



Chamberlin Crossings JSP14-82

Chamberlin Crossings JSP14-82

Public hearing at the request of Park Place South of Novi, LLC for Preliminary Site Plan utilizing the Open Space Preservation Option, Woodland Permit, Wetland Permit and Stormwater Management Plan approval. The subject property is 16.61 acres in Section 31 of the City of Novi and located at 21550 Napier Road on the east side of Napier Road, south of Nine Mile Road in the RA, Residential Acreage District. The applicant is proposing a 12 unit development using the Open Space Preservation Option.

Required Action

Approval/denial of the Preliminary Site Plan, Woodland Permit, Wetland Permit and Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	02-02-15	Items to be addressed on the Final Site Plan submittal
Engineering	Approval not recommended	01-30-15	<ul style="list-style-type: none"> • Pathway required along both sides of Chamberlin Court (alternately a City Council variance of Section 4.05 of the Subdivision Ordinance and Section 11-256 of the Design and Construction Standards could be sought) • Applicant has included a pathway along the entire frontage of Napier Road • Items to be addressed on the Final Site Plan submittal
Traffic	Approval recommended	01-22-15	Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	02-02-15	<ul style="list-style-type: none"> • Waivers required for the lack of a greenbelt, lack of a berm and lack of greenbelt plantings along the northern portion of the site bordering Napier Road (Staff supports) • Items to be addressed on the Final Site Plan.
Wetland	Approval recommended	01-30-15	<ul style="list-style-type: none"> • City of Novi Wetland Non-Minor Use Permit and Authorization to Encroach into the 25-Foot Natural Features Setback required • Items to be addressed on the Final Site Plan submittal.
Woodland	Approval recommended	01-30-15	<ul style="list-style-type: none"> • Items to be addressed on the Final Site Plan submittal.
Fire	Development meets ordinance standards	01-27-15	Recommended installation of hydrants with a connection to the City's water system

Motion sheet

Approval – Preliminary Site Plan

In the matter of Chamberlin Crossings, JSP14-82, motion to **approve** the Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:

- a. Planning Commission waiver for the lack of a berm, lack of a greenbelt and lack of greenbelt plantings in areas of preserved wetlands along Napier Road which is hereby granted;
- b. Applicant providing the required pathway along both sides of Chamberlin Court;
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- d. *(additional conditions here if any)*

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

Approval – Wetland Permit

In the matter of Chamberlin Crossings, JSP14-82, motion to **approve** the Wetland Permit based on and subject to the following:

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

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

Approval – Woodland Permit

In the matter of Chamberlin Crossings, JSP14-82, motion to **approve** the Woodland Permit based on and subject to the following:

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

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

Approval – Stormwater Management Plan

In the matter of Chamberlin Crossings, JSP14-82, motion to **approve** the Stormwater Management Plan, based on and subject to:

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

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

Denial – Preliminary Site Plan

In the matter of Chamberlin Crossings, JSP14-82, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Denial- Wetland Permit

In the matter of Chamberlin Crossings, JSP14-82, motion to **deny** the Wetland Permit...*(because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Denial- Woodland Permit

In the matter of Chamberlin Crossings, JSP14-82, motion to **deny** the Woodland Permit...*(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

