



MAPLE MANOR JSP 08-09

MAPLE MANOR, JSP 08-09

Public hearing at the request of J. S. Evangelista Development, LLC for Planning Commission's recommendation to City Council for revised Concept Plan associated with a previously approved zoning map amendment with a Planned Rezoning Overlay (PRO), and approval of Preliminary Site Plan and Storm water Management Plan, subject to the City Council's approval of PRO Concept Plan. The subject property is located in Section 2, at the southwest corner of Fourteen Mile and Novi Road on 3.88 net acres. The applicant is currently proposing to add an exterior storage garage and a pavilion/gazebo area to serve their existing convalescent (nursing) home building.

Required Action

Recommend approval of the amended Planned Rezoning Overlay Concept plan to the City Council and approval of the Preliminary Site Plan Permit and Storm water Management Plan subject to the City Council's approval of the revised PRO Concept Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11-11-15	<ul style="list-style-type: none"> ▪ City Council approval of a deviation with regards to location of the storage garage (partly in front yard) ▪ Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	11-10-15	<ul style="list-style-type: none"> ▪ Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	10-09-15	<ul style="list-style-type: none"> ▪ Items to be addressed on the Final Site Plan submittal
Facade	Approval recommended	11-12-15	<ul style="list-style-type: none"> ▪ Items to be addressed on the Final Site Plan submittal

Motion Sheet

Approval – Amended PRO Concept Plan

In the matter of Maple Manor, JSP08-09, motion to **recommend approval to the City Council to amend the approved Planned Rezoning Overlay (PRO) Concept Plan**. The recommendation shall include the following Ordinance:

- a. Deviation from Section 4.19.1.B that requires accessory buildings not to be located within any required front yard or in any required exterior side yard. The proposed storage garage partly falls within the required front yard.

If the City Council approves the amendment to the PRO, the Planning Commission recommends the following condition be included in the revised Planned Rezoning Overlay Agreement:

- a. Applicant complying with the conditions listed in the staff and consultant review letters.

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

-AND-

Approval – Preliminary Site Plan

In the matter of Maple Manor, JSP08-09, motion to **approve** the Preliminary Site Plan subject to approval by City Council of the amended PRO Agreement and Concept Plan and subject to the following:

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

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

-AND-

Approval – Stormwater Management Plan

In the matter of Maple Manor, JSP08-09, motion to **approve** the Stormwater Management Plan, based on and subject to approval by City Council of the amended PRO Concept Plan and the PRO agreement and the following:

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

(This motion is made because it otherwise in compliance with the approved Amendment to the PRO, Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-OR-

Denial – Amended PRO Concept Plan

In the matter of Maple Manor, JSP08-09, motion to **recommend denial** of the Amended Planned Rezoning Overlay Concept Plan...*(because the proposed Amended Planned Rezoning Overlay Concept Plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial – Preliminary Site Plan

In the matter of Maple Manor, JSP 08-09, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with the approved Amendment to the PRO, Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

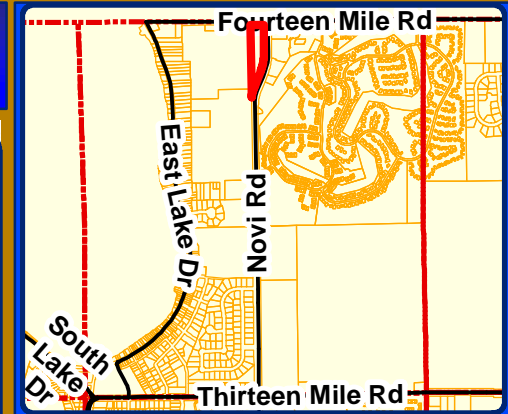
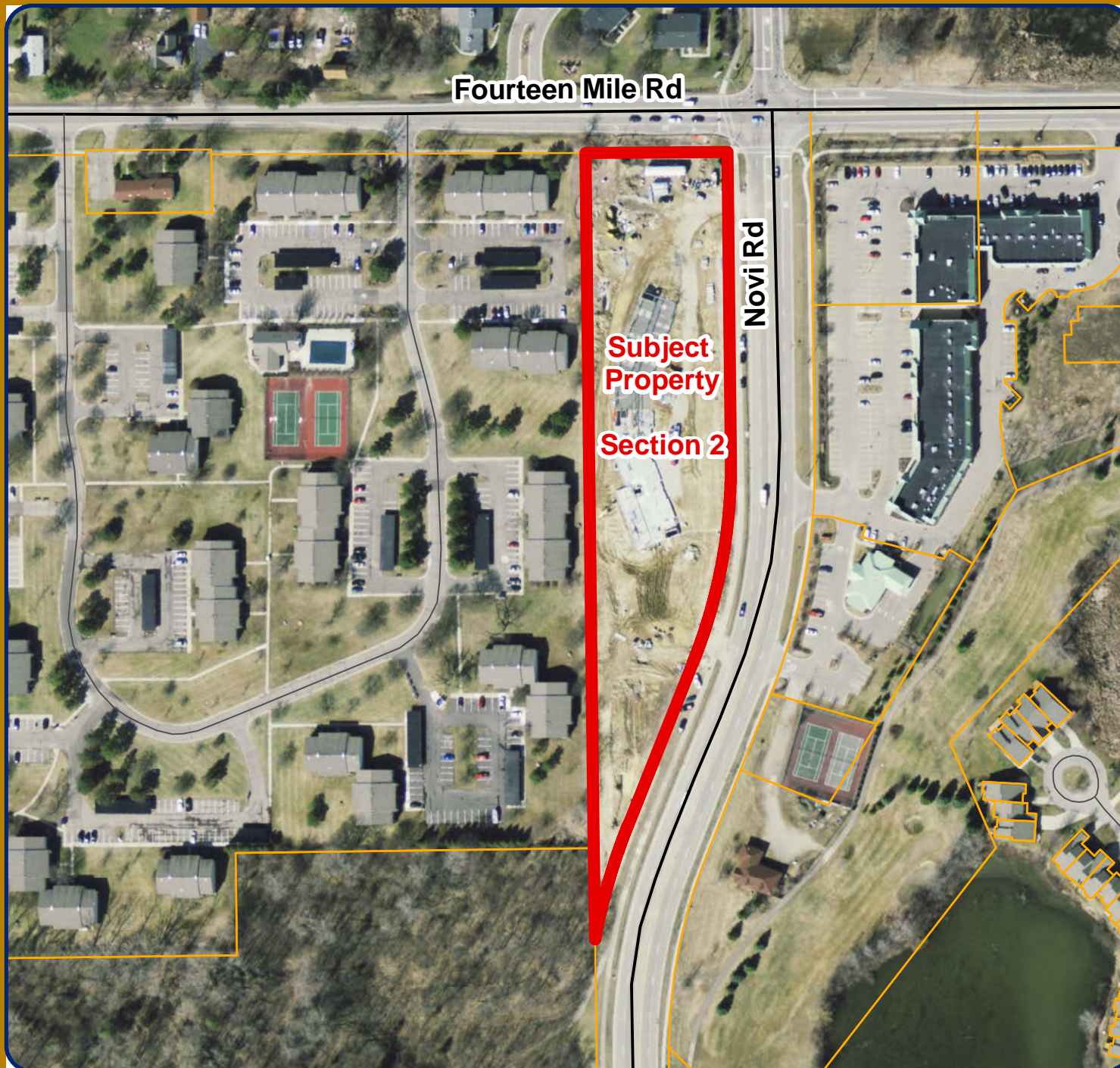
Denial – Stormwater Management Plan

