



Fox Run Neighborhood 3 JSP18-18

Fox Run Neighborhood 3, JSP 18-18

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, 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 Neighborhood/Phase 3 of the Fox Run Community.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	8/2/18	<ul style="list-style-type: none"> • Planning Commission/City Council finding regarding Section 3.31.4.A regarding the PD Option • Deviation in building length requirement up to 517 feet – Staff supported • Deviation in building height up to 90 feet, 7 stories – Staff supported • Items to be addressed on the next submittal
Engineering	Approval not recommended	8/2/18	<ul style="list-style-type: none"> • City datum to be used • Phase lines to be clearly delineated on plans • Modifications to driveways to provide adequate sight distance • Same-side driveway spacing waivers for north side of Fox Run Road. <p>Items to be addressed on the next submittal</p>
Traffic	Approval recommended	8/3/18	<ul style="list-style-type: none"> • Sight distance measurements to be provided • Same-side driveway spacing waivers for north side of Fox Run Road. • Sidewalk offset does not meet requirement • Driveway radii not in compliance <p>Items to be addressed on the next submittal</p>
Landscaping	Approval recommended	7/26/18	Items to be addressed on the next submittal
Wetlands	Approval	8/2/18	<ul style="list-style-type: none"> • Minor Wetland permit required

	recommended		<ul style="list-style-type: none">• Wetland Buffer authorization required
Woodlands	Approval recommended	8/2/18	<ul style="list-style-type: none">• Woodland permit required
Façade	Approval recommended	7/30/18	<ul style="list-style-type: none">• Proposed buildings are in full compliance with the Façade Ordinance
Fire	Approval recommended	7/26/18	Items to be addressed in next submittal

Motion sheet

Postpone

In the matter request of Erickson for the Fox Run Neighborhood 3, JSP18-18, a motion to **postpone** making a recommendation on the proposed Revised Preliminary Site Plan with a PD-1 Option, Revised Special Land Use permit, Revised Phasing Plan, Revised Woodland Permit, Revised Wetland Permit, and Revised Stormwater Management Plan.

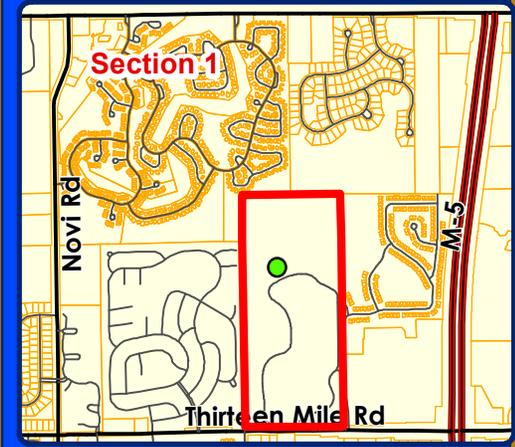
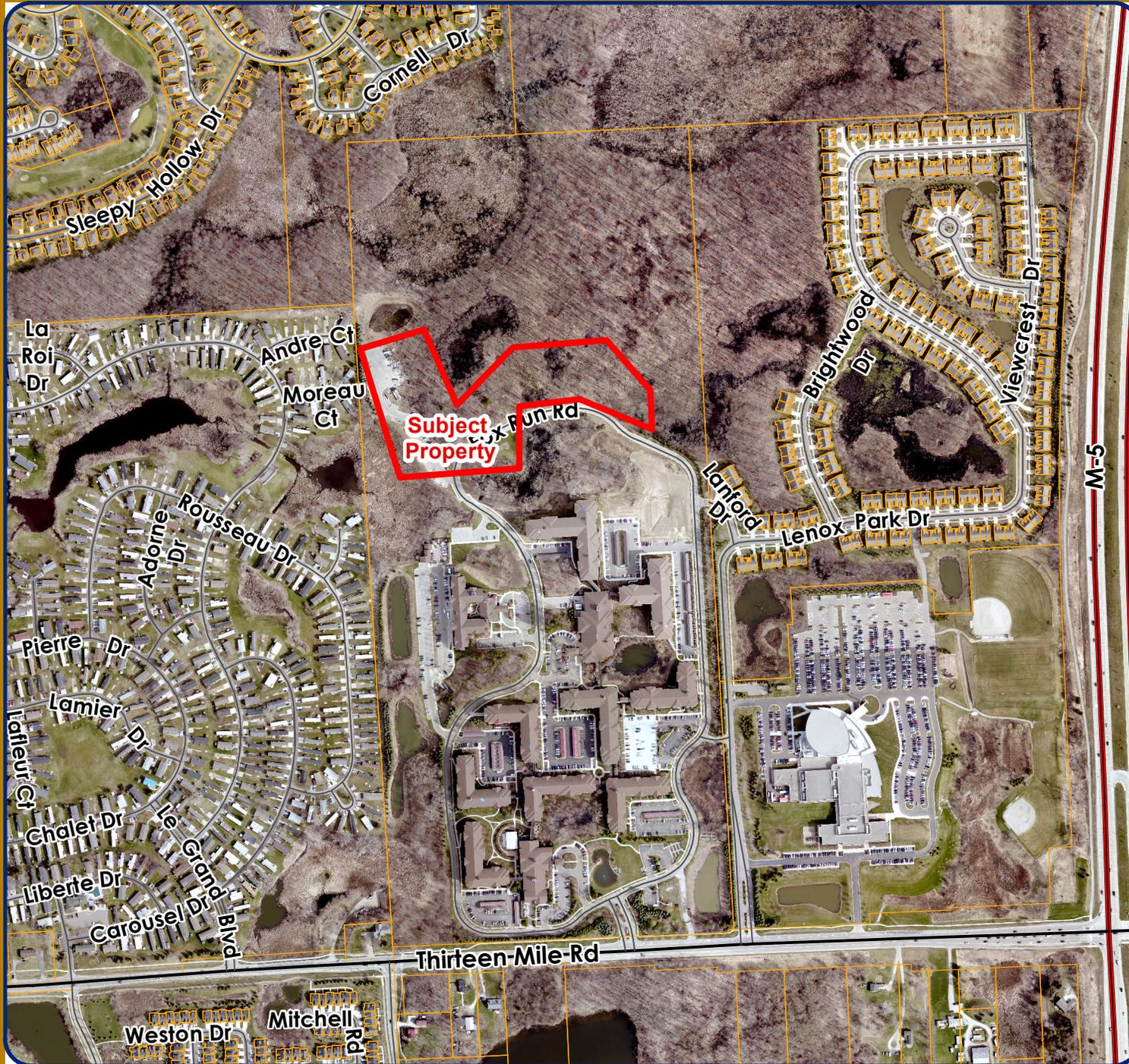
This motion is made for the following reasons:

1. To allow the applicant time to study and revise driveway and parking layout issues and to allow the City staff, consultants, and the Planning Commission, to evaluate changes to be made to the plans as proposed. The applicant and staff are in agreement with this action to postpone.
2. (Additional reasons here if any).

MAPS
Location
Zoning
Future Land Use
Natural Features

FOX RUN NEIGHBORHOOD 3: JSP 18-18

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: 09/05/2018
Project: FOX RUN NH3 JSP18-18
Version #: 1

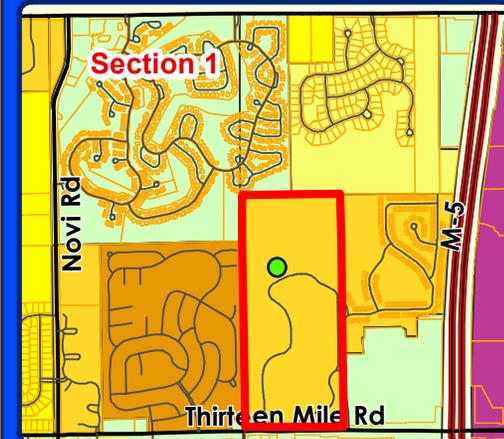
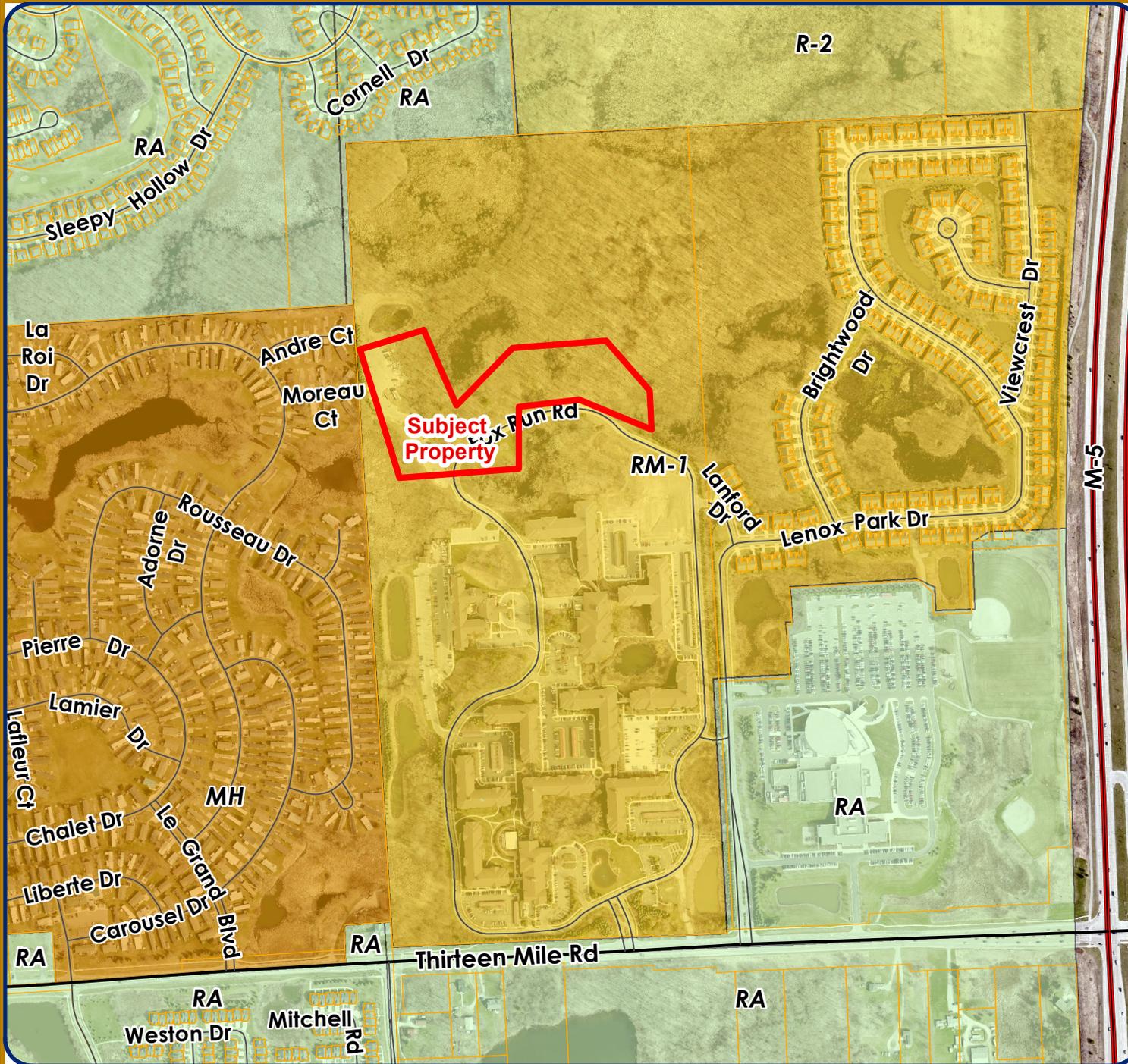


MAP INTERPRETATION NOTICE

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

FOX RUN NEIGHBORHOOD 3: JSP 18-18

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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 Novi, MI 48375
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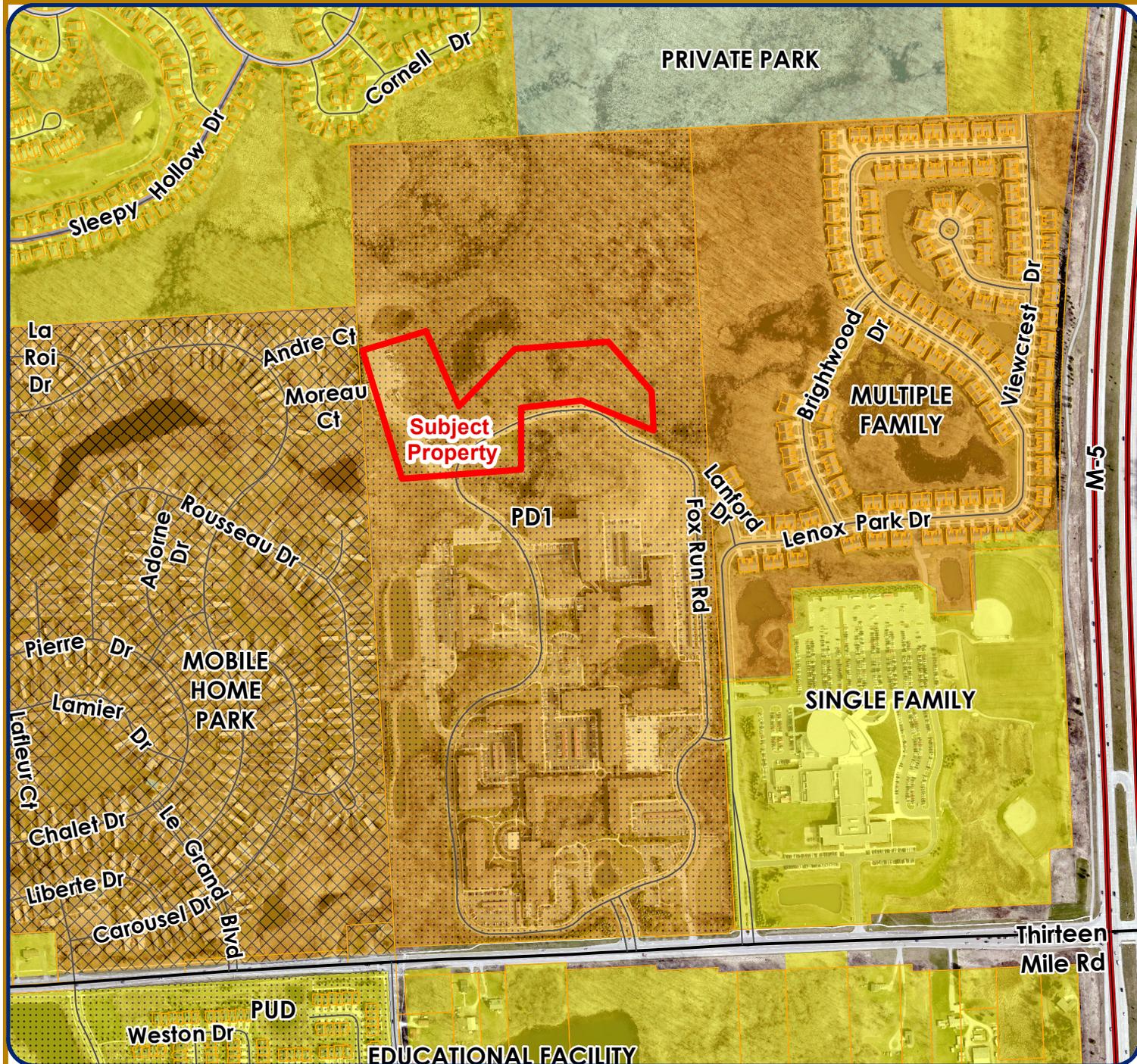
0 130 260 520 780 Feet
 1 inch = 583 feet