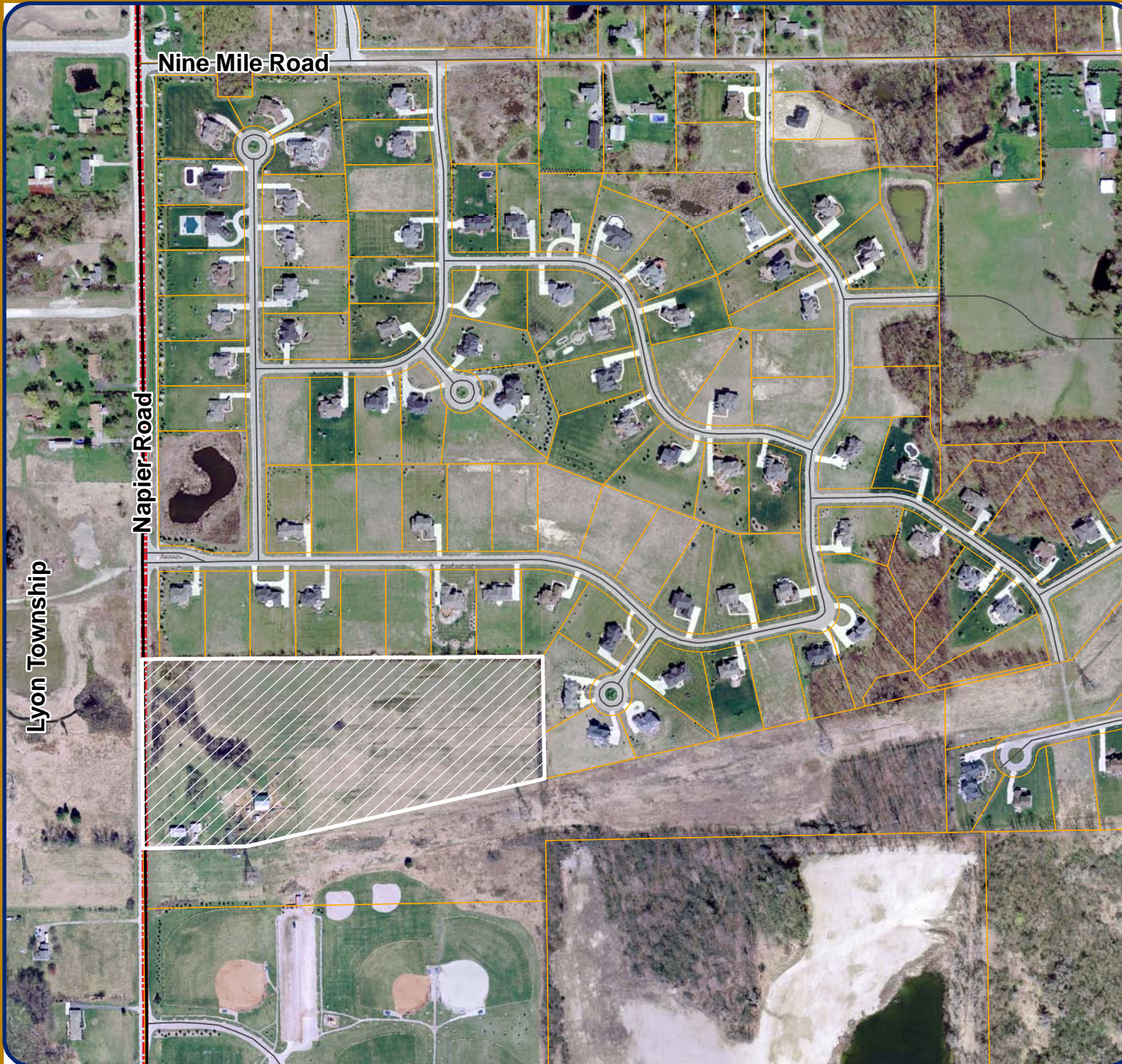
Denial – Stormwater Management Plan

In the matter of Chamberlin Crossings, JSP14-82, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Maps
Location
Zoning
Future Land Use
Natural Features

Chamberlin Crossings JSP14-82

Location



Map Legend

 Subject Property



City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

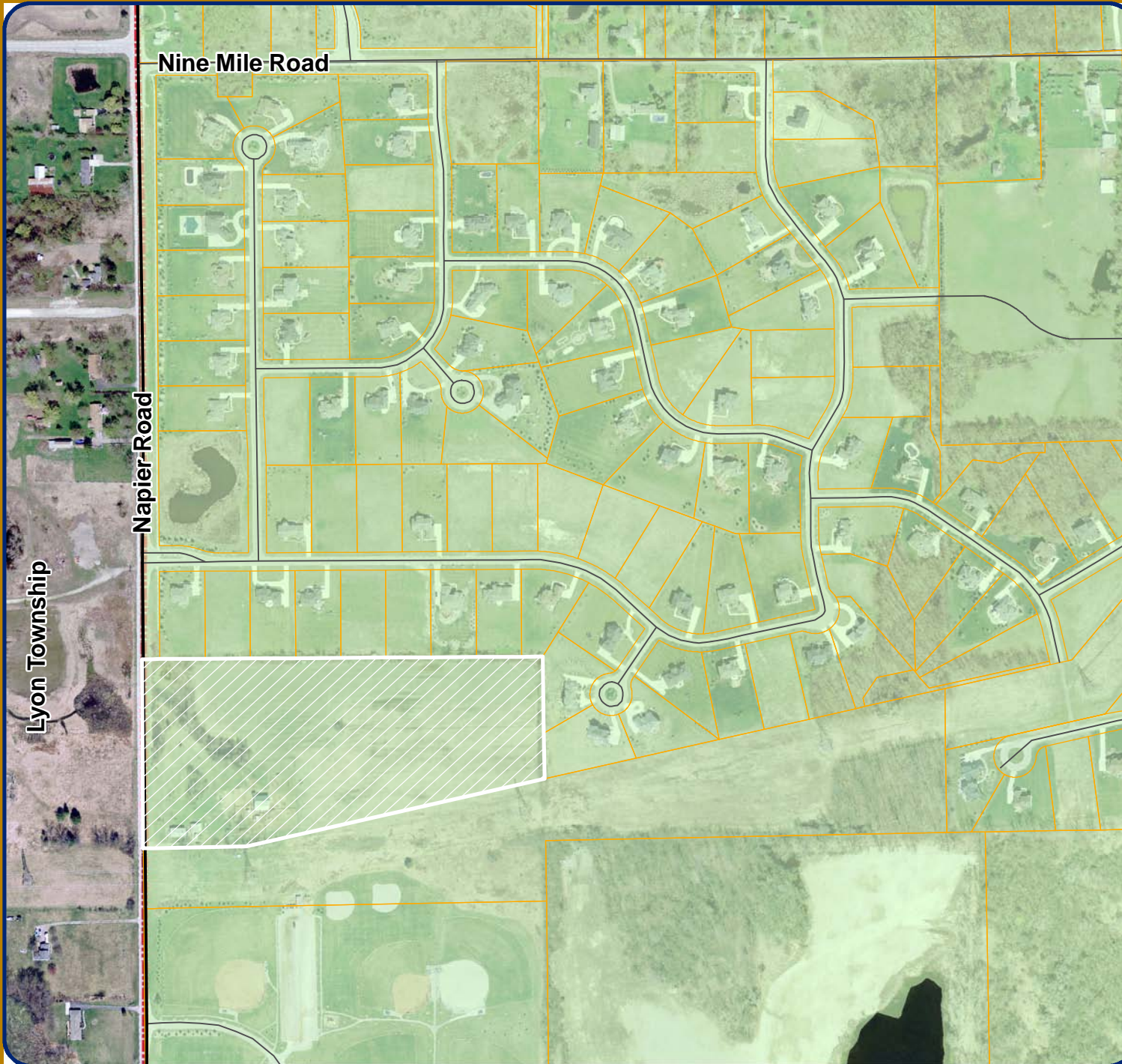
Map Author: Kristen Kapelanski
Date: 02-05-14
Project: Chamberlin Crossings JSP14-82
Version #: 1.0

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.