In the matter of Maple Manor, JSP 08-09, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with the approved Amendment to the PRO, Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 08-09: Maple Manor Rehab-Storage and Gazebo

Location



Legend



City of Novi

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

Map Author: Sri Komaragiri

Date: 12/03/15

Project: JSP 08-09 Maple Manor Rehab-Accessory Units

Version #: 1



1 inch = 208 feet

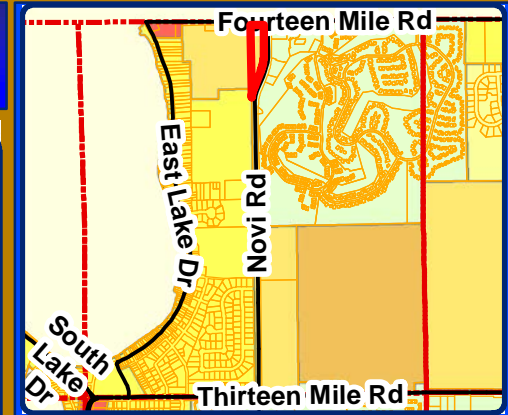


MAP INTERPRETATION NOTICE

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

JSP 08-09: Maple Manor Rehab-Storage and Gazebo

Zoning



Legend

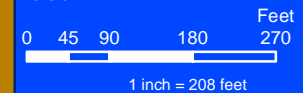
- Sections
- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-3: General Business District



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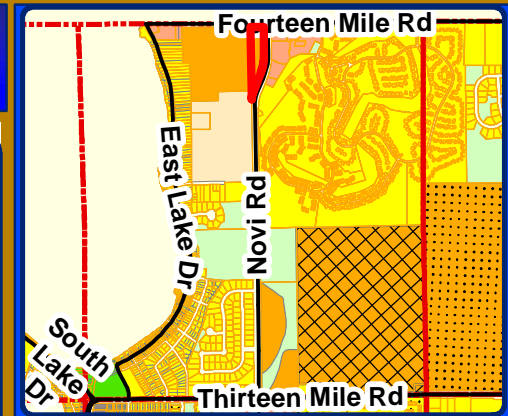


MAP INTERPRETATION NOTICE











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JSP 08-09: Maple Manor Rehab-Storage and Gazebo

Future Land Use



Legend

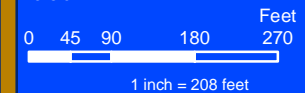
-  Sections
-  SINGLE FAMILY
-  PUD
-  MULTIPLE FAMILY
-  PD1
-  MOBILE HOME PARK
-  LOCAL COMMERCIAL
-  EDUCATIONAL FACILITY
-  PUBLIC PARK
-  PRIVATE PARK



