by the State, MSG will evaluate the essentiality of the wetlands.

2. Wetlands L through Q consist of emergent and scrub-shrub wetlands. Accordingly, mitigation would be required at a ratio of 1.5:1. Submittal of a wetland mitigation plan would be required. Pursuant to the City Ordinance, "Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical."
3. Fill volumes for wetland impacts are not clearly identified on the PSP. Areas of proposed wetland and buffer impacts should be double-checked for accuracy.
4. Although the habitat quality is not high for Wetlands M through Q and their associated natural features setbacks, MSG recommends the applicant include replacement native plantings, including trees and shrubs, in the remaining setback areas, particularly in areas that have been cleared of non-native invasive species per the applicant's landscape plan.

Permits and Regulatory Status

The project as proposed requires a City of Novi *Wetland Use Permit* as well as an *Authorization to Encroach into the 25-Foot Natural Features Setback* for proposed impacts. The City requires compensatory wetland mitigation for regulated impacts of 0.25-acre and greater, or contiguous to a lake, pond, river or stream. The proposed impacts appear to meet one or both of these thresholds, so mitigation appears to be required according to the City's Wetland Ordinance.

Item	Required/Not Required/Not Applicable
Wetland Use Permit (specify Non-Minor or Minor)	Minor, Required
Wetland Mitigation	Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Required
Wetland Conservation Easement	To be determined – dependent on EGLE review

Based on available information, **MSG currently recommends approval of the Preliminary Site Plan for Wetlands conditional upon the applicant satisfactorily addressing items 1 through 4 listed above.**

Sincerely,

The Mannik & Smith Group, Inc.



Douglas Repen
Environmental Scientist



John A. Freeland, PhD, SPWS
Senior Scientist



Craig S. Willey
Project Manager

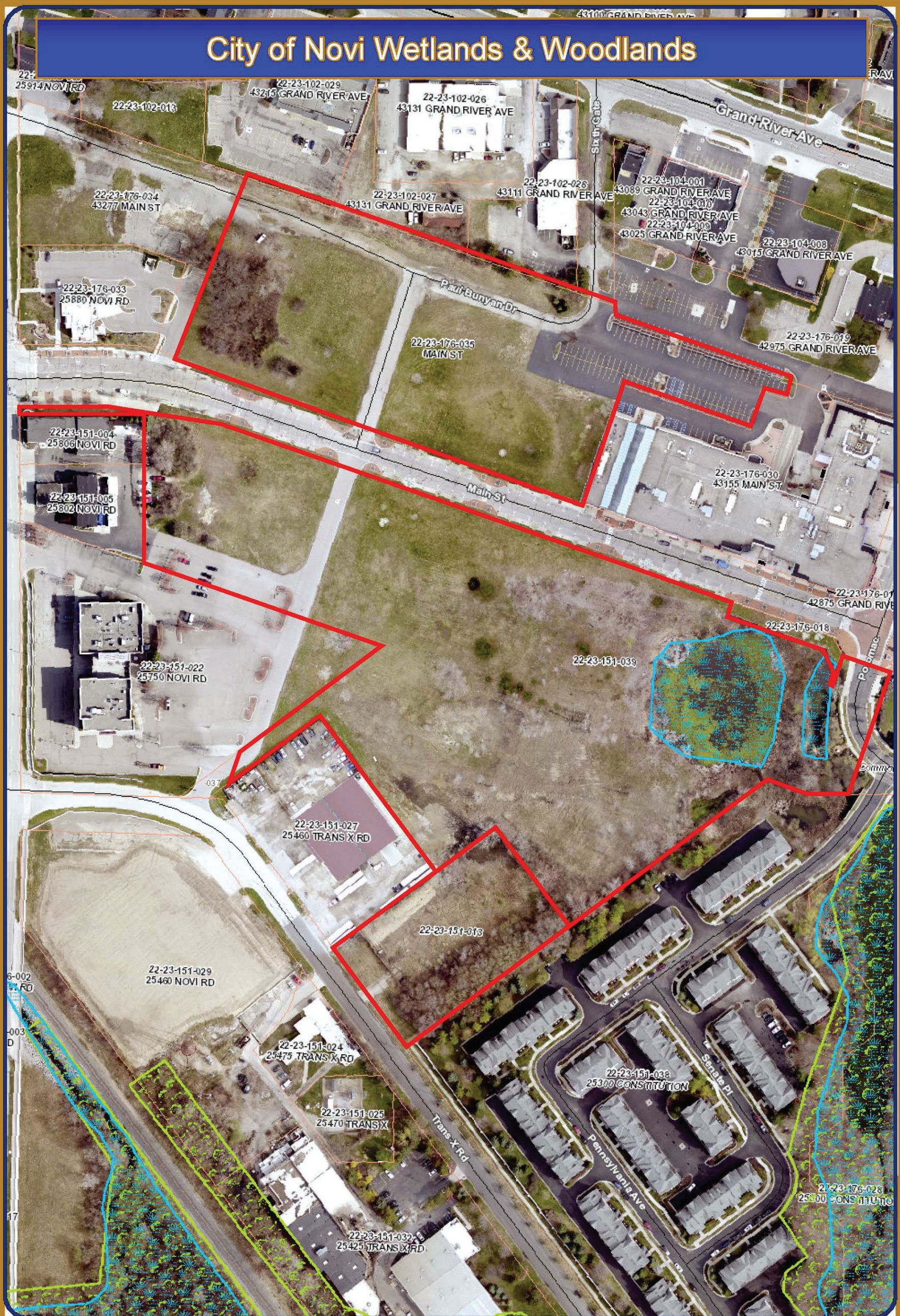
CC: Lindsay Bell, City of Novi Planner
Christian Carroll, City of Novi Planner
Madeleine Daniels, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