Chamberlin Crossings JSP14-82

Zoning



Map Legend

-  Subject Property
-  R-A: Residential Acreage



City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
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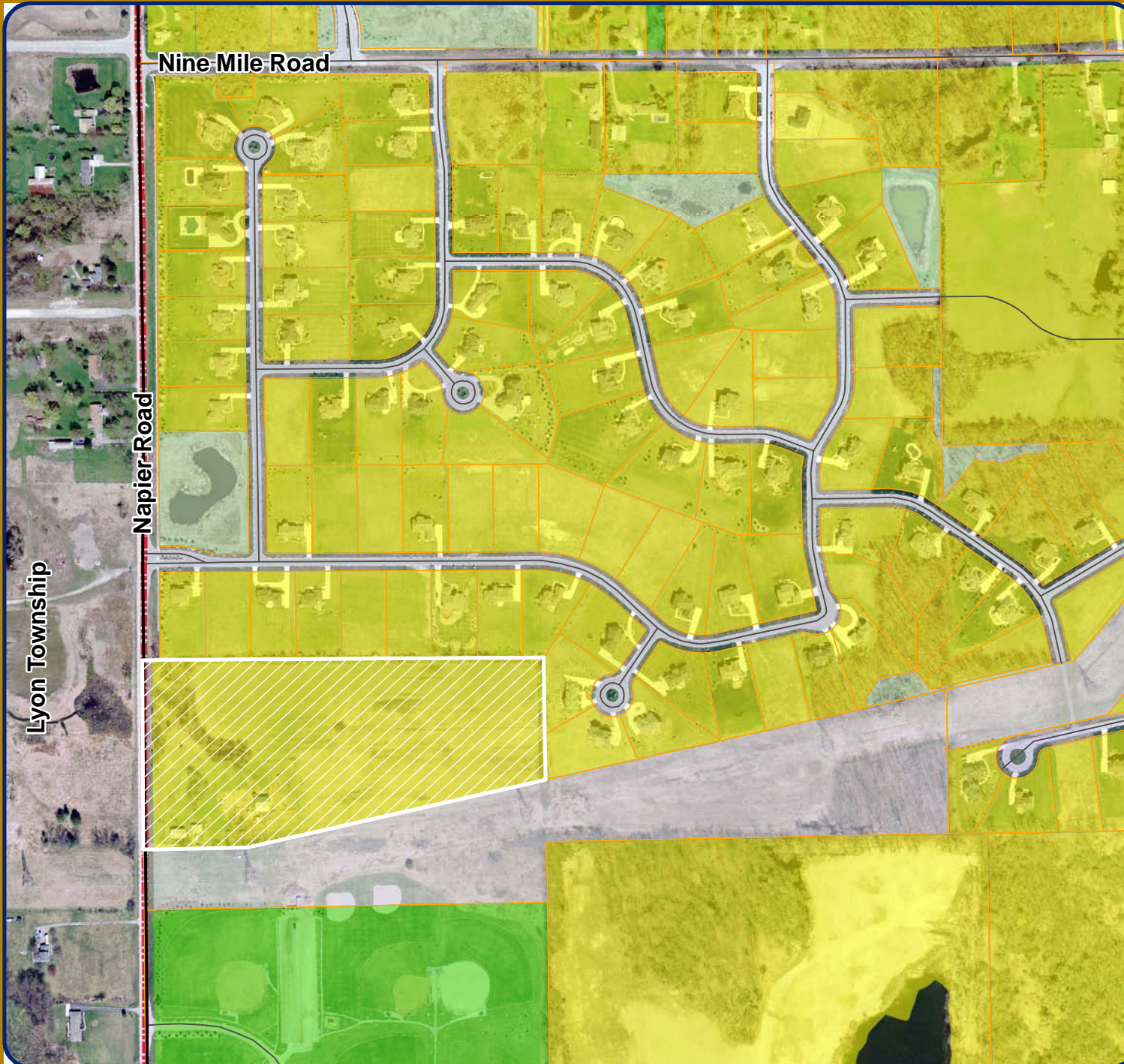
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Chamberlin Crossings JSP14-82

Future Land Use



Map Legend

-  Subject Property
-  Single Family
-  Public Park
-  Private Park
-  Utility



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Novi, MI 48375
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Chamberlin Crossings JSP14-82

Natural Features



Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



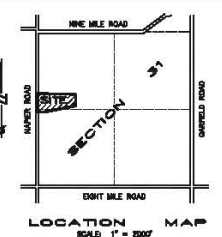
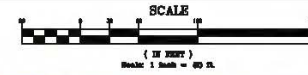
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Site Plan



SITE DATA
OPEN SPACE PRESERVATION OPTION

CURRENT ZONING : R-A ZONING
GROSS SITE AREA : 16.81 AC
MAX. DENSITY ALLOWED : 13.28
PROPOSED UNITS : 12

UNIT DATA		
UNIT #	Area (SQ)	Width (FT)
1	30,205	132.47
2	30,385	148.07
3	30,404	137.17
4	30,825	132.37
5	31,267	138.07
6	30,404	148.37
7	30,336	130.07
8	30,474	130.07
9	30,402	154.07
10	30,262	168.70
11	30,309	168.70
12	30,348	149.15

MIN. UNIT REZE = 30,340 S.F.
MIN. UNIT WIDTH = 128.00 FEET
FRONT SETBACK = 30 FEET *
REAR SETBACK = 35 FEET *
* REQUESTED REDUCTION IN REQUIRED FRONT AND REAR SETBACKS
SIDEYARD SETBACK = 15 FEET (MIN.)
SIDEYARD SETBACK = 35 FEET (AGG.)