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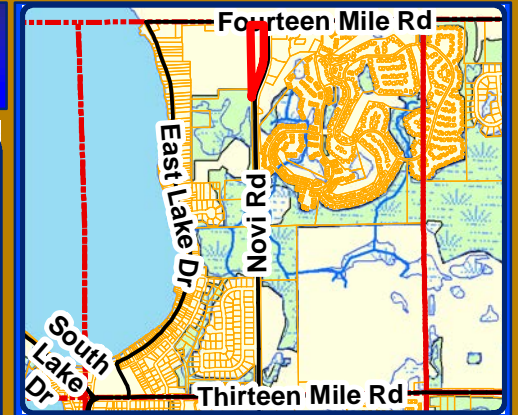
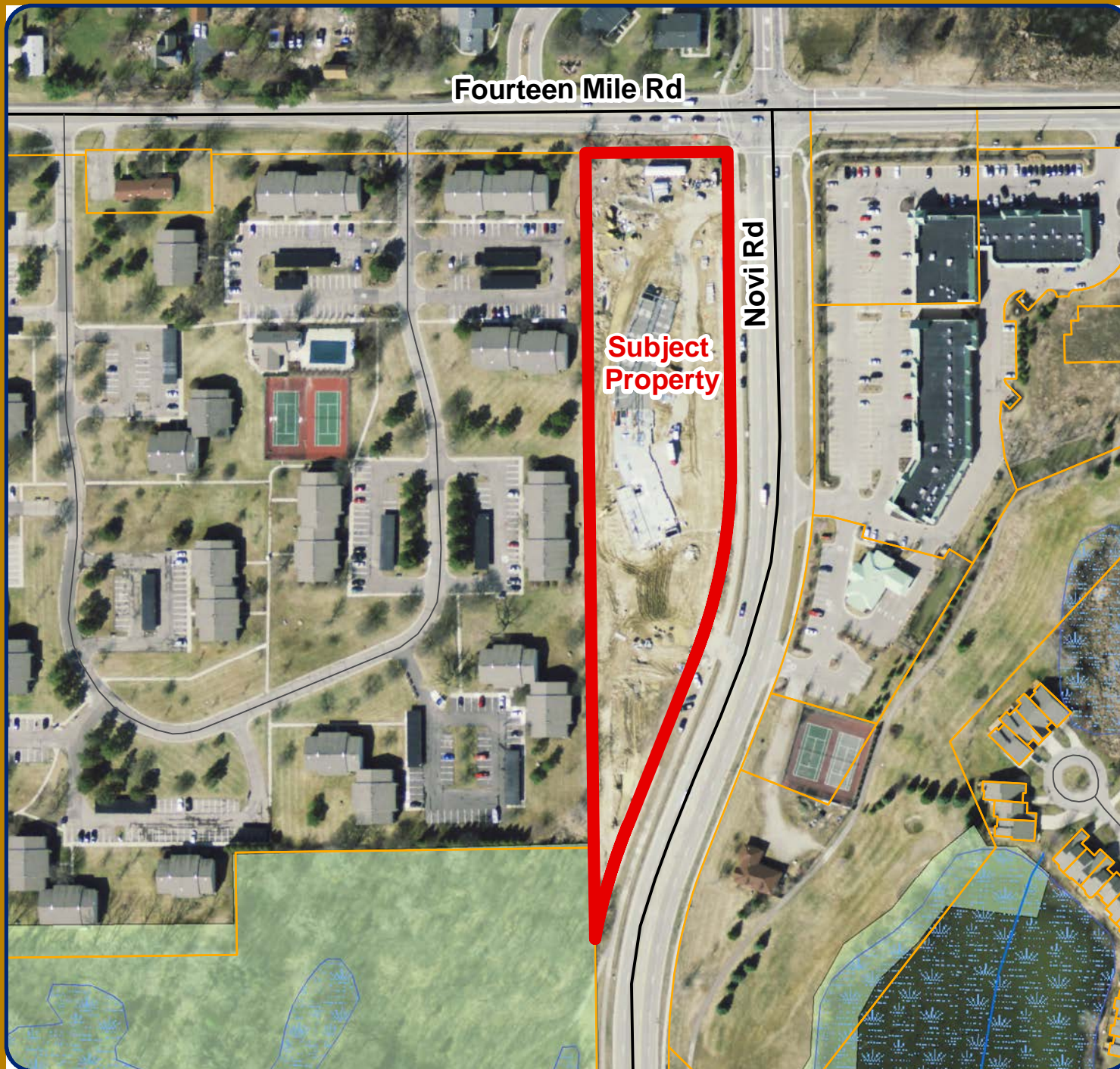


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JSP 08-09: Maple Manor Rehab-Storage and Gazebo

Natural Features



Legend

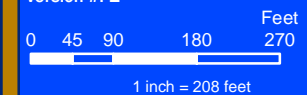
-  Sections
-  Wetlands
-  Woodlands



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



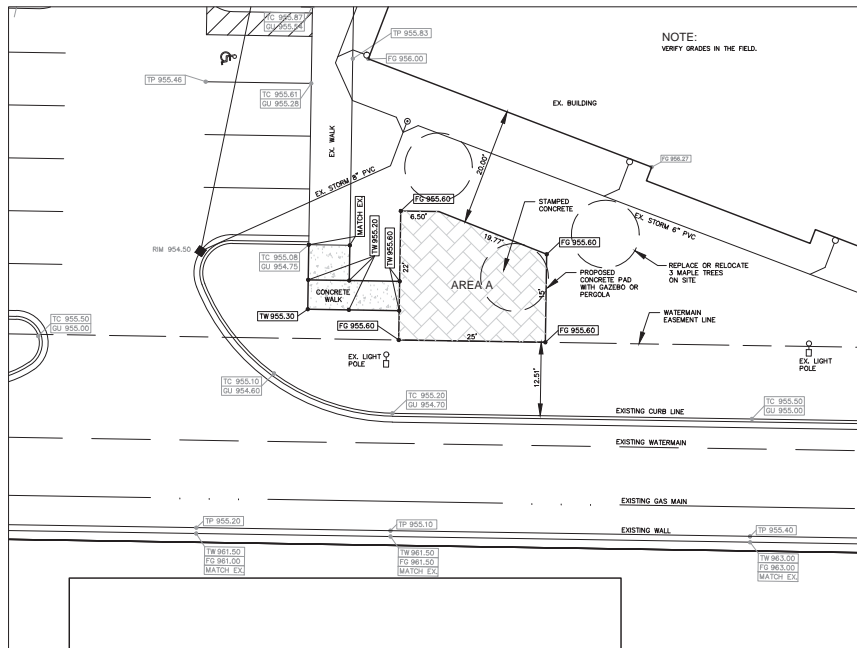
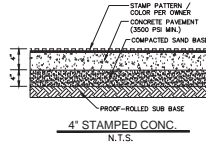
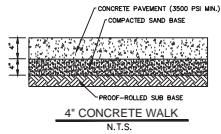
PAVILION IN AREA A

Approximately 15 x 25 feet within the proposed concrete envelope. Exact location to be verified in the field. Shingles and paint will match the existing building.

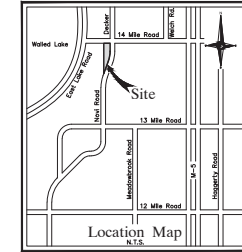


PATIO TABLE AND UMBRELLA IN AREA B

This will be on top of stamp concrete pod.