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FOX RUN NEIGHBORHOOD 3: JSP 18-18

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

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FOX RUN NEIGHBORHOOD 3: JSP 18-18

NATURAL FEATURES



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property

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SITE PLAN

649.71

330

30

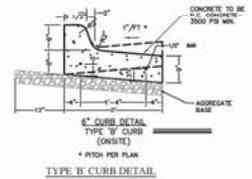
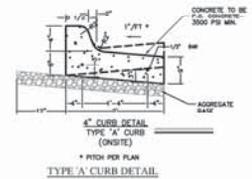
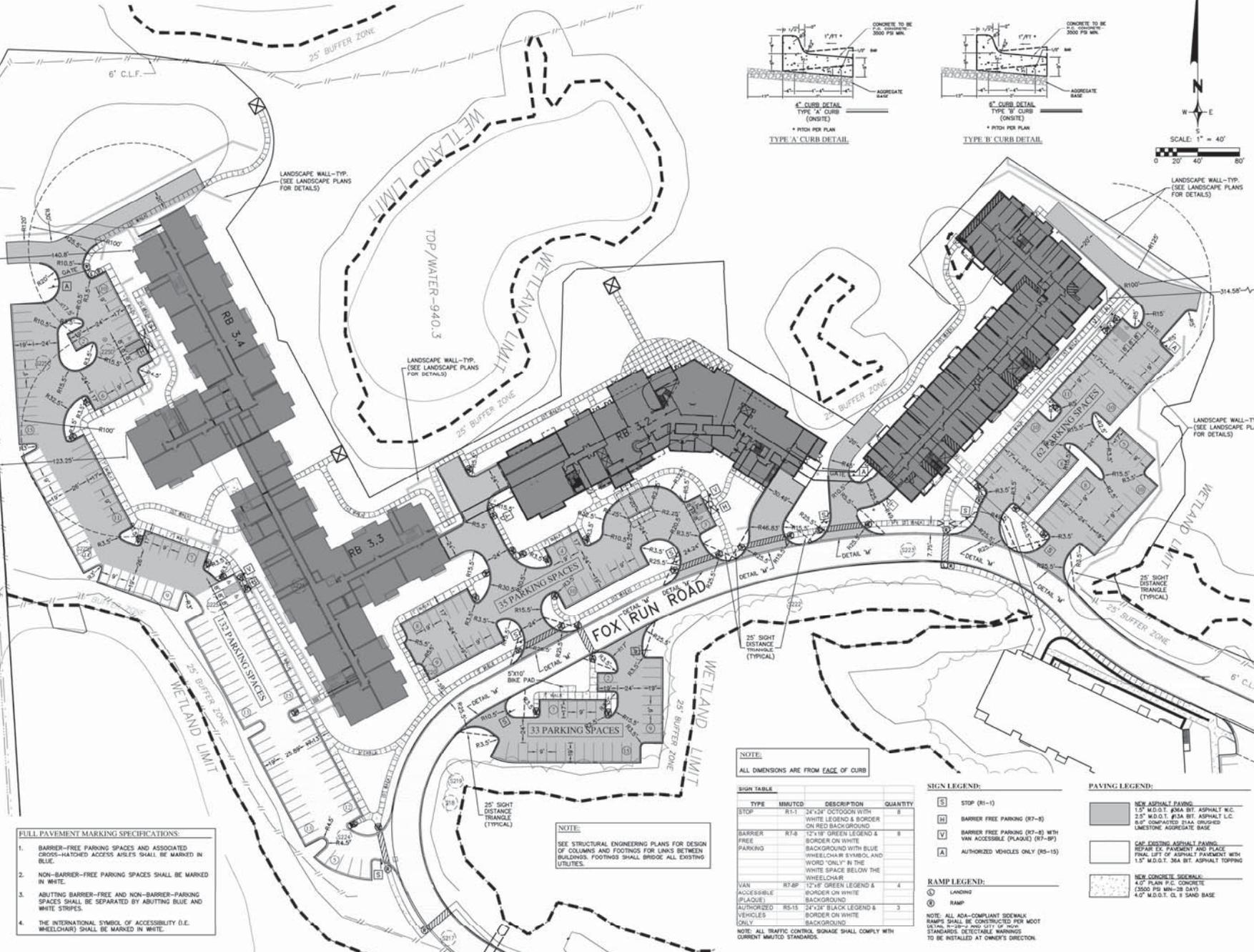
6'

N 03°28'39" W

2590.40'

30

649.71



Lantz-Boggio Architects, P.C.
 100 DTC Plaza | Suite 200 | Englewood, CO 80111
 Ph: 303.773.4498 | Fax: 303.773.2709

FOX RUN - PHASE 3

NOVI | MI
 Owner: Erickson Living
 701 Maiden Choice Ln.
 Baltimore, MD 21228
 Phone: (410) 242-2890
 Fax: (410) 402-2420

Civil Engineer: Zelniet Wozniak & Associates, Inc.
 55500 Grand River Avenue, Suite 100
 New Hudson, MI 48165
 Phone: (248) 437-5099

Structural Engineer: Jara Hedrick Structural Engineers
 7000 E. Bellevue Avenue, Suite 600
 Greenwood Village, CO 80111
 Phone: (303) 539-1963

Mechanical Engineer: Given & Associates, Inc.
 735 South Xenon Court, Suite 201
 Lakewood, CO 80228
 Phone: (303) 716-1270

Electrical Engineer: Testing Engineers & Consultants, Inc.
 1343 Rochester Road - P.O. Box 249
 Troy, MI 48069
 Phone: (248) 588-6200

Geotechnical Engineer: Hagenbuch Weikel Landscape Architecture
 33203 Bickelstone Lane
 Farmington Hills, MI 48334
 Phone: (248) 447-3600

No.	Date	Description
1	03.23.2018	PRELIMINARY
2	06.25.2018	PRELIMINARY
3		
4		
5		
6		
7		
8		
9		
10		

THREE FULL WORKING DAYS BEFORE THE END, CALL THE NEW DIG SYSTEM
MISS DIG SYSTEM INC.
 1-800-882-3171

Seal:

Jonathan J. Hago, J.

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

NOTE:
 SEE STRUCTURAL ENGINEERING PLANS FOR DESIGN OF COLUMNS AND FOOTINGS FOR LINKS BETWEEN BUILDINGS. FOOTINGS SHALL BRIDGE ALL EXISTING UTILITIES.

NOTE:
 ALL DIMENSIONS ARE FROM FACE OF CURB

TYPE	MAINTD	DESCRIPTION	QUANTITY
STOP	R1-1	24"x24" OCTAGON WITH WHITE LEGEND & BORDER ON RED BACKGROUND	8
BARRIER	R7-8	12"x18" GREEN LEGEND & FREE BACKGROUND WITH BLUE WHEELCHAIR SYMBOL AND WORD "ONLY" IN THE WHITE SPACE BELOW THE WHEELCHAIR	8
PARKING	R10-9	12"x18" GREEN LEGEND & BORDER ON WHITE BACKGROUND	4
LANE ACCESSIBLE (PLAQUE)	R5-15	24"x36" BLACK LEGEND & VEHICLES BORDER ON WHITE BACKGROUND	3

- SIGN LEGEND:**
- S STOP (R1-1)
 - H BARRIER FREE PARKING (R7-8)
 - V VAN ACCESSIBLE (PLAQUE) (R7-9)
 - A AUTHORIZED VEHICLES ONLY (R5-15)

- RAMP LEGEND:**
- L LANDING
 - R RAMP
- NOTE:** ALL ADA-COMPLIANT SIDEWALK RAMPS SHALL BE CONSTRUCTED PER MOOT USADA, R-201-2 AND CITY OF NOVI STANDARDS. DETECTABLE MARKINGS TO BE INSTALLED AT OWNER'S DIRECTION.

- PAVING LEGEND:**
- NEW ASPHALT PAVING: 1.5" M.D.G.T. #56A BIT ASPHALT W/C 2.5" M.D.G.T. #56A BIT ASPHALT L.C. 8.0" COMPACTED #3A BRUSHED Limestone AGGREGATE BASE
 - C&G EXISTING ASPHALT PAVING: REPAIR EX. PAVEMENT AND PLACE FINAL 1.5" OF ASPHALT PAVEMENT WITH 1.5" M.D.G.T. #56A BIT ASPHALT TOPPING
 - NEW CONCRETE SIDEWALK: 4.0" PLAN P.C. CONCRETE (2500 PSI MIN-28 DAY) 4.0" M.D.G.T. CL # SAND BASE

LBA Project: 2013.19
 Date: 03/23/2018

SITE DIMENSION PLAN

C101

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 2, 2018

Planning Review

Fox Run Neighborhood 3 –Preliminary Site Plan
JSP18-18

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: 6-26-2018

PROJECT SUMMARY

The applicant is proposing changes to portions the third phase of the multi-phase Fox Run Village project. The first and second phases of the project and portions of Phase 4 have been constructed. In working on the site, the applicant realized there were several changes they wished to make to the layout and building design of Phase 3 of the project. These changes include increasing the height of the buildings to accommodate a market demand for larger units, as well as changes to the building footprints and surface parking lots. The buildings would all be located north of the existing ring road, and south of the area previously protected by a Conservation Easement.

The most recent update to the previously approved plan was approved by the City Council on January 11, 2014. However, Council is scheduled to consider a revised Preliminary Site Plan and the Fourth Amendment to the Development Agreement on August 13, 2018, which would incorporate an addition to the Continuing Care Center, Phase 4. The total number of residential units in all four phases of the project has not changed in this submittal. The development of all four buildings in Phase 3 would complete the number of congregate care residential units approved in the original development agreement.

RECOMMENDATION

Staff recommends approval of the revised Preliminary Site Plan, revised Phasing Plan, revised Special Land Use Permit, revised Wetland Permit, revised Woodland Permit, and revised Stormwater Management Plan. City Council approval of the revised Preliminary Site Plan and amended Development Agreement is required following a public hearing and recommendation from the Planning Commission. The Planning Commission will be asked to review the required deviations from the ordinance standards. In the PD Districts, the Zoning Board of Appeals shall have no jurisdiction to hear appeals or make interpretation or any other decisions regarding this Section, or a proposed Preliminary Site Plan; the City Council may grant deviations from the ordinance standards.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (RM-1 Low Density Low-Rise Multiple-Family Residential District, Planned Development Options), Section 3.6 (Notes to District Standards), Article 5 and Article 6 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 states building lengths cannot exceed 180 feet. If exceeded, the ordinance allows the Planning Commission to 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 and if building setbacks are increased an additional foot for each 3 foot of building length over 180. However, with buildings 3.3 and 3.4 connected by a 4-story pedestrian link and additional rooms on the east side, the resultant structure is approximately 517 feet. This length would require an increased setback of 187 feet. Only 123 feet is proposed.

All buildings within the Fox Run community have pedestrian links between them in order to provide safe passageways for residents that offer protection from the weather and make it easier for seniors of all abilities to get around the campus. The link between buildings 3.3 and 3.4 offer this same amenity, but also include living and gathering space on the eastern side of the hallway, making it somewhat different than any other link between buildings. The full building length will only be visible from above, as there are protruding corridors and recessed areas that break up the façade from all vantage points on the ground. The visual bulk of the buildings are broken up by 90 degree wings as well as the shorter recessed structure that connects the buildings. Staff supports the request for additional building length because the intent of the ordinance is met by the design and the connected buildings will better serve the residents of Fox Run. **City Council approval of the deviation in building length is required.**

2. Building Height: The PD-1 Option requires that buildings exceeding the height limits of the RM-1 district must be between 3 and 5 stories. The proposed buildings are 7 stories and up to 90 feet in height. The original approvals for buildings at Fox Run were between 2 and 5 stories. The ordinance indicates that *for those structures exceeding the maximum height limitation of the District, the minimum yard setbacks shall be equal to the setback requirements of the District, plus one additional foot of setback shall be provided for each foot the building exceeds the maximum height limitation of the district.* The building setbacks have been increased to 123 feet meet the standard. The applicant has provided justification that in order to accommodate the larger units that today's seniors desire without encroaching into the environmentally sensitive areas of the site, the buildings must be built taller. The proposed number of units (370) previously approved for phase 3 is maintained, which the applicant states are needed to provide a feasible project and to balance the staffing levels and resident amenities proposed. *Staff supports the request for additional building height because the location of the phase 3 buildings are buffered from phase 2 by a forested wetland area and Fox Run Road, as well as from adjacent properties. The additional height allows the building footprint to remain smaller for less impact to the significant natural features on the site. The height of the proposed buildings also accommodates parking under the buildings.* **City Council approval of the deviation in building height is required.**
3. Overall Site Plan: Ensure sheet C100 reflects the most current designs for all buildings, roads and parking areas on the Fox Run site. **The phase 4.2 area should reflect the planned building layout for the proposed addition to the Continuing Care Center currently undergoing site plan review.**

4. Photometric Plan: Lighting and photometric plans are required when a project is adjacent to residential areas. The applicant has provided photometric plans for buildings 3.1 and 3.2, but not 3.3 and 3.4. Those can be submitted when RB3.3 and RB3.4 are submitted for final site plan approval, and can be approved administratively if ordinance requirements are met. **An overall site lighting calculation of the Average to Minimum ratio should be shown for the areas being illuminated in order to verify the 4:1 ratio requirement. Areas not being illuminated (0.0 fc) should be excluded from the calculations.**
5. Employee Counts: **The number of employees anticipated to be employed within Phase 3 should be provided in order to verify adequate parking and number of bicycle parking spaces required.**
6. Bicycle Parking (Sec. 5.16): Bicycle parking spaces are proposed near the parking lot south of Fox Run Road, while the buildings are on the north side. The ordinance states that they should be located within 120 feet of the building entrance being served, and that they should be located at multiple entrances when more than four spaces are provided. **The applicant should move the bicycle parking closer to the buildings and provide a second location, or request waivers from the Planning Commission/Council. Additional details of the bicycle parking should also be provided as detailed in the planning review chart attached.**
7. Other Reviews:
 - a. Engineering Review: **Engineering does not recommend approval at this time.** Additional comments to be addressed with a revised Preliminary Site Plan Submittal in electronic format.
 - b. Landscape Review: 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: Façade recommends approval. 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.