NOTE: LOT WIDTH IS THE STRAIGHT LINE INSTANT BETWEEN THE SIDE LOT LINES, MEASURED AT THE TWO POINTS WHERE THE MAIN FRONT YARD SETBACK LINE INTERSECTS THE SIDE LOT LINES

OPEN SPACE PRESERVATION OPTION CALCULATIONS

MIN. UNIT AREA
TOTAL SITE AREA NOT INCLUDING 60' R.O.W. = 16.78 AC
OPEN SPACE AREA PROVIDED = 4.79 AC
PERCENTAGE OF OPEN SPACE AREA = 4.79/16.78 = 30.32%

43,890 S.F. = (100-30.32) = 30,339.64 S.F.
MIN. UNIT AREA PERMITTED IS 30,339.64 S.F.
MIN. UNIT AREA PROPOSED IS 30,349 S.F.

MIN. UNIT WIDTH
PERCENTAGE OF OPEN SPACE AREA TO SITE AREA:
4.78 / 16.78 = 30.32%

30,339.64 / 30.32% = 100,035.11
REDUCTION IN UNIT WIDTH = 100,035.11 x 100 = 22,778

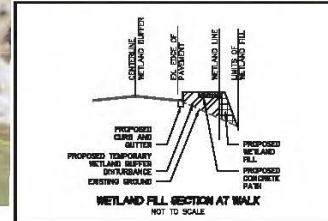
MIN. UNIT WIDTH REQUIRED = 100 - 22,778 = 127.24'
MIN. UNIT WIDTH PROPOSED = 128.00'

PHEASANT PARK
TOTAL OPEN SPACE = 0.80 AC
40' GREENBELT OPEN SPACE = 0.18 AC
NET OPEN SPACE = 0.62 AC

- PROPOSED IMPROVEMENTS**
- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY TIE-UP AT THE WESTERN LINE OF "PARK RIDGE PLACE" IN THE BACK OF LOT 12.
 - WATER TO BE PROVIDED BY CONNECTING TO INDIVIDUAL WELLS. EXISTING WELL SERVING EXISTING DWELLING TO BE USED AS TEST WELL.
 - STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
 - AS SHOWN ON THE PLAN, 6" WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF THE INTERIOR ROADWAY EAST OF PEACOCK PARK. A 6" WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ON THE SOUTH SIDE OF CHAMBERLIN COURT FROM WARDER ROAD TO A CROSSWALK EAST OF PEACOCK PARK. AND AN 8" WIDE CONC. SIDEWALK SHALL BE CONSTRUCTED ALONG WARDER ROAD SOUTH OF CHAMBERLIN COURT. ALL SIDEWALKS SHALL BE PROVIDED WITH RAMPS & DETECTABLE WARNING SURFACES.
 - ALL ROADWAYS TO BE PUBLIC. SQUARE FOOTAGE OF PUBLIC ROAD PARCELS: 34,900 S.F.
 - A CITY OF NEW RIGHT-OF-WAY POINT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.

DATE: 02-05-15 DESIGNED BY: J.S. CHECKED BY: J.S. JOB NUMBER: 14-012
CHAMBERLIN CROSSINGS
SECTION 8.1, TOWNSHIP 4 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PRELIMINARY SITE PLAN
SEIBER, KRATZ ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 WASHINGTON • SUITE 10 • NORTHVILLE, MICHIGAN • 48847
PHONE: 248.338.3321 FAX: 248.338.3328



WETLAND IMPACT REQUIRED FOR PATHWAY CONSTRUCTION		20' ENVIRONMENTAL SETBACK	
MOCA REGULATED AREA (AC)	WETLAND IMPACT AREA (AC)	WETLAND FILL VOLUME (CY)	DISTURBANCE FILL VOLUME (CY)
A	1.79	0.08	367
			0.17
			316

DATE PLOTTED: 02/05/15 10:58 AM

Planning Review



PLAN REVIEW CENTER REPORT

February 2, 2015

Planning Review

Chamberlin Crossings

JSP14-82

Petitioner

Park Place South of Novi, LLC

Review Type

Preliminary Site Plan with Open Space Preservation Option

Property Characteristics

- Site Location: 21550 Napier Road, south of Nine Mile Road, east of Napier Road (Section 31)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North; South and East: RA; West (across Napier Road): R-0.5, Single Family Residential (Lyon Township)
- Current Site Use: Existing single-family home
- Adjoining Uses: North and East: Single-family homes; South: ITC Utility Corridor; West (across Napier Road): vacant
- School District: Novi Community School District
- Site Size: 16.61 acres
- Plan Date: 01-12-15

Project Summary

The parcel in question is located on the east side of Napier Road south of Nine Mile Road in Section 31 of the City of Novi. The property totals 16.61 acres. The current zoning of the property is RA, Residential Acreage. The applicant has proposed a 12 unit single-family residential development utilizing the Open Space Preservation Option. The existing home and accessory buildings on the property would be demolished.

The Open Space Preservation Option is intended "...to encourage the long-term preservation of open space and natural features and the provision of recreation and open space areas." The site meets the general eligibility requirements outlined in the ordinance detailing the Open Space Preservation Option.

Recommendation

Approval of the *Preliminary Site Plan is recommended*. The applicant has provided the required information to justify the use of the open space preservation option. Planning Commission approval is required. **The applicant should refer to the engineering review letter for required additional pathway connections.**

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and incorporated as part of the final site plan submittal.