NOTES
ALL SITE WORK SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.
RIGHT-OF-WAY (R.O.W.) PERMIT WILL BE OBTAINED FROM THE CITY DEPARTMENT OF PUBLIC SERVICES FOR ANY WORK IN THE ROW ROAD R.O.W. ALL WORK WITHIN THE ROW ROAD R.O.W. SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.
RIGHT-OF-WAY (R.O.W.) PERMIT WILL BE OBTAINED FROM THE ROAD COMMISSION FOR OAKLAND COUNTY (R.O.C.) FOR ANY WORK IN THE 14 MILE ROAD R.O.W. ALL WORK WITHIN THE 14 MILE ROAD R.O.W. SHALL CONFORM TO R.O.C. STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-6 FOR ADDITIONAL DETAILS.
ALL EXISTING APPOINTMENTS AND RIMS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE ADJUSTED TO MATCH PROPOSED GRADES, AS REQUIRED.
THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL RETAINING WALLS/FENCES SHOWN AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF MICHIGAN FOR APPROVAL PRIOR TO FABRICATION.
THE PROPOSED PAVEMENT AND GRASS PAVEMENT CROSS SECTIONS MEET THE 35-TON CAPACITY REQUIREMENT FOR THE EMERGENCY ACCESS ROUTE.



NOWAK & FRAUS ENGINEERS
1310 N. STEPHENSON HWY.
ROYAL OAK, MI 48067-1508
TEL (248) 399-0886
FAX (248) 399-0805

SEAL



PROJECT
Maple Manor of Novi

CLIENT
J.S. Evangelista
Development, LLC
7071 Orchard Lake Road
Suite 333
West Bloomfield, MI 48322

Contact: Marcus Evangelista
Tel: (248) 626-1114
Fax: (248) 626-3918

PROJECT LOCATION
Part of the Northeast 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan

SHEET
Concept Plan



REVISONS

2015-11-03 Revise Area B

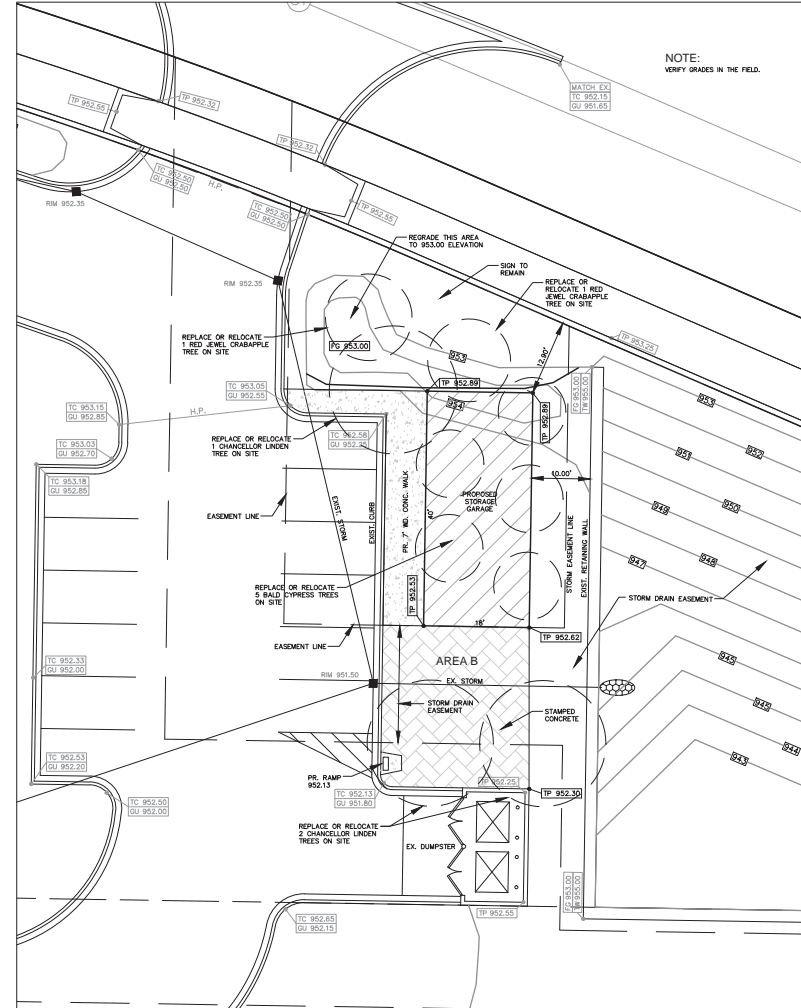
DRAWN BY:
M. Naoum
DESIGNED BY:
M. Peterson
APPROVED BY:
M. Peterson

