



Fox Run Continuing Care Center JSP18-19

Fox Run CCC Expansion JSP18-19

Public hearing at the request of Erickson Living for Planning Commission's recommendation to the City Council of a Revised Preliminary Site Plan with a PD-1 Option, Revised Special Land Use Permit, Revised Phasing Plan, Revised Wetland Permit and Revised Stormwater Management Plan approval. The subject property is 102.8 acres in Section 1 of the City of Novi and located north of Thirteen Mile Road and west of M-5 in the RM-1, Low Density Low-Rise Multiple-Family District. The applicant is proposing to revise the original approval and layout of the building addition in Phase 4.

Required Action

Recommend approval/denial of the Revised Preliminary Site Plan with PD-1 Option, Revised Special Land Use Permit, Revised Phasing Plan, Revised Wetland Permit and Revised Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	6/27/18	<ul style="list-style-type: none"> • Planning Commission/City Council finding regarding Section 3.31.4.A regarding the PD Option • Modification of the building length requirement to allow up to 316 feet with additional setback provided - Staff supported • Waiver to allow bicycle parking in one location rather than two - Staff supported • Items to be addressed on the next submittal
Engineering	Approval recommended	6/27/18	Items to be addressed on the next submittal
Traffic	Approval recommended	6/26/18	Items to be addressed on the next submittal
Landscaping	Approval recommended	5/25/18	<ul style="list-style-type: none"> • Waiver to allow fewer multifamily unit landscaping trees than are required due to lack of space - Staff supported. Items to be addressed on the next submittal
Wetlands	Approval recommended	6/21/18	<ul style="list-style-type: none"> • Non-minor Wetland permit required • Wetland Buffer authorization required
Woodlands	Approval recommended	6/21/18	Woodland permit required
Façade	Approval recommended	6/24/18	<ul style="list-style-type: none"> • Percentage of brick has been increased to match the Ordinance requirements • Section 9 Waiver for overage of EIFS on all facades - Staff supported
Fire	Approval recommended	6/12/18	

Motion sheet

Approval – Revised Special Land Use Permit

In the matter of Fox Run Continuing Care Center (CCC), JSP18-19, motion to **recommend approval to the City Council** of the Revised Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
 - The proposed use will not cause any detrimental impact on existing thoroughfares (*as indicated in findings and conclusions of the traffic review letter, including the adequacy of such thoroughfares to handle the existing improvements*);
 - Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes in accordance with ordinance requirements as set forth in the engineering review*);
 - The proposed use is compatible with the natural features and characteristics of the land (*as proposed impacts to natural features have been minimized as described in the staff and consultant reports*);
 - The proposed use is compatible with adjacent uses of land (*as indicated in the staff and consultant review letters and as demonstrated by the longstanding relationship of the existing development to such uses*);
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use, which contemplates this use;
 - The proposed use will promote the use of land in a socially and economically desirable manner, as it is a continuation of this planned use;
 - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. Landscape waiver from Section 5.5.3.F.ii to allow 37 fewer multifamily unit landscaping trees than are required (87 required, 50 provided) because the existing and proposed landscaping on the site are substantial and sufficient to accomplish the intent of the ordinance; and
- c. (*additional comments here if any*)

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

-AND-

Approval – Revised Preliminary Site Plan

In the matter of Fox Run CCC, JSP18-19, motion to **recommend approval to the City Council** of the Revised Preliminary Site Plan with a PD-1 Option based on and subject to the following:

- a. City Council finding that the standards of Section 3.31.4.A of the Zoning Ordinance are adequately addressed;

- b. Waiver from Section 3.8.2.C for a building exceeding 180 feet in length, up to 316 feet proposed, because the interconnected facility will better serve the population and the ordinance allows the Planning Commission to modify building length when additional setback from adjacent uses is provided, as it is in this proposal;
- c. Waiver from Section 5.16 for providing bicycle parking in one location rather than two as consistent with the use at issue;
- d. Waiver from Section 5.16 for not providing a 6 foot sidewalk access to bicycle parking, because the existing 5 foot sidewalk would need to be demolished and reconstructed;
- e. Section 9 waiver for overage of EIFS on all facades (25% maximum required, up to 32% proposed) due to building massing and the applicant's demonstration of proper architectural balance as set forth in the façade consultant's report;
- f. 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
- g. *(additional conditions here if any)*

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

-AND-

Approval – Revised Phasing Plan

In the matter of Fox Run CCC, JSP18-19, motion to **recommend approval to the City Council** of the Revised 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, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval – Revised Wetland Permit

In the matter of Fox Run CCC, JSP18-19, motion to **recommend approval to the City Council** of the Revised Wetland Permit based on and subject to the following:

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

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

-AND-

Approval – Revised Stormwater Management Plan

In the matter of Fox Run CCC, JSP18-19, motion to **recommend approval to the City Council** of the Stormwater Management Plan, subject to:

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

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

-OR-

Denial – Revised Special Land Use Permit

In the matter of Fox Run CCC, JSP18-19, motion to **recommend denial to the City Council** of the Revised Special Land Use permit...because the plan is not in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

-AND-

Denial- Revised Preliminary Site Plan

In the matter of Fox Run CCC, JSP18-19, motion to **recommend denial to the City Council** of the Revised Preliminary Site Plan with a PD-1 Option...because the plan is not in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

-AND-

Denial- Revised Phasing Plan

In the matter of Fox Run CCC, JSP18-19, motion to **recommend denial to the City Council** of the Revised Phasing Plan...because the plan is not in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

-AND-

Denial – Revised Wetland Permit

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-AND-

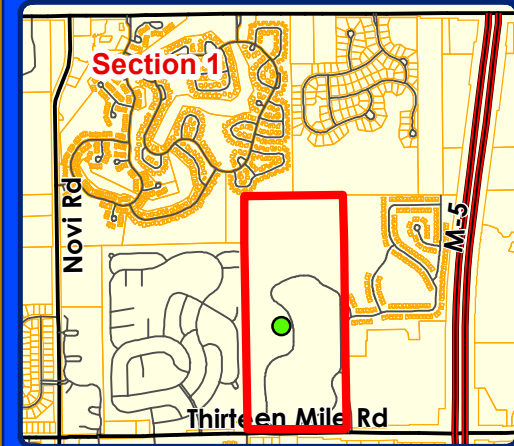
Denial – Revised Stormwater Management Plan

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MAPS
Location
Zoning
Future Land Use
Natural Features

FOX RUN CONTINUING CARE: JSP 18-19

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: 07/03/2018
Project: FOX RUN CCC JSP18-19
Version #: 1



1 inch = 583 feet

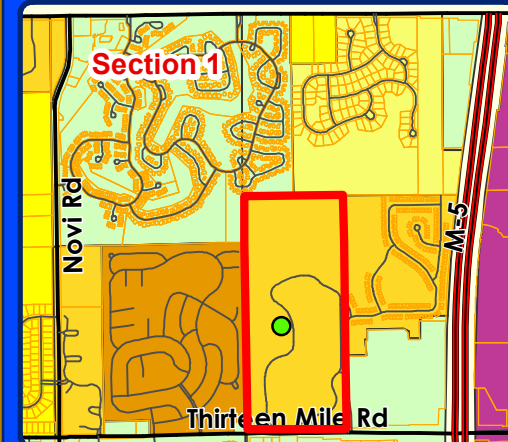
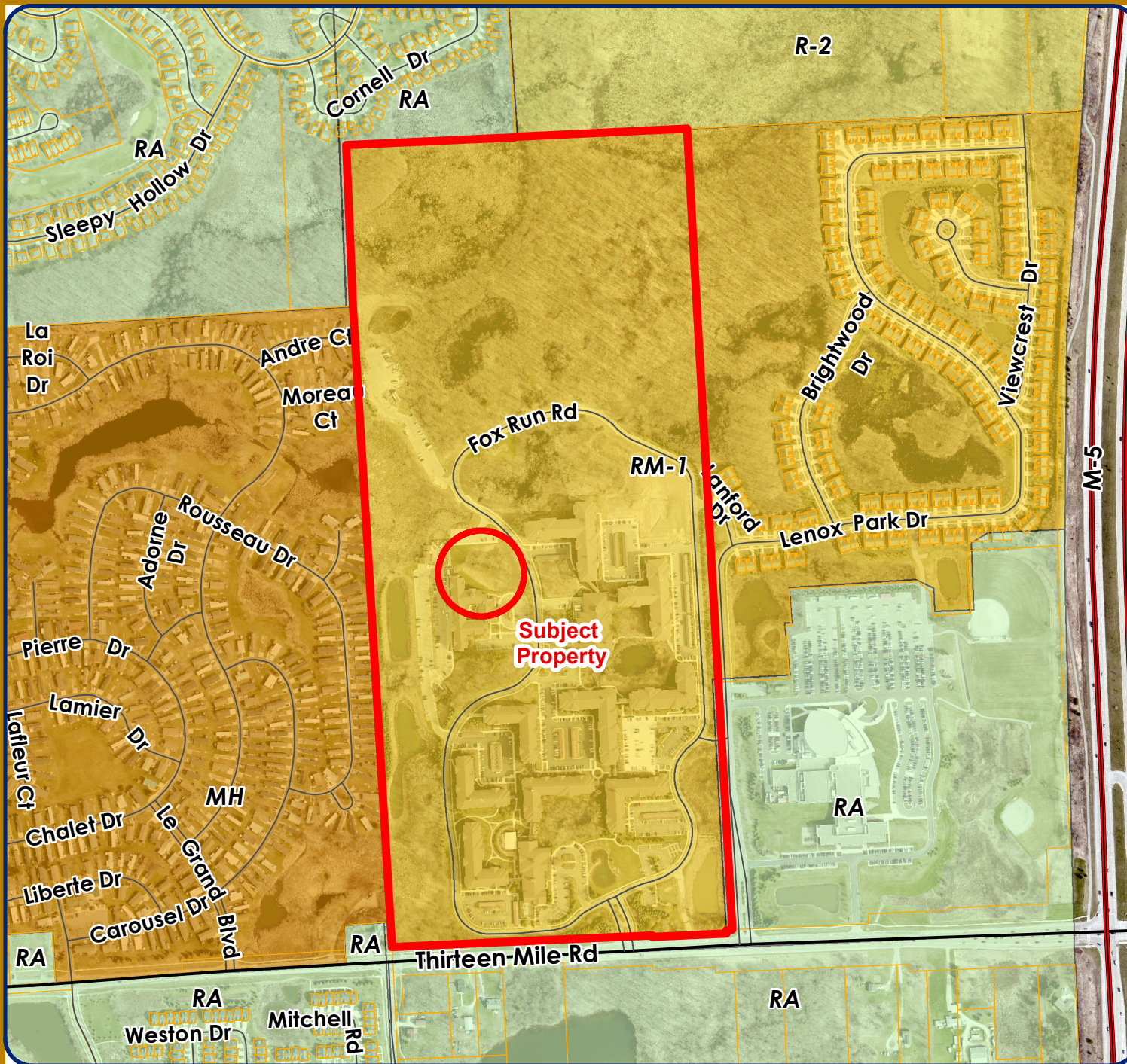


MAP INTERPRETATION NOTICE

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

FOX RUN CONTINUING CARE: JSP 18-19

ZONING



LEGEND


- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- OST: Office Service Technology
- Subject Property


City of Novi
 Dept. of Community Development
 City Hall / Civic Center
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cityofnovi.org

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Feet
 0 130 260 520 780

1 inch = 583 feet

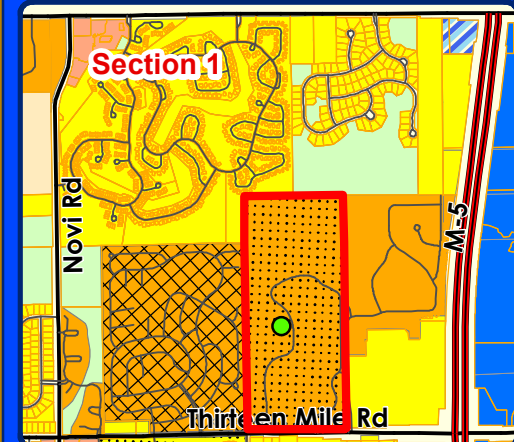
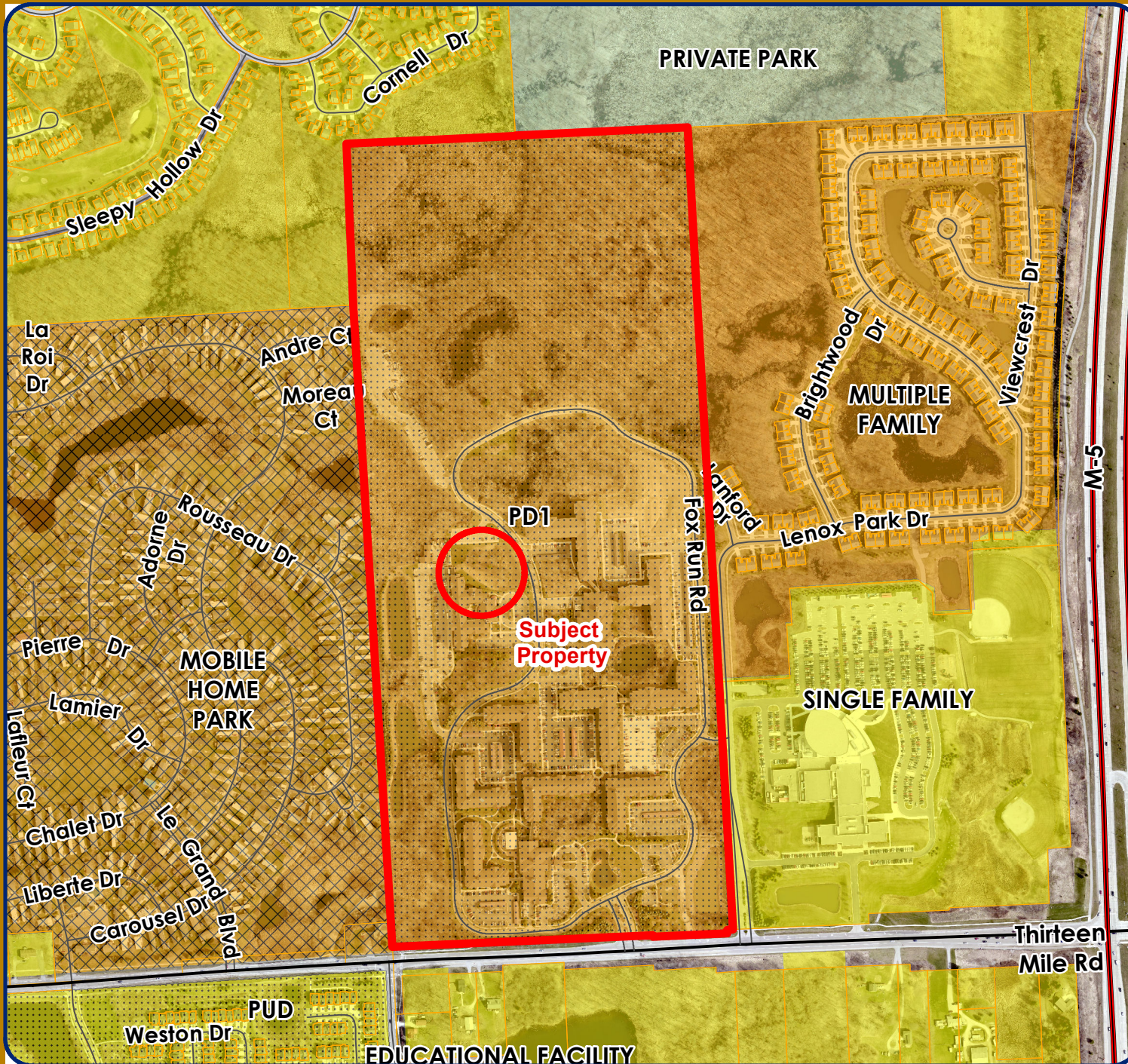


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FOX RUN CONTINUING CARE: JSP 18-19