1. Open Space Preservation Option: The applicant is utilizing the Open Space Preservation Option which allows an applicant to develop the allowed number of units on a property on a portion of the site in exchange for the preservation of natural features and open space. The applicant has provided the required parallel plan showing the number of units that could be developed on the site. In order to qualify for the option, the applicant must save a minimum of 10% of the site as permanent open space. The applicant has proposed 30.35% open space in this case. The minimum lot size and width may be reduced depending on the amount of open space proposed. In this case, the applicant could have reduced lot areas to 30,339 sq. ft. and lot widths to 127.2 ft. The applicant has proposed a minimum lot

- size of 30,349 sq. ft. and a minimum lot width of 128 ft. The Planning Commission will hold the required public hearing prior to their consideration of the matter.
2. Qualifying Permanent Open Space: Per the Zoning Ordinance, qualifying permanent open space within a development using the Open Space Preservation Option can include the following: steep slopes, wetlands, wetland setback areas, floodplains, natural watercourses, woodlands, scenic views, agricultural components and recreational pathways and facilities. Approximately 2.51 acres of the open space would be considered usable open space while the remaining 2.27 acres would be contained in mostly wetlands and the provided detention basin. The applicant has proposed conservation easements over the wetland areas and an open space preservation easement over the usable open space areas.
 3. Resource Inventory: A Resource Inventory noting natural features was included with the plan set as Sheet 4, as required by the Zoning Ordinance. The Planning Commission is asked to determine that the open space preservation plan meets the stated intent of this section of the Zoning Ordinance.
 4. Residential Development Entrance Lighting: *The applicant should contact Jeremy Miller (248.735.5694) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.*

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested to be submitted prior to the Planning Commission meeting and with the next set of plans addressing each of the comments listed above and in other review letters.

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.

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.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP – Planner
kkapelanski@cityofnovi.org or 248-347-0586

Planning Review Summary Chart

Chamberlin Crossings JSP#14-82
Preliminary Site Plan Review
Plan Date: 01-12-15

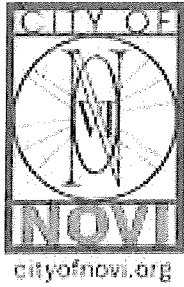
Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Single Family Residential @ 0.8 dwelling units per acre	Single Family	Yes	
Zoning	RA	No change	Yes	
Use (Sec. 3.1.1)	Use permitted per Article 3 of the Zoning Ordinance	Single-Family Site Condominium with Open Space Preservation Option	Yes	Public hearing required
Lot Depth Abutting a Secondary Thoroughfare (Sec. 4.02.A.5 of the Sub. Ord.)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	No rear lot lines abutting a secondary thoroughfare	N/A	
Non-access greenbelt easements (Sec. 5.5.3.E.i.b)	40 ft. wide non-access greenbelt easements required adjacent to major thoroughfares	40 ft. greenbelt provided	Yes	
Maximum length of blocks (Sec. 4.01 of the Sub. Ord.)	Blocks cannot exceed length of 1,400 ft. except where the Planning Commission determines that conditions may justify a greater length	Largest block is less than 900 ft. long	Yes	
Depth to Width Ratio (Sec. 4.02.A.6 of the Sub. Ord.)	Single Family lots shall not exceed a 3:1 depth to width ratio	No lots greater than 3:1 depth	Yes	
Streets (Sec. 4.04.A.1.b of the Sub. Ord.)	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: <ul style="list-style-type: none"> • Impractical difficulties because of topographic conditions or 	Street connection not provided	Yes	ITC corridor borders property to the south and the existing Park Place subdivision borders the property on the north

Item	Required	Proposed	Meets Requirements?	Comments
	<p>natural features</p> <ul style="list-style-type: none"> • Would create undesirable traffic patterns 			
Wetland and Watercourses (City Code Sec. 12-174(a)(4))	<p>Lots cannot extend into a wetland or watercourse</p>	<p>No wetlands on proposed lots</p>	<p>Yes</p>	
Development in the Floodplain (Sec. 4.03 of the Sub. Ord.)	<p>Areas in a floodplain cannot be platted</p>	<p>No floodplain proposed on lots</p>	<p>Yes</p>	
Open Space Preservation Option Requirements				
Qualification Requirements (Sec. 3.30)	<p>Zoning RA through R-4</p>	<p>RA</p>	<p>Yes</p>	
	<p>The total number of units permitted may be placed on 80% of the site area</p> <p>80% of site = 13.29 acres Permitted density = 0.8 units/acre</p> <p>Bona-Fide Plan indicates maximum of 12 units</p>	<p>12 units proposed</p>	<p>Yes</p>	
	<p>Min. 10% of the site area must be preserved as open space</p>	<p>30.35% open space</p>	<p>Yes</p>	
	<p>Min. lot area 30,339 sq. ft.</p> <p>Min. lot width 127.2 ft.</p> <p>Min. side yard setback 10 ft. with aggregate of 20 ft.</p>	<p>Min. 30,349 sq. ft.</p> <p>Min. lot width 128 ft.</p> <p>Min. side yard 15' with aggregate of 35'</p>	<p>Yes</p>	
	<p>Open space must be accessible to all lots in the development</p>	<p>Open space accessible via the internal sidewalk system</p>	<p>Yes</p>	
	<p>Conservation easement required</p>	<p>Conservation easement</p>	<p>Yes</p>	

Item	Required	Proposed	Meets Requirements?	Comments
	<p>for all open space areas except developed recreation areas</p> <p>Developed recreation areas shall be preserved via a restrictive covenant or other legal means</p>	<p>proposed over undeveloped wetland areas</p> <p>Open space preservation easement proposed for park areas</p>		
<p>Sidewalks (Sec. 6.3.2.A)</p> <p>Bicycle & Pedestrian Master Plan</p> <p>Non-Motorized Plan</p>	<p>Five (5) foot wide concrete sidewalks are required on both sides of all internal streets</p> <p>An 8' pathway is required along Napier Rd.</p> <p>No additional trails or pathways beyond those identified in the Bicycle and Pedestrian Master Plan are recommended for the subject property</p>	<p>Five foot sidewalks proposed along internal street</p> <p>8' path proposed along Napier</p>	<p>No</p>	<p>See engineering review letter for additional information on missing pathways and sidewalks</p>
<p>Resource Inventory (Sec. 3.30.6.B)</p>	<p>(1) All floodplains, wetlands, and water bodies;</p> <p>(2) A woodlands analysis identifying all regulated woodlands;</p> <p>(3) All wildlife habitat areas, per the City's Wildlife Habitat Master Plan.</p> <p>(4) An analysis of onsite soils and topography to identify limitations to development; and</p> <p>(5) An analysis of the contextual features of the site, such as</p>	<p>Information provided</p>	<p>Yes</p>	