FIGURES



Figure 1

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



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.



Map Print Date:
4/26/2021



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org



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

Wetland Review of Preliminary Site Plan
MSG Project No. N1030024

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

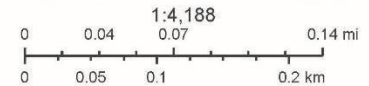
Wetlands Map Viewer



April 26, 2021

Part 303 Final Wetlands Inventory

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



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

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

Figure 3

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

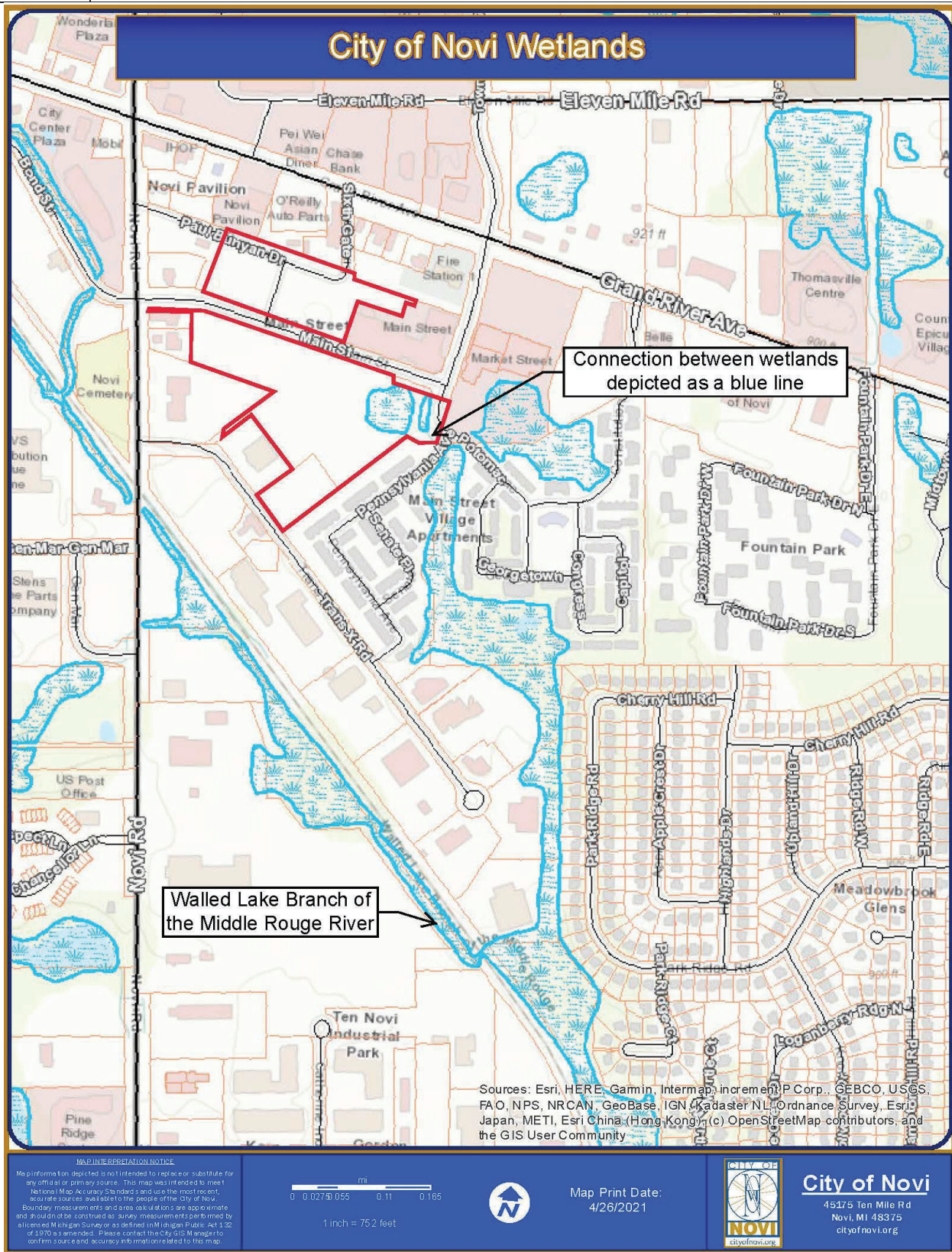


Figure 4 City of Novi historical aerial image (1949). Approximate Site boundary is shown in red.



SITE PHOTOGRAPHS





Photo 1: View of Site Parcel 2, with the detention basin / Wetland L on the left, facing southeast.

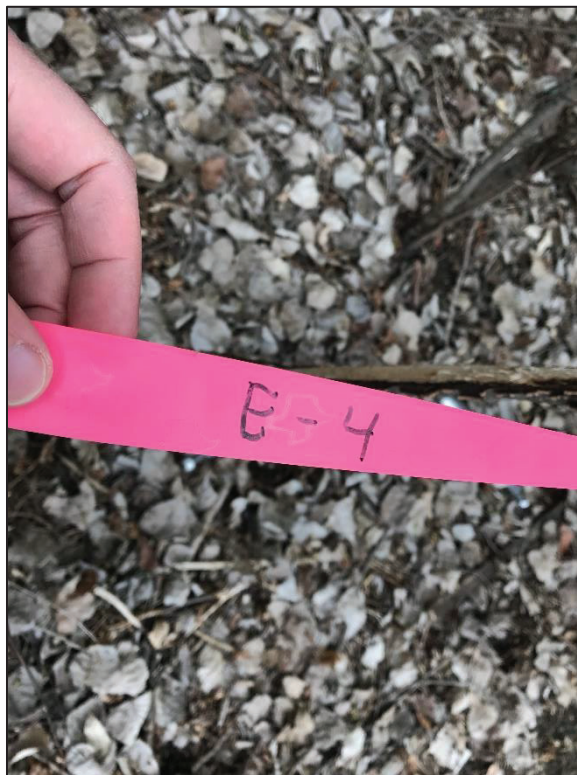


Photo 2: View of a typical wetland delineation marker at the Site.



Photo 3: View of Wetland M, facing east.



Photo 4: View of central portion of Wetland N, facing west.



Photo 5: View of Wetland O, facing northwest.



Photo 6: View of Wetland P, facing west.



Photo 7: View of Wetland Q, facing south.



Photo 8: View of Site Parcel 3, facing northwest.