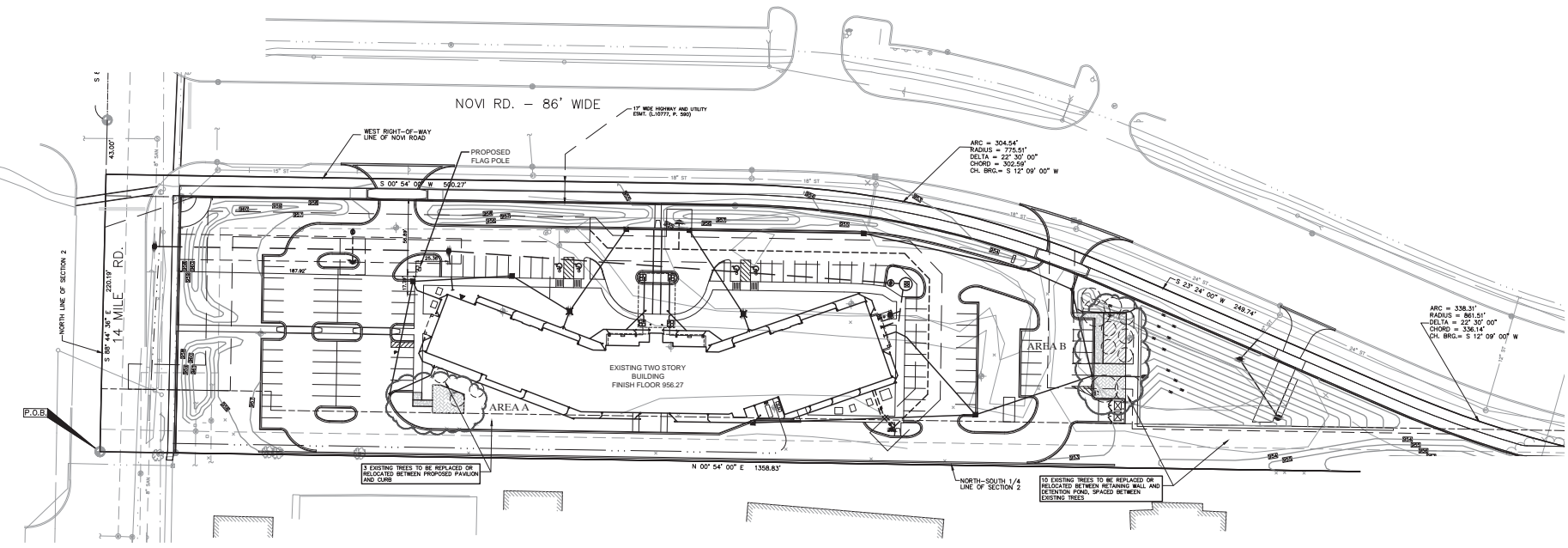
DATE:
09-23-2015

SCALE: 1" = 10'



NFE JOB NO. SHEET NO.
F197-05 1





PROJECT
Maple Manor of Novi

CLIENT
J.S. Evangelista
Development, LLC
7071 Orchard Lake Road
Suite 333
West Bloomfield, MI 48322

Contact: Marcus Evangelista
Tel: (248) 626-1114
Fax: (248) 626-3918

PROJECT LOCATION
Part of the Northeast 1/4
of Section 2, Town 1
North, Range 8 East, City of
Novi, Oakland County,
Michigan

SHEET
General /
Tree Relocation Plan



REVISIONS

10-14-2015	Add Flag Pole

DRAWN BY:
M. Naoum
DESIGNED BY:
M. Peterson
APPROVED BY:
M. Peterson
DATE:
09-23-2015

SCALE: 1" = 40'
40 20 0 20 40 60

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

November 11, 2015

Planning Review

Maple Manor

SP #08-09

Petitioner

J. S. Evangelista Development, LLC

Review Type

PRO Concept Plan Amendment

Property Characteristics

- Site Location: Southwest corner of Fourteen Mile and Novi Roads
- Site Size: 4.664 acres gross, 3.88 acres net
- Current Zoning: Low Density Residential (RM-1) with Planned Rezoning Overlay (PRO)
- Surrounding Zoning: East and South East: Residential Acreage (RA) with a PUD; Southwest: One-Family Residential (R-4); West: Multiple Family Residential (RM-1); North: Multiple Family Residential (RM-1) in the City of Walled Lake; and Northeast: Neighborhood Commercial (C-1) in City of Walled Lake
- Surrounding Land Uses: East: Maples Place local commercial center; Southeast: Maples of Novi residential club house and recreation area; Southwest: Hickory Woods Elementary School; West: Beachwalk Apartments; North: Lake Village multiple-family residential in City of Walled Lake; and Northeast: vacant property in City of Walled Lake
- School District: Walled Lake Consolidated Schools
- Current Use: 186 bed 75,900 sq. ft. convalescent (nursing) home
- Plan Date: September 23, 2015

Project Summary

The current site was developed with a Planned Rezoning Overlay option. It is currently zoned RM-1 with a PRO. City Council approved the PRO Overlay concept plan in September, 2009 and the PRO agreement was signed on September 23, 2009.

The applicant is currently proposing two accessory structures (a storage garage and a Pavilion) to facilitate the current maintenance operations and passive recreation for current residents of the facility and a flag pole at entrance of the building. The site plan also proposes corresponding site improvements to storm water management and landscape.

Amendment to Planned Rezoning Overlay Concept Plan and Agreement

According to section 7.13.G. Amendment of PRO Agreement, any amendment of a PRO Agreement shall be proposed, reviewed and approved in the same manner as a new rezoning with PRO.

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO Amendment, the City and the applicant agree to tentative

approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the rezoning and PRO concept plan expires and the agreement becomes void.

Recommendation

The Planning Staff recommends **approval** of the revised PRO Concept plan and requests the applicant to make minor corrections as listed below and in other reviews.

Ordinance Requirements and deviations

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the final site plan submittal. Items in bold and Underline are identified to be deviating from Ordinance requirements and should be included in the revised PRO agreement

1. **Location (Sec. 4.19.1.B)** *Accessory buildings shall not be erected in any required front yard or in any required exterior side yard. **Proposed storage garage is located partly in the required front yard. According to applicant's cover letter, the needs for storage are crucial and this is best possible location for a storage garage within the site that has a minimal deviation from the ordinance and does not conflict with the Utility locations and easements. This deviation requires City Council approval and should be included in the revised PRO agreement.***
2. **Setbacks (Sec. 4.19.1.G)**: *A detached accessory building shall not be located closer than ten (10) feet to any main building and shall not be located closer than six (6) feet to any interior side lot or rear lot line. The proposed structures are in compliance with the setback requirements.*
3. **Total Floor Area (Sec. 4.19.1.C)**: *The total floor area of all accessory buildings shall not occupy more than twenty-five (25) percent of any required rear yard. **The plans appear to be in conformance. Please provide the values on the site plan.***
4. **Maximum Height (Sec. 4.19.1.B)**: *A detached accessory building in the R-1 through R-4, RT, RM-1, MH, OS-1, B-1, P-1, and NCC districts shall not exceed one (1) story or fourteen (14) feet in height. **Provide the maximum height of the structures on the plan***
5. **Building Design (Sec. 4.19.2.L)**: *All attached and detached accessory buildings in excess of two-hundred (200) square feet shall be designed and constructed of materials and architecture compatible with the principal structure, and shall have a minimum roof pitch of 3/12 and overhangs of no less than six (6) inches. **Refer to Façade review letter for more detail. Add a note to the storage garage elevations that the materials will match the existing building.***
6. **Flagpoles (Sec. 4.19.2.B)**: *Flagpoles may be located within any required front or exterior side yard. Such poles shall be located no closer to a public right-of-way than one-half (½) the distance between the right-of-way and the principal building. Flag pole is proposed in the required front yard. The distance between the flag pole and the Right of way is 57 feet which is more than half the distance between right and the building which is approximately 37 feet.*

7. **Lighting:** There is no proposed lighting indicated on the plans. Please verify if any additional lighting is proposed for the proposed structures. A proposed photometric plan conforming to the ordinance requirements is required prior to the approval of Final Site Plan.
8. **Other Reviews:**
 - a. **Engineering Review:** Additional comments to be addressed with revised submittal. Engineering recommends approval.
 - b. **Landscape Review:** Additional comments to be addressed with Final Site Plan submittal. Landscape recommends approval.
 - c. **Facade Review:** Additional comments to be addressed with Final Site Plan submittal. Façade recommends approval.