Section 3.31.5: Deviations From Area, Bulk, Yard, and Dimensional Requirements.

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

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

In determining whether to grant any such deviation, the Council shall be authorized to attach reasonable conditions to the Preliminary Site Plan, in accordance with [Section 3.31.4.B](#).

NEXT STEP: PLANNING COMMISSION MEETING

This site plan has been scheduled for public hearing before the Planning Commission on September 12, 2018. **If you wish to keep this schedule, please address the four issues in the Engineering Review that are indicated in order to receive a recommendation for approval. You may submit these changes in PDF format.** Following a positive recommendation from Engineering, you should submit no later than **September 5 at 5 p.m.:**

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 SUBMITTAL AND RESPONSE LETTER

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

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

STAMPING SET APPROVAL

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

SITE ADDRESSING

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Brian Riley [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

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.

A handwritten signature in black ink that reads "Lindsay Bell". The signature is written in a cursive, flowing style.

Lindsay Bell, Planner



PLANNING REVIEW CHART: RM-1 Low Density Multiple Family

Review Date: August 6, 2018
Review Type: Preliminary Site Plan
Project Name: JSP18-18 Fox Run Neighborhood 3
Location: North of Thirteen Mile Road, West of M-5
Plan Date: 6-26-18
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

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

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	PD-1 (Planned Development Option)	Multi-family development	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 3 of previously approved Senior Community	Yes	Amendment to the PD-1 Option Development Agreement
Uses Permitted <i>(Sec 3.1.7.B & C)</i>	Sec. 3.1.7.B. - Principal Uses Permitted. Sec. 3.1.7.C. – Special Land Uses Permitted.	Independent and congregate elderly living facilities		All uses considered SLU when the PD-1 option is utilized.
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			
Minimum Zoning Lot Size for each Unit: Width in Feet <i>(Sec 3.8.1)</i>				
Open Space Area	----	---		
Maximum % of	25%	13%	Yes	

Item	Required Code		Proposed	Meets Code	Comments
Lot Area Covered (By All Buildings)					
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		7 stories, 90 feet	No	Deviation from ZO and PD-1 agreement, <u>CC approval would be required. See end of letter for Council's justification of deviations.</u>
Minimum Floor Area per Unit (Sec. 3.1.7.D)	Efficiency	400 sq. ft.	--		
	1 bedroom	500 sq. ft.	823.4	Yes	
	2 bedroom	750 sq. ft.	1134.2	Yes	
	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 3.1.7.D)					
Front	50 ft.		150 feet	Yes	*Additional building height requires greater setback be provided on the west side yard – see page 7 Max height proposed (83') for building closest to western property line exceeds allowed by 48ft 48ft + 75ft = 123 ft required Setback proposed = 123 ft
Rear	75 ft.		790 feet	Yes	
Side	75 ft.		123' from W 315' from E	Yes	
Parking Setback (Sec 3.1.7.D) Refer to applicable notes in Sec 3.6.2.B					
Front	75 ft.		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		Parking is 20' from side lot line	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	required for such uses specified above			
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			See ECT letter
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	Original approval of Development Agreement covered total number of units
Public Utilities (Sec. 3.8.1)	All public utilities should be available	Public utilities available	Yes	
Maximum Number of Units for Elderly Housing (Sec. 3.8.1.A.i)	Efficiency < 30 percent of total units	None proposed	Yes	
	Balance of units must have at least 1 bedroom and a living room	100%	Yes	
Room Count per Dwelling Unit Size (Sec. 3.8.1.C) <i>*An extra room such as den count towards an extra room</i>	Dwelling Unit Size	Room Count *	Overall site #s given	Original approval of Development Agreement covered total number of units – no changes are requested
	Efficiency	1	21	
	1 bedroom	2	376	
	2 bedroom	3	865	
	3 or more bedrooms	4	235	
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 at 517'.	No	<u>This is considered a deviation – Council would need to approve</u>
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if:	Common areas present? yes	Yes?	<u>The required setback for additional length is not fully met</u>
	Common areas with a minimum capacity of 50 persons for recreation or social purposes	RB3.3 + RB3.4 = 517' building 517-180 = 337/3 = 112		

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.	112' + 75' = 187' required Setback 123' from property line		
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.	Buildings are angled	Yes	<i>Planning Commission 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	Provide calculation for side yard west of RB3.4 to verify conformance
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		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.	5 and 7 foot sidewalks shown throughout the site	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	Provided	Yes	
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	80' between RB3.3 and RB3.2, 82 feet required	Yes	
Minimum Distance between the buildings	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-	RB3.1 and 3.2: Corner to corner – more than 15 feet distance maintained	Yes	

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.			
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Residential, Multiple-family (Sec.5.2.12.A)	Congregate elderly: 3 for each 4 units and one for each employee Required: 277 for residents + 1 for each employee	Ground floor garages and surface parking lots proposed; 370 spaces + 57 employee spaces + 18 Visitor spaces in Phase 3 area	Yes	Overall Fox Run site # given for employees on sheet C100
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	9' x 19' and 9' x 17' spaces indicated with 7' sidewalks adj to 17' spaces 24 feet drive aisles	Yes	Indicate curb heights adj to 17' spaces will be 4"
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 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	Radii dimensions shown on C101, but lengths and widths not shown	No	Provide dimensions of end islands

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Spaces <i>Barrier Free Code</i>	For 370 parking spaces, 8 Barrier Free required	8 provided	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	4 regular and 4 van accessible indicated	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Shown	Yes	
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	<u>Congregate elderly housing</u> One (1) space for each twenty (20) employees, minimum 2 spaces	6 spaces shown on C107.1 in detail?	No	Clarify total number of bicycle parking spaces to be provided
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	No farther than 120 ft. from the entrance being served	5' x 10' bike pad indicated near parking lot on south side of Fox Run Road	No	Proposed location is over 200' from closest entrance to buildings Provide more than one location for bike parking
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	One location indicated?	No	
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk	Shown	Yes	
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	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	5' x 10' pad proposed	No	Increase width of parking area to 6' x 10'
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 setback - If no setback, then it cannot be any closer than 10 ft, from property line.	No dumpsters proposed – refuse pick up same as rest of Fox Run Community	NA	

Item	Required Code	Proposed	Meets Code	Comments
	- Away from Barrier free Spaces			
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	- 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 Sec. 5.7	One street light is required per entrance.	Not shown		
PD-1 Requirements (Section 3.31)				
	If exceeding the height limitations of the RM-1 District, the building must be between 3 and 5 stories	7 stories/90 feet	No	<u>PC/Council approval of deviation would be required</u>
	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	370 congregate senior living units provided in Phase 3		Included in PD-1 Agreement
	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 (RM-1 max height is 35 ft)	Max height proposed (83') for building closest to western property line exceeds allowed by 48ft 48ft +75ft = 123 ft required Setback proposed = 123 ft	Yes	<u>PC/Council approval of deviation would be required</u>
	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 the PD-1 option	N/A	Yes	The TIS was submitted with the overall site. An update is not required.
Non-Motorized Facilities				

Item	Required Code	Proposed	Meets Code	Comments
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 throughout site on plans	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).	Dimensions 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) 	Project will cost approximately \$120,000,000	Yes	Provide number of jobs during and after construction
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit. 		NA	
Project and Street naming (City Code Sec.	Some projects may need approval from the Street and Project		NA	

Item	Required Code	Proposed	Meets Code	Comments
31-51)	Naming Committee.			
Required Legal Documents				
Conservation Easements	Drafts for Wetland and woodland conservation easements are required prior to stamping set approvals	Are required at the time of stamping set submittal	NA	<u>Additional Wetland/Woodland conservation easements may be requested – see ECT reviews for details</u>
Master Deed and Bylaws	Drafts for Master Deed is required prior to stamping set approvals		NA	
Property Split/Combination	The proposed property split must be submitted to the Assessing Department for approval.		NA	
Amendment to Development Agreement	Amendments to the Development Agreement must be approved by City Council		Yes	<u>The City's Attorney will draft the 5th amendment to the Development Agreement following the PC recommendation</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Lighting plans provided for RB3.1 and 3.2	No	Sheet SL1 and SL2 are repeated in the plan set, but no lighting plan is shown for RB3.3 and 3.4 – these will be reviewed when those phases are in for Final Site Plan approval
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	Show any light sources from RB2.5 that are within area of extent
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures	Provided	Yes	Missing data for RB3.3 and 3.4 Provide info on hours of
	Photometric data	Provided for east side, not RB3.3 and 3.4	No	
	Fixture height	16' max shown	Yes	
	Mounting & design	Provided	Yes	
	Glare control devices	Provided	Yes	
	Type & color rendition of lamps	LED	Yes	
Hours of operation	Not provided	No		

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		No	operation Show any light sources from RB2.5 that are within area of extent
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	16 feet proposed	Yes	
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Notes provided on Sheet SL2	Yes	
Required Conditions (Sec. 5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	Not provided	No	Provide calculations to verify
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	LED indicated	Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	0.1 indicated in statistics table	No	
	Loading & unloading areas: 0.4 min	Provide line in statistics table	No	
	Walkways: 0.2 min	Provide line in statistics table	No	
	Building entrances, frequent use: 1.0 min	Provide line in statistics table	No	
	Building entrances, infrequent use: 0.2 min	Provide line in statistics table	No	
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		Yes	

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		Yes	Will need to verify on western property line when info is provided

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

August 2, 2018

Engineering Review Fox Run Neighborhood 3

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: 06/26/2018
- Design Engineer: Zeimet Wozniak & Associates

Project Summary

- Construction of 4 residential buildings and associated parking within 3 phases. Site access would be provided through an existing private roadway system, Fox Run Road.
- Water service would be provided by 8-inch extensions from the existing 12-inch water main along Fox Run Road.
- Sanitary sewer service would be provided by extensions of existing leads.
- Storm water would be collected by a single storm sewer collection system, treated with a manufactured stormwater treatment unit, and detained in an existing detention basin with minor modifications.

Recommendation

Approval of the Preliminary Site Plan is NOT recommended until the items below are addressed. Approval of the Preliminary Storm Water Management Plan is recommended.

Comments to be addressed prior to the next submittal:

1. The plan set shall be on the City's datum, NAVD88. As indicated on the cover sheet, the plan grades and benchmarks differ by 0.16 feet. Add 0.16 feet to the plan grades.
2. Clearly indicate phase lines and phases on C101-C104.5 as implied on C100.

3. Provide sight distance measurements for the entrances in accordance with Figure VIII-E of the Design and Construction Standards. Should the parking lot south of Fox Run Road have less than adequate sight distance at the western driveway, possible options include one-way circulation or consolidating the driveways to a location that provides better sight distance.
4. Same-side driveway spacing **Waivers**, granted by the Planning Commission, would be required for the proposed locations of the driveways on the north side of Fox Run Road in the area in front of RB3.1 and RB3.2. Consider consolidating driveways and/or provide justification of the driveway spacing so staff can determine whether the waivers would be supported.

Comments to be addressed upon Final Site Plan submittal:

General

5. Remove details or notes that conflict with the City's standard detail sheets for water main, sanitary sewer, storm sewer (02/16/2018); and paving (03/05/2018). They will be required at the time of the Stamping Set submittal, and are available on the City's website (www.cityofnovi.org/DesignManual).
6. 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.
7. Pedestrian circulation needs to be accommodated around the gates (behind RB3.1 and RB3.4).
8. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Water Main

9. Our records indicate a water main stub to the western property line. A separate water main map will be sent to you for your reference.
10. Provide protection around the hydrant north of RB3.1. Place the hydrants at least 7 feet off back of curb (allowing 3-foot clearance from sidewalk).
11. Provide water main modeling calculations demonstrating that the required water supply of 3,000 gpm will be available.
12. Provide a profile for all proposed water main 8-inch and larger.
13. An MDEQ permit will be required for water main construction.

Sanitary Sewer

14. Either tie into an existing lead for RB3.4 or remove the existing lead and manhole.

Storm Sewer

15. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
16. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.

17. Show and label all roof conductors, and show where they tie into the storm sewer.

Storm Water Management Plan

18. Provide a 5-foot wide stone bridge allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
19. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way. A Storm Drainage Facility Maintenance Easement Agreement may already be recorded and will require verification.
20. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
21. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.
22. Provide supporting calculations for the runoff coefficient determination. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns).

Paving & Grading

23. Clearly indicate finished grade and floor elevations, retaining wall elevations, and landscape wall grades. Permits and hand rails for retaining walls may be required.
24. Clarify limits of disturbance, and existing and proposed topography near the western property line to ensure site drainage is captured.
25. The City issued new standard detail sheets which include standards for parking lot pavement. The pavement cross section for asphalt parking lots is 1.5 inches of 5E1 on 2.5 inches of 3C, on 8 inches of 21 AA (limestone base required within 100 feet of a water course). Please remove the pavement cross section detailed and refer to Detail 7C of the standard paving details.

Soil Erosion and Sediment Control

26. An SESC permit will be required. A full review has not been done at this time.

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: Lindsay Bell, Community Development
Darcy Rehtien, Engineering
George Melistas, Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

July 26, 2018

Preliminary Site Plan - Landscaping

Fox Run Neighborhood #3

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: 41 West Thirteen Mile Road
- Site Acreage: 102.8 acres (total Fox Run site)
- Site Zoning: RM-1
- Adjacent Zoning: Related to project East, South: RM-1, West: MH, North:
- Plan Date: 6/27/2018

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 Final Site Plan submittal. 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

This project is **recommended for approval**. Changes noted below can all be done in Final Site Plans.

