

**ENGINEERING REVIEW  
FOR REZONING 18.673**

## MEMORANDUM



TO: BARB MCBETH, PLANNING DIRECTOR  
FROM: BRIAN COBURN, P.E.; CIVIL ENGINEER *BC*  
SUBJECT: ENGINEERING REVIEW OF REZONING REQUEST 18.673  
DATE: DECEMBER 12, 2007

The Engineering Department has reviewed the Planned Rezoning Overlay (PRO) proposed for Basilian Fathers Residence. The request consists of approximately 4.15 acres located north of 11 Mile Road and west of Taft Road in Section 16. The applicant is requesting a PRO to construct a residence for 14 priests along with a chapel and common areas.

### Utility Demands

Because this is a PRO request, the analysis will be based on the concept plan that has been provided and not the proposed zoning. The existing zoning of the parcel is R-1 which matches the master planned density of 1.65 units per acre and would typically yield approximately 7 residential equivalent units (REUs). An REU equates to the utility demand from one single family home. If the parcels were to receive a traditional rezoning to RT, it would result in approximately 20 REUs. Based on the concept plan provided with the application, we estimate a demand of approximately 2.8 REU to 8.4 REU would result from the proposed development.

### Water System

Water service is currently available from the existing water main located along Eleven Mile Road in front of the Novi Schools' Bus Garage. The water main should be extended along the Eleven Mile Road and Taft Road frontages to provide for future extension to improve the reliability of the system. The City's water model indicates that the development of the PRO concept plan would not have a negative impact on the overall system.

### Sanitary Sewer

The project is located within the Lannys Sanitary Sewer District. We are currently undertaking a project to increase the capacity of the Lannys district with the addition of a diversion chamber,

pumping station and bypass forcemain along the Beck Road and I-96 corridors. The design of the Lannys bypass project was based on the Master Plan for Land Use that was adopted in 2004.

While there is a sanitary sewer located on the south side of Eleven Mile Road, this site is in a different sewer district and is unable to discharge to the Eleven Mile sewer. A sanitary sewer must be constructed along the Taft Road frontage and extended north along Taft connecting to the sanitary sewer that crosses Taft Road just south of Andes Hills Condominium. Based on the concept plan provided, there would be minimal, if any, impact on the capacity of the sanitary sewer system.

Summary



The concept plan included in the PRO application does not have a marked impact on the public utilities when compared to the existing zoning and master planned uses.

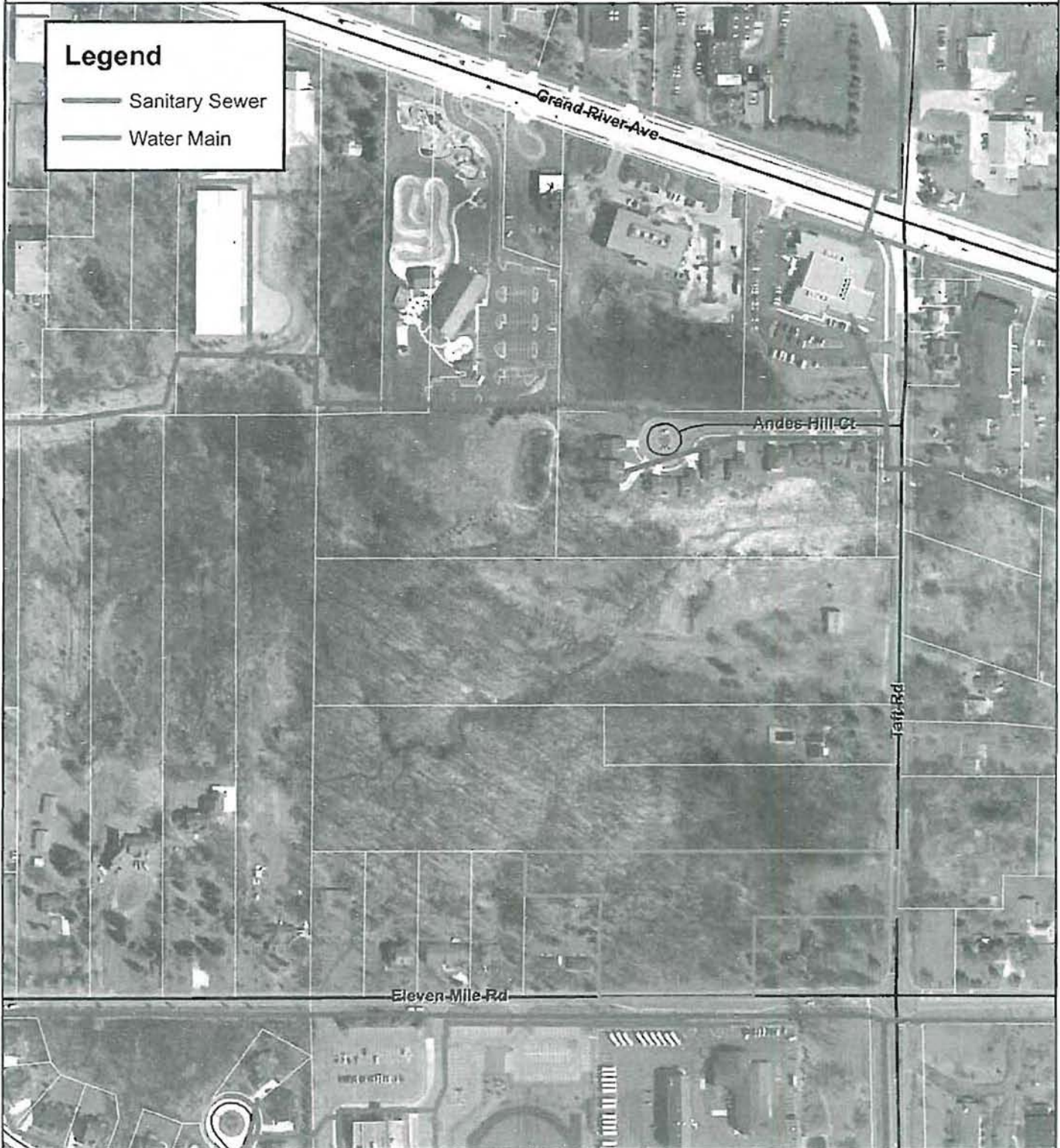
c: Kristen Kapelanski, Planner  
Ben Croy, P.E.; Civil Engineer