Response Letter

This Site Plan is scheduled to go before Planning Commission on December 09, 2015. Please provide the following **no later than November 20, 2015** if you wish to keep the schedule.

1. A response letter addressing **ALL** the comments from **ALL** the review letters (as dated above) and **a request for deviations as you see fit.**
2. A sample board indicating materials and colors identical to the existing primary structure should be provided not less than 5 days before the Planning Commission meeting.

Signage

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Pre-Construction Meeting

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

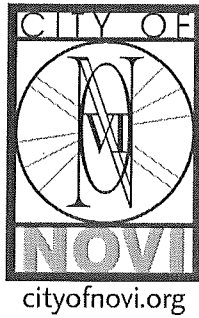
Chapter 26.5

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 248.735.5607 or skomaragiri@cityofnovi.org.



ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

11/10/2015

Engineering Review

Maple Manor
JSP08-0009

Petitioner

J S Evangelista Development

Review Type

Revised PRO Amendment

Property Characteristics

- Site Location: S. of 14 Mile Rd. and E. of Novi rd.
- Site Size: Not Provided acres
- Plan Date: 10/14/15

Project Summary

- Construction of an approximately a Pavilion and Pergola on the existing site and stamped concrete areas.

Recommendation

Approval of the PRO Amendment and the Storm Water Management Plan is recommended.

Comments:

The PRO Amendment does meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following items must be addressed prior to resubmittal:

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Provide a minimum of two ties to established section or quarter section corners.
3. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org.
4. A sheet index shall be provided on the cover sheet.

5. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.

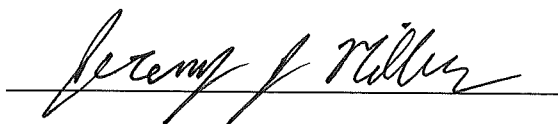
The following must be submitted at the time of Final Site Plan submittal:

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

The following must be addressed prior to construction:

7. 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.
8. 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.
9. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
10. 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.
11. 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 Jeremy Miller at (248) 735-5694 with any questions.



cc: Adam Wayne, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

October 9, 2015

PRO Amendment - Landscaping

Maple Manor

Review Type

PRO Amendment Landscape Review

Project Number

JSP08-0009

Property Characteristics

- Site Location: Southwest corner of Novi Rd and Fourteen Mile Road
- Site Zoning: RM-1
- Adjacent Zoning: RM-1 West, RA East
- Plan Date: September 23, 2015

Recommendation:

This project is **recommended for approval** with the understanding that the items listed below will be addressed satisfactorily in the Preliminary and Final Site Plans.

Ordinance Considerations

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

EXISTING ELEMENTS

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

Existing and proposed utilities are shown on landscape plans.

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

1. All existing landscaping, tree removals and trees to be should be shown on plans. The plans identify trees in the area of work, and indicate that trees will be removed or replaced. For this project, especially in area A, shrubs in the vicinity of the project, such as building foundation plantings, should be shown on the landscape plan.
2. Tree protection fencing for existing trees to remain in the vicinity of work, and a tree protection fencing detail showing it located at 1' outside of protected trees' driplines need to be provided.

LANDSCAPING REQUIREMENTS

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

1. Calculations for the greenbelt plantings need to be provided, and the proper number of trees provided.
2. The berm in Area B needs to be configured to provide as much of the requirement (3' tall with a 2' crest) as possible, given the remaining space.

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

No changes are proposed, and no additional trees are recommended, to maintain the required sight distance down Novi Road to the south.

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

A deciduous canopy tree must be restored to the position of the linden being removed/ replaced in Area B.

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

Required perimeter parking trees need to be maintained or replaced in other areas if removed for these projects.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. No additional foundation landscaping is required for this project at the main building, but existing landscaping should be maintained.
2. **Trees or shrubs should be planted along the garage's east and south sides to soften the view from Novi Road.**

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

The dead tree near the northwest corner of the detention basin should be replaced.

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

No changes are required.

OTHER REQUIREMENTS

Plant List, Notations and Details (LDM 2.h. and t.)

1. **A plant list for all proposed plantings should be provided on the Landscape Plan.**
2. **Details and notes conforming to the City of Novi standards for all plant types included on the plan should be part of the Landscape Plan. A standard detail sheet can be provided in CAD or PDF format upon request.**

Cost estimates for Proposed Landscaping (LDM 2.t.)

Cost estimates for all proposed plant material need to be provided on Final Site Plans. Use the costs available on page 3 of the Community Development fee schedule at:
<http://www.cityofnovi.org/City-Services/Community-Development/Fees/Planning/FeeSchedule-OtherReviewFees.aspx>

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

An irrigation plan for all landscaped areas is required as part of the Final Site Plans.

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

Please add proposed contours to the landscape plan. The tops of berms should be 3' above the adjacent top of pavement elevations.

Snow Deposit (LDM.2.q.)

Not required for this project. Snow should not be deposited in either Area A or Area B's landscaping.

Corner Clearance (Zoning Sec 5.9)

Required corner clearances are provided.