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. Existing utilities and proposed light posts are provided.
2. **Please show all proposed utility lines and structures on the landscape plan and adjust the utilities and landscaping to provide the required spacing.** Please note that all required trees need to be provided. Waivers for not providing those can only be supported if all options for removing utility/tree conflicts are explored, including realignments of utility lines and structures.

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

1. A complete woodland survey, tree chart, removals plan and woodland replacement calculations are provided.
2. Tree protection fencing is shown for the entire site and a tree protection fence detail is provided.

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

1. Adjacent residential property on the north and east are buffered by over xxx feet of existing woods to remain.
2. Adjacent mobile home community on the west is buffered by an existing dense, mature

- evergreen planting west of RB4.
3. No additions to any of these buffers is required, but if gaps in any of them appear, they should be filled with new plantings.

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

The project is not immediately adjacent to rights-of-way or an industrial subdivision road so no right-of-way berms or landscaping are required.

Multi-family Landscape Requirements (Zoning Sec. 5.5.3.F.ii)

1. Interior Street Trees:

- a. Based on the provided frontage calculations, 15 trees are required and 15 are provided. In fact, more than 15 street trees are provided because site landscaping trees and parking lot perimeter trees are also provided along the street.
- b. Please reduce the total number of trees provided along the main drive so they are spaced at about 1 per 30 lf instead of the tight packing that is currently provided.

2. Site Landscaping Trees:

- a. Based on the number of ground floor units, 26, 78 site landscaping trees are required, and are provided.
- b. In addition to being placed around the buildings, site landscaping trees can be used to meet the parking landscaping requirements. This should reduce the pressure to pack the trees along the main drive.

3. Foundation Landscaping. The foundation landscaping greatly exceeds the requirement for frontage landscaping along 35% of the frontage facing roads.

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

1. The project is not immediately adjacent to a street so no public street trees are required.
2. **See the Multi-family requirements below for interior street trees.**

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

1. Calculations are provided.
2. Based on the vehicular use area, 4200sf of interior landscape area is required, in islands at least 200sf large per deciduous canopy tree planted in it, and 10 feet wide, measured at back of curb. 21 trees are required.
3. **The correct number of trees appears to be provided, but the islands' areas and widths need to be labeled to be sure they comply with the size requirements, and that the total required area is provided. If they aren't the shortages need to be corrected.**
4. As the site is multi-family residential, parking lot trees in addition to the required multifamily site landscaping trees are not required. The multifamily site landscaping trees can be used to meet the requirements of the parking lot landscaping requirements.

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

1. Calculations are provided.
2. Based on the perimeter figure provided (3413 lf), 98 trees are required. 21 trees are required.
3. **Please show in an illustration what the perimeter calculation was based on.**
4. Site landscaping trees can be used to help meet this requirement.
5. **Please use canopy trees in the landscape area where possible across from the east end of Building RB-1 instead of just arborvitae, to increase the shading of the pavement.**

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

No loading zone screening is required as part of this project.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

The provided coverage for building frontages facing the road exceeds the requirement.

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

1. Please revise the plant lists to use species native to Michigan for at least 50% of the species used.
2. Please use \$6/sy as the standard cost for sod and \$3/sy for seed.

Planting Notations and Details (LDM)

Provided.

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

1. Please use 3 species of large, native shrubs around the pond.
2. Please check that 70-75% of the pond has large native shrubs. It appears that significantly less than 70% is landscaped as required.

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term. Please note how this will be accomplished if an irrigation plan is not provided.
2. If an irrigation system will be used, please provide it with final site plans (stamping sets at the latest).

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

Provided.

Snow Deposit (LDM.2.q.)

Please provide sufficient areas for snow deposits..

Corner Clearance (Zoning Sec 5.9)

Provided.

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 email me at rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY SITE PLAN

Review Date: July 26, 2018
Project Name: Fox Run Neighborhood 3
Plan Date: June 27, 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.

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 landscape key plan.
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Boundary and description on S100 Topo on S101	Yes	
Existing plant material Existing woodlands or	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be 	<ul style="list-style-type: none"> ▪ Plan & Tree Charts: Sheets 	Yes	Please see ECT review for detailed review of

Item	Required	Proposed	Meets Code	Comments
wetlands (LDM 2.e.(2))	saved or removed. ▪ Plan shall state if none exists.	TS101-103 ▪ Tree removals: L31-N1 – L31-N6 ▪ Summary of Woodland Replacement Requirements on LS31-N6 (468 replacements required) ▪ 32 replacement credits proposed to be planted.		woodlands and wetlands.
Soil types (LDM.2.r.)	▪ As determined by Soils survey of Oakland County ▪ Show types, boundaries	Sheet L31-S1	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	▪ Overhead and underground utilities, including hydrants ▪ Light posts should also be included.	▪ Existing storm sewers and proposed light posts are shown. ▪ No proposed utilities are shown on landscape plans.	No	Please provide all proposed utility lines and structures on landscape plan so conflicts can be avoided.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Sheets C102 – C102.5	Yes	1. Contours do not reflect proposed walls - please correct grading 2. Please add tw/bw elevations for all walls.
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	It doesn't appear that sufficient areas are provided.	No	Please add more snow deposit areas.
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
▪ 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	Since residential abuts	None indicated.	Yes	

Item	Required	Proposed	Meets Code	Comments
(Zoning Sec 5.5.A)	residential, no berms are required along private drive, or along western boundary.			
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	Existing evergreen trees along northwest property line are to remain.	Yes	<ol style="list-style-type: none"> 1. If there are any gaps in the screening along the property line near the mobile home park across from RB-4 (missing or weak trees), they should be replaced to re-establish the required opacity. 2. Please extend the screening vegetation along the property to the north if the existing screening isn't sufficient for the project.
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	At least 8 retaining walls are proposed in a number of areas.	TBD	<ol style="list-style-type: none"> 1. The grading plan does not include tw/bw elevations. 2. Please show heights of walls on grading plan.
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		TBD	TBD	Construction details for taller walls should be provided for building permits.
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii) and (LDM 1.b)				
Greenbelt width (2)(3) (5)	As the project is interior to the site, along a private drive, no greenbelt is required.	NA	Yes	
Berm requirements (Zoning Sec 5.5.3.A.(5))				
Min. berm crest width	Not required	None		
Minimum berm height (9)	Not required	None		
3' wall		None		
Canopy deciduous or large evergreen trees Notes (1) (10)	As the project is interior to the site, along a private drive, no greenbelt plantings are required.	NA		
Sub-canopy deciduous trees	As the project is interior to the site, along a	NA		

Item	Required	Proposed	Meets Code	Comments
Notes (2)(10)	private drive, no greenbelt plantings are required.			
Canopy deciduous trees in area between sidewalk and curb <i>(Novi Street Tree List)</i>	See the multifamily requirements for street trees below.	NA		
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 proposed.		
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA		
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 ▪ Evergreens not closer than 20 ft from roadway ▪ $532/35 = 15$ trees 	<ul style="list-style-type: none"> ▪ Calculations are on Sheet L31-06 ▪ 15 trees provided 	Yes	<ol style="list-style-type: none"> 1. Many of the trees along the street are packed together too tightly because multi-family trees are also planted along the road. Please space the street trees out further so they are not closer than 1/30lf. 2. (As noted below in the parking calculations, you may be able to reduce the total number of trees required, taking away the need for the site trees on the main drive.)
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. • $26 \text{ units} * 3 = 78$ trees 	78 trees near building and within parking lots	Yes	See discussion below about the use of site landscaping trees in and around parking lots.
Foundation plantings (Sec 5.5.3.F.ii.(b)(3))	<ul style="list-style-type: none"> ▪ Mix of shrubs, subcanopy trees, groundcover, 	Mix of shrubs, grasses, small trees cover more than	Yes	

Item	Required	Proposed	Meets Code	Comments
	perennials, annuals and ornamental grasses provided at the front of each ground floor unit <ul style="list-style-type: none"> ▪ Covers at least 35% of the front building façade. 	35% of buildings fronting 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	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Seed/sod	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 	Yes	TBD	<ol style="list-style-type: none"> 1. Please dimension islands and show their area in SF. 2. Required multi-family site landscaping trees may be used in and around parking lots, but they must be in islands that conform to these rules for configuration. 3. It appears that east end peninsulas of large island in the RB-1 parking lot are not 10' wide – please widen them to at least 10' measured at backs of curbs if that is true.
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.	<ul style="list-style-type: none"> ▪ Only parking spaces ending at walks are 17' long. ▪ The rest are 19' long. 		Spaces fronting on green space or 7' wide sidewalks can be 17' long if desired to reduce impervious surface.
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 	No fire hydrants or other proposed utilities are shown on the landscape	TBD	1. Show all hydrants and utility structures and lines on landscape plan and

Item	Required	Proposed	Meets Code	Comments
	hydrants and utility structures <ul style="list-style-type: none"> Trees should also be planted at least 5 feet away from underground utility lines. 	plan.		locate trees appropriately. 2. Add a note to the plans stating spacing requirements to assist contractors. 3. Please note that a waiver for proposed utilities won't be recommended if the conflicts with required trees can be avoided by re-aligning the utilities.
Clear Zones (LDM 2.3.(5))	<ul style="list-style-type: none"> 25 ft corner clearance required. Refer to Zoning Section 5.9 Keep all trees and shrubs taller than 30" out of zones. 	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%	<ul style="list-style-type: none"> $A = x \text{ SF} \times 7.5\% = A \text{ sf}$ $A = 50000 \text{ SF} \times 7.5\% = 3750 \text{ SF}$ 			
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	<ul style="list-style-type: none"> $B = x \text{ SF} \times 1\% = B \text{ sf}$ $B = 44,979 \text{ SF} \times 1\% = 450 \text{ SF}$ 			
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	<ul style="list-style-type: none"> $A + B = C \text{ SF}$ $3750 + 450 = 4200 \text{ SF}$ 	Island areas are not shown so total area provided cannot be determined.	No	Please add callouts showing the area of each island counted toward requirement.
D = D/200 Number of canopy trees required	<ul style="list-style-type: none"> $D/200 = xx \text{ Trees}$ $4200/200 = 21 \text{ trees}$ 	21 trees	Yes	Multifamily site landscaping trees can be used within the

Item	Required	Proposed	Meets Code	Comments
				interior of the parking lot (ie the 21 trees required by the calculation can be met with multifamily trees as long as they are canopy trees with a mature height of at least 30 feet and canopy width of at least 20 feet).
Perimeter Green space	1 Canopy tree per 35 lf $3413 \text{ lf} / 35 = 98 \text{ trees}$ (total project)	RB3.1, RB3.2: 61 trees RB 3.3, RB3.4: 0 trees	TBD	<ol style="list-style-type: none"> 1. Please provide a graphic showing the line(s) used to calculate the perimeter. They can exclude frontage within 20 feet of the building or areas of existing trees to remain within 15 feet of the curb, including the screening of the RB3.4 parking lot. 2. Please correct the calculation if necessary and provide the required trees along the perimeter. 3. Please locate trees within 15 feet of parking lot's outer perimeter. 4. The applicant is encouraged to leave existing trees within 15 feet of parking lots to provide maximum shading. 5. Perimeter trees should have a minimum mature height of at least 30 feet and a mature canopy width of at least 20 feet. 6. As mentioned above, site landscaping trees can be used for

Item	Required	Proposed	Meets Code	Comments
				parking lot trees. Currently, the total of multifamily trees and parking lot trees totals more than the 78 trees required for multifamily site landscaping. If desired, the total number of trees planted could be reduced, or some of the perimeter trees could be counted as woodland replacement trees. If they are, it would be best to convert the outer perimeter trees to replacement trees, so they could be used to expand adjacent natural areas to create more habitat with species similar to what is in adjacent woodlands. They should be placed within 15 feet of the back of curb.
Parking land banked	NA	No		
Other Landscaping				
Other Screening				
Screening of outdoor storage, loading/unloading <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>		NA	TBD	Please indicate all storage and loading/unloading areas on landscape plan and screen them from adjacent properties if necessary
Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i>	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	No utility boxes shown		<ol style="list-style-type: none"> 1. Provide proper screening for any transformers. 2. Please add a note stating that all utility boxes shall be screened per the city detail.

Item	Required	Proposed	Meets Code	Comments
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> ▪ Clusters of large native shrubs shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	Shrubs are provided along approximately 70% of the sides of the pond without a wall.	No	<ol style="list-style-type: none"> 1. Please add a third species to the mix of shrubs used on the pond. 2. Please be sure that 70-75% of the pond edge is landscaped with large, native shrubs.
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.
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. 	Between Mar 15 and Nov 15	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. 	<ul style="list-style-type: none"> • Note regarding 2 year warranty is provided. • No cultivation note is provided. 	No	<ol style="list-style-type: none"> 1. Please add note regarding cultivation. 2. Please change City of Novi note #7 to read "3 months" instead of 1 year.
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 • If an alternate method of providing sufficient water for establishment and long-term survival of 	No		<u>Need for final site plan</u>

Item	Required	Proposed	Meets Code	Comments
	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.	Yes	Yes	
Plant List (LDM 2.h.) - Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	<ul style="list-style-type: none"> RB3.1/RB3.2: Sheet L31-06 RB3.3/RB3.4: Sheet L34-02 	Yes	
Root type		See above	Yes	
Botanical and common names		See above	Yes	Please include more species native to Michigan to raise the percentage to at least 50% for RB3.1-RB3.2
Type and amount of lawn		Sheet L31-06	Yes	
Cost estimate (LDM 2.t)		For all new plantings, mulch and sod as listed on the plan	<ul style="list-style-type: none"> RB3.1/RB3.2: Sheet L31-06 RB3.3/RB3.4: Sheet L34-02 	Yes
Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Sheet L31-06, L34-02	Yes	
Evergreen Tree		Sheet L31-06, L34-02	Yes	
Multi-stem Tree		Sheet L31-06	Yes	
Shrub		Sheet L31-06, L34-02	Yes	
Perennial/ Ground Cover		Sheet L31-06, L34-02	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Sheet L31-06, L34-02	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	<ul style="list-style-type: none"> Tree Protection Fencing shown on Sheets L33-N1, L33-N2 and L34-N1 and L34-N2 	No	Please revise protection fence detail to show fence one foot outside of dripline.