FUTURE LAND USE



LEGEND

FUTURE LAND USE

- Single Family
- PUD
- Multiple Family
- PD1
- Mobile Home Park
- Community Office
- Office RD Tech
- Local Commercial
- Educational Facility
- Private Park
- Subject Property



City of Novi

Dept. of Community Development
 City Hall / Civic Center
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 Novi, MI 48375
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1 inch = 583 feet

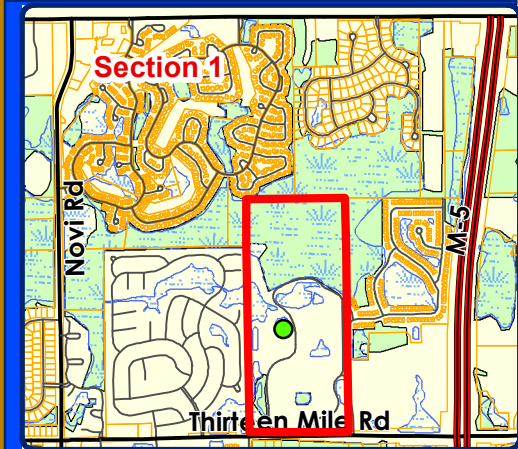


MAP INTERPRETATION NOTICE



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FOX RUN CONTINUING CARE: JSP 18-19

NATURAL FEATURES




LEGEND


-  WETLANDS
-  WOODLANDS
-  Subject Property

CITY OF

NOVI
 cityofnovi.org

City of Novi
 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
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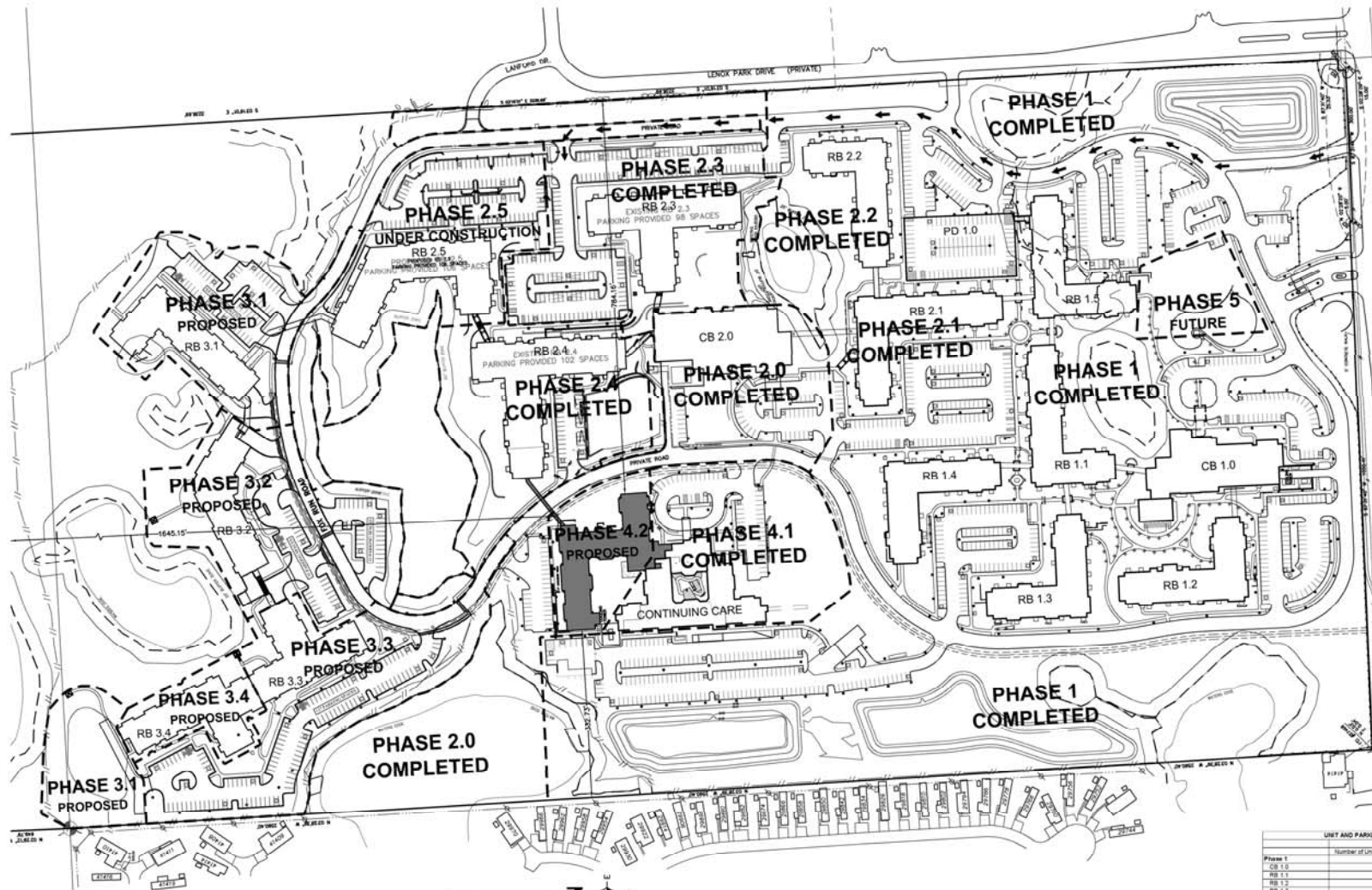
0 55 110 220 330 Feet

 1 inch = 250 feet



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SITE PLAN



DENSITY CALCULATION TABLE

Unit Type	Number of Rooms	Site Area Req'd per Unit	Number of Units	Net Site Area Req'd
Studio	700	21	700	14,700
One Bedroom	1,400	376	1,400	526,400
One Bedroom + Den	2,100	146	2,100	306,600
Two Bedroom	2,100	719	2,100	1,509,900
Two Bedroom + Den	4	235	4	938,000
Totals			1,497	3,015,600
Assisted Living Unit	n/a	1,500	192	288,000
Skilled Nursing Unit	n/a	1,500	198	297,000
			390	585,000
Total Site Area Required				3,015,600 + 585,000 = 3,600,600 SF
Total Site Area Available				3,784,107 SF
				102.817 Acres - 16.405 Acres Regulated Wetlands over 2 Acres = 86.412 Acres

PARKING PROVIDED SUMMARY

	Standard	Barrier Free - Car (Surface)	Barrier Free - Van (Surface)	Standard (Garage)	Barrier Free - Car (Garage)	Barrier Free - Van (Garage)	Total
Phase 1	438	14	4	0	0	0	456
Phase 2	434	11	4	0	0	0	449
Phase 3	197	4	4	183	0	0	388
Phase 4	111	3	2	0	0	0	116
Phase 5	30	0	0	0	0	0	30
Visitor / Employee	252	1	0	0	0	0	253
Total	1462	33	18	183	0	0	1757

SITE DATA

	PER ORDINANCE	PROVIDED
MAXIMUM BUILDING HEIGHT	8 STOREYS / 80'	7 STOREYS / 82'
MAXIMUM BUILDING LENGTH	300'	317'
FRONT YARD SETBACK	50'	100'
SIDE YARD SETBACK	75'	85'
REAR YARD SETBACK	75'	75'
OPEN SPACE AREA	377,000 S.F.	OVER 377,000 S.F.
GROSS GROUND FLOOR AREA*	13.1%	486,061 S.F.
MAXIMUM LOT COVERAGE	25%	726,713 S.F.
PAVEMENT AREA		

UNIT AND PARKING DATA BY PHASE

Phase	Number of Units	Parking Required At 0.75 / Unit	Parking Provided
Phase 1			
CB 1.0	102	77	25
RB 1.1	89	67	19
RB 1.2	89	67	19
RB 1.3	112	84	58
RB 1.4	112	84	58
RB 1.5	149	112	57
Total	562	434	456
Phase 2			
At 0.75 / Unit			
CB 2.0	132	100	32
RB 2.1	132	100	32
RB 2.2	41	31	10
RB 2.3	137	103	34
RB 2.4	137	103	34
RB 2.5	137	103	34
Total	568	440	128
Phase 3			
At 1.00 / Unit			
RB 3.1	50	50	50
RB 3.2	80	80	80
RB 3.3 (partial)	86	86	14
RB 3.3	104	104	104
RB 3.4	86	86	86
Total	356	356	344
Phase 4			
At 0.25 / Unit			
Assisted Living Unit	192	48	48
Skilled Nursing Unit	198	50	50
Total	390	98	98
Phase 5			
Chapel	25	25	25
Visitor/Employee	253	253	253
Grand Total	1661	1661	1161



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ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN



PROFESSIONAL CERTIFICATION CODES THAT THESE DOCUMENTS HAVE BEEN APPROVED BY: ARCHITECTURE, LANDSCAPE ARCHITECTURE, PLANNING, INTERIOR DESIGN

1. SCALE: FOR REVIEW
 no. date revision

Project Name:
FOX RUN CONTINUING CARE EXPANSION
 Project Number:
219016.00
 Date:
05.25.2018
 Scale:

Drawing:
OVERALL SITE PLAN

C100

PSP REVIEW



- FULL PAVEMENT MARKING SPECIFICATIONS:**
1. BARRIER-FREE PARKING SPACES AND ASSOCIATED CROSS-HATCHED ACCESS AISLES SHALL BE MARKED IN BLUE.
 2. NON-BARRIER-FREE PARKING SPACES SHALL BE MARKED IN WHITE.
 3. ABUTTING BARRIER-FREE AND NON-BARRIER-PARKING SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
 4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (I.E. WHEELCHAIR) SHALL BE MARKED IN WHITE.

- NEW PAVEMENT SPECIFICATIONS:**
(SEE DETAILS SHEET C107)
- CONCRETE SIDEWALK
4" FRESH P.C. CONCRETE
(3000 PSI MIN-28 DAY)
4" M.D.O.T. CL. 8 SAND BASE
 - TOP EXISTING ASPHALT PAVING
REPAIR EX. PAVEMENT AND PLACE
FINAL LIFT OF ASPHALT PAVEMENT WITH
1.5" M.D.O.T. 36A BIT. ASPHALT TOPPING

NOTE:
ALL DIMENSIONS ARE FROM EDGE OF CURB

NOTE:
SEE STRUCTURAL ENGINEERING PLANS FOR DESIGN OF COLUMNS AND FOOTINGS FOR LINK BETWEEN RB 2.4 AND CCE. NOTE, FOOTINGS TO BRIDGE EXISTING UTILITIES THAT MAY BE IN CONFLICT.

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FOX RUN CONTINUING CARE EXPANSION
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

SEAL OF THE STATE OF MICHIGAN
ALAN J. HAYES, JR.
ENGINEER
NO. 3079

Alan J. Hayes, Jr.

PROFESSIONAL CERTIFICATION CODES THAT THESE DOCUMENTS WERE PREPARED AND DRAWN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION UNDER THE LAWS OF THE STATE OF MICHIGAN.
DATE: 05/25/2018
EXPIRES: 05/25/2021

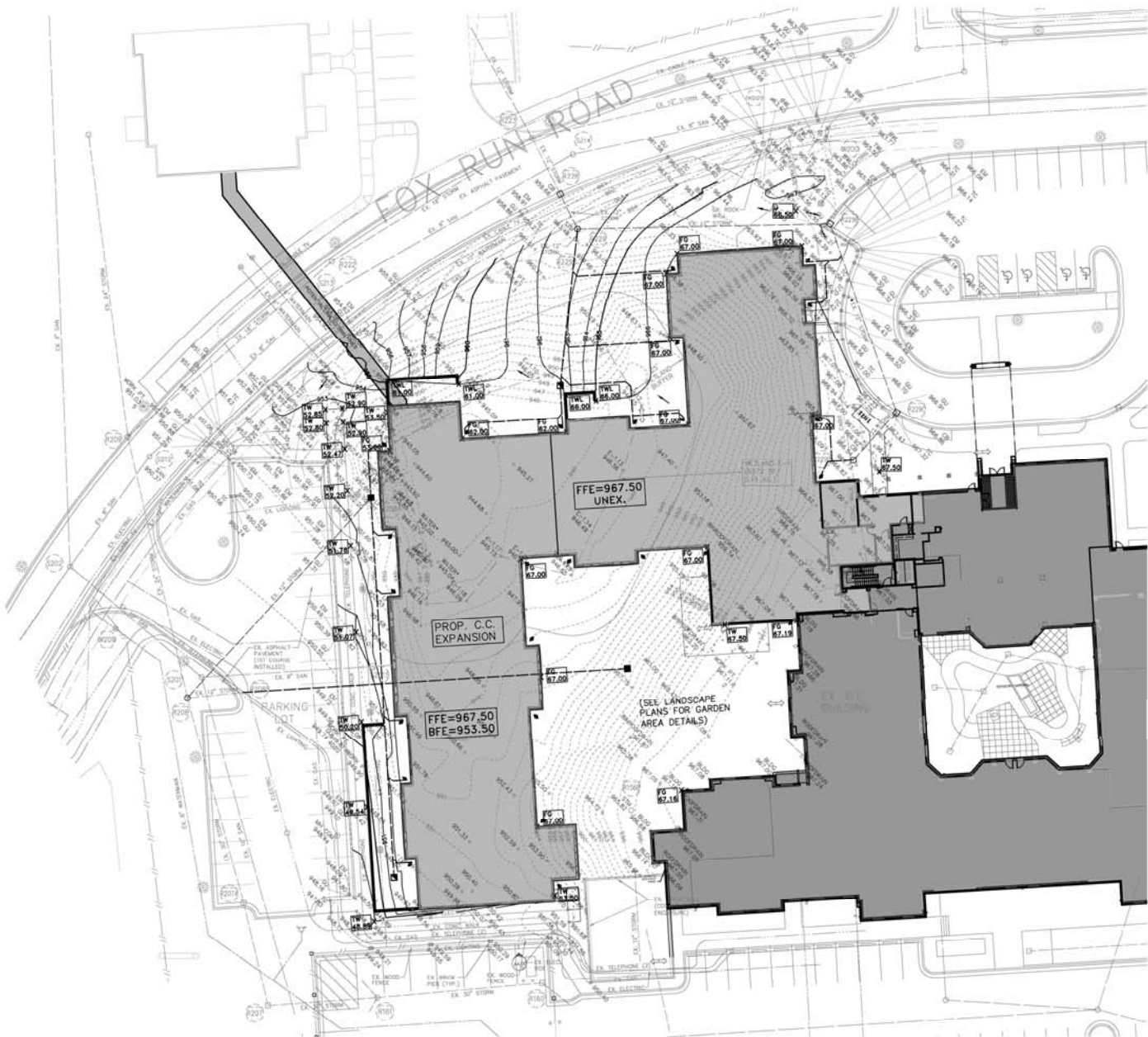
NO.	DATE	DESCRIPTION
1	05/25/18	PSP REVIEW

Project Name
FOX RUN CONTINUING CARE EXPANSION
Project Number
218016.00
Date
05.25.2018
Scale

Drawing
SITE DIMENSION PLAN

C101
PSP REVIEW

MISS DIG SYSTEM, INC.
THREE PILE
REINFORCED CULVERT
BEFORE AND AFTER
CUTS THROUGH
EXISTING
3000 PSI CONCRETE
18" DIA. CULVERT



EXISTING	PROPOSED
○ MANHOLE	● MANHOLE
□ CATCH BASIN	■ CATCH BASIN
○ INLET	■ INLET
○ CLEANOUT	■ CLEANOUT
○ END SECTION	■ END SECTION
○ ROOF DRAIN	■ ROOF DRAIN
○ GATE VALVE	■ GATE VALVE
○ HYDRANT	■ HYDRANT
○ WATER SHUT-OFF	■ WATER SHUT-OFF
○ UTILITY POLE	■ UTILITY POLE
○ GUY ANCHOR	■ GUY ANCHOR
○ SIGN	■ SIGN
○ TREE	■ TREE REMOVAL
○ TREE LINE	■ SANITARY SEWER
○ SANITARY SEWER	■ STORM SEWER
○ STORM SEWER	■ WATER MAIN
○ WATER MAIN	■ CONTOUR MAJOR
○ GAS MAIN	■ CONTOUR MINOR
○ ELECTRIC CABLE	■ PROPOSED GRADE
○ CONTOUR MAJOR	TL = TOP OF LOT
○ CONTOUR MINOR	TW = TOP OF WALK
○ SPOT ELEVATION	TP = TOP OF PAVEMENT
	TB = TOP OF BANK
	G = GROUND
	D = DITCH
	GU = GUTTER
	FG = FINISH GRADE
	FF = FINISH FLOOR
	BF = BASEMENT FLOOR
	BL = BRICK LEDGE
	TW = TOP OF WALL
	BE = BOTTOM OF WALL

NOTE: ALL PROPOSED GRADES ARE TOP OF PAVEMENT (TP) UNLESS NOTED OTHERWISE.