FAÇADE REVIEW



December 19, 2021

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

Façade Review Status:
Conditionally Approved,
Section 9 Waiver Recommended

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW – Façade Ordinance, Preliminary Site Plan**
The Townes at Main Street, JSP21-35
 Façade Region: 1, Zoning District: TC

Dear Ms. McBeth:

This Façade Review is based on the drawings prepared by Pulte Homes, dated 1/25/19. The project consists of 6 building types with from 3 to 8 units per building. Only the 4-unit building was provided for this review. The sample board required by Section 5.15.4.D of the Façade Ordinance has been provided in the form of a colored image, titled Exterior Material Sample, dated 11/15/21. The sample board indicates Vinyl Siding which is not permitted in Façade Region 1. Ordinance Sections 5.15 and 3.27.G are applicable to this project. The percentages of materials proposed are as shown in the table below. The maximum (and minimum) percentages of materials required by the Ordinances are shown in the right hand columns. Materials that are in non-compliance are highlighted in bold.

Buildings Facing Main St. (Bldg's. 8-16)	Front	Rear	Right Side	Left Side	Ordinance 5.15 Maximum (Minimum)	Ordinance 3.27.G
Brick	56%	20%	32%	32%	100% (30%)	50% Min.
Stone	24%	0%	0%	0%	50%	
Asphalt Shingles	20%	20%	0%	0%	75%	
Lap Siding (Note 1)	0%	55%	60%	60%	50%	
Trim	8%	5%	8%	8%	15%	
Note 1 - Vinyl Siding is not permitted in Façade Region 1						

Other Buidings (Bldg's. 1-7 & 17-32)	Front	Rear	Right Side	Left Side	Ordinance 5.15 Maximum (Minimum)	Ordinance 3.27.G
Brick	20%	20%	32%	32%	100% (30%)	50% Min.
Stone	23%	0%	0%	0%	50%	
Asphalt Shingles	20%	20%	0%	0%	75%	
Lap Siding (Note 1)	33%	55%	60%	60%	50%	
Trim	4%	5%	8%	8%	15%	
Note 1 - Vinyl Siding is not permitted in Façade Region 1.						

Buildings 8-16 The applicant has made significant modifications to the previously reviewed facades. The percentage of Brick and Stone on the front elevations of buildings 8 through 16 now exceeds 51% as required by Ordinance 3.27.G. The side elevations of these buildings remains in non-compliance due to the underage of Brick and Stone (32% vs. 51%). It is recommended that the amount of Brick be increased to approximately 51% on the side elevations, particularly those facing Fitzgerald Ln. and the west elevations of buildings 11 and 12.

Buildings 1-7 & 17-32 The applicant has made significant modifications to the previously reviewed facades. The facades are essentially the same as Buildings 8-16, except that Lap Siding is used above the second floor belt line on all facades. A section 9 Waiver is required for the underage of Brick and Stone and overage of Lap Siding on these buildings. It is our recommendation that such a waiver is justified based on the reduced level of visibility of these buildings.

Section 5.15.13 Context The applicant has changed the vinyl privacy fence to a 6' high Brick Privacy Fence. This will significantly improve the overall appearance of the project. We repeat our prior comment that no gateway structures are proposed for any of the 6 entrance points into the project. We believe that as a minimum, a gateway structure at the west Main Street entrance would be appropriate for a project of this size and character.

Summary - A section 9 Waiver is recommended for the underage of Brick and Stone and overage of Lap Siding on buildings 1-7 and 17-32. This recommendation is conditional upon the applicant increasing the percentage of Brick to 51% or greater on the side elevations of Buildings 8-16, and changing the Vinyl Siding to Cement Fiber Siding, or equal, on all buildings.

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

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over the printed name below.

Douglas R. Necci, AIA

FIRE REVIEW



April 15, 2021

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

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
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Scott R. Baetens

Assistant Fire Chief
John B. Martin

RE: The Townes at Main Street

PSP# 21- 0024

Project Description:

Build 32 multi-tenant buildings off of Mainstreet east of Novi Rd.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- New Water mains and sizes **MUST** be put on the plans for review.
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**
- No part of a commercial, industrial, or multiple residential area shall be more than 300 feet from a hydrant. **(D.C.S. Sec. 11-68 (f)(1)c.1)**. If the buildings require a fire suppression system, Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. **(IFC (2015 ed) 912.2.1)**.
- A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

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

cityofnovi.org

- The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. **(City of Novi Ordinance Sec. 15-99(a)).**
- MUST provide documentation for the 3-unit, 5-unit, 6-unit, 7-unit and 8-unit buildings. (Elevation plans, and floor plans).