# Utility Location Map

## Rezoning Request 18.673

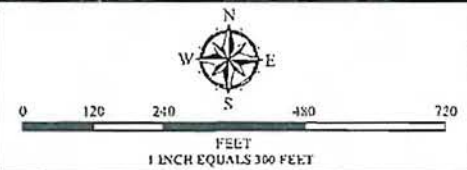
### Legend

-  Sanitary Sewer
-  Water Main



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**CITY OF NOVI**  
 MAP CREATED BY: Brian Coburn, P.E. (12/12/07)  
 ENGINEERING DEPARTMENT  
 NOVI CITY HALL  
 45175 W. TEN MILE ROAD  
 NOVI, MI 48375-3024  
 (248) 347-0454  
 cityofnovi.org



**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.

**ENGINEERING REVIEW  
FOR PLANNED REZONING OVERLAY**



## PLAN REVIEW CENTER REPORT

December 7, 2007

### Engineering Review

Basilian Residence and Conceptual/PRO

SP #07-59

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#### Petitioner

Basilian Fathers of Milford, Michigan

#### Review Type

Concept / PRO

#### Property Characteristics

- Site Location: Northwest of Eleven Mile and Taft Roads.
- Site Size: 4.15 acres
- Date Received: November 14, 2007

#### Project Summary

- Construction of a 14-unit Basilian Fathers residence and miscellaneous buildings and parking. Site access would be provided by an approach on Eleven Mile and an approach on Taft Road.
- Water service would most likely be provided by connecting to the main along Eleven Mile, however no utility information was provided with this submittal. An extension of the water main along the Taft Road frontage will be required.
- Sanitary sewer service would be provided by a connection to the sewer north of this site at Taft Road, however no utility information was provided with this submittal.
- Bankfull storm water storage and storm water pretreatment will be required for this site, however no storm water information was provided with this submittal.

#### Comments:

A full engineering review was not performed due to the limited information provided in this submittal. Further engineering design information will be required to provide a more detailed review.

#### General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.

3. All driveways within 200-feet of the property shall be shown on the plans.
4. A secondary access stub shall be provided to the undeveloped property to the north near the western limits of the proposed development.
5. The master planned 43-foot half right-of-way for Eleven Mile Road shall be shown on the plan.
6. The master planned 60-foot half right-of-way for Taft Road shall be shown on the plan.

Water Main

7. Future plan submittals shall show the anticipated connection and routing of the proposed water main.
8. A 12-inch water main will be required along the Taft Road frontage of this development. This water main, and any main extended further to the north, shall be connected to the development's water system and shall be installed on the east side of Taft Road.
9. A water main stub shall be provided to the undeveloped property to the north near the western limits of the proposed development.