Item	Required	Proposed	Meets Code	Comments
		<ul style="list-style-type: none"> Detail shown on Sheet L33-02 		
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	No	No	Please add note 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.	No	No	
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	No	Entire site is in a regulated woodland.
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Landscape Design Manual for requirements	Yes	Yes	Included on Plant list
Plant size credit (LDM3.c.(2))	NA	No	No	
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No	TBD	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No	No	<ol style="list-style-type: none"> Please show any existing or proposed utility lines. Please dimension distance between new trees close to overhead lines.
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. Refer to section for additional information 	Yes	Yes	

NOTES:

- This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.

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

WETLANDS REVIEW



ECT Project No. 170526-0400

August 2, 2018

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

Re: Fox Run Neighborhood 3 (JSP18-0018)
Wetland Review of the Preliminary Site Plan (PSP18-0099)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Fox Run Neighborhood 3 (NH3) project prepared by Zeimet Wozniak & Associates dated June 26, 2018 and stamped "Received" by the City of Novi Community Development Department on July 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 (Minor)
Wetland Mitigation	Not Required (Impacts currently 0.014-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	Required for any areas of proposed Wetland Mitigation

The project includes the construction of four (4) residential building (RB3.1, RB3.2, RB3.3, and RB3.4), associated parking and utilities. The Plan appears to separate the proposed construction into five (5) phases (Phase 3.1 through 3.5). The site stormwater runoff appears to be directed to the existing storm sewer along Fox Run Road. In addition, the Plan notes that the existing detention pond will be re-shaped to accommodate additional stormwater runoff from the western portion of the project area. ECT suggests that the current Plan be reviewed by City of Novi Engineering Staff for adherence to all applicable storm water and engineering requirements.

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The proposed project site contains a total of five (5) wetland areas (Wetlands A, B, C, D and E), totaling approximately 10.7 acres. The on-site wetlands were delineated by King & MacGregor Environmental, Inc. (KME) on December 8, 2018. This wetland areas appear to be 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 wetlands appear to meet one or more of the essentiality criteria and are therefore likely City regulated (i.e., wildlife habitat and flood and storm water control). Wetland A is over 2 acres in size, however, no impacts are proposed to this wetland.

ECT's in-office review of available materials included the City of Novi Regulated Wetland/Watercourse and Regulated Woodlands maps, USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs. It appears as if the entire subject site is indicated as City-Regulated Woodland as well as City-Regulated Wetland area on the official City of Novi Regulated Wetland and Watercourse Map (see Figure 1). In terms of Regulated Wetlands, this mapping is not accurate and a total of five (5) individual wetland areas (Wetlands A, B, C, D, E) were identified on-site and these boundaries have been reviewed in the field by ECT. ECT was previously asked to do a wetland boundary verification in December of 2017 ahead of soil boring work on the site. At that time, ECT recommended that we conduct a wetland and woodland field evaluation at the time of Preliminary Site Plan submittal in order to re-verify any existing on-site wetland boundaries (during more favorable time of the year than our previous wetland boundary verification) and woodland information (tree sizes, species, conditions, etc.). ECT conducted a follow-up site inspection on July 25, 2018.

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 most-recent site investigation was completed on July 25, 2018. Some pink wetland boundary flagging was in place at the time of this site inspection, however, because the most-recent wetland delineation appears to have been completed in December 2016, some wetland flags appear to be missing from the site and the wetland flag numbers no longer appear to be legible on the flagging. In addition, it is ECT's opinion that some of the wetlands boundaries need to be re-assessed by the applicant's wetland consultant. At a minimum, the wetland flags along (i.e., adjacent to) the project's limits of disturbance should be refreshed. Specifically, ECT recommends that Wetland C, Wetland D, and the southern and western sides of Wetland B be re-flagged by the applicant's wetland consultant. If any changes to the locations of the wetland flags are made during this process, these wetland boundary flags shall be re-surveyed and indicated on the Plan.

The following is a brief description of each of the on-site wetlands:

Wetland A (8.653 acres) is an emergent/scrub-shrub wetland with a forested wetland fringe located at the northern edge of the proposed project site. This wetland extends off site to the north. Common vegetation within the wetland included silver maple (*Acer saccharinum*) and cattail (*Typha spp*).

Wetland B (1.294 acres) is forested/scrub-shrub wetland located in the north/central portion of the proposed site. Common vegetation within the wetland included silver maple (*Acer saccharinum*) and buttonbush (*Cephalanthus occidentalis*).

Wetland C (0.088-acre) is a forested wetland in the eastern portion of the proposed site. Common vegetation within the wetland included silver maple (*Acer saccharinum*).

Wetland D (0.014-acre) is a forested wetland in the eastern portion of the proposed site. Common vegetation within the wetland included silver maple (*Acer saccharinum*).

Wetland E (0.686-acre) is a forested/scrub-shrub wetland located in the easternmost portion of the proposed site. Common vegetation within the wetland included silver maple (*Acer saccharinum*) and buttonbush (*Cephalanthus occidentalis*).

Wetland Impact Review

As noted above, five (5) areas of wetland have been confirmed on the subject property by the applicant’s wetland consultant. The site development appears to include the filling of the smallest on-site wetland; Wetland D (0.014-acre).

The following table summarizes the proposed wetland impacts as listed on the *Wetland Impacts Plan* (Sheet C108):

Table 1. Proposed Wetland Impacts

Wetland	City Reg?	MDEQ Reg?	Wetland Area	Impact Area	
			Acre	Square Feet	Acre
A	Yes, City Regulated /Essential	Likely	8.653	None	None
B	Yes, City Regulated /Essential	Likely	1.294	None	None
C	Yes, City Regulated /Essential	Likely	0.088	None	None
D	Yes, City Regulated /Essential	Likely	0.014	609	0.014
E	Yes, City Regulated /Essential	Likely	0.686	None	None
TOTAL	--	--	10.735	609	0.014

The currently proposed wetland impacts do not appear to require wetland mitigation as the City’s threshold for wetland mitigation is 0.25-acre of wetland impact, however, the Plan notes that the development of proposed residential building 3.1 would result in permanent impact to Wetland D. Wetland mitigation behind residential building 2.5, adjacent to Wetland M, is being proposed for the loss of Wetland D. The proposed wetland mitigation area is 0.066-acre (2,875 square feet) in size. The Plan notes that this is a ratio of 4.75-to-1 that exceeds the City’s mitigation ratio requirement of 2-to-1 for impacts to forested wetlands. The new wetland mitigation area is proposed to be forested wetland.

In addition to the proposed wetland impacts, the Plan proposes permanent disturbance to 890 square feet (0.020-acre) and temporary disturbance to 6,101 square feet (0.140-acre) of on-site 25-foot wetland buffer area. The following table summarizes the proposed wetland setback impacts as listed on the Plan:

Table 2. Proposed 25-Foot Wetland Buffer Impacts

Wetland Buffer	City Regulated?	Wetland Buffer Area	Wetland Buffer Area	Buffer Impact Area	Buffer Impact Area
		Square Feet	Acre	Square Feet	Acre
A	Yes, City Regulated /Essential	Not Provided	Not Provided	None	None
B	Yes, City Regulated /Essential	Not Provided	Not Provided	None	None
C	Yes, City Regulated /Essential	Not Provided	Not Provided	1,200 (Temporary)	0.028 (Temporary)
D	Yes, City Regulated /Essential	Not Provided	Not Provided	4,031 (Temporary) & 250 (Permanent)	0.093 (Temporary) & 0.006 (Permanent)
E	Yes, City Regulated /Essential	Not Provided	Not Provided	870 (Temporary) & 640 (Permanent)	0.020 (Temporary) & 0.015 (Permanent)
TOTAL	--	Not Provided	Not Provided	6,101 (Temporary) & 890 (Permanent)	0.140 (Temporary) & 0.020 (Permanent)

Wetland Regulatory Discussion

ECT has evaluated the on-site wetlands and believes that they are all considered to be essential/regulated by the City of Novi as they meet one or more of the essentiality criteria (i.e., functions and values) outlined in the City of Novi Wetland and Watercourse Protection Ordinance (listed above).

The Michigan Department of Environmental Quality (MDEQ) generally regulates wetlands that are within 500 feet of a waterbody, regulated stream or are part of wetland system greater than 5 acres in size. It is the applicant’s responsibility to contact MDEQ in order to confirm the regulatory authority with respect to the on-site wetland areas and the need for wetland permits for any proposed direct impact to wetlands (i.e., cut, fill, drain, dredge, etc.). Specifically, Wetland D may be regulated by the MDEQ as it appears to be within 500 foot of a stream located east of this phase of development.

Any proposed use of the wetlands will require a City of Novi *Wetland Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback* for any proposed impacts to the 25-foot wetland buffers.

The applicant is urged to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

It should be noted that in those cases where an activity results in the impact to wetland areas of 0.25-acre or greater that are deemed essential under City of Novi Ordinance subsection 12-174(b) mitigation shall be required. The applicant shall submit a mitigation plan which provides for the establishment of replacement wetlands at a ratio of 1:1 through 2:1 times the area of the natural wetland impaired or destroyed, if impacts meet or exceed the 0.25-acre threshold (emergent and scrub-shrub wetlands are generally mitigated at a 1.5-to-1 ratio, forested wetlands are mitigated for at a 2.0-to-1 ratio, and open water areas are mitigated for at a 1.0-to-1 ratio). The MDEQ’s threshold for the requirement of wetland mitigation is 0.3-acre of wetland impacts.

Existing Conservation Easement Areas

It should be noted that the proposed project site contains a previously-established Conservation Easement Area that provides for the protection (in perpetuity) of wetlands and woodlands within this area of the Fox Run development. The Wetland Impacts plan (Sheet C108) notes that the only wetland proposed for direct impact is Wetland D, and this wetland is located outside of the existing Conservation Easement Area. It should be noted that the proposed wetland mitigation area (adjacent to Wetland N, south of Fox Run Road and west of Phase 2.5) appears to be located outside of, but directly adjacent to, the existing Conservation Easement Area. The applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of wetland mitigation

Wetland Review Comments

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

1. It is ECT’s opinion that some of the wetlands boundaries need to be re-assessed by the applicant’s wetland consultant. At a minimum, the wetland flags along (i.e., adjacent to) the project’s limits of disturbance should be refreshed. Specifically, ECT recommends that Wetland C, Wetland D, and the southern and western sides of Wetland B be re-flagged by the applicant’s wetland consultant. If any changes to the locations of the wetland flags are made during this process, these wetland boundary flags shall be re-surveyed and indicated on the Plan.
2. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. Much of the impact to 25-foot wetland setback areas are for the purpose of grading around the proposed buildings. ECT recommends making any revisions feasible to decrease or minimize these impacts, such as proposing retaining walls in order to avoid grading into the 25-foot wetland setbacks, etc.
3. The current Plan appears to propose direct impact to Wetland D for the purpose of constructing RB3.1. The applicant shall provide information on subsequent plans that clearly indicates the existing areas of onsite wetlands as well as the area of the 25-foot wetland buffers (i.e., square feet or acres of existing natural features). In addition, the Plan 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.

4. The currently proposed wetland impacts do not appear to require wetland mitigation as the City's threshold for wetland mitigation is 0.25-acre of wetland impact, however, the Plan notes that the development of proposed residential building 3.1 would result in permanent impact to Wetland D. Wetland mitigation behind residential building 2.5, adjacent to Wetland M, is being proposed for the loss of Wetland D. The proposed wetland mitigation area is 0.066-acre (2,875 square feet) in size. The Plan notes that this is a ratio of 4.75-to-1 that exceeds the City's mitigation ratio requirement of 2-to-1 for impacts to forested wetlands. The new wetland mitigation area is proposed to be forested wetland. The applicant shall confirm whether or not this wetland mitigation area has been, or, is yet to be constructed.
5. It appears as though a City of Novi *Minor Use Wetland* and likely a MDEQ Wetland Permit would be required for the proposed wetland impacts. 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.
6. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impacts. Final determination as to the regulatory status of any on-site wetlands 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.
7. The applicant should ensure that any proposed snow storage areas are located such that any runoff will not directly affect any on-site wetlands.
8. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation. 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 Wetland permit. These easement areas shall be indicated on the Plan.

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.

Fox Run Neighborhood 3 (JSP18-0018)
Wetland Review of the Preliminary Site Plan – (PSP18-0099)
August 2, 2018 (Revision 1)
Page 8 of 11

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

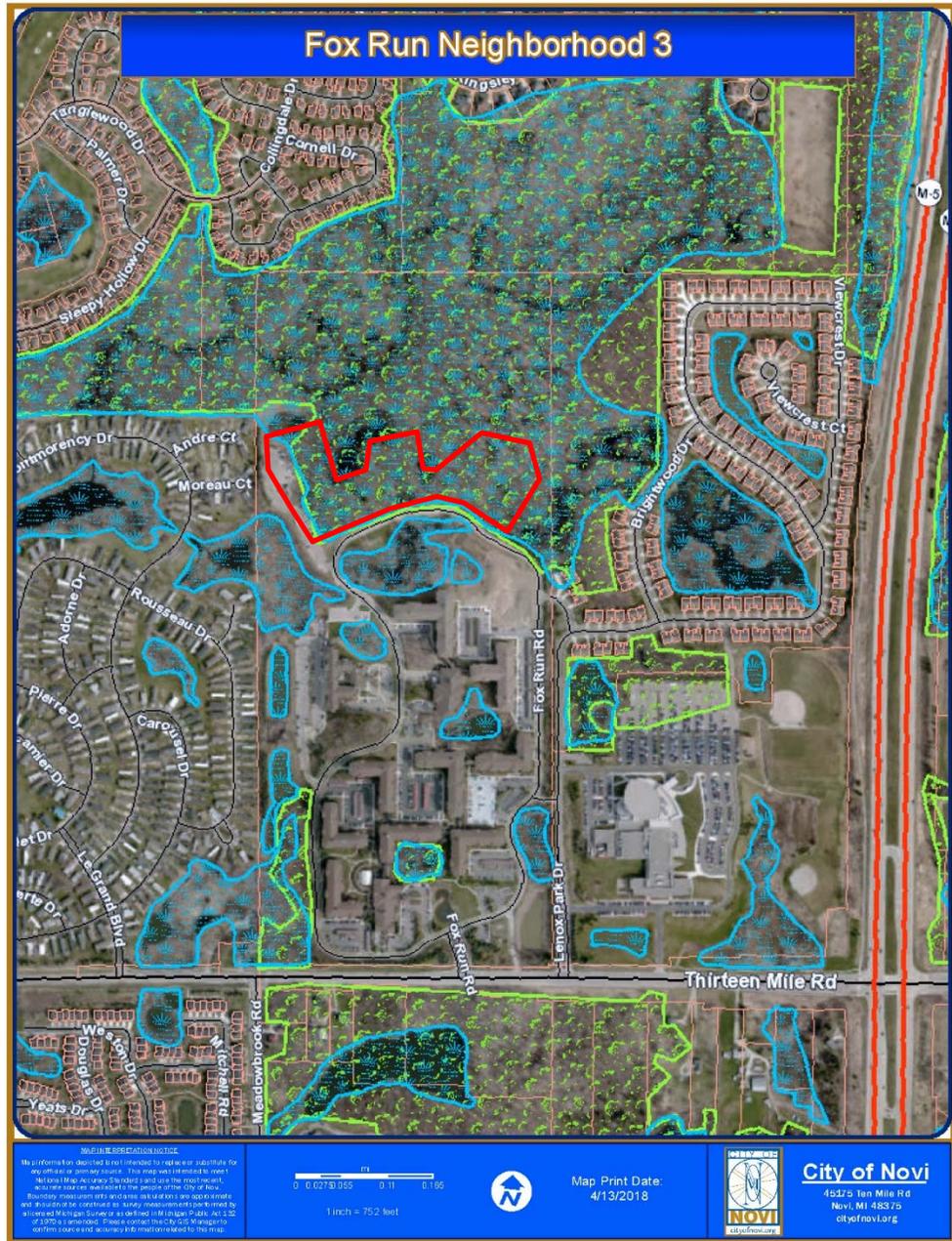


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project boundary shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.