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

A handwritten signature in black ink, appearing to read 'KSP', with a long horizontal stroke extending to the right.

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

cc: file

APPLICANT RESPONSE LETTER

April 21, 2022

City of Novi

45175 Ten Mile Road
Novi, Michigan 48375

Attention: Lindsay Bell, Senior Planner

Regarding: JSP 20-35 The Townes at Main Street
Preliminary Site Plan Review responses

In accordance with the *Site Plan Review dated March 31, 2022*, below are the applicant responses. Our responses shown in **blue**.

Review Note: The existing site plan in effect for this and surrounding parcels, as approved by the City on July 9, 2012, and associated easements are now reflected in the current plan. It is apparent that some of those easements and agreements will need to be amended. All comments in the current review letter are contingent on the applicant being able to amend those existing agreements/plans by all affected parties. **Understood. The applicant has engaged council to amend the agreements as necessary. The agreements will be amended following Site Plan approval and will be completed prior to stamping set approval. Applicant will provide a letter acknowledging their understanding that any approvals are subject to the appropriate easement amendments. This sequence has been proposed to the City Attorney.**

Recommendation: Approval of Preliminary Site Plan is **recommended with conditions. Thank you, we look forward to discussing the plan with the City of Novi Planning Commission on April 27, 2022.**

Ordinance Requirements: (items requiring responses only)

1. Density and Total Number of Rooms:
In the latest submittal, the one unit on the north side of Building 23 has been removed. The applicant has shifted Buildings 29 and 30 to the north in order to provide the required greenbelt buffer along Trans-X Drive. **Correct, one unit removed and required greenbelt provided. Thank you for the suggestion.**
2. Building Setback (Section 3.6.2.H.i.g): Staff supports the variance requested. **No response required.**
3. Parking Setback Screening (Section 3.6.2.P): No variance is needed. **No response required.**
4. Total Parking Required and Proposed: The applicant is providing 608 parking spaces, which is an excess of 224 spaces or 58% over the requirement. **No response required.**
5. Town Center Amenities The screening wall in has been raised. **Correct. Thank you for the suggestion**
Benches have been added and a gazebo is now proposed. **Correct. Thank you for the suggestion**
Maintenance/replacement of existing planters should be detailed in the Final Site Plan submittal. **Maintenance or replacement of existing planters, if required, will be detailed during final engineering.**
6. Road Standards. A variance for perpendicular parking has been requested. **No response required.**
7. Buffer from Industrial: The screening wall in has been raised. **Correct. Thank you for the suggestion.**
8. Sidewalk Placement: The sidewalks along the drives have been relocated. **No response required.**
9. Phasing Plan: Additional details will be required at Final Site Plan. **No response required.**
10. Street Names: Approved Street names are now reflected on the plan. **No response required.**
11. Wetland Impacts: Details of the mitigation plans will be required with Final Site Plan submittal. **Agreed.**
12. Conservation Easements: Conservation easements are required with Final Site Plan submittal. **Agreed.**
13. Property lines: The Master Deed would need to be approved prior to Final Stamping Set. **Agreed.**
14. Off-site concerns: The applicant has provided a plan showing the existing easements and agreements. Some will need to be amended to accommodate the current plans for the property. **Understood. The applicant has engaged council to amend the agreements as necessary. The agreements will be amended following Site Plan approval and will be completed prior to stamping set approval. Applicant will provide a letter acknowledging their understanding that any approvals are subject to the appropriate easement amendments. This sequence has been proposed to the City Attorney.**