Sanitary Sewer

10. Future plan submittals shall show the anticipated connection and routing of the proposed sanitary sewer.
11. The sanitary shall be discharged into the Lannys Road Sanitary District. No connection may be made to the existing sewer south of 11 Mile Road.

Storm Water Management Plan

12. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
13. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
14. If use of the Grand River District Regional Detention Basin is proposed, on site detention is still required for the bankfull flood volume. Aboveground storm water pretreatment will also be required. Currently, no storm water facilities are shown on the plan.
15. Access to each storm water treatment and detention facility shall be provided for maintenance access in accordance with Section 11-123 (c)(8) of the Design and Construction Standards.

Paving & Grading

16. An 8-foot wide bike path will be required along the Taft Road frontage, and a 5-foot wide sidewalk will be required along the Eleven Mile frontage.
17. Existing topography and 2-foot contours extending at least 100 feet past the site boundary shall be provided on the plan, and any off-site drainage entering this site shall be identified.

Off-Site Easements

18. All off-site easements required for the utility extensions must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal.

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

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

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

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

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

21. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
22. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
23. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
24. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
25. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

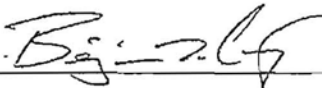
**The following must be addressed prior to construction:**

26. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
27. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.



28. A permit for work within the right-of-way of Eleven Mile and Taft Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
29. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
30. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
31. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
32. Unrestricted discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
33. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
34. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
35. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

Please contact Benjamin Croy, PE at (248) 735-5635 with any questions or concerns.



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cc: Rob Hayes, City Engineer  
Kristen Kapalanski, Community Development Department  
Tina Glenn, Water & Sewer Dept.

**TRAFFIC REVIEW  
FOR REZONING 18.673 AND  
WAIVER OF TRAFFIC STUDY**

November 27, 2007

Ms. Barbara E. McBeth  
Deputy Director Community Development  
45175 West Ten Mile Road  
Novi, MI 48375-3024



**Re: New Basilian Fathers Residence – Planned Rezoning Overlay Concept Plan – 2<sup>nd</sup> Review**  
SP No. 07-59  
OHM Job No. 163-07-0392

As requested, we have reviewed the planned rezoning overlay concept plan submitted for the proposed New Basilian Fathers Residence development. The plans were prepared by CDPA Architects, Inc. and are dated November 05, 2007. At this time, we offer the following comments:

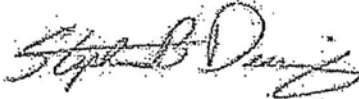
1. Location Map: Location map denoting the location of the proposed development should be provided on the site plan.
2. Sidewalk: Sidewalk should be provided on the frontage of the proposed development along both 11 Mile and Taft Roads. A walking path should also be provided to the proposed building from these sidewalks.
3. Master Plan Right-of-Way: The master plan Right-of-Way (ROW) width on 11 Mile Road and on Taft Road should be shown on the plan. We believe both are planned for 60' each side of the section line, for a total of 120' width. It would be beneficial if the developer would be willing to donate the additional 27' ROW from their frontage to the City of Novi at this time.
4. ADA Compliant Ramps:
  - ADA compliant ramps must be provided in areas where sidewalk crosses or adjoins parking lot or roadway.
  - A detectable warning device should be provided in areas where sidewalk crosses or adjoins the parking lot or roadway, and should be clearly labeled on the plans.
  - The type of sidewalk ramp should be clearly noted on the plans.
  - ADA compliant ramps must be provided at each accessible parking stall. We recommend that Type P Parallel Sidewalk Ramps (as described in the MDOT Standard Details for Sidewalk Ramps) be used along the bank of handicap parking stalls.
  - A copy of the most recent MDOT Standard Plans for Sidewalk Ramps (R-28-F) should be included in the plan set.
5. Access Driveway Geometry: The information regarding the entrance and exit radii as well as the driveway throat width should be provided on the site plan for the entrance driveway for the proposed development.
6. Parking Stalls: Width of the parking stalls should be 9'. Width of the parking stalls adjacent to the turnaround areas should be 9' from the face of the curb. Such should be clearly labeled on the plan. The length of the parking stalls must be 19'.
7. Sidewalk: The width of the sidewalk to the east, west, and north of the proposed building should be clearly noted on the plans. The minimum width of the sidewalk should be 7' in

areas where parked vehicles may overhang the sidewalk.