- GENERAL NOTES:**
- ALL GRADING AND UTILITY CONTRACTORS SHALL MAINTAIN ALL SPOTS.
 - ANY UTILITY STRUCTURE REQUIRING MORE THAN 18-INCHES OF TOTAL ADJUSTMENT (MEASURED FROM THE TOP OF THE CONE TO THE BOTTOM OF CASTING) WILL REQUIRE PRECAST RISERS OR BRICK BENEATH THE CONE AS DEEMED NECESSARY.
 - REFER TO PLUMBING PLANS FOR STAIRWELL AND ROOF DRAIN DETAILS.
 - REFER TO WALL PLANS FOR DETAILS ON BLOCK, ANCHORING, AND HANDRAILS.
 - REFER TO LANDSCAPE PLANS FOR SIDEWALK JOINT DETAILS AND HARDSCAPE DIMENSIONS.
 - IF DETERMINED IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DETERMINING PLAN MUST BE SUBMITTED TO THE CITY'S ENGINEERING DIVISION FOR REVIEW.

NOTE:
IT IS THE DEVELOPER'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCES DUE TO THE INSTALLATION OF PUBLIC UTILITIES.

NOTE:
SEE STRUCTURAL ENGINEERING PLANS FOR DESIGN OF COLUMNS AND FOOTINGS FOR LINK BETWEEN RB 2.4 AND CCE. NOTE, FOOTINGS TO BRIDGE EXISTING UTILITIES THAT MAY BE IN CONFLICT.

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FOX RUN CONTINUING CARE EXPANSION
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LANDSCAPE ARCHITECTURE
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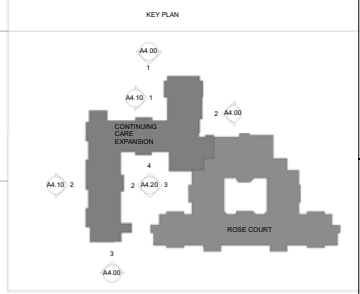
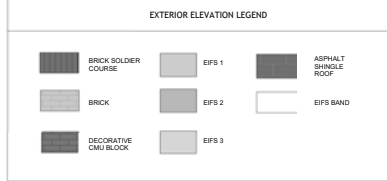
NO.	DATE	REVISION
1	05/25/18	FOR REVIEW
2	06/08	REVISION

Project Name:
FOX RUN CONTINUING CARE EXPANSION
Project Number:
218016.00
Date:
05.25.2018
Scale:

Drawing:
SITE GRADING AND DRAINAGE PLAN

C103
PSP REVIEW





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FOX RUN CONTINUING CARE EXPANSION
ERICKSON LIVING
 41000 W. 13 Mile Rd., Novi, MI 48377



2 | SOUTH ELEVATION
 (A.20) (A.30) 1/8" = 1'-0"



1 | SOUTH ELEVATION 1
 (A.10) (A.11) 1/8" = 1'-0"

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ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN



PROFESSIONAL DESIGN REVIEW CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME OR ANOTHER QUALIFIED ARCHITECT OR ENGINEER AS A MEMBER OF THE STATE OF MICHIGAN REGISTERED PROFESSIONAL SOCIETY.
 LICENSE NUMBER:
 LICENSE EXPIRES:









NO.	DATE	REVISION

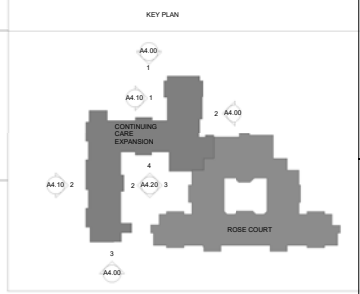
Project Name: **FOX RUN CONTINUING CARE EXPANSION**
 Project Number: **218031.00**
 Date: **03.23.2018**
 Scale: **As indicated**
 Drawing: **EXTERIOR ELEVATIONS**

A4.10
PSP REVIEW

NOT FOR CONSTRUCTION FOR REVIEW ONLY

EXTERIOR ELEVATION LEGEND



ARCHITECT
Hord Coplan Macht, Inc.
 270 E. Poplar St., Suite 1100 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

STRUCTURAL
Morabito Consultants
 520 Ridgeway Road, Suite 1700
 Sparks, MD 21152
 p. 410.487.2377

M/PE
Century Engineering, Inc.
 10715 Glens Road, Hunt Valley MD 21081
 p. 443-589-2400

CIVIL
Zelmer Woziak and Associates
 6880 Capital Place, Suite 100
 New Hudson, MI 48165-8711
 p. 248.437.5099

LANDSCAPE
KWLA
 33203 Boscawene Lane
 Farmington Hills, MI 48334
 p. 248.477.3600



2 NORTH ELEVATION COURTYARD
 (A4.10) (A4.21) 1/8" = 1'-0"



3 SOUTH ELEVATION COURTYARD
 (A4.10) (A4.20) 1/8" = 1'-0"



4 WEST ELEVATION - COURTYARD
 (A4.10) (A4.21) 1/8" = 1'-0"

FOX RUN CONTINUING CARE EXPANSION
ERICKSON LIVING
 41000 W. 13 Mile Rd., Novi, MI 48377

hord | coplan | macht

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN



PROFESSIONAL DESIGN ORIGINALLY CREDITED TO THESE ARCHITECTS HAS BEEN REPRODUCED OR ADAPTED BY HSI, AND HSI AND HSI'S DESIGN ADAPTATION SHALL BE A PART OF THE DESIGN DOCUMENT.

NO.	DATE	REVISION

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A4.20

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 FOR REVIEW ONLY

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 27, 2018

Planning Review

Fox Run CCC – Phase 4 Preliminary Site Plan
JSP18-19

PETITIONER

Erickson Living

REVIEW TYPE

Revised Preliminary Site Plan with PD-1 Option

PROPERTY CHARACTERISTICS

- Site Location: North of Thirteen Mile Road, West of M-5 (Section 1)
- Site Zoning: RM-1, Low Density, Low-Rise Multiple-Family Residential with a PD-1 Option
- Adjoining Zoning: North: RA, Residential Acreage, R-2, One-Family Residential; East: RA, Residential Acreage, RM-1 Low Density Multiple-Family; South: RA, Residential Acreage and West: MH, Manufactured Home, RA, Residential Acreage.
- Adjoining Uses: North: Haverhill Farms, The Maples of Novi; East: Brightmoor Tabernacle, Lenox Park; West: Oakland Glens; South: Single-family homes, Vacant
- School District: Walled Lake School District
- Site Size: 102.8 acres
- Plan Date: 05-25-2018

PROJECT SUMMARY

The applicant is proposing an 88,690 square foot addition to the Continuing Care Center, also known as phase 4 of the multi-phase Fox Run Village project. Phase I has been completely constructed, and the last building of phase II is nearing completion. The most recent update to the previously approved plan was approved by the City Council on January 11, 2014. The total number of units in all four phases of the project has not changed in this submittal.

Phase 4.1, the original Continuing Care Center, was completed in 2007/2008 and included 132 assisted living units. The addition currently proposed, Phase 4.2, would add 90 units, for a total of 222 units. The original Planned Development agreement for Fox Run included 390 units of assisted living/skilled nursing care. The remaining 168 units are listed as "future units" on the unit matrix in the plans, although it is unclear where they would be constructed on the Fox Run site. The required parking and access roads were previously constructed in phase 4.1, so no new parking areas or driveways are proposed at this time.

RECOMMENDATION

Staff recommends approval of the Preliminary Site Plan. City Council approval of the revised Preliminary Site Plan and amended Development Agreement is required following a recommendation from the Planning Commission. The draft amended Development Agreement has not been submitted for review.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 6 (RM-1 Low Density Low-Rise Multiple-Family Residential District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant or the Planning Commission/City Council.

1. Maximum Length of Buildings (Sec. 3.8.2.C): The ordinance requires building lengths cannot exceed 180 feet. However, if exceeded, **the Planning Commission may modify the length requirement up to 360 feet if there are recreational or social common areas with a minimum capacity of 50 persons within the building.** Such additional length would require additional setback of 1 foot for every 3 feet in excess of 180 feet. The existing building with the new addition would be approximately 316 feet in length on the east side. The proposed building length would need an additional 45 feet of setback over the 75 feet required, for a total setback of 120 feet. The proposed building is set back 332 feet from the nearest property line. **The applicant should request the Planning Commission's approval of the modification of the maximum building length.**
2. Retaining Walls: Heavy black lines on sheets C101, C103, C104, etc. seem to indicate retaining walls on the northern and eastern sides of the building. **Please label these features, both on the site plans and in elevations.**
3. Elevation Labels: **The North and South elevations on sheets A4.00 and A4.10 are mislabeled. Please correct.**
4. Photometric Plan: Lighting and photometric plans are required when a project is adjacent to residential areas. **A photometric plan must be included with the next submittal.**
5. Continuing Care Rooms: The total number of assisted living/skilled nursing rooms approved for the Fox Run development is 390. The existing and proposed units will bring the total units provided to 222. The site plan unit matrix lists the remaining 168 units as "future units" however the location of those units is not provided. **The applicant should clarify where those units are intended to be located.**
6. Employee Counts: **The number of employees at the expanded Continuing Care Center should be provided in order to verify adequate parking and number of bicycle parking spaces required.**
7. Bicycle Parking (Sec. 5.16): Six bicycle parking spaces are proposed near the main entrance of the building. The ordinance states that when more than 4 spaces are required, they shall be provided in multiple locations. **Provide a second location, or request a waiver from the Planning Commission/Council for one location.** The bicycle parking is also to be accessible via a 6 foot paved sidewalk. The existing sidewalk adjacent to the proposed location appears to be 5 feet. **Verify width and either expand the sidewalk to 6 feet, or request a waiver from this requirement from the Planning Commission/Council.**
8. Other Reviews:
 - a. Engineering Review: Additional comments to be addressed with final site plan submittal. Engineering recommends approval.
 - b. Landscape Review: **Waiver required for lack of landscaping trees.** Additional comments to be addressed with final site plan submittal. Landscape recommends approval.
 - c. Wetland Review: Additional comments to be addressed with final site plan submittal. Wetlands recommends approval.
 - d. Woodland Review: Additional comments to be addressed with final site plan submittal. Woodlands recommends approval.
 - e. Traffic Review: Additional comments to be addressed with final site plan submittal. Traffic recommends approval.
 - f. Facade Review: **The proposed addition deviates from both the existing building and the Façade Ordinance.** Façade does not recommend approval at this time. See comments in review letter.
 - g. Fire Review: Fire recommends approval. See comments in Fire Review letter.

SPECIAL LAND USE CONSIDERATIONS

When the PD-1 Option is utilized, all uses fall under the Special Land Use requirements (Section 3.31). Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review and recommendation to City Council of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

PLANNED DEVELOPMENT OPTION

Section 3.31.4 of the ordinance outlines the review procedures for Site Plans using the PD Option. This requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission with City Council ultimately approving or denying the proposed plan. A revised Planned Development Option Agreement is also required for this project and has not been submitted.

NEXT STEP: PLANNING COMMISSION MEETING

This site plan has been scheduled for public hearing before the Planning Commission on July 11, 2018. Please provide via email the following **no later than 5:00pm on July 5**, 2018 if you wish to keep this schedule.

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**
3. A color rendering of the Site Plan, if any.
4. A sample board of building materials as requested by our Façade Consultant. The applicant can bring the material samples to the Planning Commission meeting.

FINAL SITE PLAN SUBMITTAL

After receiving the Preliminary Site Plan approval, please 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**
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. [No Revision Façade Affidavit](#) (if no changes are proposed for Façade)
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 SUBMITAL 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.

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, Planner



PLANNING REVIEW CHART: RM-1 Low Density Multiple Family

Review Date: June 27, 2018
Review Type: Preliminary Site Plan
Project Name: JSP18-19 Fox Run Continuing Care Center
Location: 41215 Fox Run; N of Thirteen Mile, E of Meadowbrook
Plan Date: 5-25-18
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Items in **Bold** need to be addressed by the applicant in a response letter and in the next submittal. Underlined items need to be revised or waivers requested from the Planning Commission and/or City Council.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	PD-1 (Planned Development Option)	Assisted living and skilled nursing care	Yes	
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Effective December 25, 2013)</i>	RM-1 Low Density Multiple Family (Retirement Community)	Phase 4.2 of previously approved Senior Community	Yes	
Uses Permitted (Sec 3.1.7.B & C)	Sec. 3.1.7.B. - Principal Uses Permitted. Sec. 3.1.7.C. - Special Land Uses Permitted.	Assisted living	Yes	
Height, bulk, density and area limitations (Sec 3.1.8.D)				
Frontage on a Public Street. <i>(Sec. 5.12)</i> Access To Major Thoroughfare <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	The development has frontage and access Thirteen Mile Road. The development contains private roads	Yes	
Minimum Zoning Lot Size for each Unit in Ac <i>(Sec 3.8.1)</i>	RM-1 and RM-2 Required Conditions	102 acres	Yes	
Minimum Zoning Lot Size for each Unit: Width in Feet <i>(Sec 3.8.1)</i>		No lot splits proposed	Yes	
Open Space Area	----	---		
Maximum % of Lot Area Covered (By All Buildings)	45%	13%		

Item	Required Code	Proposed	Meets Code	Comments	
Building Height (Sec. 3.20)	PD-1 Requirements: If exceeding the height limitations of the RM-1 district, building must be between 3 and 5 stories	4 stories	Yes	<i>Previously approved in Development Agreement</i>	
Minimum Floor Area per Unit (Sec. 3.1.7.D)	Efficiency	400 sq. ft.	399 sq. ft.	NA	<i>Does not apply for assisted living facility</i>
	1 bedroom	500 sq. ft.	510 sq. ft.	NA	
	2 bedroom	750 sq. ft.	800 sq. ft.	NA	
	3 bedroom	900 sq. ft.			
	4 bedroom	1,000 sq. ft.			
Maximum Dwelling Unit Density/Net Set Area (Sec. 3.1.7.D)	Efficiency	--			
	1 bedroom	10.9			
	2 bedroom	7.3			
	3+ bedroom	5.4			
Residential Building Setbacks (Sec 3.18.D) & (Sec 3.1.12.D)					
Front (east)	50 ft.	784 ft	Yes		
Rear (west)	75 ft.	332 ft	Yes		
Side (north)	75 ft.	1645 ft	Yes		
Parking Setback (Sec 3.1.7.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2					
Front	20 ft.	Greater than 20 ft	NA		
Rear	20 ft.		NA		
Side	20 ft.		Yes		
Note To District Standards (Sec 3.6.2)					
Irregularly shaped lots (Sec 3.6.2.A)	Area requirements		NA		
Off-Street parking lots (Sec 3.6.2.B)	Off-street parking lots: setback from any interior side or rear lot line shall be not less than twenty (20) feet, and the setback from the front and any exterior side lot line shall comply with the building setback required for such uses specified above	Parking is 20' from side lot line	Yes		
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.		NA		
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained		No	See ECT letter	