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15. Paul Bunyan Drive Easements: The applicant should verify whether they have a legal obligation to retain that ingress/egress route. Provide any documentation to support your findings. **The applicant has engaged council to amend the agreements as necessary.**
16. Electrical Poles: Applicant indicates electrical service will be relocated below grade. **No response required.**
17. Photometric Plan (Section 5.7): If light levels in surface parking areas and along walkways are not increased to the minimum standard of 0.2 fc, variances from the Zoning Board of Appeals will be required. **Lighting levels meet ordinance standards at all entry points to the units. Variance requested. It is not practical or desirable to illuminate all the walks throughout the entire development. The main street Townes area is well lit.**
18. Planning Review Chart: Please refer to Planning Review chart for additional comments that need to be addressed. **See planning review chart responses.**
19. Staff encourages the applicant to reach out to adjacent property owners to share their development plans. The applicant should include any signed agreements with neighboring parcels that would allow the changes proposed to existing parking and access drives. **The applicant has engaged council to amend the agreements as necessary.**

Other Reviews:

Engineering Review: Engineering is **recommending approval Thank you.**

Landscape Review: Landscape recommends conditional approval in Planning Letter. **Thank you.** We have discussed the landscaping conditions with Rick Meader and we are confident we can address his remaining concerns during final engineering.

Wetlands Review: Wetlands recommends approval. **Thank you.**

Traffic Review: Traffic recommends approval. **Thank you.**

Traffic Study: a waiver of the full study is supported. **Thank you.**

Facade Review: Façade recommends conditional approval. **Thank you.** If the vinyl siding is changed to cement fiber siding, and minimum 51% brick on side elevations of buildings 8-16, a Façade Waiver can be supported **Applicant agreed to change to cement siding and increase brick percentage.**

Fire Review: Conditional approval of the Preliminary Site Plan is recommended. **Thank you.**

STREET AND PROJECT NAME Project and the street names have been approved **Thank you.**

Next Step: The Preliminary Site Plan, Phasing Plan, Wetland Permit and Stormwater Management Plan will be scheduled to go before the Planning Commission for public hearing on **April 27, 2022**. Please provide the following via email or download link by **April 21, 2022**:

1. 2nd Revised Preliminary Site Plan submittal in PDF format. **NO CHANGES MADE. PDF provided, attached. No changes made.**
2. A response letter addressing ALL the comments from ALL the review letters and specifically request any waivers and variances as you see fit. These would be used to prepare the motion sheets. **Response letter provided addressing all comments. Waiver summary follows, next sheet.**
3. A color rendering of the Site Plan (optional, to be used for Planning Commission presentation). **Color Rendering provided, attached.**
4. Façade material board. **Material Board provided.**

Waiver Request Summary:

Building Setback (Section 3.6.2.H.i.a): Where the TC-1 District abuts a residential district, the minimum building setback from the property line is required to be 3 feet for each foot of building height. Along the southeastern property line, this would require a 117-foot setback where the property abuts the RM-2 district. As noted by the applicant, the use proposed on this property (residential townhomes) is identical to the use existing in the RM-2 District (residential townhomes). **Staff supports the variance requested to allow a minimum 20-foot building setback because the use proposed matches the existing adjacent use. A waiver is requested.**

Road Standards (Sec. 5.10): The Ordinance states a private drive network within a multiple-family development shall be built to the City's Design and Construction Standards for local streets (28-foot back-to-back width). Major drives are defined as a principal internal loop drive or cul-de-sac drive that has direct access to an exterior public road. Minor drives, which intersect off the major drives and have a maximum length of 600 feet, may be 24 feet width. Angled and perpendicular parking spaces may be accessed directly from a minor drive, but not from a major drive. The proposed street network shows one street that meets the definition of a minor drive – Orwell Street. The other streets proposed meet the definition of a major drive, with the width now meeting the 28-foot standard. **A variance will be required for perpendicular parking areas accessed directly from Salinger Circle. A waiver is requested.**

Photometric Plan (Section 5.7): A lighting plan is now provided, which shows that the lighting proposed does not meet minimum illumination standards of the Ordinance. If light levels in surface parking areas and along walkways are not increased to the minimum standard of 0.2 fc, **variances from the Zoning Board of Appeals will be required. Planning Commission support for a variance from the Zoning Board of Appeals is requested.**

Required Conditions (Sec.5.7.3.E) Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1. Due to 0.0 fc levels the ratio is shown as N/A; Variance from the ZBA is required. **Planning Commission support for a variance from the Zoning Board of Appeals is requested.**