Item	Required	Proposed	Meets Requirements?	Comments
	scenic views, historic structures, patterns of original farm fields, fences or stone walls, recreational uses and the like.			
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Master Deed not submitted		The Master Deed must be submitted for review with the Final Site Plan. Plans will not be stamped approved until the Master Deed has been reviewed and approved by staff and the City Attorney's office.
Economic Impact	<p>Total cost of the proposed building & site improvements</p> <p>Home size & expected sales price of new homes</p> <p>Number of jobs created (during construction, and if known, after a building is occupied)</p>	<p>Total cost of site and building improvements - \$5,220,000</p> <p>3,500 sq. ft. home at \$610,000</p> <p>70 jobs created during construction</p>	Information provided	
Residential Entryway Signs (Chpt. 28 City Code)	Signs are not regulated by the Planning Division or Planning Commission			If a residential entryway sign is proposed, contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information

Engineering Review



PLAN REVIEW CENTER REPORT

01/30/2015

Engineering Review

Chamberlin Crossings
JSP14-0082

Applicant

PARK PLACE SOUTH OF NOVI, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: E. of Napier Rd and S. of 9 Mile Rd
- Site Size: 16.61 acres
- Plan Date: 01/12/2015

Project Summary

- Construction of a 12 lot subdivision. Site access would be provided by a single public cul-de-sac from Napier Rd.
- Water service would be provided by individual domestic wells on each lot.
- Sanitary sewer service would be provided by an 8-inch sanitary sewer extension connecting to the existing sanitary sewer to the east at Park Place.
- Storm water would be collected by a single storm sewer collection system and detained on-site.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is NOT recommended.

Comments:

The Preliminary Site Plan does not meet the general requirements of Chapter 11, the Storm Water Management Ordinance, Subdivision Ordinance, and the Engineering Design Manual for the following reasons:

1. The plan must be revised to include a pathway on both sides of Chamberlin Court unless a City Council variance of Section 4.05 of the Subdivision Ordinance and Section 11-256 of the Design and Construction Standards is granted.

2. The plan must be revised to provide a pathway north from Chamberlin Court along the Napier Road frontage, otherwise a City Council variance of Section 11-256 of the Design and Construction Standard must be granted.

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

General

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. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
 5. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
 6. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
 7. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
-
8. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
 9. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.

Sanitary Sewer

10. Provide a sanitary sewer basis of design for the development on the utility plan sheet.
11. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
12. Provide a note on the Utility Plan stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
13. Provide a testing bulkhead immediately upstream of the sanitary connection point.
14. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

15. A minimum cover depth of 3 feet shall be maintained over all storm sewers.
16. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
17. Match the 0.80 diameter depth above invert for pipe size increases.
18. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
19. 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.
20. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

21. 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.
22. 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.
23. 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.
24. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
25. 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.
26. Provide detention for the entire site of 16.61 acres.

Paving & Grading

27. Provide existing topography and 2-foot contours extending at least 100 feet past the site boundary. Any off-site drainage entering this site shall be identified.
28. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 6/8-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 6/8 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
29. Provide the standard Type 'M' approach at the Napier Road intersection.

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

30. 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:

31. 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.
32. 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.
33. 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.
34. 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:

35. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
36. 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.
37. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
38. 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.
39. A permit for work within the right-of-way of Napier 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.

40. A permit for work within the right-of-way of Napier Road must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
41. 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.
42. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
43. 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.
44. ~~An incomplete site work performance guarantee, equal to 1.5 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.~~
45. 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.
46. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Jeremy Miller at (248) 735-5694 with any questions.



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Michael Andrews, Water & Sewer Dept.

Traffic Review



January 22, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**SUBJECT: CHAMBERLIN CROSSINGS, Traffic Review for Preliminary Site Plan
JSP0014-0082**

Dear Ms. McBeth,

URS has completed our review of the preliminary site plan submitted for the above referenced development. Our comments are as follows:

1. General Comments

- a. The applicant, Park Place South of Novi, LLC, is proposing the development of a 16.61 acre parcel on the east side of Napier Road between Eight Mile Road and Nine Mile Road.
- b. The proposed development is zoned R-A and includes 12 residential lots, each approximately 30,000 – 32,000 S.F. with three (3) open space areas.
- c. To the north and east of the site exists "Park Place Subdivision," to the south of the site exists "ITC Community Sports Park" and to the west of the site, across Napier Road, exists vacant land outside the City of Novi's jurisdiction.

2. General Plan Comments - Review of the plans generally show compliance with City standards; however, the following items at minimum may require further detail in the Final Site Plan submittal.

- a. The applicant should consider providing additional details regarding any further modifications to Napier Road in the Final Site Plan submittal, including pavement markings.
- b. URS will review final proposed signage as part of the Final Site Plan review.
- c. URS will review detailed ramp grading as part of the Final Site Plan review.

The preliminary site plans as submitted were reviewed to the level of detail provided and additional information is required to complete the final review of traffic-related elements. URS recommends **approval** of the preliminary site plans with the condition that the applicant will address the comments within this letter in the final plans submission and that the responses to the comments are acceptable to the City and in conformance with City requirements and standards.