Item	Required Code	Proposed	Meets Code	Comments
RM-1 and RM-2 Required Conditions (Sec 3.8)				
Total number of rooms (Sec. 3.8.1)	Total No. of rooms < Net site area in SF/2000		NA	Subject to PD agreement conditions
Public Utilities (Sec. 3.8.1)	All public utilities should be available	Public utilities available	Yes	
Maximum Number of Units (Sec. 3.8.1.A.i)	Efficiency < 30 percent of the units		NA	<i>Assisted living and skilled nursing units require 1,500 sf per bed – previously approved in PD agreement</i>
	Balance should be 1 bedroom units (> 80 percent of the units)		NA	
	2 bedroom units		NA	
Room Count per Dwelling Unit Size (Sec. 3.8.1.C) *An extra room such as den count towards an extra room	Dwelling Unit Size	Room Count *		Yes 146 rooms total for addition
	Efficiency	1	33 = 33	
	1 bedroom	2	54 = 104	
	2 bedroom	3	3 = 9	
	3 or more bedrooms	4	0	
Assisted Living Facilities (Sec. 3.8.1.D)	1500 sf of land area provided per bed	390*1500 = 585,000 sq ft		"land area allocated...for assisted living facilities shall be subtracted from the net site area of the parcel for the purpose of determining density of the remaining portion of the development."
Setback along natural shore line (Sec. 3.8.2.A)	A minimum of 150 feet along natural shore line is required.	No natural shoreline present	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.	Each structure is to front on private drive	Yes	
Maximum length of the buildings (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.	Buildings exceed max length. ~316 feet	No	<u>See below</u>
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if	316-180= 136' difference, So additional 45' setback		<u>Request Planning Commission modify requirement – adequate setback proposed to mitigate additional length</u>
	Common areas with a minimum capacity of 50 persons for recreation or social purposes	Setback 120' from property line required,		

Item	Required Code	Proposed	Meets Code	Comments
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.	332 ft proposed		
Building Orientation (Sec. 3.8.2.D)	Where any multiple dwelling structure and/or accessory structure is located along an outer perimeter property line, said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.	Building is not angled	No	<i>Planning Commission/Council waiver of this requirement was previously granted.</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	No new parking, drives, etc. proposed	Yes	
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	No living areas shown at ground level on North elevation	Yes	
	No closer than 8 ft. for other walls		Yes	
	No closer than 20 ft. from ROW and property line	>20 ft from property line	Yes	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks are required to permit safe and convenient pedestrian access.	7 foot sidewalks shown	Yes	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Sidewalks shown to connect with sidewalks in other phases and throughout the site;	Yes	
	All sidewalks shall comply with barrier free design standards	More details needed to verify	No	
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		Yes	
Minimum Distance between the buildings	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-		NA	

Item	Required Code	Proposed	Meets Code	Comments			
(Sec. 3.8.2.H)	corner relationship in which case the minimum distance shall be fifteen (15) feet.						
SAMPLE TABLE TO VERIFY CONFORMANCE WITH RM-1 REQUIRED CONDITIONS							
Building Number	Length	Height	Number of Efficiency units	Number of 1 bedroom units	Number of 2 bedroom units	Number of 3 bedroom units	Room Count
Parking, Loading and Dumpster Requirements							
Number of Parking Spaces Residential, Multiple-family (Sec.5.2.12.A)	One (1) for each four (4) beds and one (1) for each employee 222/4 = 55.5 Required	Parking counts provided on sheet C100.1; 116 parking spaces allocated to CCC, additional spaces available for employees	Yes	Provide employee count for CCC to verify numbers			
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping		Yes	<i>Previously approved parking areas</i>			
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		Yes				
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 generally be at least 8 feet wide, have an outside radius of 15	Provided	Yes				

Item	Required Code	Proposed	Meets Code	Comments
	feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the ZO			
Barrier Free Spaces <i>Barrier Free Code</i>	For xxx parking spaces, Y Barrier Free required	Previously approved	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Previously approved	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Previously approved	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	<u>Assisted living elderly care</u> One (1) space for each twenty (20) employees, minimum 2 spaces	Bicycle parking proposed on east side of the building, south of the expansion – 6 spaces	Yes	
Bicycle Parking General requirements (Sec. 5.16)	No farther than 120 ft. from the entrance being served	Less than 120 ft from 2 entrances	Yes	<u>Provide a second location or request a waiver from the PC/Council for one location</u> <u>Expand existing sidewalk to 6 ft to access bike parking area, or request a waiver from the PC/Council</u>
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	One location shown	No	
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk	Details shown on C107 Existing sidewalk may be less than 6 ft.	No	
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Shown on sheet C107	Yes	
Dumpster <i>Sec 4.19.2.F</i>	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking	Existing dumpster to be used	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 			
Dumpster Enclosure <i>Sec. 21-145. (c)</i> <i>Chapter 21 of City Code of Ordinances</i>	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 		NA	
Entryway lighting <i>Sec. 5.7</i>	One street light is required per entrance.	Not shown	No	Show on lighting plan
PD-1 Requirements				
	If exceeding the height limitations of the RM-1 District, the building must be between 3 and 5 stories	4 stories	Yes	<i>Height part of previous approval for overall site</i>
	Total number of rooms on site shall not be more than the total area of the parcel/700. 585,000 sf/ 700= 836 rooms congregate care rooms permitted	390 assisted and skilled nursing care beds previously approved	Yes	
	A maximum of 10% of the units on site can be of the efficiency type	1.4% of all units on site will be efficiency.	Yes	
	Additional 1 foot of building setback required for each foot of height over the maximum allowed under RM-1	Not required	Yes	
	A Community Impact Statement is required for the PD-1 option	N/A	Yes	The CIS was submitted with the overall site. An update is not required.
	A Traffic Impact Statement is required for	N/A	Yes	The TIS was submitted with the overall site. An

Item	Required Code	Proposed	Meets Code	Comments
	the PD-1 option			update is not required.
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	A 6 foot sidewalk is required along collector and arterial roads	Private roads	NA	
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	See comments on Page 4 for Pedestrian Connectivity		
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	Sidewalks shown	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	Yes	
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	\$19.5 million estimated project cost	Yes	
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a 		NA	

Item	Required Code	Proposed	Meets Code	Comments
	building permit.			
Project and Street naming (City Code Sec. 31-51)	Some projects may need approval from the Street and Project Naming Committee.		NA	
Required Legal Documents				
Conservation Easements	Drafts for Wetland and woodland conservation easements are required prior to stamping set approvals		NA	
Master Deed and Bylaws	Drafts for Master Deed is required prior to stamping set approvals	Are required at the time of stamping set submittal	NA	
Property Split/Combination	The proposed property split must be submitted to the Assessing Department for approval.		NA	
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			A lighting and photometric is typically required with Preliminary site plan when adjacent to residential. See requirements in section below
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices			
	Type & color rendition of lamps			
Hours of operation				

Item	Required Code	Proposed	Meets Code	Comments
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties			
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			
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 			
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min			
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			
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			

Item	Required Code	Proposed	Meets Code	Comments
Cut off Angles <i>(Sec. 5.7.3.L)</i>	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			

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

06/27/18

Engineering Review

Continuing Care Center
JSP18-0019

Applicant

Erickson Living

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: North side of Thirteen Mile Road, west of M-5
- Site Size: 102.79 acres
- Plan Date: 05/25/2018
- Design Engineer: Zeimet Wozniak & Associates

Project Summary

- Construction of an approximate 88,690 square-foot "continuing care" building. Site access would be provided through an existing private roadway system, Fox Run Road, and an existing parking lot.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along Fox Run Road.
- Sanitary sewer service would be provided by an extension of an existing lead.
- Storm water would be collected by an existing storm sewer collection system.

Recommendation

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

Comments:

The Preliminary Site Plan meets the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

General

1. A full engineering review was not performed due to the limited information provided in this submittal. Further information related to the utilities, easements, etc. will be required to provide a more detailed review.

2. The site plan shall be designed in accordance with the Design and Construction Standards (Chapter 11).
3. The current City standard detail sheets (revised in 2018) are not required for the Final Site Plan submittal. They will be required with the final Stamping Sets, and can be found on the City website (www.cityofnovi.org/DesignManual).
4. The plan set shall be on the City's datum, NAVD88, and reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org. The City benchmarks referred to on S101 are outdated and on the wrong datum.
5. Soil borings shall be provided for a preliminary review of the constructability of the proposed development. Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.

Water Main

6. Add a gate valve in well to the lead extension.
7. Verify existing finished grade of benchmark hydrant works with surrounding proposed grading. Add any adjustment work to the Utility Plan and Grading Plans.

Storm Sewer

8. Revise Casing Detail notes as necessary to be applicable to proposed use.
9. Clarify existing end section invert in the wetland and add R156B to the structure table on Sheet S101.
10. Adjust rim elevation of R229 to correspond to surrounding grade. Add any adjustment work to the Utility Plan and Grading Plans.

Storm Water Management Plan

11. Indicate the name, date and preparer of the previously approved storm water management plan that applies to this development on Sheet C106.1.
12. Provide calculations of the development area or drainage district to prove that the design c-factor for Basin C in the overall storm water management plan has not been exceeded.
13. Show the drainage area contributing to R2.
14. Show where the drainage area from the existing roof where the building is being expanded contributes to the storm system.
15. Include run R1-R208 in the design table.
16. Verify there is no surface drainage to R3.
17. Include runs R229D-R228 in the design table.

Paving & Grading

18. Show matching retaining and landscape walls on Landscape Plans, and clarify with top and bottom of wall and ground elevations.
19. Add finished grade elevations at building corners and appropriate transitional locations.

20. Indicate elevations of finished grades or rims of existing and proposed utility structures on the Grading Plan, specifically the protected light pole near R2, the proposed S1, and the proposed adjustment of the Com MH in the sidewalk.
21. The top lift of asphalt paving shall conform to current paving standards, 1.5 inches of 5E1. Refer to Detail 7C of the current City of Novi Paving Standard Details.

Soil Erosion and Sediment Control (SESC)

22. An SESC permit is required. A full review has not been done at this time. The review checklist detailing all SESC requirements is attached to this letter. An informal review of the provided plan:
 - a. Show blankets where slope exceeds 1:6.
 - b. Show mud mat. You may indicate it "as necessary".
 - c. Show tree fence on SESC plan.
 - d. Show topo/contours on Fox Run Road.
 - e. Show stockpile location or add large note indicating immediate removal of topsoil, negating requirement for stockpile.

The following must be provided at the time of Preliminary Site Plan resubmittal:

23. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

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

24. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. ***The cost estimate must be itemized*** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be addressed prior to construction:

25. A pre-construction meeting shall be required prior to the commencement of any site work. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
26. 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 fee).

27. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
28. Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
29. An incomplete site work performance guarantee, equal to 1.2 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted with Community Development.
30. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted with Community Development.
31. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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 Theresa Bridges at (248) 735-5625 with any questions.

Theresa C. Bridges, P.E.

cc: Darcy Rechten, Engineering
George Melistas, Engineering
Lindsay Bell, Community Development
Ben Croy, Water and Sewer



CITY OF NOVI ENGINEERING DIVISION SOIL EROSION AND SEDIMENTATION CONTROL PLAN CHECKLIST

PROJECT: _____ SESC Application #: SE -

Contact Name: _____ DATE COMPLETED: _____

Phone Number: _____ DATE OF PLAN: _____

Fax Number: _____ **STATUS:**

General Requirements – Following the initial Soil Erosion and Sedimentation Control permit application to the Community Development Department, all SESC plan revisions shall be submitted directly to the Engineering Department for further review and/or permit approval. One (1) copy of revised soil erosion plans, including response letter addressing the comments below, shall be submitted for each subsequent review until the plan has been given approval by the Engineering Department, at which point five (5) copies will be required for permit approval. Plans shall be signed and sealed, and the bond must be submitted to the Treasurer’s Office prior to permit issuance.

ITEM NO.	ITEM	Provided on Plans	COMMENTS
1.	Plan shall be at scale of not more than 1" = 200', include legal description, location, proximity to lakes, streams or wetlands, slopes, etc.	<input type="checkbox"/>	
2.	Plan shall include a soil survey or a written description of soil types of the exposed land area.	<input type="checkbox"/>	
3.	Plan shall show the limits of earth disruption.	<input type="checkbox"/>	
4.	Plan shall show tree protection fencing and location of trees to be protected.	<input type="checkbox"/>	
5.	Plan shall show all existing and proposed on-site drainage and dewatering facilities (i.e. structure details, rim elev., etc.)	<input type="checkbox"/>	
6.	Detailed sequence of construction shall be provided on plans structured similar to the following, supplemented with site specific items: 1) Install tracking mat, 2) Install temp. SESC measures, 3) Construct storm water basins and install treatment structures, if applicable, 4) Install storm sewer, with inlet protection to follow immediately, 5) Remove all temp. SESC measures once site is stabilized.	<input type="checkbox"/>	
7.	Plan must address maintenance of soil erosion and sedimentation control measures (temporary and permanent)	<input type="checkbox"/>	
8.	Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Division for review.	<input type="checkbox"/>	
9.	A grading plan shall be provided, or grade information shown on plan.	<input type="checkbox"/>	

10.	Note that it is the developer's responsibility to grade and stabilize disturbances due to the installation of public utilities.	<input type="checkbox"/>	
11.	The CSWO shall be listed on permit application.	<input type="checkbox"/>	
12.	Plan sealed by registered civil engineer with original signature.	<input type="checkbox"/>	
13.	An itemized cost estimate (Silt Fence, Inlet Filters, Topsoil/Seed/Mulch, Const. Access, etc.) shall be provided.	<input type="checkbox"/>	The SESC financial guarantee will be \$. The SESC inspection fees will be \$.
14.	Potential stockpile areas shall be shown on the plan, with note stating a ring of silt fence will be installed surrounding any stockpiled material.	<input type="checkbox"/>	
15.	Sediment basin: Provide filter on standpipe outlet structure until site is stabilized, then removed. Noted on plan and standpipe detail(s).	<input type="checkbox"/>	
16.	Provide a note on the plan stating the storm water basin will be stabilized prior to directing flow to the basin.	<input type="checkbox"/>	
17.	Pretreatment Structures: Noted to inspect weekly for sediment accumulation until site is stabilized, and will clean as required.	<input type="checkbox"/>	.
18.	Attach the Oakland County standard detail sheet.	<input type="checkbox"/>	
19.	Construction mud tracking entrance: 75'x20', 6" of 1" to 3" stone, on geotextile fabric.	<input type="checkbox"/>	
20.	Silt fence: 6" anchor trench, stakes 6' on center. Prominent line type on plan, with legend.	<input type="checkbox"/>	
21.	Provide Silt Sack with overflow capability as the inlet protection, and provide detail on plans.	<input type="checkbox"/>	
22.	Catch basin inlet filters shall be provided on existing roadways along construction route for reasonable distance from site.	<input type="checkbox"/>	
23.	Street sweeping and dust control shall be noted on plan as responsibility of contractor.	<input type="checkbox"/>	
24.	Vegetation shall be established within 5 days of final grade, or whenever disturbed areas will remain unchanged for 30 days or greater. 3-4" of topsoil will be used where vegetation is required.	<input type="checkbox"/>	
25.	Vegetated buffer strips (25' wide wherever possible) shall be created or retained along the edges of all water bodies, water courses or wetlands.	<input type="checkbox"/>	
26.	Diversion berms or terracing shall be implemented where necessary.	<input type="checkbox"/>	
27.	All drainage ditches shall be stabilized with erosion control blanket and shall utilize check	<input type="checkbox"/>	

	dams as necessary. Drainage ditches steeper than 3% shall be sodded.		
28.	Slopes steeper than 1V:6H (16%) shall be stabilized with erosion control blanket. Add this note as a general note, and also in a prominent location near any berm, etc. where a significant slope is proposed.	<input type="checkbox"/>	
29.	All culvert end sections must contain grouted rip-rap in accordance with ordinance specifications.	<input type="checkbox"/>	

ADDITIONAL COMMENTS:

- Please note that installation of silt fencing or tree protection fencing shall not occur prior to the initial City pre-construction meeting. When natural features exist on the site, inspection of staking may be required prior to installation of the fencing.
- Provide an estimated time of earth disruption at the next submittal. At that time, an inspection fee will be provided.**

Reviewed By:

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 26, 2018

Preliminary Site Plan - Landscaping

Fox Run CCC Expansion

Review Type

Preliminary Site Plan Landscape Review

Property Characteristics

- Site Location: 41215 Fox Run Road
- Site Zoning: RM-1
- Adjacent Zoning: East: RM-1/RA, South: RA, West: MH/RA, North: RA/R-2
- Plan Date: May 25, 2018

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 Preliminary Site Plan submittal. Underlined items must be addressed on the Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Recommendation

The plan is **recommended for approval**. Please make the changes requested below on the Final Site Plans.