Site Photos



Photo 1. Looking north from the south side of Wetland B (ECT, July 25, 2018).



Photo 2. Looking north at Wetland D (ECT, July 25, 2018).



Photo 3. Looking west at Wetland C (ECT, July 25, 2018).

WOODLANDS REVIEW



ECT Project No. 170526-0500

August 2, 2018

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

Re: Fox Run Neighborhood 3 (JSP18-0018)
Woodland Review of the Preliminary Site Plan (PSP18-0099)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Fox Run Neighborhood 3 (NH3) project prepared by Zeimet Wozniak & Associates dated June 26, 2018 and stamped "Received" by the City of Novi Community Development Department on July 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	Required
Woodland Conservation Easement	Required (For any proposed Woodland Replacement Tree Material)

The project includes the construction of four (4) residential building (RB3.1, RB3.2, RB3.3, and RB3.4), associated parking and utilities. The Plan appears to separate the proposed construction into five (5) phases (Phase 3.1 through 3.5).

The site does contain City of Novi Regulated Woodlands. An area of regulated woodland encompasses the majority of the proposed development area. The Plan includes a *Tree and Wetland Survey* (Sheets TS101, TS102, and TS103). These sheets include a tree list that provides the tree tag number, species, diameter, and condition of all of the surveyed trees on the site. The Plan notes that the tree inventory was prepared by King & MacGregor Environmental, Inc. (KME, February 2018) and supplemented by Hagenbuch-Weikal Landscape Architecture (March 2018).

The purpose of the Woodlands Protection Ordinance is to:

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

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

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

On-Site Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on July 25, 2018. ECT's in-office review of available materials included the City of Novi Regulated Woodland map and other available mapping. The subject property includes area that is indicated as City-Regulated Woodland on the official City of Novi Regulated Wetland and Woodland Map (see Figure 1). As noted above, the majority of the development area is within area mapped as City Regulated Woodland.

The surveyed trees have been marked with metal tree tags allowing ECT to compare the tree diameters reported on the *Tree and Wetland Survey* to the existing tree diameters in the field. ECT found that the Plan appears to accurately depict the location, species composition, size, and condition of the existing trees. ECT took a sample of diameter-at-breast-height (DBH) measurements and found that the data provided on the Plan was consistent with the field measurements.

The majority of the on-site trees are of good quality. In general, the on-site trees consist of northern red oak (*Quercus rubra*), white oak (*Quercus alba*), silver maple (*Acer saccharinum*), red maple (*Acer rubrum*), black cherry (*Prunus serotina*), shagbark hickory (*Carya ovata*), bitternut hickory (*Carya glabra*), eastern cottonwood (*Populus deltoides*) and several other species.

In terms of habitat quality and diversity of tree species, the overall subject site consists of good quality trees. In terms of a scenic asset, wildlife habitat, windblock, noise buffer or other environmental asset, the forested area located on the subject site is considered to be of good quality. It should be noted that although the woodland areas contain some degree of invasive species such as buckthorn (*Rhamnus cathartica*), areas of the existing woodlands are relatively open and free of dense undergrowth that deters some species of wildlife such as white-tailed deer (*Odocoileus virginianus*).

Woodland Impact Review & Woodland Replacement Credits

As shown, there are impacts proposed to regulated woodlands associated with the site construction. The Plan appears to separate the Woodland Impacts into three (3) phases. The tree removals and required Woodland Replacement Credits are summarized below:

Phase 1 (RB3.1 – RB3.2):

- Regulated Trees Removed: 187
- Total Replacement Trees Required: 468
- On-site Replacement Credits Provided: 32
 - Deciduous Trees (1:1 Credit): 9
 - Shrubs (6:1 Credit): 23 (139 shrubs)
- Credits to Tree Fund: 436

Phase 2 (RB3.3):

- Regulated Trees Removed: 107
- Total Replacement Trees Required: 161
- On-site Replacement Credits Provided: 6
 - Deciduous Trees (1:1 Credit): 1
 - Evergreen Trees (1.5:1 Credit): 5 (7 trees)
- Credits to Tree Fund: 155

Phase 3 (RB3.4):

- Regulated Trees Removed: 17
- Total Replacement Trees Required: 35
- On-site Replacement Credits Provided: 36
 - Deciduous Trees (1:1 Credit): 19
 - Evergreen Trees (1.5:1 Credit): 5 (8 trees)
 - Shrubs (6:1 Credit): 12 (72 shrubs)
- Credits to Tree Fund: None

The Plant List sheets note that the following Woodland Replacement Tree Material will be provided on-site (by Phase):

Phase 1 (RB3.1 – RB3.2):

- 7 – 2 ½” caliper deciduous trees (red oak) @ 1:1 credit (7 Credits);
- 2 – 10’ height deciduous trees (serviceberry) @ 1:1 credit (2 Credits);
- 61 – 36” height shrubs (black chokeberry) @ 6:1 credit (10.1 Credits);
- 28 – 36” height shrubs (red chokeberry) @ 6:1 credit (4.6 Credits);
- 50 – 36” height shrubs (New Jersey tea) @ 6:1 credit (8.3 Credits);
- Sub-Total On-Site Credits Proposed = 32
- Proposed Credits to City Tree Fund = 436

Phase 2 (RB3.3):

- 1 – 3” caliper deciduous trees (red maple) @ 1:1 credit (1 Credits);
- 7 – 8’ height coniferous trees (white pine) @ 1.5:1 credit (5 Credits);
- Sub-Total On-Site Credits Proposed = 6
- Proposed Credits to City Tree Fund = 155

Phase 3 (RB3.4):

- 4 – 3” caliper deciduous trees (sugar maple) @ 1:1 credit (4 Credits);
- 8 – 3” caliper deciduous trees (red maple) @ 1:1 credit (8 Credits);
- 7 – 3” caliper deciduous trees (swamp white oak) @ 1:1 credit (7 Credits);
- 6 – 3” caliper deciduous trees (red oak) @ 1:1 credit (6 Credits);
- 8 – 10’ height coniferous trees (white pine) @ 1.5:1 credit (5.3 Credits);
- 72 – 36” height shrubs (red chokeberry) @ 6:1 credit (12 Credits);
- Sub-Total On-Site Credits Proposed = 36
- Proposed Credits to City Tree Fund = None

The proposed Woodland Replacement Tree material all appears to be acceptable per the City’s Woodland Tree Replacement Chart. All deciduous replacement trees to be provided appear to be two and one-half (2 ½) inches caliper (minimum) and will count at a 1-to-1 replacement ratio. Shrubs shall count at a 6-to-1 replacement ratio. All evergreen trees will count at a 1.5-to-1 replacement ratio. Based on these requirements, the Plan is currently proposing **74** total on-site Woodland Replacement credits and **591** credits to the City Tree Fund, for a project total of **665** Woodland Replacement Credits required.

Existing Conservation Easement Areas

It should be noted that the proposed project site contains a previously-established Conservation Easement Area that provides for the protection (in perpetuity) of wetlands and woodlands within this area of the Fox Run development. No impacts or site development are proposed within this Conservation Easement area. Because the on-site Woodland Replacement Tree material is being proposed outside of areas designated as City of Novi Regulated Woodland and/or the existing Conservation Easement area, the applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees.

Woodland Review Comments

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

1. ECT encourages the Applicant to minimize impacts to on-site woodlands to the greatest extent practicable. Currently, the Plan proposes the removal of **311** total regulated trees requiring a total of **664** Woodland Replacement Credits. The Plan proposes **74** on-site Woodland Replacement credits (11% of the required credits) and a payment of **591** credits (89% of the required credits) to the City Tree Fund.
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).

- For each of the proposed phases of development, the Applicant shall report/summarize the number of trees that are proposed to be removed within the following categories and indicate how many Woodland Replacement are required for each removed tree:

Replacement Tree Requirements

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

- 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 Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee will then be provided by the applicant. This Woodland Maintenance financial guarantee will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation.
- 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).
- 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*.
- The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees to be installed in a currently non-regulated woodland area. 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

Fox Run Neighborhood 3 (JSP18-0018)
Woodland Review of the Preliminary Site Plan (PSP18-0099)
August 2, 2018 (Revision 1)
Page 6 of 9

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. These easement areas shall be indicated on the Plan.

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

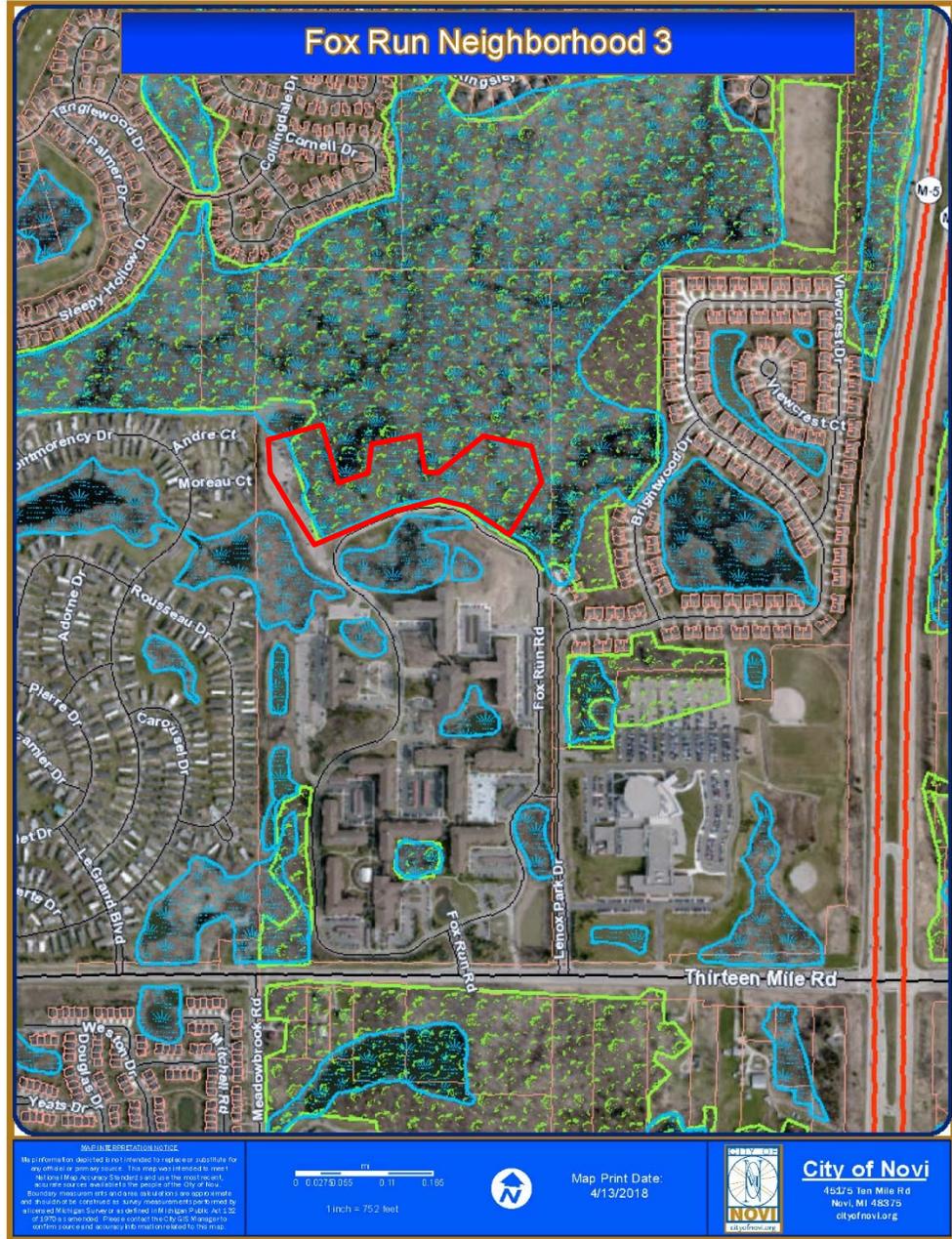


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project boundary shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.