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

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART

Review Date: October 9, 2015
Project Name: JSP08 – 0009: MAPLE MANOR OF NOVI
Plan Date: September 23, 2015
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 on the Preliminary Site Plans. Underlined items need to be addressed for Final Site Plan. **Please add a Landscape Plan sheet to the set with the below items included.**

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	§ 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	No	No	
Project Information <i>(LDM 2.d.)</i>	§ Name and Address	Yes	Yes	On Title Block
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	§ Name, address and telephone number of the owner and developer or association	Yes	Yes	On Title Block
Landscape Architect contact information <i>(LDM 2.b.)</i>	§ Name, Address and telephone number of RLA	No	No	
Sealed by LA. <i>(LDM 2.g.)</i>	§ Requires original signature	No	No	
Miss Dig Note <i>(800) 482-7171 (LDM.3.a.(8))</i>	§ Show on all plan sheets	Yes	Yes	On Title Block
Zoning <i>(LDM 2.f.)</i>	§ Include all adjacent zoning	No	No	
Survey information <i>(LDM 2.c.)</i>	§ Legal description or boundary line survey § Existing topography	NA		
Existing plant material Existing woodlands or wetlands	§ Show location type and size. Label to be saved or removed.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 2.e.(2))	§ Plan shall state if none exists.			
Soil types (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	NA		
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	Yes	Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	§ Provide proposed contours at 2' interval	NA		
Snow deposit (LDM.2.q.)	§ Show snow deposit areas on plan	NA		No change proposed in parking lots.
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	§ Clear sight distance within parking islands § No evergreen trees	NA		No change proposed in parking lots.
Name, type and number of ground cover (LDM 1.c.(5))	§ As proposed on planting islands	NA		
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	§ A minimum of 300 SF to qualify § 6" curbs § Islands minimum width 10' BOC to BOC	NA		No change proposed in parking lots.
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.	NA		No change proposed in parking lots.
Contiguous space limit (i)	Maximum of 15 contiguous spaces	c		No change proposed in parking lots.
Plantings around Fire Hydrant (d)	§ No plantings with matured height greater than 12' within 10 ft. of fire hydrants	NA		
Landscaped area (g)	§ Areas not dedicated to parking use or driveways exceeding	NA		

Item	Required	Proposed	Meets Code	Comments
	100 sq. ft. shall be landscaped			
Clear Zones (LDM 2.3.(5))	§ 25 ft corner clearance required. Refer to Zoning Section 5.5.9	NA		Changes don't affect clear zones.
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 parking spaces not including access aisles x 10%	§ A = x 10% = sf	NA		No change proposed in parking lots.
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	§ B = x 5% = sf § Paved Vehicular access area includes loading areas	NA		No change proposed in parking lots.
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	§ C = x 1% = sf	NA		No change proposed in parking lots.
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	§ A = 7% x xx sf = xx sf	NA		
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	§ B = 2% x xx sf = xx sf	NA		
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	§ C = 0.5% x 0 sf = 0 SF	NA		
All Categories				
D = A+B or A+C Total square footage of landscaped islands	xx + xx = xxx SF	NA		No change proposed in parking lots.
E = D/75 Number of canopy trees required	§ xxx/75=xx Trees	NA		No change proposed in parking lots.
Perimeter Green space	§ 1 Canopy tree per 35 lf ; xx/35=x trees § Perimeter green space	NA		No change proposed in parking lots.

Item	Required	Proposed	Meets Code	Comments
	canopy Plantings required at 1 per 35 LF. Sub-canopy trees can be used under overhead utility lines.			
Parking land banked	§ NA	NA		
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 with 6" of top soil.		Yes	Yes	Existing berm at south entrance to be changed. Should be kept at least at its existing height.
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	§ Refer to Residential Adjacent to Non-residential berm requirements chart	NA		
Planting requirements (LDM 1.a.)	§ LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	§ Refer to ROW landscape screening requirements chart for corresponding requirements.	Yes	Yes	Existing berm at south entrance to be changed. Should be kept at least at its existing height (could be raised to 3')
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	§ Label contour lines § Maximum 33% § Min. 2 feet flat horizontal area			See above
Type of Ground Cover		No	No	Please indicate if lawn will be groundcover of non-built areas.
Setbacks from Utilities	§ Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA		
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	NA		

Item	Required	Proposed	Meets Code	Comments
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	§ Parking: 20 ft.	12.9' to garage, 25' to parking	Yes/No	
Min. berm crest width	§ Parking: 2 ft.	Unclear		Need to show revised grading.
Minimum berm height (9)	§ Parking: 3 ft.	Unclear		
3' wall	§ (4)(7)	NA		
Canopy deciduous or large evergreen trees Notes (1) (10)	§ Parking: 1 tree per 35 l.f.; 53/35= 1 tree	0 (possibly 1 if tree is replaced)	Yes/No	1 canopy tree needs to be located in area between parking/garage and property line.
Sub-canopy deciduous trees Notes (2)(10)	§ Parking: 1 tree per 20 l.f.; 53/20= 3 trees	2 (if trees are replaced)	No	Existing 2 crabs to be transplanted or replaced. Please have at least 2 subcanopy trees.
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	§ Parking: 1 tree per 35 l.f.	0	Yes	No change in street trees from existing is proposed.
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision (LDM 1.d.(2))	§ 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW § No evergreen trees closer than 20 ft. § 3 sub canopy trees per 40 l.f. of total linear frontage § Plant massing for 25% of ROW	NA		
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		NA		
Transformers/Utility boxes (LDM 1.e from 1 through 5)	§ A minimum of 2ft. separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials	NA		

Item	Required	Proposed	Meets Code	Comments
	within 8 ft. from the doors			
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	§ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. § xx If x 8ft = xx SF	NA		1. Existing foundation plantings on main building are not shown on plan. Please indicate that they will remain. Work area B is away from building. 2. While foundation plantings are not required for auxiliary structure, please add some sort of landscaping (trees, shrubs) along south side of garage to soften view from Novi Road. 3. Please show any proposed landscaping in vicinity of additions. 4. Please indicate location of pergolas on new paved areas on Landscape Plan.
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	§ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	NA		
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	§ Clusters shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	NA		While the detention basin is not changing in this project, and no changes in detention basin landscaping is required, the dead tree behind the basin needs to be replaced.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.1. & Zoning Sec 5.5.5.B)	§ Provide intended date	No	No	Please add notes to Landscape Plan. Standard City of Novi