Landscape Waiver Required:

A waiver to allow fewer multifamily unit landscaping trees than are required. The building addition requires 87 trees but only 27 are provided. *While the site may not support all of the required trees as the area is fairly limited, the applicant should propose additional trees where space allows in the general vicinity of the site to decrease the extent of the waiver request.*

Please note this required waiver on the landscape plan, with its impact (ie number of trees not planted) and justification for the waiver.

Ordinance Considerations

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

Provided.

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

1. Provided.
2. **Please show the utilities a little darker so they are more visible.**

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

1. A complete tree survey and removal plan are provided.
2. **See ECT's review for details.**

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

1. An existing evergreen hedge along the west property line is to remain.
2. The screening is being extended to the north to help screen the building addition from the residential property to the west.
3. **Please replace any trees in the screening vegetation that are weak or dead to maintain the opacity of the buffer.**

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

The project is internal to the site and does not front on the right-of-way.

Multi-Family Development Landscaping (Zoning Sec. 5.5.3.F.ii)

1. Based on the frontage, 8 street trees are required. Nine trees including 1 existing tree are provided, but two of them are further than 15' away from the curb. Street trees need to be no more than 15' away from the curb. **Please move the street trees to within 15 feet of the curb.**
2. If the existing tree is a deciduous canopy tree in good health, it can count toward the requirement and one of the proposed trees can be removed as a street tree.
3. Based on the 29 ground floor residential units, 87 deciduous canopy or large evergreen trees are required to be planted on the site. Including the 17 trees in the courtyard. 460 shrubs are provided at a rate of 10 shrubs per tree to help make up the difference in missing trees. There is no provision in the ordinance for this substitution. A landscape waiver will be required for the deficiency in trees. **Please add more trees on and near the site to decrease the waiver as much as possible with a justification for the waiver.** If a good faith effort is offered, the waiver can be supported by staff.
4. Over 80% of the building frontage facing the internal road is landscaped, far exceeding the 35% requirement.

Parking Lot Interior and Perimeter Landscaping (Zoning Sec. 5.5.3.C.)

1. The existing parking lot is not changing and the existing landscaping is sufficient.
2. As the 4-story building is 20 feet away from the parking lot, no perimeter trees are required along that edge of the parking lot.

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

No new loading zones are proposed.

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

1. Provided.
2. **Please include the courtyard plants in the Multi-family plant calculations and plant list.**
3. **Please revise the plant list to use plants native to Michigan for at least 50% of the species.**

Planting Notations and Details (LDM)

1. Provided.
2. **Please make the revisions noted on the Landscape Chart.**

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

As no changes are proposed to the pond, no additional landscaping is required.

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

1. A note indicates that an underground irrigation system will be installed.
2. A plan for that needs to be provided as part of Final Site Plans.

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

Provided.

Snow Deposit (LDM.2.q.)

Provided.

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

Trees to be saved are all protected with tree fencing shown around each tree.

Phragmites Control (Zoning Sec 5.5.6.C)

1. Please survey the site for any populations of *Phragmites australis*.
2. If any are found (even a single plant), please show that on the topographical survey. If none are found, please add a note stating that.
3. If Phragmites is found, please add a treatment/control plan to the landscape plan and carry it out until the Phragmites are completely removed from the site.
4. Please continue to control the Phragmites on an ongoing basis.

Corner Clearance (Zoning Sec 5.9)

The existing parking lot has sufficient corner clearance.

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 rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY SITE PLAN

Review Date: June 26, 2018
Project Name: Fox Run Continuing Care Center Expansion
Plan Date: May 25, 2018
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

LANDSCAPE WAIVER REQUIRED:

Waiver to provide fewer multifamily site landscaping trees than are required (87 required, 27 provided).

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<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 ▪ Consistent with plans throughout set 	Scale: 1"=20'	Yes	
Project Information (LDM 2.d.)	Name and Address	Yes	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Required for Final Site Plan</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	Site: RM-1 East: RM-1/RA South: RA West: MH/RA North: RA/R-2	No	Please provide zoning of site and adjacent properties on the overall site plan.
Survey information (LDM 2.c.)	▪ Legal description or boundary line survey	Boundary and description on S100	Yes	

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> Existing topography 	Topo on S101		
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. 	Existing trees, tree removals on plan and tree chart are provided on L201	Yes	Please see ECT letter for detailed review of wetlands and woodlands.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	Sheet L201	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	No changes to existing parking are proposed.	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Utilities are not clearly shown on the landscape plan	No	Please make all existing and proposed utilities on landscape plan a little heavier to make them easier to read so conflicts can be detected and avoided.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	Please move the snow deposit on the east side of the north parking lot entry to the west side, where it appears there is more room for snow without damaging existing trees.
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
<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 of loam with 6" top layer of top soil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Since residential abuts residential and the site is well away from the property line, separated by a detention pond, no berms are required along the western boundary.	No new berm is proposed.	Yes	

Item	Required	Proposed	Meets Code	Comments
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	The existing screening is extended to the north.	Yes	Please add a note to the plan that any dead, missing weak trees shall be replaced to restore the opacity of the existing screening.
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	<ul style="list-style-type: none"> Several retaining walls are proposed in a number of areas. Top of wall and contours are provided to indicate the wall heights. 	Yes	
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		A standard detail for the walls is provided.	TBD	<u>Provide construction details for walls 3.5' or taller with building permit drawings.</u>
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii) and (LDM 1.b)				
Greenbelt width (2)(3) (5)	As project is interior to site, along a private drive, the greenbelt width requirement does not apply.	NA	Yes	
Berm requirements (Zoning Sec 5.5.3.A.(5))				
Min. berm crest width		None	Yes	See above
Minimum berm height (9)		None	Yes	See above
3' wall		None		
Canopy deciduous or large evergreen trees Notes (1) (10)	No greenbelt plantings are required.	None	Yes	
Sub-canopy deciduous trees Notes (2)(10)	No greenbelt plantings are required.	None	Yes	
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	See the multifamily requirements for street trees below.			
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> Label contour lines Maximum 33% Constructed of loam 6" top layer of topsoil 	No berms are required or proposed.		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from	NA		

Item	Required	Proposed	Meets Code	Comments
	edge of utility or 20 ft. setback from closest pole			
Multi-family/Attached Dwelling Units (Zoning Sec 5.5.3.E.ii)				
Interior Street Trees (Sec 5.5.3.F.ii.(b)(2))	<ul style="list-style-type: none"> ▪ 1 deciduous canopy tree per 35 lf of interior roadway, excluding driveways, parking entry drives and interior roads adjacent to public rights-of-way ▪ Subcanopy trees can be used in place of canopy trees under overhead utility lines ▪ $275/35 = 8$ trees 	8 new trees	Yes/No	<ol style="list-style-type: none"> 1. Street trees need to be within 15 feet of back of curb. Please adjust their placement. 2. Please identify the tree to be saved along the street. If it is a healthy canopy tree it can count toward the requirement.
Site Landscaping (Sec. 5.5.3.F.ii.(b)(1))	<ul style="list-style-type: none"> • (3) Deciduous canopy trees or large evergreen trees for each dwelling unit on the ground floor. • $29 \times 3 = 87$ trees 	27 deciduous canopy, subcanopy and evergreen trees are provided, including within the courtyard.	No	<ol style="list-style-type: none"> 1. The applicant has provided 460 shrubs as a substitution for 46 trees. The ordinance does not allow for this substitution. 2. Please provide more trees near the building and in the general vicinity of the building where space allows. 3. A landscape waiver will be required for any trees that aren't provided. 4. The additional shrubs can be used to support the landscape waiver request, but there should be more canopy and/or evergreen trees provided than are currently.
Foundation plantings (Sec 5.5.3.F.ii.(b)(3))	<ul style="list-style-type: none"> ▪ Mix of shrubs, subcanopy trees, groundcover, perennials, annuals and ornamental grasses provided at the front of each ground floor unit 	405/498 (81%) of the building facing the interior road is landscaped	Yes	

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> Covers at least 35% of the front building façade facing Fox Run Drive. 			
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	Yes		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	<ul style="list-style-type: none"> Existing lawn No changes are proposed to the existing islands. 	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> A minimum of 200 SF to qualify Minimum 200 SF per tree planted in island 6" curbs Islands minimum width 10' BOC to BOC 	<ul style="list-style-type: none"> Yes No changes are proposed to the existing parking lot. 	Yes	
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	No changes are proposed to the existing parking lot.		
Contiguous space limit (i)	Maximum of 15 contiguous spaces	Maximum bay is 15 spaces	Yes	
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> No plantings with matured height greater than 12' within 10 ft. of fire hydrants Trees should also be planted at least 5 feet away from underground utility lines. 	No fire hydrants or other utilities are shown on the conceptual landscape plan.	TBD	<ol style="list-style-type: none"> Show all hydrants and utility structures and lines on landscape plan and locate trees appropriately. Add a note to the plans stating spacing requirements to assist contractors.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	No changes are proposed to the existing parking lot.	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	Yes	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 area up to 50,000 sf x 7.5%	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$	No new parking is proposed.		

Item	Required	Proposed	Meets Code	Comments
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	$C = x \text{ SF} \times 1\% = B \text{ sf}$	No new parking is proposed.		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ SF} \times 5\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	$B = x \text{ SF} \times 0.5\% = B \text{ SF}$	NA		
All Categories				
C = A+B Total square footage of landscaped islands required	$A + B = C \text{ SF}$	No new parking is proposed.		
D = D/200 Number of canopy trees required	$D/200 = xx \text{ Trees}$	3 existing trees in entry island		
Perimeter Green space	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf ▪ Frontage within 20' of a building 20' or taller does not need perimeter trees. ▪ $335/35 = 10 \text{ trees}$ 	10 trees	Yes	
Parking land banked	NA	No		
Other Landscaping				
Other Screening				
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		No new loading areas are proposed.	Yes	
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from doors 	No utility boxes are shown	TBD	<ol style="list-style-type: none"> 1. Provide proper screening for any transformers. 2. Include city standard detail with other landscape details.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements	<ul style="list-style-type: none"> ▪ Clusters of large native 	<ul style="list-style-type: none"> ▪ None 	Yes	

Item	Required	Proposed	Meets Code	Comments
(Sec. 5.5.3.E.iv)	shrubs shall cover 70-75% of the basin rim area <ul style="list-style-type: none"> ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	<ul style="list-style-type: none"> ▪ No changes are proposed to the existing detention basin. 		
Phragmites Control (Sec 5.5.6.C)	<ul style="list-style-type: none"> ▪ Any and all populations of <i>Phragmites australis</i> on site shall be included on tree survey. ▪ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	None indicated	TBD	<ol style="list-style-type: none"> 1. Please survey the site for any populations of <i>Phragmites australis</i>, show them on the existing conditions plan and submit plans for its removal. 2. If none is found, please indicate that on the survey. 3. It is recommended that whatever <i>Phragmites</i> is found on the property be treated sooner rather than later to keep it from spreading further.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> • Provide intended dates • Should be between March 15 and November 15. 	Yes	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<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 (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	<ul style="list-style-type: none"> • A fully automatic irrigation system and a method of draining is required with Final Site Plan 	Notes indicate that an irrigation system will be provided.	Yes	<u>Irrigation plans will be needed on final site plans.</u>

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> If an alternate method of providing sufficient water for establishment and long-term survival of the plantings is desired (xeriscaping, bibbs and hoses, treegators, etc.), a detailed description of the plan needs to be included in the final site plans. 			
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	No	No	Please add note to the plan.
Plant List (LDM 2.h.) - Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	<ol style="list-style-type: none"> Please include the courtyard plantings in the Multi family unit calculation and plant list. Please use plants native to Michigan for at least 50% of the species used.
Type and amount of lawn		No	No	<u>Please add on Final Site Plans.</u>
Cost estimate (LDM 2.t)		For all new plantings, mulch and sod as listed on the plan	No	No
Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	Please add a callout stating that dirt from the rootball should be pulled back from the trunk.
Evergreen Tree		Yes	Yes	See above
Multi-stem Tree		Yes	Yes	See above
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	Please add note on plan view near property line.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved on the plan and on tree chart.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Landscape Design Manual for requirements	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	None	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	NA		
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth ▪ Specify natural color, finely shredded hardwood bark mulch. 	Yes	Yes	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.

Item	Required	Proposed	Meets Code	Comments
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.				

WETLANDS REVIEW



ECT Project No. 180384-0100

June 21, 2018

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

Re: Fox Run Continuing Care Center (CCC) - JSP18-0019
Wetland Review of the Preliminary Site Plan (PSP18-0082)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Fox Run Continuing Care Center (CCC) project prepared by Zeimet Wozniak & Associates dated May 25, 2018 and stamped "Received" by the City of Novi Community Development Department on June 5, 2018 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

ECT currently recommends approval of the Preliminary Site Plan for Wetlands. The Applicant shall address the items noted in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Not Required (Impacts currently 0.15-acre < 0.25-acre wetland mitigation threshold)
Wetland Buffer Authorization	Required
MDEQ Permit	To Be Determined. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit.
Wetland Conservation Easement	Not Required

The project includes an expansion of the existing Continuing Care Center located within the Fox Run development. This includes a building expansion, additional parking and utilities. The site stormwater runoff appears to be directed to the existing storm sewer along Fox Run Road. ECT suggests that the current Plan be reviewed by City of Novi Engineering Staff for adherence to all applicable storm water and engineering requirements.

Based on our review of the Plan, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached), it appears as if the overall development site contains City-

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Regulated Wetlands but does not appear to contain area mapped as City-Regulated Woodlands. The Plan indicates one (1) area of delineated wetland (Wetland E-1). The wetland was delineated by King & MacGregor Environmental, Inc. (KME) on May 17, 2018. This wetland area is subject to regulation by the City of Novi and likely by the Michigan Department of Environmental Quality (MDEQ). Permits will likely be required from the MDEQ and the City of Novi for construction activities involving this regulated wetland area.

City of Novi Wetland Ordinance Requirements

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, and Article V) describes the regulatory criteria for wetlands and review standards for wetland permit applications.

As stated in the Ordinance, it is the policy of the city to prevent a further net loss of those wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b).

The wetland essentiality criteria as described in the Wetland and Watercourse Protection Ordinance are included below. Wetlands deemed essential by the City of Novi require the approval of a use permit for any proposed impacts to the wetland:

All noncontiguous wetland areas of less than two (2) acres which appear on the wetlands inventory map, or which are otherwise identified during a field inspection by the city, shall be analyzed for the purpose of determining whether such areas are essential to the preservation of the natural resources of the city. . . . In making the determination, the city shall find that one (1) or more of the following exist at the particular site:

- (1) *The site supports state or federal endangered or threatened plants, fish or wildlife appearing on a list specified in Section 36505 of the Natural Resources Environmental Protection Act (Act 451 of 1994) [previously section 6 of the endangered species act of 1974, Act No. 203 of the Public Acts of 1974, being section 229.226 of the Michigan Compiled Laws].*
- (2) *The site represents what is identified as a locally rare or unique ecosystem.*
- (3) *The site supports plants or animals of an identified local importance.*
- (4) *The site provides groundwater recharge documented by a public agency.*
- (5) *The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*
- (6) *The site provides wildlife habitat by providing breeding, nesting or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.*
- (7) *The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*
- (8) *The site provides pollution treatment by serving as a biological and chemical oxidation basin.*
- (9) *The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*
- (10) *The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.*

After determining that a wetland less than two (2) acres in size is essential to the preservation of the natural resources of the city, the wetland use permit application shall be reviewed according to the standards in subsection 12-174(a).

The on-site wetland appears to meet one or more of the essentiality criteria and is therefore likely City regulated (i.e., wildlife habitat and flood and storm water control).