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	<i>Acer nigrum</i>
Striped Maple	<i>Acer pennsylvanicum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Mountain Maple	<i>Acer spicatum</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Smooth Shadbush	<i>Amelanchier laevis</i>
Yellow Birch	<i>Betula alleghaniensis</i>
Paper Birch	<i>Betula papyrifera</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>
Shagbark Hickory	<i>Carya ovata</i>
Northern Hackberry	<i>Celtis occidentalis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Pagoda Dogwood	<i>Cornus alternifolia</i>
Flowering Dogwood	<i>Cornus florida</i>
American Beech	<i>Fagus grandifolia</i>
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Walnut	<i>Juglans nigra</i> or <i>Juglans cinerea</i>
Eastern Larch	<i>Larix laricina</i>
Tuliptree	<i>Liriodendron tulipifera</i>
Tupelo	<i>Nyssa sylvatica</i>
American Hophornbeam	<i>Ostrya virginiana</i>
White Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea glauca</i>
Black Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea mariana</i>
Red Pine_(1.5:1 ration) (6' ht.)	<i>Pinus resinosa</i>
White Pine_(1.5:1 ratio) (6' ht.)	<i>Pinus strobus</i>
American Sycamore	<i>Platanus occidentalis</i>
Black Cherry	<i>Prunus serotina</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
Burr Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Red Oak	<i>Quercus rubra</i>
Black Oak	<i>Quercus velutina</i>
American Basswood	<i>Tilia americana</i>

Site Photos



Photo 1. Looking east at Regulated Woodland area northwest of Wetland B (ECT, July 25, 2018).



Photo 2. Looking southeast at Regulated Woodland area and Wetland D in the southeast portion of the site (ECT, July 25, 2018).

TRAFFIC REVIEW



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

Project name:
JSP18-0018 Fox Run Neighborhood Phase 3
Preliminary Traffic Review

From:
AECOM

Date:
August 3, 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 Neighborhood Phase 3 Pre-Application Traffic Review

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 to develop phase three of the Fox Run neighborhood senior living development. Phase 3 is located on the north side of the development and is comprised of 370 units across four buildings. Fox Run neighborhood is located north of 13 Mile Road west of M-5.
2. 13 Mile Road is under the jurisdiction of the City of Novi. All roads within Fox Run are private roads.
3. The applicant has not proposed any modifications to the existing RM-1 (Low-density Multiple-Family) zoning.
4. Summary of traffic-related waivers/variances:
 - a. **Same-side driveway spacing requirements are currently not in compliance and a variance would be required if the applicant does not revise the plans.**
 - b. **Proposed driveway radii in several locations are not in compliance and will require a variance if the applicant does not revise the plans to meet City standards.**
 - c. **The sidewalk offset of 7.59 feet does not meet the requirement for the outside edge to be located a minimum of 15 feet from the back of curb. If this minimum distance cannot be met, a variance will be required.**
 - d. **If the sight distance requirements are not met at all site driveways, the applicant may be required to seek a variance.**

TRAFFIC IMPACTS

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

ITE Code: 252 – Senior Adult Housing - Attached
Development-specific Quantity: 370 units
Zoning Change:

Trip Generation Summary

	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	74	48	100	No
PM Peak-Hour Trips	91	50	100	No
Daily (One-Directional) Trips	1,462	N/A	750	Yes

2. The number of trips does exceed the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. However, according to City record, a traffic impact study (TIS) was submitted with the overall site plan. The applicant should indicate that the proposed site plan does not change the overall traffic impact of the project verifying that an update is not required.

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 has not proposed any modifications to external site access and operations.
2. There is an existing right turn lane and exiting taper at the primary site entrance point.
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. Fox Run Road has been constructed under a previous phase of the development. The applicant has not proposed changes to the geometry of Fox Run Road.
 - b. The widths for the internal site parking driveways that are located on Fox Run Road are within the acceptable range per Figure IX.1 of the City's Code of Ordinances.
 - c. The proposed turning radii are generally within the allowable range per Figure IX.1 and in compliance with City standards. **Those radii that are not within the allowable range shall be revised to meet the acceptable range or a variance will be required.** For example, there are a few locations where a radius of 5.5 feet is proposed.
 - d. The amount of proposed spacing between site driveways may be a concern. Although City driveway spacing standards for driveways on opposite sides of the roadway are not applicable due to the private roadway, same side driveway spacing is applicable. **The applicant should consider revising the same side driveway spacing in order to be compliant with Figure IX.12 of the City's Code of Ordinances or request a variance.** As an option, the applicant may revisit the quantity of and need for each of the proposed driveways along the north side of Fox Run Road and consider driveway consolidation or removal as applicable, OR may provide additional justification for maintaining the propose number and locations of driveways.
 - e. The applicant should indicate the sight distance at each internal site driveway along Fox Run Road. Reference Figure XIII-E in the City's Code of Ordinances for more information. **If the sight distance requirements are not met at all site driveways, the applicant may be required to seek a variance.**

- i. Specifically, the western driveway to the parking lot south of Fox Run Road appears to have limited sight distance to the west. If sight distances fall short of the requirement, the applicant could revisit the parking lot design and consider alternative driveway locations, parking layout and/or circulation within the parking lot such that the sight distance at the western driveway can be improved. For example, one-way IN operation at the western driveway could remove the sight distance concern.
 - f. The applicant has indicated that no new trash collection areas are proposed.
 - g. The applicant has indicated that mail collection will occur within RB3.2.
 - h. The applicant has provided the width of the garage-access driveways.
 - i. The applicant indicated that the intent of the gated driveways is to limit vehicular access to emergency response vehicles only.
 - i. The road width on the gate detail on sheet C107 does not reflect the road widths shown on the site plan at the gated locations. Per Figure VIII-K of the City's Code of Ordinances, the road width shall be 15'; however, 20' is also acceptable.
 - j. The applicant should provide a garage-level site plan showing traffic circulation to and from the garage-level while also providing parking dimensions for the garage level parking.
- 2. Parking Facilities
 - a. The applicant should refer to the Planning Review letter for parking space quantity requirement information.
 - b. The applicant has indicated parking dimensions throughout the development. While parking aisle widths and parking space widths are in compliance with City standards, the applicant shall review where four inch and six inch curbs are located. Note that six inch curbs shall be placed along all landscaped areas, drive aisles, and in front of 19 foot parking spaces. Four inch curbs should be provided in front of 17 foot parking spaces and a two foot clear overhang shall be provided. There are several inconsistencies with this throughout the site plan.
 - i. The applicant should also provide a dimensioned garage-level site plan as mentioned above.
 - ii. The applicant should include width dimensions for striped aisles that are located on the edge of a parking row in order to review the operations of the parking garages.
 - c. The applicant has proposed a total of eight accessible parking spaces for phase 3, which is in compliance with ADA standards. Four of the eight accessible spaces are van accessible, which exceeds ADA requirements. The applicant should consider providing accessible parking spaces within the garage parking.
 - d. The applicant has provided dimensions at all accessible spaces and they are in compliance with City standards.
 - e. The applicant should provide general parking landscape island/peninsula width dimensions as well as a dimension indicating end islands are three feet shorter than the parking space, per Section 5.3.12 of the City's Zoning Ordinance. The development requires one bicycle parking space for each 20 employees; or, a minimum of two spaces.
 - i. The applicant has indicated bicycle parking on the south side of Fox Run Drive across from RB 3.2. It does not appear that this is within 120 feet of a building location. The applicant should review Section 5.16 of the Zoning Ordinance and relocate the bicycle parking facility such that all requirements are met.
 - ii. The bicycle parking layout detail shown on sheet C107.1 should be revised to show 15 inches between the spaces and a six-foot width. Reference section 5.16.6 of the City's Zoning Ordinance for more information.
 - iii. The bicycle layout detail should also include a 4-foot access aisle per Figure 5.16.6 of the City's Zoning Ordinance.
- 3. Sidewalk Requirements
 - a. The applicant has indicated five foot walks in several areas throughout the development and seven foot walks along the 17 foot parking spaces, which is in compliance with City standards.

- b. The applicant has provided ramp locations and details.
- c. The applicant has provided a sidewalk offset of 7.59 feet from Fox Run Road. In the case of private streets and roadways, the required sidewalks, pathways, and trails the outside edge should be located a minimum of 15 feet from the back of curb. **If this minimum distance cannot be met, a variance will be required.**

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.
2. The applicant has provided a summarized signing table.
 - a. The proposed stop sign (R1-1) should be 36 inches and not 24 inches.
3. The applicant should provide the following notes/details related to signing/striping in future submittals:
 - a. All roadside signs should be installed two feet from the face of the curb to the near edge of the sign.
 - b. Single signs with nominal dimensions of 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post. Multiple signs and/or signs with nominal dimension greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.
 - c. Traffic control signs shall use the FHWA Standard Alphabet series.
 - d. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.
4. The applicant has provided some pavement marking details.
 - a. The applicant should provide a detail for the international symbol for accessibility. The symbol should be white or white with a blue background and white border.
 - b. The applicant shall provide crosswalk marking details and notes to be consistent with the MMUTCD.

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



July 30, 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 – Revised Preliminary Site Plan Review
Fox Run Phase 3, PSP18-0099
 Façade Region: 1, Zoning District: RM-1

Dear Ms. McBeth:

The following is the Façade Review for Revised Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Lantz-Boggio Architects, dated June 26, 2018. 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 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Schedule, if any, are highlighted in **bold**.

Building RB 3.1	West	North	East	South	Ordinance Maximum (Minimum)
Brick	62%	62%	63%	59%	100% (30% Min)
EIFS	24%	24%	22%	25%	25%
Trim	1%	2%	2%	2%	15%
Standing Seam Metal Roof	2%	2%	4%	4%	25%
Asphalt Shingles	11%	10%	9%	10%	50%

Building RB 3.2	West	North west	North	South east	South west	South	Ordinance Maximum (Minimum)
Brick	73%	64%	64%	66%	65%	64%	100% (30% Min)
EIFS	17%	22%	22%	24%	21%	22%	25%
Trim	1%	1%	1%	1%	1%	1%	15%
Stand Seam Metal Roof	1%	3%	3%	1%	2%	3%	25%
Asphalt Shingles	8%	10%	10%	8%	11%	10%	50%

Building RB 3.3	West	North	East	South	Ordinance Maximum (Minimum)
Brick	59%	58%	59%	60%	100% (30% Min)
EIFS	25%	26%	25%	25%	25%
Trim	1%	1%	1%	1%	15%
Standing Seam Metal Roof	2%	2%	2%	2%	25%
Asphalt Shingles	13%	13%	13%	12%	50%

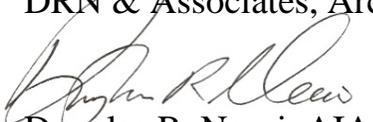
Building RB 3.4	West	North	East	South	Ordinance Maximum (Minimum)
Brick	63%	57%	63%	66%	100% (30% Min)
EIFS	22%	29%	22%	18%	25%
Trim	1%	1%	1%	1%	15%
Standing Seam Metal Roof	2%	2%	2%	1%	25%
Asphalt Shingles	12%	11%	12%	14%	50%

As shown above all facades are in full compliance with the Façade Ordinance. The overall design appears to generally match the buildings in phases of this project. No sample board was provided, however colored renderings indicating the proposed colors were provided. It is assumed that the actual colors will substantially match the materials used in prior phases.

Section 3.8.2.C of the Ordinance requires that buildings in the RM-1 district be not greater than 180' in length. The proposed buildings have an overall length of approximately 300' and buildings 3.3 and 3.4 combined have an overall length of approximately 517'. In this case the proposed buildings are substantially articulated with horizontal offsets and will be general consistent in appearance with other buildings within the project. Therefore, we believe the general intent of this Section has been met with the proposed design.

Recommendation - All facades are in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for this project. If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



July 26, 2018

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

RE: Fox Run Neighborhood #3

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#18-0099

Project Description:

Build 4 buildings in Fox Run Community RB 3.1, RB 3.2, RB 3.3, RB 3.4.

Comments:

- **All** fire hydrants **MUST** in installed and operational prior to any building construction begins.
- **All** fire hydrants **MUST** be accessible during construction phases.
- **CORRECTED 7/26/18**-In building RB 3.2, requesting to relocate the fire command center to the east near the stairwell.
- In building RB 3.3, requesting to relocate fire command center to the North West stairwell.
- In building RB 3.4 requesting to relocate fire command center to the south stairwell.
- **MUST** add a fire hydrant in front of buildings RB3.1, RB3.2 and RB 3.3, RB3.3 and RB3.4. Fire hydrant spacing is 300' from hydrant to hydrant **NOT** as the crow flies. Novi City Ordinance 11-68(F)(1)c.
- **CORRECTED 7/26/18**-Water main sizes **MUST** be added to the site for review.

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

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

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

cc: file

APPLICANT RESPONSE LETTER

September 6, 2018

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

Re: Preliminary Site Plan Submittal for
Fox Run Neighborhood 3
JSP18-18

Dear Ms. Bell:

Thank you for meeting with us on September 6, 2018, to talk your staffs' comments and our intentions to change the parking lots and drives and eliminate the below-grade parking at Residential Building 3.2 as a result of those comments. We shall continue to study the layout to create a plan that is responsive to your concerns.

Even though we are making some changes to the Preliminary Site Plan, we understand that the project will still appear before the Planning Commission on September 12, 2018 for the already-advertised public hearing: no action will occur, however.

For that meeting, please find attached the following response letters to each city reviewing agency:

- To Planning (Lindsay Bell) from Christian Fussy
- To Engineering (Darcy Rechtien, PE) from Julian J. Wargo, Jr., PE
- To Landscaping (Barb McBeth) from Ken Weikal, RLA
- To Wetlands (Peter Hill, PE) from Julian J. Wargo, Jr., PE
- To Woodlands (Barb McBeth) from Ken Weikal, RLA
- To Traffic (Maureen N. Peters, PE) from Julian J. Wargo, Jr., PE
- To Fire (Kevin Pierce) from Julian J. Wargo, Jr., PE

A materials board illustrating the architectural finishes is enclosed.

We anticipate returning revised Preliminary Site Plan drawings to you in a couple of weeks.

Thank you for assistance with this project. We look forward to working with you.

Very truly yours,



Julian J. Wargo, Jr., PE

PC: J. J. Wilhour, Erickson
Andrew Hirshfield, Erickson
Christian Fussy, Lantz Boggio Architects
Ken Weikal, HWLA

J:17139.Letter9

Mrs. Lindsay Bell,
Plans Examiner
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

September 5th, 2018

Lindsay,

The requested dead-end parking made it possible to add 28 surface parking spaces to Fox Run Neighborhood 3. This allowed us to delete the parking garage below RB 3.2 with the small number of 28 garage spaces.

We further relocated the garage entry from the east side of the RB 3.3 building to the west side of the building. We did not change the original proposed unit count on any of the buildings or the façade finish percentage configuration.