Item	Required	Proposed	Meets Code	Comments
				notes available upon request.
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	§ 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.	No	No	Please add notes to Landscape Plan.
Plant source (LDM 2.n & LDM 3.a.(2))	§ Shall be northern nursery grown, No.1 grade.	No	No	Please add notes to Landscape Plan.
Irrigation plan (LDM 2.s.)	§ A fully automatic irrigation system and a method of draining is required with Final Site Plan	No	No	<u>Need for final site plan</u>
Other information (LDM 2.u)	§ Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	No	No	Please add notes to Landscape Plan.
Approval of substitutions. (Zoning Sec 5.5.5.E)	§ City must approve any substitutions in writing prior to installation.	No	No	Please add notes to Landscape Plan.
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	§ Refer to LDM suggested plant list	No	No	Please add to Landscape Plan.
Root type		No	No	Please add to Landscape Plan.
Botanical and common names		No	No	Please add to Landscape Plan.
Type and amount of lawn		No	No	Please add to Landscape Plan.
Cost estimate (LDM 2.t)	§ For all new plantings, mulch and sod as listed on the plan	No	No	Please add costs on Final Site Plan. Use Community Development Fee Schedule for costs.
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	§ Refer to LDM for detail drawings	No	No	Please add to Landscape Plan if tree is proposed.
Evergreen Tree		No	No	Please add to Landscape Plan if tree is proposed.
Shrub		No	No	Please add to Landscape Plan if

Item	Required	Proposed	Meets Code	Comments
				shrubs are proposed.
Perennial/ Ground Cover		No	No	Please add to Landscape Plan if perennials/grasses are proposed.
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	Please add to Landscape Plan if tree is proposed.
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	Please add to Landscape Plan if trees in area of work will remain.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	§ Plant materials shall not be planted within 4 ft. of property line	NA		
Plant Materials & Existing Plant Material (LDM 3.b)	§ Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	§ Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	NA		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	NA		
Plant size credit (LDM3.c.(2))	NA	NA		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	NA		
Recommended trees for planting under overhead utilities (LDM 3.e)	§ Label the distance from the overhead utilities	NA		
Collected or Transplanted trees (LDM 3.f)		Yes	Yes	If trees are to be transplanted, please add notes in Landscape Design Manual 3.f to Landscape Plan
Nonliving Durable Material: Mulch (LDM 4)	§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3"	No	No	

Item	Required	Proposed	Meets Code	Comments
	depth § Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. § Refer to section for additional information			

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

FAÇADE REVIEW



Façade Review Status Summary:
Approved Recommended

November 12, 2015

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

Re: **FACADE ORDINANCE - Final Site Plan**
Maple Manor Accessory Structures, PSP15-0149
 Façade Region: 1, Zoning District: B-3

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan approval of the above referenced project, based on the drawings prepared by Nowak & Fraus Engineers, dated 9/23/15. The percentages of materials proposed for each façade are as shown below.

Pavilion (375 S.F.)	East	South	West	North	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30% MIN.)
Wood Trim, Column, & Cornices	15%	15%	15%	15%	15%
Wood Siding	50%	50%	50%	50%	50% (Footnote 11)
Asphalt Shingles	35%	35%	35%	35%	25%

Storage Garage (720 S.F.)	East	South	West	North	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	80%	60%	80%	40%	100% (30% MIN.)
Wood Trim, Column, & Cornices	0%	15%	0%	15%	15%
Wood Siding	0%	0%	0%	20%	50% (Footnote 11)
Asphalt Shingles	20%	25%	20%	25%	25%

Façade Ordinance, Section 5.15 – The Pavilion is considered a canopy in accordance with Section 5.15.12 of the Façade Ordinance. This Section requires that canopies have a minimum of 30% of one material identical to the primary structure. In this case the wood trim and asphalt shingles are consistent with the primary structure and the overage of asphalt shingles and underage of brick does not represent a violation of the Façade Ordinance. The proposed Pavilion is in full compliance with the Façade Ordinance.

Accessory Structures, Section 4.19 – This section requires accessory structures in excess of 200 square feet to be designed and constructed of materials and architecture compatible with the principle structure and have a minimum roof pitch of 3/12 and overhangs of not less than six (6) inches. It is our recommendation that design of the Storage Garage and Pavilion are in full compliance with this Section.

Recommendation – For the reasons stated above it is our recommendation that the proposed design of Storage Garage and Pavilion are in full compliance with Ordinance Sections 5.15 and 4.19.

This recommendation is contingent upon the following clarifications;

1. The drawings are titled “conceptual”. The final construction drawings should be reviewed for consistency with these approved drawings.
2. A sample board indicating materials and colors identical to the existing primary structure should be provided not less than 5 days before the Planning Commission meeting.
3. The Façade Ordinance requires screening of roof top equipment from all vantage points both on and off site. It is assumed that the parapets are raised sufficiently to screen any roof top equipment. If roof equipment screens are used they must be consistent with the Façade Ordinance.

Notes to the Applicant:

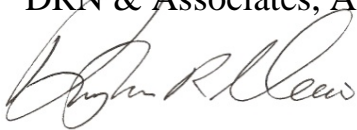
1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link.

Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Associates, Architects PC

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

Douglas R. Necci, AIA

APPLICANT RESPONSE LETTER

Maple Manor
REHAB CENTER
A Sub Acute Skilled Nursing and Neuro Center

December 3, 2015

Sri Ravali Komaragiri
Planner
City of Novi Community Development
45175 Ten Mile Road
Novi, MI 48375

VIA EMAIL

**RE: Maple Manor
SP #08-09
Response to Plan Review Center Report 11/11/15**

Dear Ms. Komaragiri

I am writing in response to Plan Review Center Report dated November 11, 2015. I agree with all the comments and request the same deviations as listed in the letter. If you have any questions, please call me at 248-320-9114.

Very truly yours,



Marcus Evangelista

NOVI
31215 Novi Road | Novi, MI 48377
Phone: 248.624.8800 | Fax: 248.624.8810

WAYNE
3999 Venoy Road | Wayne, MI 48184
Phone: 734.727.0440 | Fax: 734.727.0441