On-Site Wetland Evaluation

ECT reviewed the site for the presence of regulated wetlands as defined in the City of Novi Wetland and Watercourse Protection Ordinance. The goal of this review was to verify the location of on-site wetland resources identified by KME and assess the regulatory status. ECT's investigation was completed on June 19, 2018. Pink wetland boundary flagging was in place at the time of this site inspection (Flags E-1.1 to E-1.18). ECT reviewed the flagging and agrees that the wetland boundaries were accurately flagged in the field. Based on the existing vegetation and topography, it is ECT's assessment that the on-site wetlands have been accurately delineated at this time.

As noted above, this wetland area is indicated on the City of Novi's Regulated Wetland Map (see Figure 1). The Plan notes that the acreage of this wetland is 6,572 square feet (0.15-acre). The wetland area is an isolated scrub-shrub and emergent wetland located in a topographic depression. Vegetation observed within the wetland included narrow-leaved cat-tail (*Typha angustifolia*), green ash (*Fraxinus pennsylvanica*), sedges (*Carex spp.*) and purple loosestrife (*Lythrum salicaria*). Surface water was present at the time of our inspection.

Proposed Wetland Impacts

As noted above, the construction of the proposed development appears to require the filling of this existing wetland and its 25-foot wetland setback.

This wetland area appears to be regulated by the City of Novi and may also likely regulated by the Michigan Department of Environmental Quality (MDEQ). The DEQ must determine the following before a permit can be issued:

- The permit would be in the public interest.
- The permit would be otherwise lawful.
- The permit is necessary to realize the benefits from the activity.
- No unacceptable disruption to aquatic resources would occur.
- The proposed activity is wetland dependent **or** no feasible and prudent alternatives exist.

With regard to the 25-foot wetland setbacks, the Plan proposes encroachment into the entire, existing 25-foot wetland buffer area. The Applicant shall indicate, quantify (square feet or acres of fill or excavation within the wetland limits, if applicable) and label all proposed impacts to wetlands and 25-foot wetland buffers on subsequent plan submittals. The City of Novi regulates a 25-foot buffer surrounding all wetland and watercourses.

Wetland Permits & Regulatory Status

Based on the criteria set forth in The City of Novi Wetlands and Watercourse Protection ordinance (Part II-Code of Ordinances, Ch. 12, Article V.), the wetlands to be impacted appear to meet the definition of a City-regulated wetland and meets one or more of the essentially criteria (i.e., wildlife habitat, storm water

control, etc.). A wetland use permit would be required for any proposed activities within City regulated wetlands.

It appears as though a City of Novi **Non-Minor** Use Wetland Permit would be required for the proposed impacts. The granting or denying of a Nonresidential *Minor* Use Permit shall be the responsibility of the Community Development Department. A Nonresidential *Minor* Use Permit is for activities consisting of no more than one (1) of the following activities which have a minimal environmental effect:

- a. Minor fills of three hundred (300) cubic yards or less and not exceeding ten thousand (10,000) square feet in a wetland area, providing the fill consists of clean, nonpolluting materials which will not cause siltation and do not contain soluble chemicals or organic matter which is biodegradable, and providing that any upland on the property is utilized to the greatest degree possible. All fills shall be stabilized with sod, or seeded, fertilized and mulched, or planted with other native vegetation, or riprapped as necessary to prevent soil erosion.
- b. Installation of a single water outfall provided that the outlet is riprapped or otherwise stabilized to prevent soil erosion.
- c. Watercourse crossings by utilities, pipelines, cables and sewer lines which meet all of the following design criteria:
 - i) The method of construction proposed is the least disturbing to the environment employable at the given site;
 - ii) The diameter of pipe, cable or encasement does not exceed twenty (20) inches;
 - iii) A minimum of thirty (30) inches of cover will be maintained between the top of the cable or pipe and the bed of the stream or other watercourse on buried crossings; and
 - iv) Any necessary backfilling will be of washed gravel.
- d. Extension of a wetland/watercourse permit previously approved by the planning commission.
- e. Replacement of a culvert of an identical length and size, and at the same elevation. If the proposed culvert is of a greater length or size than the existing culvert, or is a new culvert altogether, it must meet the conditions of subpart c., above, to qualify for a nonresidential minor use permit.
- f. Temporary impacts where the encroachment into protected areas is less than five hundred (500) feet.

The proposed impacts appear to likely include fill in excess of 300 cubic yards.

A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

It should be noted that the City's threshold for the requirement of wetland mitigation is 0.25-acre of proposed wetland impact. This will not be a requirement as the total area of existing on-site wetland is 0.15-acre.

It appears as though a MDEQ Wetland Permit would be required for the proposed impacts to on-site wetlands. It should be noted that it is the Applicant's responsibility to contact MDEQ in order to determine the need for a permit from the state. In 1979, the Michigan legislature passed the Geomare-Anderson Wetlands Protection Act, 1979 PA 203, which is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The MDEQ has adopted administrative rules which provide clarification and guidance on interpreting Part 303.

In accordance with Part 303, wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but the DEQ has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

This wetland area may be within 500-feet of a watercourse (located to the northeast, across Fox Run Road) that is considered regulated by the MDEQ.

The law requires that persons planning to conduct certain activities in regulated wetlands apply for and receive a permit from the state before beginning the activity. A permit is required from the state for the following:

- Deposit or permit the placing of fill material in a wetland.
- Dredge, remove, or permit the removal of soil or minerals from a wetland.
- Construct, operate, or maintain any use or development in a wetland.
- Drain surface water from a wetland.

Wetland Comments

ECT recommends that the Applicant address the items noted below in subsequent site plan submittals:

1. It appears as though a MDEQ Wetland Permit and a City of Novi *Wetland Use Permit* would be required for any proposed impacts to on-site wetlands. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffer.
2. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for the proposed wetland impact. Final determination as to the regulatory status of the on-site wetland shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information, or correspondence from MDEQ stating that they do not have jurisdiction over the wetland.
3. The applicant shall indicate, quantify and label all proposed impacts to the existing wetland and 25-foot wetland setback on subsequent plan submittals, if applicable. This includes any impacts to the 25-foot wetland setbacks for any temporary or permanent purposes. The applicant shall provide information on subsequent plans that clearly indicates the areas of onsite wetlands as well as the area of the 25-foot wetland buffers. Specifically, the plans shall clearly indicate the area (square feet or acres) of all wetland and wetland buffer impacts (both permanent and temporary, if applicable) and the volume (cubic yards) of all wetland impacts.

Fox Run CCC (JSP18-0019)
Wetland Review of the Preliminary Site Plan – (PSP18-0082)
June 21, 2018
Page 6 of 8

4. Please provide to the City of Novi Community Development Department copies of correspondence for the wetland delineation performed for this property.

Recommendation

ECT currently recommends approval of the Preliminary Site Plan for Wetlands. The Applicant shall address the items noted in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.

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

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Site Photos

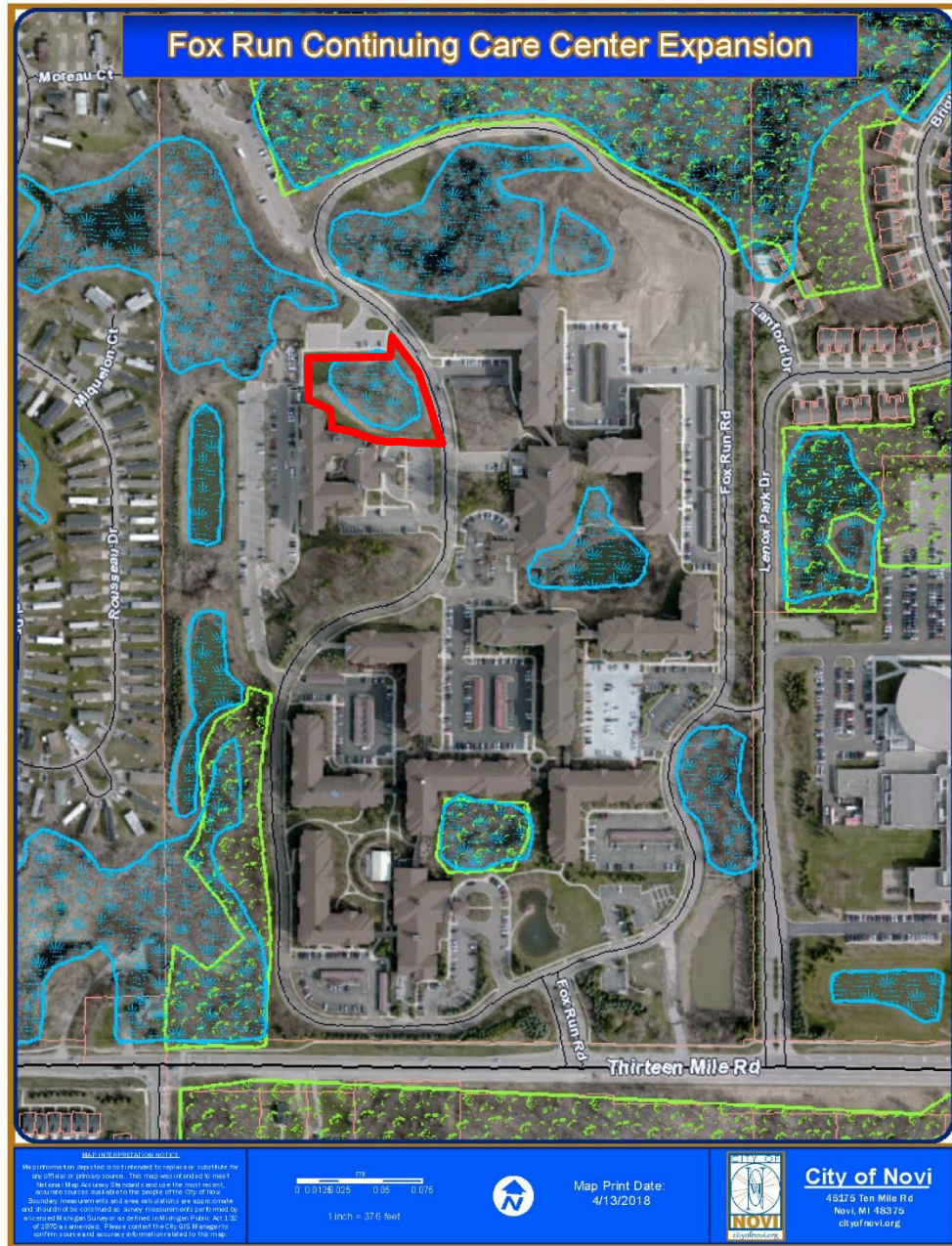


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue.

Site Photos



Photo 1. Looking east at existing wetland area E-1 (ECT, June 19, 2018).



Photo 2. Pink wetland flagging tape present on-site from the May 17, 2018 wetland delineation performed by King & MacGregor Environmental, Inc. (ECT, June 19, 2018).

WOODLANDS REVIEW



ECT Project No. 180384-0200

June 21, 2018

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

Re: Fox Run Continuing Care Center (CCC) - JSP18-0019
Woodland Review of the Preliminary Site Plan (PSP18-0082)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Fox Run Continuing Care Center (CCC) prepared by Zeimet Wozniak & Associates dated May 25, 2018 and stamped "Received" by the City of Novi Community Development Department on June 5, 2018 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

ECT currently recommends approval of the Preliminary Site Plan for Woodlands. The Applicant shall address the items noted in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Final Site Plan.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Likely Required
Woodland Conservation Easement	Not Required

The project includes an expansion of the existing Continuing Care Center located within the Fox Run development. This includes a building expansion, additional parking and utilities. The site does not appear to contain City of Novi Regulated Woodlands as indicated on the City of Novi Regulated Woodlands Map (see Figure 1). However, the Plan does include a tree survey, tree list, and proposed impacts list.

It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) is to:

- *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*

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- *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

The central portion of the site consists of existing wetland as well as a wooded area with a significant number of existing trees greater than or equal to 8-inches diameter-at-breast-height (DBH), the City of Novi's size threshold for the regulation of trees. The site contains the following tree species: black cherry (*Prunus serotina*), red oak (*Quercus rubra*), silver maple (*Acer saccharinum*), American elm (*Ulmus americana*), sugar maple (*Acer saccharum*) and Siberian elm (*Ulmus pumila*). The majority of the trees are listed as being in 'good' or 'fair' condition and ECT was able to confirm this in our on-site evaluation. The tree sizes range from 8-inches DBH to the largest tree containing a 19-inch DBH stem.

Although the on-site trees fall outside of the City of Novi's mapped Woodland Boundaries, the City's Woodland Ordinance contains the following:

Where uncertainty exists with respect to the boundaries of designated woodland areas shown on the regulated woodland map, the following rules shall apply:

- *Distances not specifically indicated on the map shall be determined by the scale on the map;*
- *Where physical or natural features existing on the ground are at variance with those shown on the regulated woodland map, or in other circumstances where uncertainty exists, the community development director or his or her designee shall interpret the woodland area boundaries;*
- *On any parcel containing any degree of regulated woodland, the applicant shall provide site plan documentation showing the locations, species, size and condition of all trees of eight-inch caliper or larger. Existing site understory trees, shrubs and ground cover conditions must be documented on the site plan or woodland use permit application plan in the form of a brief narrative. The woodland conditions narrative should include information regarding plant species, general quantities and condition of the woodland vegetation*

It is ECT's opinion that the areas containing trees on the Plan, including within the project's proposed limits of disturbance, should be considered as Regulated Woodland area. As such, there are physical and natural features existing on the site that are at variance with those shown on the regulated woodland map. The Woodland Ordinance also defines Woodland Areas as:

All lands (including all trees, shrubs and ground cover thereon regardless of size) which are subject to this chapter under section 37-4 as designated on the regulated woodland map and/or on an approved site plan. Woodlands areas are identified by such factors as: soil quality, habitat quality, tree species and diversity, health and vigor of tree stand, understory species and quality, presence of wildlife, and other factors such as the value of the woodland area as a scenic asset, windblock, noise buffer, healthy environment, and the value of historic or specimen trees.

Woodland Impact Review & Woodland Replacement Credits

The *Tree Removal Plan* (L201) indicates that a total of twenty (20) trees were surveyed on the subject site that meet the minimum 8-inch diameter-at-breast-height (DBH) requirement.

As shown, there are impacts proposed to all 20 of these trees. It should be noted that seven (7) of the trees are listed as either ‘dead’ or ‘poor’ condition with half (or more) dead branches. The applicant will not be responsible for the replacement of the dead or poor trees listed in the tree survey. The Plan notes that all **20** of the on-site, regulated trees will be removed as a result of the proposed project.

As noted above, Sheet L201 notes the following:

- Total Surveyed Trees 20
- Less Dead or Poor 7
- Total Regulated Trees 13
- Regulated Trees Removed: 13 (100% Removal)
- Regulated Trees Preserved: 0

- Stems to be Removed 8” to 11”: 7 x 1 replacement (Requiring 7 Replacements)
- Stems to be Removed 11” to 20”: 5 x 2 replacements (Requiring 10 Replacements)
- Stems to be Removed 20” to 30”: 1 x 3 replacements (Requiring 3 Replacements)
- Stems to be Removed 30”+ : 0 x 4 replacements (Requiring 0 Replacements)
- Multi-Stemmed Trees (19 trees): (Requires 20 Replacements)

- Total Woodland Replacement Credits Required 20

The Plan (Sheet L203, *Plant List*) notes that all 20 required Woodland Replacement Credits will be paid into the City of Novi Tree Fund and no on-site Woodland Replacement Trees will be planted.

City of Novi Woodland Review Standards and Woodland Permit Requirements

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

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

In addition,

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

While, the overall ecological values of the existing woodlands cannot be immediately replaced through the planting of woodland replacement trees, it appears that the applicant will be prepared to meet the required Woodland Replacement requirements through a required payment to the City of Novi Tree Fund.