Sincerely,

URS Corporation Great Lakes

A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

Landscape Review



PLAN REVIEW CENTER REPORT

February 2, 2015

Preliminary Site Plan

Chamberlin Crossings – JSP 14-82

Petitioner

Park Place South of Novi, LLC

Review Type

Preliminary Site Plan with Open Space Preservation Option

Property Characteristics

- Site Location: 21550 Napier Road, south of Nine Mile Road, east of Napier Road (Section 31)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North; South and East: RA; West (across Napier Road): R-0.5, Single Family Residential (Lyon Township)
- Current Site Use: Existing single-family home
- Adjoining Uses: North and East: Single-family homes; South: ITC Utility Corridor; West (across Napier Road): vacant
- School District: Novi Community School District
- Site Size: 16.61 acres
- Plan Date: 01-12-15

Recommendation

Approval of the Preliminary Site Plan is recommended. Please address the concerns noted below.

Ordinance Considerations

Adjacent to Residential – Buffer (Sec. 5.5.3.A)

1. The project property is surrounded by residential properties. No buffer is required.

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

1. Greenbelt areas have been provided along the southern portion of the Napier Road frontage. **The applicant has requested a Planning Commission waiver of the greenbelt area along the northern portion of the site bordering Napier Road to preserve the existing wetland area. Staff would support this waiver.**
2. A 4' tall berm with a 4' crest is required along the Napier Road right-of-way. The required berm has been provided along the southern portion of the Napier Road frontage. **The applicant should request a Planning Commission waiver of the berm requirement along the northern portion of the site bordering Napier Road to preserve the existing wetland area. Staff would support this waiver.**
3. Right-of-way greenbelt planting calculations have been provided. **The applicant has requested a Planning Commission waiver of the greenbelt plantings along the northern portion of the site bordering Napier Road to preserve the existing wetland area. Staff would support this waiver.**
4. Twenty five foot clear vision areas has been provided as required.

Street Tree Requirements (Sec. 5.5.3.E)

1. One street tree is required per 35 LF of frontage on all roads. The Applicant has met the requirement.

Parking Landscape (Sec. 5.5.3.C)

1. Not applicable.

Parking Lot Perimeter Canopy Trees (Sec. 5.5.3.C)

1. Not applicable.

Building Foundation Landscape (Sec. 5.5.3.D.)

1. Not applicable.

Building Foundation Landscape (LDM)

1. A total of 70%-75% of the basin rim area must be planted with large shrubs. This requirement has been met.

Plant List (LDM)

1. The Plant List as provided meets the requirements of the Ordinance and the Landscape Design Manual.

Planting Notations and Details (LDM)

1. Planting Details and Notations meeting the requirements of the Ordinance and the Landscape Design Manual have been provided.

Irrigation (Sec. 5.5.3)

1. An Irrigation Plan must be provided upon Stamping Set submittal.

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

Reviewed by: Kristen Kapelanski

Woodland Review



Environmental Consulting & Technology, Inc.

January 30, 2015
ECT No. 150067-0200

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

Re: Chamberlain Crossings (JSP14-0082)
21550 Napier Road
Woodland Review of the Preliminary Site Plan (PSP15-0005)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Chamberlain Crossings residential development project prepared by Seiber, Keast Engineering, L.L.C. dated January 12, 2015 (Plan). The proposed development is located east of Napier Road between Eight Mile and Nine Mile Roads in Section 31. The Plan proposes the construction of 12 single family residences, associated access road (Chamberlin Court), and a storm water detention basin.

Based on our review of the Plan, Novi aerial photos, Novi GIS, and City of Novi Official Woodlands Map, it does not appear that this site contains mapped areas of regulated woodlands (see Figure 1).

The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT most recently visited the site on Tuesday, September 9, 2014 for the purpose of a wetland and woodland evaluation. The purpose of the Woodlands Protection Ordinance is to:

- 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.*

On-Site Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Tuesday, September 9, 2014. An existing tree survey (*Tree List*) has been completed for this site. The *Resource Inventory & Tree List* (Sheet 4) contains existing tree survey information (tree locations, tag numbers, common

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Ms. Barb McBeth
City of Novi
January 30, 2015
Page 2

name, scientific name and number of stems). The *Tree List* does not appear to clearly indicate proposed tree removals.

The surveyed trees were marked on-site allowing ECT to compare the tree diameters reported on the *Tree List* to the existing tree diameters in the field. ECT found that the Plan appears to accurately depict the location, species composition and the size of the existing trees.

The entire site is approximately 16.6 acres and does not contain area mapped as City Regulated Woodland (see Figure 1). The majority of the site is open agricultural land with some areas of existing trees along the property boundaries as well as within an existing wetland area (Wetland A) located on the west side of the site. The quality of the existing trees on the proposed development site is of moderate quality. It appears as if the proposed site development will involve the removal of some trees; however these trees do not appear to be regulated based on the requirements of the Woodland Ordinance.

On-site woodland within the project area consists of mainly box elder (*Acer negundo*), American elm (*Ulmus americana*), black cherry (*Prunus serotina*), black walnut (*Juglans nigra*), linden (*Tilia americana*), bitternut hickory (*Carya cordiformis*), swamp white oak (*Quercus bicolor*), common apple (*Malus pumila*), silver maple (*Acer saccharinum*) and cottonwood (*Populus deltoides*).

In terms of habitat quality and diversity of tree species, the project site is of moderate quality. The majority of the woodland areas consist of relatively-immature growth trees of fair to good health. This wooded area does not provide an exceptionally high level environmental benefit; the subject property is surrounded by existing residential use to the north and east, Napier Road to the west and ITC Community Sports Park to the south. In terms of a scenic asset, wind block, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of fair quality.

After our woodland evaluation and review of the *Tree List*, there are two (2) trees on-site that meet the minimum caliper size for designation as a specimen tree. These trees include:

- Tree #6913 – 49-inch diameter black walnut (24” is the minimum caliper size for specimen trees of this species). This tree will be protected and preserved based on the current Plan);
- Tree #6987 – 26-inch diameter silver maple (24” is the minimum caliper size for specimen trees of this species). This tree appears to be offsite and will not be impacted.