Min. Illumination (Sec. 5.7.3.k) Parking areas: 0.2 min Proposed: 0.0 fc Minimum illumination standards are not met for parking areas and walkways. Variance from ZBA is required **Planning Commission support for a variance from the Zoning Board of Appeals is requested.**

Walkways: 0.2 min proposed: 0.0 fc Minimum illumination standards are not met for parking areas and walkways. Variance from ZBA is required **Planning Commission support for a variance from the Zoning Board of Appeals is requested.**

Setback from Residential District (Sec 3.6.2.H) Where a use abuts a residential district, the minimum building setback distance shall be 3 feet for each foot of building height. Building height of 39 would require setback of 117. This setback would apply to units adjacent to RM-2 district – **Applicant requests a waiver as the use proposed is the same as existing use in RM-2 district**

Wetland/Watercourse (Sec3.6.2.M) **Applicant requests waiver to permit off-site wetland mitigation within the City**

Façade materials (Sec. 3.27.1 G) Applicant requests a section 9 Waiver for the underage of Brick and Stone and overage of Lap Siding on buildings 1-7 and 17-32. Staff conditionally supports this waiver upon the applicant increasing the percentage of Brick to 51% or greater on the side elevations of Buildings 8-16, and changing the Vinyl Siding to Cement Fiber Siding, or equal, on all buildings. Applicant states cement fiber siding will replace prohibited vinyl siding, and Buildings 8-16 shall have minimum 51% brick on side elevations. **A waiver is requested.**

Number of Rooms and Area of Parcel (Sec. 4.82.2.A) TC/TC-1, Multiple Family, and Mixed-Use. Total number of rooms shall not have more than the area of the parcel in square feet, divided by a factor of 1200. For 17.68 acres : $770,141 \text{ sq. ft.} / 1200 = 642 \text{ rooms permitted.}$ *5 rooms/unit x 193 units = 965 rooms. Description of units provided indicates they would be considered 5 rooms under the ordinance definition – flex room and “optional loft. Allowing

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increase in number of rooms (*Sec. 4.82.2.B*) Planning Commission (for sites <5 acres) or City Council (for sites >5 acres) can approve increase in number of rooms subject to conditions listed in *Sec. 4.82.2.b*. The increase cannot exceed more than two times the rooms otherwise allowed. **Max. Allowed: 1,284 rooms Proposed: 965 Applicant requests a waiver**

LANDSCAPE WAIVERS:

- **Lack of landscaped berms** provided between site and commercial property to north, east and west for the north section and commercial and the I-2 property on the west side of the south section – **supported** by staff
A waiver is requested.
- Deficiency in **greenbelt width** along Trans X – **supported** by staff
A waiver is requested.
- Deficiency in **greenbelt trees along Trans X** – **supported** by staff.
A waiver is requested.
- Deficiencies in **foundation landscaping** on sides of buildings facing internal drives – **supported**.
A waiver is requested.
- Use of **subcanopy trees for more than 25%** of the unit landscaping trees provided – **supported** by staff for 30% **A waiver is requested.**
- Deficiencies in unit landscaping trees proposed due to lack of space provided for all required trees (slightly less than 50% of the required trees are provided) – **not supported** by staff **A waiver is requested.**
- **Deficiency in greenbelt trees** along the south side of Main Street – **not supported** by staff **A waiver is requested.**

FAÇADE MATERIAL SAMPLE BOARD

Exterior Package - The Townes at Main Street

	Stone	Brick	Siding - Horizontal	Siding Panels	Cornice, Trim & Accents	Roof - Shingles	Metal Awning	Garage Door
Package	Cultured Stone - Hewn Stone "Foundation" or Equal	Meridian - "Meadow Brook"	JamesHardie - HardiePlank Lap Siding - Select Cedarmill "Khaki Brown" or Equal	Sherwin-Williams - SW7036 "Accessible Beige"	Sherwin-Williams - SW7036 "Accessible Beige"	Certaiteed Landmark - "Weathered Wood" or Equal	Sherwin-Williams - SW6258 "Tricorn Black"	Clopay - "Mocha Brown" or Sherwin-Williams - SW7020 "Black Fox"

The Townes at Main Street

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