Woodland Comments

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

1. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. The Plan notes that all twenty (20) Woodland Replacement Credits are required and that all 20 Woodland Replacement Credits will be paid to the City of Novi Tree Fund. No Woodland Replacement trees are proposed to be planted on-site.
2. ECT recommends that the applicant take all steps feasible in order to provide as many of the required Woodland Replacement credits through the planting of on-site replacement trees. If on-site Woodland Replacement planting is proposed, all deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1 replacement tree-to-1 credit replacement ratio. All coniferous replacement trees shall be six (6) feet in height (minimum) and count at a 1.5 replacement tree-to-1 credit replacement ratio. All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).
3. If applicable, a Woodland Replacement Performance financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400. Based on a successful inspection of the installed on-site Woodland Replacement trees, the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the value of the Woodland Replacement material shall be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.
4. If applicable, Woodland Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.
5. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site. If no Woodland Replacement Trees are proposed on-site, the required payment to the City of Novi Tree Fund will be \$8,000 (20 Credits Required x \$400/Credit).
6. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees (if applicable). The applicant shall demonstrate that the all proposed woodland replacement trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit.

Fox Run CCC (JSP18-0019)
Woodland Review of the Preliminary Site Plan (PSP18-0082)
June 21, 2018
Page 5 of 8

Recommendation

ECT recommends approval of the Preliminary Site Plan for woodlands with the condition that the Applicant satisfactorily address the items noted in the “*Woodland Comments*” section of this letter at the time of Final Site Plan submittal.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner (lbell@cityofnovi.org)
Sri Komaragiri, City of Novi Planner (skomaragiri@cityofnovi.org)
Rick Meader, City of Novi Landscape Architect (rmeader@cityofnovi.org)
Hannah Smith, City of Novi Planning Assistant (hsmith@cityofnovi.org)

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Woodland Tree Replacement Chart
Site Photos

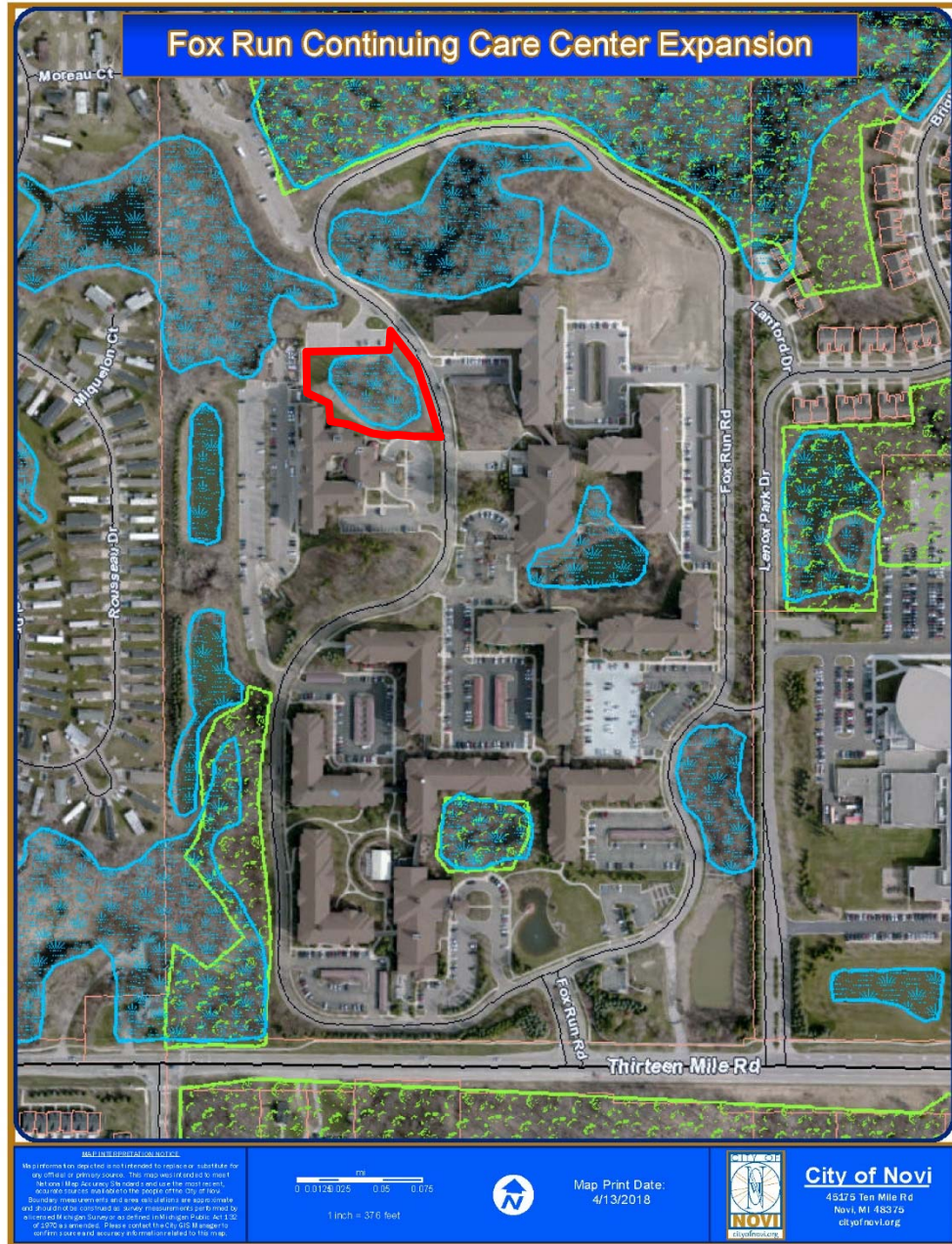


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue.

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)

(All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	Acer nigrum
Striped Maple	Acer pennsylvanicum
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Mountain Maple	Acer spicatum
Ohio Buckeye	Aesculus glabra
Downy Serviceberry	Amelanchier arborea
Yellow Birch	Betula alleghaniensis
Paper Birch	Betula papyrifera
American Hornbeam	Carpinus caroliniana
Bitternut Hickory	Carya cordiformis
Pignut Hickory	Carya glabra
Shagbark Hickory	Carya ovata
Northern Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Yellowwood	Cladrastis lutea
Beech	Fagus sp.
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffeetree	Gymnocladus dioica
Walnut	Juglans sp.
Eastern Larch	Larix laricina
Sweetgum	Liquidambar styraciflua
Tuliptree	Liriodendron tulipifera
Tupelo	Nyssa sylvatica
American Hophornbeam	Ostrya virginiana
White Spruce_(1.5:1 ratio) (6' ht.)	Picea glauca
Black Spruce_(1.5:1 ratio) (6' ht.)	Picea mariana
Red Pine	Pinus resinosa
White Pine_(1.5:1 ratio) (6' ht.)	Pinus strobus
American Sycamore	Platanus occidentalis
Black Cherry	Prunus serotina
White Oak	Quercus alba
Swamp White Oak	Quercus bicolor
Scarlet Oak	Quercus coccinea
Shingle Oak	Quercus imbricaria
Burr Oak	Quercus macrocarpa
Chinkapin Oak	Quercus muehlenbergii
Red Oak	Quercus rubra
Black Oak	Quercus velutina
American Bladdernut	Staphylea trifolia
Bald Cypress	Taxodium distichum
American Basswood	Tilia americana
Hemlock (1.5:1 ratio) (6' ht.)	Tsuga canadensis

Site Photos



Photo 1. Looking west across the north end of the proposed site. Wetland (E-1) and existing trees are shown (ECT, June 19, 2018).



Photo 2. Tree #1551 (10"/7" red maple) to be removed for site construction (ECT, June 19, 2018).

TRAFFIC REVIEW



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

Project name:
JSP18-0019 Fox Run Continuing Care Center
Expansion Preliminary Site Plan Traffic Review

From:
AECOM

Date:
June 26, 2018

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

CC:
Sri Komaragiri, Lindsay Bell, George Melistas,
Theresa Bridges, Darcy Rechten, Hannah Smith

Memo

Subject: Fox Run Continuing Care Center Expansion Preliminary Site Plan

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

GENERAL COMMENTS

1. The applicant, Erickson Living, is proposing an expansion to the continuing care center that is located within the existing Fox Run development. The expansion is a total of 88,690 square feet (SF) and is comprised of three floors including a basement. The expansion building will contain a total of 90 dwelling units. The existing development is located north of 13 Mile Road west of M-5.
2. 13 Mile Road is under the jurisdiction of the City of Novi. The roadways within the Fox Run development are private roadways.
3. The existing development is zoned RM-1 (Low-Density, Multi-Family Residential). The applicant has not proposed to rezone due to the expansion.
4. The following is a summary of critical requirements to move forward, but may not be inclusive of all requirements contained within this letter:
 - a. The bicycle parking layout shall be modified to include a four foot wide access aisle adjacent to the six foot wide parking area, as show in 5.16.6 of the Zoning Ordinance.
 - b. The applicant should indicate the width of the sidewalk between the roadway and the proposed bicycle parking facility. If it is less than six (6) feet in width, the applicant should increase the width to a minimum of six (6) feet prior to installing the bicycle parking facility, or may request a Planning Commission waiver to allow the existing sidewalk to remain as is and not meet the six (6) foot requirement. Staff would support the waiver in this instance.
 - c. The applicant shall indicate the width of the proposed walkways within the garden area of the development.
5. Summary of traffic-related waivers/variances:
 - a. The applicant may request a Planning Commission waiver to allow the existing sidewalk near the proposed bicycle facility to remain as is and not meet the six (6) foot requirement, assuming it is less than six (6) feet currently. Staff would support the waiver in this instance.

TRAFFIC IMPACTS

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

ITE Code: 253 – Congregate Care Facility
 Development-specific Quantity: 90 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	7	4	100	No
PM Peak-Hour Trips	18	9	100	No
Daily (One-Directional) Trips	182	N/A	750	No

2. The number of trips does not exceed the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City's requirements.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	N/A

EXTERNAL SITE ACCESS AND OPERATIONS

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

1. The applicant is not proposing modifications to the external site access and operations to the development.
2. There is an existing right turn lane and exiting taper at the development entrance.
3. There is an existing two-way left-turn lane on 13 Mile Road.

INTERNAL SITE OPERATIONS

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

1. General Traffic Flow
 - a. The applicant has not proposed any changes to the existing private roadways in the development.
2. Parking Facilities
 - a. The applicant is not proposing any changes to the vehicular parking facilities previously constructed.

- b. The applicant is required to provide one (1) bicycle parking space for each twenty (20) employees on the maximum shift, minimum two (2) spaces, for the congregate living facility.
 - i. The applicant is proposing six bicycle parking spaces near the south side of the proposed addition. The applicant should indicate the number of employees on the maximum shift to review compliance with Section 5.16.2 of the Zoning Ordinance.
 - ii. The proposed bicycle rack design meets the requirements of the Zoning Ordinance, Section 5.16.5.B.
 - iii. The bicycle parking layout shall be modified to include a four foot wide access aisle adjacent to the six foot wide parking area, as show in 5.16.6 of the Zoning Ordinance.
- 3. Sidewalk Requirements
 - a. The applicant has indicated a sidewalk width of six (6) feet between the proposed bicycle facility and the building, which exceeds the required five (5) foot width.
 - b. All bicycle parking facilities shall be accessible from adjacent street(s) and pathway(s) via a paved route that has a minimum width of six (6) feet, per Section 5.16.5.C of the Zoning Ordinance. The applicant should indicate the width of the sidewalk between the roadway and the proposed bicycle parking facility. If it is less than six (6) feet in width, the applicant should increase the width to a minimum of six (6) feet prior to installing the bicycle parking facility, or may request a Planning Commission waiver to allow the existing sidewalk to remain as is and not meet the six (6) foot requirement. Staff would support the waiver in this instance.
 - c. The applicant should provide dimensions for any proposed sidewalks or walk-ways within the garden area.
 - d. The applicant should provide additional details for the pedestrian link to Twin Pines.
 - e. The applicant is not proposing any modifications to existing ramps, nor are they proposing any new ramps within the proposed expansion area.

SIGNING AND STRIPING

- 1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.
 - a. The applicant has not indicated any additional signing or striping as part of the proposed expansion.

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

Sincerely,

AECOM



Maureen N. Peters, PE
Senior Traffic/ITS Engineer



Paula K. Johnson, PE
Senior Traffic Engineer

FACADE REVIEW



June 24, 2018

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE – Final Site Plan Review
Fox Run Continuing Care Center, JSP18-00191,
 Façade Region: 1, Zoning District: RM-1

Dear Ms. McBeth:

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by Hord Copland Architects, dated 5/25/18. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Schedule, if any, are highlighted in **bold**.

	East (1,A4.00)	North (2,A4.00)	West (3,A4.00)	South (2,A4.00)	South (1,A4.10)	North, South & West Court	Ordinance Maximum (Minimum)
Brick	33%	27%	13%	32%	20%	N.R.	100% (30% Min)
EIFS	30%	29%	45%	27%	35%	N.R.	25%
Trim	6%	8%	6%	6%	6%	N.R.	15%
Fabric Awnings	0%	0%	0%	0%	0%	N.R.	10%
CMU (Type T.B.D)	13%	5%	32%	14%	6%	N.R.	10%
Asphalt Shingles	18%	31%	4%	21%	33%	N.R.	50% (Note 14)
N.R. = Interior courtyard are not visible to the public and are therefore not regulated.							

This project represents an addition to an existing building as regulated by Section 5.15.7 of the Façade Ordinance. This section allows a continuation of existing percentages of materials provided that the addition does not exceed 100% of the existing building. In this case the proposed addition is approximately 70% of the existing building. Therefore a continuation of the existing percentages of materials would be permitted. In this case the proposed design differs significantly from the existing building. Therefore the addition must comply with the Schedule Regulation Façade Materials in Section 5.15 for Façade Region 1. The interior courtyards are not visible to the public and are therefore not subject to this requirement.

As shown in the above table, the minimum percentage of Brick is not provided on the North and West elevations, the percentage of EIFS exceeds the maximum amount allowed on all elevations and the percentage of decorative CMU exceeds the maximum amount allowed on the east, west and south elevations.

Recommendation - In consideration of the fact that the addition will be equally or more visible than the existing building and that the design deviates significantly from the Façade Ordinance we are unable to recommend approval at this time. It is recommended that the percentage of Brick be increased to more closely match the Ordinance requirements (30% minimum) or match the percentage of materials used on the existing building.

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

Sincerely,
DRN & Associates, Architects PC

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

Douglas R. Necci, AIA

FIRE REVIEW



June 12, 2018

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith-Planning Assistant

RE: Fox Run Continuing Care Center Expansion

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Gwen Markham

Kelly Breen

City Manager
Peter E. Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

PSP# Pre-App Meeting
PSP# 18-0082

Project Description:

Build an addition, 3 stories above ground with a basement off of Rose Ct. building.

Comments:

- **All fire hydrants MUST** be accessible during construction phase.

Recommendation:

Approved

Sincerely,

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

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER

ZEIMET WOZNIAK & ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

July 5, 2018

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

Re: Preliminary Site Plan Approval for
Fox Run Continuing Care Center Expansion
JSP18-19

RECEIVED

JUL 05 2018

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Dear Ms. Bell:

We are in receipt of the city staff and consultant review letters for the first review of the Preliminary Site Plan this project as released on June 27, 2018. We have reviewed the comments and have addressed them on the revised preliminary site plans as described herein.

Please find attached the following for your approval:

1. An original copy of the Site Plan as submitted on May 25, 2018 (paper and on disc in .pdf format).
2. Separate sheets showing the revisions made to address the issues raised by staff in the review letters.
3. Response letters to each city reviewing agency:
 - To Planning (Planning Committee) from Timothy Barnhill
 - To Engineering (Theresa C. Bridges, PE) from Julian J. Wargo, Jr., PE
 - To Landscaping (Barbara McBeth) from Ken Weikal, RLA
 - To Wetlands and Woodlands (Peter Hill, PE) from Julian J. Wargo, Jr., PE
 - To Traffic (Sterling Frazier, PE) from Julian J. Wargo, Jr., PE
 - To Fire (Kevin Pierce) from Julian J. Wargo, Jr., PE
4. A color rendering of the Site Plan.
5. The Facade Materials Board will be presented at the July 11 hearing before the Planning Commission.