8. Barrier Free Parking: The site plan should clearly denote the barrier free parking spaces. Each barrier free parking stall should be provided with the standard R7-8 sign (RESERVED PARKING), as described in the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). An additional sign R7-8a (VAN ACCESSIBLE) should be provided at van accessible stalls.
9. Parking Calculations: The parking calculations indicating the number of parking spaces required along with the number of barrier free parking spaces required by the proposed development should be provided on the plans.
10. Loading Area and Dumpster: The location of loading area and dumpster should be clearly noted on the plans.
11. Sign Quantity Table: A traffic sign quantity table should be shown the plans. The table should include a brief description, sign code, dimensions, and quantity for each sign.

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,  
Orchard, Hiltz & McCliment, Inc.



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Stephen B. Dearing, P.E., PTOE.  
Manager of Traffic Engineering



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Anita S. Katkar, P.E.  
Traffic Project Engineer

**LANDSCAPING REVIEW  
FOR PLANNED REZONING OVERLAY**



cityofnovi.org

## **PLAN REVIEW CENTER REPORT**

December 19, 2007

### **PRO Landscape Review**

Basilian Fathers Residence Planned Rezoning Overlay  
Rezoning 18.673 SP #07-59

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#### **Petitioner**

Basilian Fathers - Rev. James O'Neill, CSB

#### **Current Project Zoning**

R-1 One-Family Residential District

#### **Projected Project Zoning**

RM-1 Two-Family Residential

#### **Recommendation**

At this time no full Landscape Plan has been submitted. Staff has been in contact with the Applicant's Landscape Consultant and landscape requirements for the development have been discussed. Once a full Landscape Plan is submitted, a full Landscape Review will be forthcoming. At this time, Staff has no reservations in regard to the PRO plan.

#### **Ordinance Considerations**

##### **Residential Adjacent to Non-Residential (Sec. 2509.3.a)**

1. Technically this project will be considered as a residential abutting residential property. The property is adjacent to single family residentially zones and uses on all sides. There appears to be significant existing vegetation on much of the site. With proper preservation, this vegetation may provide a good buffer to the adjacent single family residences. The Applicant may wish to propose conservation easements through wooded portions of the site as an additional incentive for Planning Commission considerations. A minimum 20' parking setback is required for any Multiple Family Residence and this has been maintained throughout the site.

##### **Adjacent to Rights-of-Way (Sec. 2509.3.b)**

1. A 20' wide greenbelt with a 3' high berm and 2' crest will be required adjacent to parking areas. A 34' greenbelt with a 4' high berm and 4' crest will be required adjacent to areas without parking. The berms are intended to be fully landscaped. The Applicant may wish to seek a Planning Commission waiver for the berm installation in select locations provided it can be shown that the existing vegetation is healthy and provides for a good buffer from the roadways.
2. Twenty-five foot clear vision triangles should be shown on the plan for both entries.

3. One Canopy or Large Evergreen Tree is required per 35 LF of road frontage. The trees are to be placed within the greenbelt.
4. One Sub-canopy Tree is required per 20 LF of road frontage adjacent to parking and one tree per 25' when parking is not adjacent. The trees are to be placed within the greenbelt.
5. Canopy Street Trees are required in area between the sidewalk and roadways at one per 35 linear feet adjacent to parking and one per 45' when parking is not adjacent. The Applicant has not shown any proposed sidewalks at this time. Please refer to the Planning Review for further comments.

**Parking Area Landscape Requirements (Sec. 2509.3.c)**

1. Please provide the required Parking Area Landscape Area and Canopy Tree calculations and plantings.

**Building Perimeter Landscaping (Sec. 2509.3.d)**

1. Please provide the required Building Perimeter Landscape calculations and plantings. A minimum 4' landscape bed is required surrounding the building foundation. A total of 8' multiplied by the building foundation dimension is required as landscape area.

**Storm Basin Landscape Requirements**

1. No Storm Basin modifications are proposed at this time.

**Plant List (LDM)**

1. Please provide the required Plant List as required by the Ordinance and Landscape Design Manual.

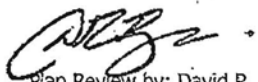
**Plan Notes & Details (Sec. 2509. 4. 5. 6. & 7.)**

1. Please provide the required plan notes and planting details as required by the Ordinance and Landscape Design Manual.

**General Requirements**

1. Please provide an Irrigation Plan and Cost Estimate.
2. Plans must be signed and sealed by a Registered Landscape Architect.
3. Please refer to Woodland and Wetland Reviews for further information.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. The appropriate section of the applicable ordinance is indicated in parenthesis. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.



Plan Review by: David R. Beschke, RLA – (248)-735-5621