Please refer to revised sheets:

PSP-001, PSP-201, PSP-301, PSP-504, PSP-505, PSP-506.

Please don't hesitate to contact me, if you have any questions.

Sincerely,



Christian Fussy, AIA Principal
Lantz-Boggio Architects

September 6, 2018

Ms. Darcy Rechten, PE
City of Novi Engineering Department
45175 Ten Mile Road
Novi, MI 48375

Re: Engineering Review for
Fox Run Neighborhood 3
JSP18-18

Dear Ms. Rechten:

Thank you for meeting with us on September 5 to discuss the revisions that we will be making to site layout for Neighborhood 3. Changes to the drives and surface parking have created opportunities for more surface parking and, as a result, we are able to eliminate the below-grade parking under RB3.2. As we discussed, additional study will be needed before the final disposition of the new parking is fully decided.

In response to your office's letter dated August 2, 2018, we would like to reply to those comments which will be incorporated into the next submittal and offer the following:

1. The elevations on the plan set will be adjusted to the City's datum, NAVD88.
2. The phase lines and phases will be added to sheets C101-C104.5.
3. The western driveway location for the guest parking lot south of Fox Run Road and the eastern driveway location for RB 3.1 will be studied and redesigned to alleviate your sight distance concerns.
We are addressing this item here as it appears to be a duplicate of the AECOM review comment.
4. The eastern driveway for RB 3.1 will be eliminated which will reduce the number of same-side main driveways from five to four. The service driveway for RB 3.2 can not be reduced due to truck maneuvering concerns, but, as discussed, will be limited in its use to weekly trash pick up and food deliveries every other day.
The new guest parking lot shall be studied to reconfigure it to improve the sight distance with regards to the existing woodland trees.
Parking and walks will be added to the sides of the fire lane between RB3.2 and RB3.3 and the entry pint to the below-grade parking at RB3.3 shall be moved to the southeast corner of the building.
We may request a waiver if required for the above revisions. We are addressing this item here as it appears to be a duplicate of the AECOM review comment.

Thank you for your assistance with this project – we look forward to working with you.

Very truly yours,

Julian J. Wargo, Jr., PE

PC: J. J. Wilhour, Erickson
Andrew Hirshfield, Erickson
Christian Fussy, Lantz Boggio Architects
Ken Weikal, HWLA



September 5, 2018

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

**RE: Fox Run Neighborhood Three – Preliminary Site Plan JSP18-18
Novi, Michigan
Landscape Planting Plans**

Dear Ms. McBeth,

In response to the PLAN REVIEW CENTER REPORT dated July 26, 2018, Preliminary Site Plan - Landscaping for Fox Run Neighborhood Three by Rick Meader L. A., we have no issue with his comments and will address these comments at final site plan submission.

Sincerely,
HAGENBUCH WEIKAL LANDSCAPE ARCHITECTURE

A handwritten signature in black ink, appearing to read 'Kenneth S. Weikal', is written over a vertical line that serves as a signature separator.

Kenneth S. Weikal - Principal

**33203 BIDDESTONE LANE FARMINGTON HILLS, MICHIGAN 48334-4313
(248) 477- 3600 kweikal@kw-la.com**

September 6, 2018

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

Re: Wetland Review for
Fox Run Neighborhood 3
JSP18-0018 / PSP18-0099

Dear Mr. Hill:

Thank you for meeting with us in the field on September 5, 2018, to review the wetland flagging at Neighborhood 3 at Fox Run.

In response to your review letter dated August 2, 2018, we offer the following:

WETLANDS

We appreciate your "recommendation for approval": we take no exceptions to your comments and shall address them fully on the Final Site Plan drawings.

WOODLANDS

Woodlands shall be addressed in depth by the Landscape Architect, Mr. Ken Weikal, under separate cover.

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

PC: J. J. Wilhour, Erickson
Andrew Hirshfield, Erickson
Christian Fussy, Lantz Boggio Architects
Ken Weikal, HWLA

J:17139.Letter11



September 5, 2018

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

**RE: Fox Run Neighborhood Three – Preliminary Site Plan JSP18-18
Novi, Michigan
Woodland Review**

Dear Ms. McBeth,

In response to the PLAN REVIEW CENTER REPORT Preliminary Site Plan - Woodland Review for Fox Run Neighborhood Three by Pete Hill P.E., Senior Associate Engineer, at Environmental Consulting & Technology, INC. dated August 2, 2018, we have no issue with his comments and will address these comments at final site plan submission.

Sincerely,

HAGENBUCH WEIKAL LANDSCAPE ARCHITECTURE

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

Kenneth S. Weikal - Principal

September 6, 2018

Ms. Maureen N. Peters, PE
AECOM
27777 Franklin Road
Southfield, MI 48034

Re: Traffic Review for
Fox Run Neighborhood 3
JSP18-19

Dear Ms. Peters:

Thank you for meeting with us on September 6, 2018, to talk about our intentions to change the parking lots and drives at Neighborhood 3 at Fox Run as we continue to study the layout to create a plan that is responsive to the city's concerns.

We have reviewed your correspondence dated August 3, 2018 recommending approval of the Preliminary Site Plan: we take no exceptions to your comments and shall address them fully on the Final Site Plan drawings.

Thank you for your assistance with this project – we look forward to working with you.

Very truly yours,



Julian J. Wargo, Jr., PE

Encl.

PC: J. J. Wilhour, Erickson
Andrew Hirshfield, Erickson
Christian Fussy, Lantz Boggio Architects
Ken Weikal, HWLA

J:17139.Letter12



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

September 6, 2018

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

Re: Fire Department Review for
Fox Run Neighborhood 3
JSP18-18

Dear Mr. Pierce:

Thank you for meeting with us on September 6, 2018, to talk about our intentions to change the parking lots and drives at Neighborhood 3 at Fox Run as we continue to study the layout to create a plan that is responsive to the city's concerns.

We have reviewed your correspondence dated July 26, 2018 recommending "approval with conditions"; we take no exceptions to your comments and shall address them fully on the Final Site Plan drawings.

Thank you for your assistance with this project – we look forward to working with you.

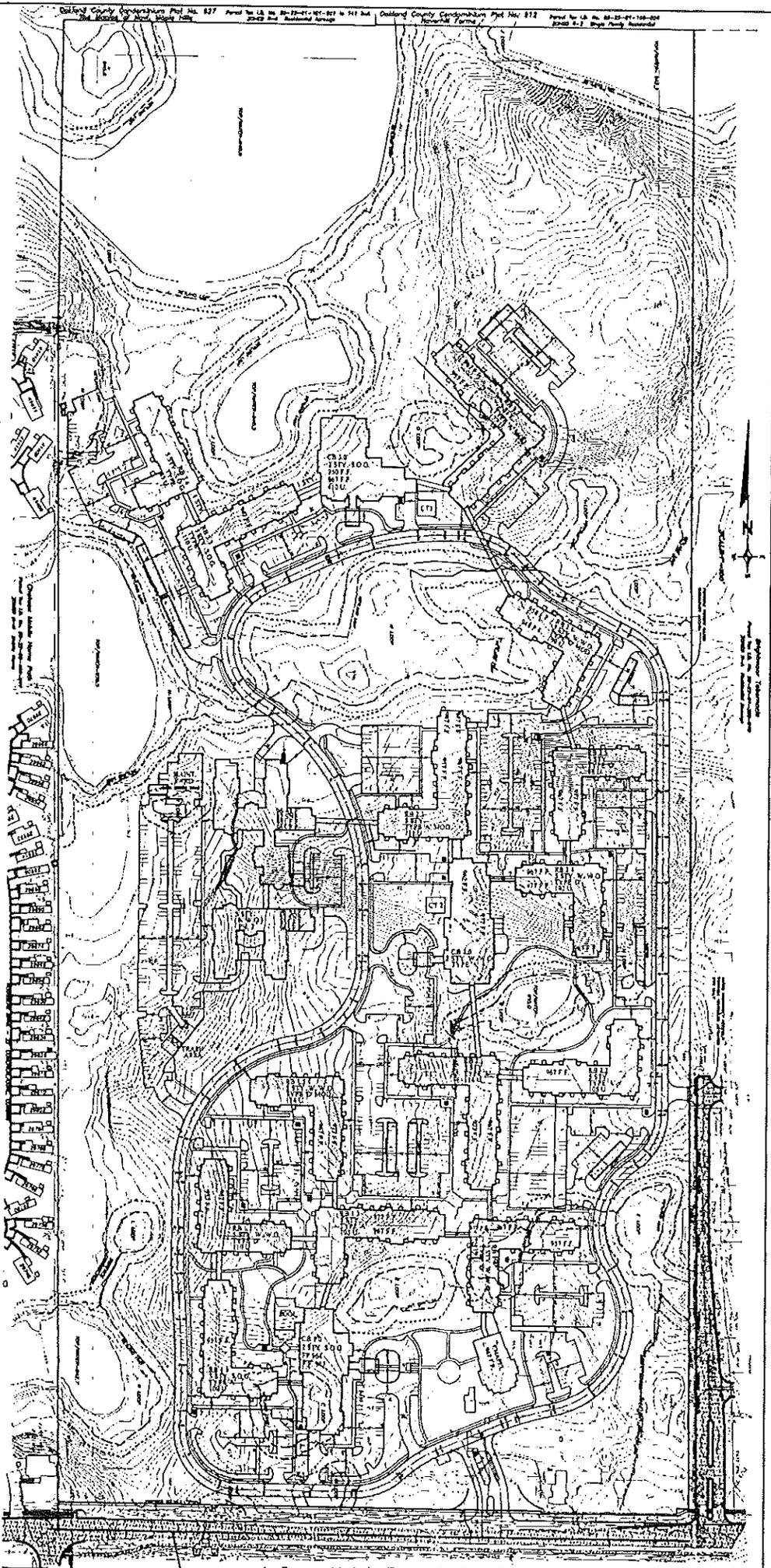
Very truly yours,

Julian J. Wargo, Jr., PE

PC: J.J. Wilhour, Erickson
Andrew Hirshfield, Erickson
Christian Fussy, Lantz Boggio Architects
Kenneth Weikal, HWLA

J:17139.Letter10

ORIGINAL FOX RUN SITE PLAN
APPROVED JANUARY 2002



LEGEND

CL. RECORDED CONVEYANCE
 S.A. RECORDED SURVEYING
 P.A. RECORDED PLANNING
 P.P. RECORDED PLANNING
 P.S. RECORDED PLANNING
 P.T. RECORDED PLANNING
 P.U. RECORDED PLANNING
 P.V. RECORDED PLANNING
 P.W. RECORDED PLANNING
 P.X. RECORDED PLANNING
 P.Y. RECORDED PLANNING
 P.Z. RECORDED PLANNING
 P.AA. RECORDED PLANNING
 P.AB. RECORDED PLANNING
 P.AC. RECORDED PLANNING
 P.AD. RECORDED PLANNING
 P.AE. RECORDED PLANNING
 P.AF. RECORDED PLANNING
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 P.AL. RECORDED PLANNING
 P.AM. RECORDED PLANNING
 P.AN. RECORDED PLANNING
 P.AO. RECORDED PLANNING
 P.AP. RECORDED PLANNING
 P.AQ. RECORDED PLANNING
 P.AR. RECORDED PLANNING
 P.AS. RECORDED PLANNING
 P.AT. RECORDED PLANNING
 P.AU. RECORDED PLANNING
 P.AV. RECORDED PLANNING
 P.AW. RECORDED PLANNING
 P.AX. RECORDED PLANNING
 P.AY. RECORDED PLANNING
 P.AZ. RECORDED PLANNING

DEVELOPMENT DATA

ITEM	DESCRIPTION	QUANTITY	UNIT
1	RESIDENTIAL BUILDING FOOTPRINT	1,200	SQ. FT.
2	RESIDENTIAL GARAGE FOOTPRINT	1,800	SQ. FT.
3	RESIDENTIAL DRIVEWAY	1,200	SQ. FT.
4	RESIDENTIAL DRIVEWAY	1,800	SQ. FT.
5	RESIDENTIAL DRIVEWAY	1,200	SQ. FT.
6	RESIDENTIAL DRIVEWAY	1,800	SQ. FT.
7	RESIDENTIAL DRIVEWAY	1,200	SQ. FT.
8	RESIDENTIAL DRIVEWAY	1,800	SQ. FT.
9	RESIDENTIAL DRIVEWAY	1,200	SQ. FT.
10	RESIDENTIAL DRIVEWAY	1,800	SQ. FT.
11	RESIDENTIAL DRIVEWAY	1,200	SQ. FT.
12	RESIDENTIAL DRIVEWAY	1,800	SQ. FT.
13	RESIDENTIAL DRIVEWAY	1,200	SQ. FT.
14	RESIDENTIAL DRIVEWAY	1,800	SQ. FT.
15	RESIDENTIAL DRIVEWAY	1,200	SQ. FT.
16	RESIDENTIAL DRIVEWAY	1,800	SQ. FT.
17	RESIDENTIAL DRIVEWAY	1,200	SQ. FT.
18	RESIDENTIAL DRIVEWAY	1,800	SQ. FT.
19	RESIDENTIAL DRIVEWAY	1,200	SQ. FT.
20	RESIDENTIAL DRIVEWAY	1,800	SQ. FT.

PROPERTY CALCULATION TABLE

Item	Description	Area (Sq. Ft.)	Area (Acres)
1	Total Site Area	1,200,000	27.47
2	Total Site Area Required	1,200,000	27.47
3	Total Site Area Available	1,200,000	27.47
4	100% Required	1,200,000	27.47
5	100% Available	1,200,000	27.47

PARKING CALCULATION TABLE

Item	Description	Area (Sq. Ft.)	Area (Acres)
1	Total Site Area	1,200,000	27.47
2	Total Site Area Required	1,200,000	27.47
3	Total Site Area Available	1,200,000	27.47
4	100% Required	1,200,000	27.47
5	100% Available	1,200,000	27.47

DEVELOPER THE KATHY VOLZMAN
 ONE PROPERTY & DEVELOPMENT
 2000 WEST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 (303) 733-1111

DESIGNER CONCEPTS IN ARCHITECTURE
 1000 WEST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 (303) 733-1111

DATE 08/14/04
SCALE AS SHOWN
PROJECT FOX RUN VILLAGE
NO. ARCH 00744
DATE 08/14/04
SCALE AS SHOWN

CONTINUED ON 13 MILE ROAD 24' ASPHALT DRIVE