We look forward to appearing before the City's Planning Commission at their July 11, 2018 meeting.

Thank you for assistance with this project.

Very truly yours,



Julian J. Wargo, Jr., PE

Encl.

PC: J. J. Wilhour, Erickson
Dawn Yeager, Erickson
Tim Barnhill, HCM2 Architects
Ken Weikal, HWLA

J:18111.Letter8

July 5th, 2018

City of Novi Community Development Department
45175 Ten Mile Road
Novi, MI 48375

Re: Planning Review for Fox Run Continuing Care Center Expansion
JSP18-19

Dear Planning Committee,

Thank you for the review comments provided in regards to our project for the expansion of the Continuing Care Center at Fox Run. In response to your review comments dated June 27 2810-Revised, we offer the following:

ORDINANCE REQUIREMENTS

1. *Maximum Length of Buildings (Sec. 3.8.2.C): The ordinance requires building lengths cannot exceed 180 feet. However, if exceeded, the Planning Commission may modify the length requirement up to 360 feet if there are recreational or social common areas with a minimum capacity of 50 persons within the building. Such additional length would require additional setback of 1 foot for every 3 feet in excess of 180 feet. The existing building with the new addition would be approximately 316 feet in length on the east side. The proposed building length would need an additional 45 feet of setback over the 75 feet required, for a total setback of 120 feet. The proposed building is set back 332 feet from the nearest property line. **The applicant should request the Planning Commission's approval of the modification of the maximum building length.***

RESPONSE: The applicant is requesting a modification to the maximum building length and meets the requirement for the setback and the recreational or social common areas. We have provided over 3,700sf of recreational and social area in the building. Based on the different uses and 30sf per person that is equal to activity space for 126 residents. This does not include the existing building which provides an additional 8,704sf for resident dining and activity area.

The Original approved SEA plan had a building that had a maximum length 310' feet in length. The proposed buildings maximum length is 316" which is 6' longer than the original approved footprint.

2. *Retaining Walls: Heavy black lines on sheets C101, C103, C104, etc. seem to indicate retaining walls on the northern and eastern sides of the building. Please label these features, both on the site plans and in elevations.*

RESPONSE: This will be labeled

3. *Elevation Labels: The North and South elevations on sheets A4.00 and A4.10 are mislabeled. Please correct.*

RESPONSE: This has been corrected.

4. *Photometric Plan: Lighting and photometric plans are required when a project is adjacent to residential areas. A photometric plan must be included with the next submittal.*

RESPONSE: This will be provided.

5. *Continuing Care Rooms: The total number of assisted living/skilled nursing rooms approved for the Fox Run development is 390. The existing and proposed units will bring the total units provided to 222. The site plan unit matrix lists the remaining 168 units as "future units" however the location of those units is not provided. The applicant should clarify where those units are intended to be located.*

RESPONSE: The applicant would like to reserve the right to build a new building on the south side of the existing care facility, acknowledging that they would have to go through the full approval process at that time.

6. *Employee Counts: The number of employees at the expanded Continuing Care Center should be provided in order to verify adequate parking and number of bicycle parking spaces required.*

RESPONSE: 40 full time employees and 40 part time employees will be employed due to this addition.

8e. *Facade Review: The proposed addition deviates from both the existing building and the Façade Ordinance. Façade does not recommend approval at this time. See comments in review letter.*

RESPONSE: We have revised the façade based on the review comments. Based on our calculations there are a few elevations that are slightly over the EIFS maximum but well above the brick minimum. This increase in EIFS is due to the massing of the building and proper balance. We would like to seek a modification based on the new elevations. The overall building calculation meets the requirements. A material board will be provided at the hearing as requested.

I believe all other comments have been addressed by Zeimet Wozniak. Please contact us if you have any questions or comments.

Thank you for assistance with this project.

Sincerely,
Hord Coplan Macht, Inc



Timothy R. Barnhill, AIA
Principal

July 5, 2018

Ms. Theresa C. Bridges, PE
City of Novi Engineering Department
45175 Ten Mile Road
Novi, MI 48375

Re: Engineering Review of Preliminary Site Plan for
Fox Run Continuing Care Center Expansion
JSP18-19

Dear Ms. Bridges:

We are in receipt of your comments for the first review of the Preliminary Site Plan dated June 27, 2018. In response, we offer the following:

GENERAL

1. The enclosed site engineering plans describe the grading and utilities that support the proposed building expansion. It is understood that a more complete review shall be performed when the final engineering plans are submitted for Final Site Plan approval.
2. The site engineering plans have been prepared following the City's Design and Construction Standards.
3. The current City standard detail sheets shall be incorporated in to the final engineering plans.
4. The site engineering plans have been prepared on the City's datum, NAVD88; the established city benchmark is referenced on Sheet S101.
5. Soil borings are pending and shall be provided with the final engineering plans.

WATER MAIN

6. A gate valve in well has been added to the water lead extension. Please see Sheet C103.
7. The existing finished grade of the benchmark hydrant shall be adjusted as noted on Sheets C102 and C104.

STORM SEWER

8. The Casing Detail on Sheet C107 has been revised.
9. The inverts on the existing end section R208A and CB R156B have been added to the Structure Table on Sheet S101.
10. The existing rim elevation of CB R229 shall be adjusted as noted on Sheets C102 and C103.

STORM WATER MANAGEMENT PLAN

11. Information about the preparer of the previously prepared storm water management plan has been added to Sheet C106.1.
12. Pre-development and post-development C Factors are calculated on Sheet C106.
13. The drainage area contributing to CB R2 has been added to Sheet C106.1.
14. The drainage area from the existing roof where the building is being expanded that contributes to the storm sewer system has been added to Sheet C106.1.
15. Run R1 to R208 has been added to the design table on Sheet C106.1.
16. No surface drainage flows to R3 which shall be constructed as an inlet with a solid cover.
17. Run R229D to R228 has been added to the design table on Sheet C106.1.

PAVING & GRADING

18. The walls on the engineering plans have been revised to match the walls on the landscape plans. See Sheets C101, C102, C103 and C104.

19. Finished grade elevations at the building corners and transitions have been added to Sheet C103.
20. Elevations on the existing and proposed structures have been added to Sheet C103.
21. The paving specifications has been revised to conform with the city' s current standard.

SOIL EROSION AND SEDIMENT CONTROL

22. The following notes and details have been added to the plan:
 - Mulch blanket on all slopes that exceed 1:6.
 - A mud mat at the construction entrance.
 - Tree protection fence around the existing trees to be preserved.
 - Existing topography and contours within Fox Road.
 - A large note that indicates that all topsoil shall be stripped and immediately removed from the site (ie. no stockpiles).

All other outstanding items shall be addressed at the time of Final Site Plan submittal and/or prior to construction, as appropriate.

Thank you for recommending approval of this project. Please contact us if you have any further questions or comments.

Very truly yours,



Julian J. Wargo, Jr., PE

PC: J. J. Wilhour, Erickson
Dawn Yeager, Erickson
Tim Barnhill, HCM2 Architects
Ken Weikal, HWLA

J:18111.Letter10

Z EIMET W OZNAK & ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

July 5, 2018

Mr. Peter Hill, PE
ECT
2200 Commonwealth Blvd, #300
Ann Arbor, MI 48105

Re: Wetland and Woodland Review for
Preliminary Site Plan for
Fox Run Continuing Care Center Expansion
JSP18-19 / PSP18-0050

Dear Mr. Hill:

Thank you for recommending approval of the Preliminary Site Plan for Wetlands in your correspondence dated June 21, 2018. In response to your commentary, we offer the following:

WETLANDS

The impacts to Wetland E-1 are illustrated on Sheet C103.1:

- Area of Existing Wetland = 6,572 sf / 0.16 acres
- Fill Volume = 23 cy
- Area of Wetland Setback = 10,556 sf / 0.24 acres
- Permanent Impact to Wetland Setback = 10,556 sf / 0.24 acres

No mitigation is offered at this time for impacts to the wetland and its associated buffer zone as a result of filling of this area for the proposed building expansion.

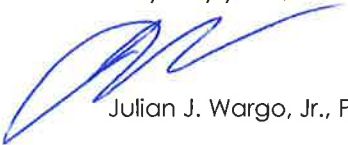
An Application for Onsite Meeting has been submitted to the MDEQ through their MiWaters website to determine if a permit is needed from their office (copy attached).

WOODLANDS

Please refer to the response letter from Ken Weikal.

Thank you for assistance with this project. Please contact us if you have any questions or comments.

Very truly yours,



Julian J. Wargo, Jr., PE

Encl.

J:18111.Letter11

Julian Wargo

From: MiWaters Support [DEQ-WRD-MiWaters@michigan.gov]
Sent: Monday, July 02, 2018 1:01 PM
To: jwargo@zeimetwozniak.com
Subject: Application/Service Request Receipt Acknowledgement - HNF-04N0-6PS0A, Fox Run CCE, Novi

Julian Wargo,

This is to notify you that Michigan DEQ has received your submission. Details of your submission are presented below:

Form Name: Pre-Application Meeting Request Part 301 (Inland Lakes and Streams), Part 303 (Wetlands Protection)

Submission Reference Number: HNF-04N0-6PS0A

System Receipt Date: 07/02/2018 12:43PM

Facility, Site, or Project: Fox Run CCE, Novi

Additional notifications will be sent when key events are recorded or when submission processing milestones are achieved.

You can access MiWaters using the link below if you need to modify your application.

<https://miwaters.deq.state.mi.us/miwaters/>

This is an automated email sent by the MiWaters system



July 5, 2018

Ms. Barbara McBeth - City Planner
City of Novi
45175 Ten Mile Road,
Novi, Michigan
48375

**RE: Fox Run Care Center Expansion (JSP18-0019)
Novi, Michigan
Landscape Planting Plans**

Dear Ms. McBeth,

We submit the following revised plans for review, sheets L100, L201, L301, L302, L303, L501 and L502, dated 7/05/2018.

- I. General
 - a. L301 Landscape Plan - The building elevation has been revised on the north side, to extend the wall to a lower grade, thus removing the need for retaining wall terracing. One small landscape wall remains.
 - b. L302 Plant list - Plantings and calculations have been revised.
 - c. L303 Planting Details - new City standard planting details and notes have been added, as well as a photo of the west buffer.
- II. Wetlands - in response to the letter from Pete Hill / ECT dated 06/21/2018:
 - A) Wetlands - see Zeimet Wozniak comments
- III. Woodlands - in response to the letter from Pete Hill / ECT dated 06/21/2018:
 - A) There is not room around the new building for woodland replacement trees to be planted per the woodland replacement ordinance - see landscape plan L301. For the 20 required Woodland Replacement Credits, Erickson will contribute \$8000 (20 trees x \$400) into the City of Novi Tree Fund.
 - B) Woodlands - Tree inventory and removal information are shown on sheet L201.

- IV. In response to the LANDSCAPE REVIEW SUMMARY CHART – PRE-APPLICATION by Rick Meader Landscape Architect dated 6/26/2018:
- A) Landscape Plan L301 - Utilities have been darkened.
 - B) West Buffer - has been extended to the north - see small detailed plan 3/L302. Photo of west buffer and note have been added to the plan stating any dead, missing or weak trees shall be replaced to restore the opacity of the existing screening.
 - C) Loop Road Street trees - cannot be moved to 15' from the curb line due to many underground utilities in this area, but are proposed to be planted just outside this utility corridor - see L301
 - D) Multi-Family Development Landscaping.
 - a. Shrubs have been removed from the Multi-family tree calculations. Native shrubs specified for foundation plantings have been moved to the woodland replacement chart.
 - b. 87 trees are required.

Planting areas have been redesigned around the building (including the area along the north parking lot where the building wall has been lowered to grade, to not require previously proposed extensive retain walls) and tree numbers have increased to 50. All areas for tree planting have been utilized including open areas by the adjacent maintenance building - see sheet L301 and L302. Other planting areas have been utilized under previous phase's woodland replacement requirements. Erickson requests a waiver on the remaining 37 trees.
 - E) Plant list -
 - a. The courtyard plantings have been included in the Multi-family plant calculations and plant list.
 - b. Plants native to Michigan for at least 50% of the species have been moved to the woodland replacement chart
 - F) Irrigation - Irrigation plan is attached - see sheets L501, L502
 - G) Phragmites - this invasive plant occurs in the pond west of the CC building. Fox Run grounds personnel have an ongoing control program for the campus. Any plants occurring on the site for the new CC expansion will be removed with building construction.

SUMMARY CHART

- H) Landscape Plan provided on sheet L301, Plant list and calculations on sheet L302 and Planting details on sheet L303
- I) Plans to be sealed by Registered Landscape Architect - plans are sealed
- J) Zoning - is shown on sheet L100
- K) Existing utilities - have been darkened on the plans
- L) Snow storage area shown on sheet L301 - has been moved to the north side of the parking drive.
- M) West Buffer - has been extended to the north - see small detailed plan 3/L302. Photo of west buffer and note have been added to the plan stating any dead, missing or weak trees shall be replaced to restore the opacity of the existing screening.
- N) Retaining wall heights shown on civil plans and wall detail shown on sheet L302
- O) Street trees - cannot be moved to 15' from the curb line due to many underground utilities in this area, but are proposed to be planted just outside this utility corridor - see L301. Yellowwood tree along the road is in fair/ good condition and is a previous phase wood replacement
- P) Multi family requirements - see item "D" above
- Q) Hydrants shown with 10' radius
- R) Entry drive to parking - Clear view zone shown on sheet L301
- S) Spacing - has been added to the plant list for shrubs
- T) No transformers requiring screening are proposed on this phase
- U) LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS - sheet L301 Planting Plan includes

Plantings no closer that 4' to property Line
Plant Materials & Existing Plant Material

- V) LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS - sheet L302 Plant Lists and calculations includes

Plant lists and cost estimates

- W) LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS - sheet L303 Planting Details includes

Installation date and specs

Plant sourcing

Maintenance Statement

Approval of plant material substitutions

City of Novi Planting Details

Sincerely,

HAGENBUCH WEIKAL LANDSCAPE ARCHITECTURE

A handwritten signature in black ink, appearing to read 'Kenneth S. Weikal', written in a cursive style.

Kenneth S. Weikal - Principal

July 5, 2018

Mr. Sterling Frazier, PE
AECOM
27777 Franklin Road
Southfield, MI 48034

Re: Traffic Review for
Preliminary Site Plan for
Fox Run Continuing Care Center Expansion
JSP18-19

Dear Mr. Frazier:

Thank you for recommending Preliminary Site Plan Approval for Traffic in your correspondence dated June 26, 2018.

The outstanding issues related to the internal site operations have been addressed on the site plans as follows:

1. No changes to the general traffic flow are proposed.
2. The new facility is expected to generate 40 full-time and 40 part-time new positions (this would break down to 20 ft and 20 pt per shift). Six bicycle parking spaces are adequate.
3. Sidewalks have been fully dimensioned on the plans.

Please contact us if you have any questions or comments.

Very truly yours,



Julian J. Wargo, Jr., PE

Encl.

PC: J. J. Wilhour, Erickson
Dawn Yeager, Erickson
Tim Barnhill, HCM2 Architects
Ken Weikal, HWLA

J:18111.Letter13

Z EIMET W OZNAK
& ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

July 5, 2018

Mr. Kevin Pierce
City of Novi Public Safety Administration
45125 W. Ten Mile
Novi, MI 48375

Re: Fire Department Review for
Preliminary Site Plan for
Fox Run Continuing Care Center Expansion
JSP18-19 / PSP18-0082

Dear Mr. Pierce:

Thank you for recommending approval of the Preliminary Site Plan for Fire in your correspondence dated June 12, 2018.

It is noted on the Cover Sheet that ALL fire hydrants shall be accessible during the construction phase.

Please contact us if you have any further questions or comments.

Very truly yours,



Julian J. Wargo, Jr., PE

Encl.

PC: J.J. Wilhour, Erickson
Dawn Yeager, Erickson
Tim Barnhill, Hord/Coplan/Macht
Kenneth Weikal, HwLA

J:18111.Letter12