The Applicant should be aware of the City’s Specimen Tree Designation as outlined in Section 37-6.5 of the Woodland Ordinance. This section states that:

“A person may nominate a tree within the city for designation as a historic or specimen tree based upon documented historical or cultural associations. Such a nomination shall be made upon that form provided by the community development department. A person may nominate a tree within the city as a specimen tree based upon its size and good health. Any species may be nominated as a specimen tree for consideration by the planning commission. Typical tree species by caliper size that are eligible for nomination as specimen trees must meet the minimum size qualifications as shown below:

Specimen Trees Minimum Caliper Size

Common Name	Species	DBH
Black walnut	<i>Juglans nigra</i>	24"
Maple	<i>Acer spp. (except negundo)</i>	24"

A nomination for designation of a historic or specimen tree shall be brought on for consideration by the planning commission. Where the nomination is not made by the owner of the property where the tree is located, the owner shall be notified in writing at least fifteen (15) days in advance of the time, date and place that the planning commission will consider the designation. The notice shall advise the owner that the designation of the tree as a historic or specimen tree will make it unlawful to remove, damage or destroy the tree absent the granting of a woodland use permit by the city. The notice shall further advise the owner that if he objects to the tree designation the planning commission shall refuse to so designate the tree.

Absent objection by the owner, the planning commission may designate a tree as a specimen tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a specimen tree:

- The tree is the predominant tree within a distinct scenic or aesthetically-valued setting;
- The tree is of unusual age or size. Examples include those trees listed on the American Association Social Register of Big Trees, or by the Michigan Botanical Club as a Michigan Big Tree, or by nature of meeting the minimum size standards for the species as shown in the "Specimen Trees Minimum Caliper Size" chart, above;
- The tree has gained prominence due to unusual form or botanical characteristics.

Any tree designated by the planning commission as an historical or specimen tree shall be so depicted on an historic and specimen tree map to be maintained by the community development department. The removal of any designated specimen or historic tree will require prior approval by the planning commission. Replacement of the removed tree on an inch for inch basis may be required as part of the approval".

Existing Conditions - Woodlands

A tree survey has been provided on the Plan (*Resource Inventory & Tree List*, Sheet 4). Although the property does not appear to include areas of mapped regulated Woodland, the City of Novi Woodland Ordinance calls for the replacement of any trees to be removed that are greater than 36" diameter-at-breast-height (DBH):

"Any individual tree with a diameter at breast height (d.b.h.) of thirty-six (36) inches or greater, irrespective of whether such tree is within a regulated woodland. A woodland use permit shall be required under section 37-26 before the conduct of any activity which has the effect of removing, damaging or destroying a tree with a d.b.h. of thirty-six (36) inches or greater".

Only one (1) tree on this site has diameter 36-inches or greater. This is Tree#6913, 49-inch black walnut. The Plan notes that this tree will be protected with tree protection fence and preserved during site development.

Ms. Barb McBeth
City of Novi
January 30, 2015
Page 4

Proposed Impacts

The proposed site plan involves the removal of existing non-regulated trees; however, the Plan does not appear to quantify these removals. It should be noted that only Tree #6913 appears to be regulated, as it has a diameter of 36-inches or greater. As noted, the *Tree List* does not appear to clearly indicate proposed tree removals. The Applicant shall also graphically indicate which trees are proposed for removal on the Plan. The Plan should be reviewed and revised as necessary.

Required Permits

Based on information provided on the Plan, the proposed project will require a City of Novi Woodlands Use Permit. This permit will help to ensure that Tree#6913 is property protected throughout the construction activities.

Comments

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

1. As noted, the *Tree List* does not appear to clearly indicate proposed tree removals. The Applicant shall also graphically indicate which trees are proposed for removal on the Plan. The Plan should be reviewed and revised as necessary.

Conclusion

ECT believes that one tree (Tree #6913, 49-inch black walnut) on the Plan is regulated under the Woodland Protection Ordinance and therefore the proposed project requires a Woodland Use Permit to ensure the protection of this tree. The Plan notes that this tree will be protected with tree protection fence and preserved during site development.

Recommendation

ECT recommends conditional approval of the Preliminary Site Plan for woodlands, contingent on the Applicant addressing the items noted above under "Comments" in subsequent site plan submittals.

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

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Kristen Kapelanski, AICP, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Stephanie Ramsay, City of Novi Customer Service

Attachments: Figure 1



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

Wetland Review



January 30, 2015
ECT No. 150067-0100

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

Re: Chamberlain Crossings (JSP14-0082)
21550 Napier Road
Wetland Review of the Preliminary Site Plan (PSP15-0005)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Chamberlain Crossings residential development project prepared by Seiber, Keast Engineering, L.L.C. dated January 12, 2015 (Plan).

The proposed development is located east of Napier Road between Eight Mile and Nine Mile Roads in Section 31. The Plan proposes the construction of 12 single family residences, associated access road (Chamberlain Court), and a storm water detention basin.

The proposed project site contains City-Regulated wetlands within the northwest section of the site (see Figure 1). The on-site wetland was delineated by King & MacGregor, Environmental, Inc. (KME).

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.

City of Novi 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:

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Ann Arbor, MI
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FAX
(734) 769-3164

E:\ECT U-DRIVE\NOVI\CHAMBERLIN CROSSINGS JSP14-0082\PRELIMINARY (JSP14-0082)\CHAMBERLIN CROSSINGS (JSP14-0082)_WETLAND REVIEW OF THE PRELIMINARY SITE PLAN (PSP15-0005).DOCX.1

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- (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).

Wetland Evaluation

The site was reviewed for the presence of regulated wetlands as defined in the City of Novi Wetland and Watercourse Protection Ordinance. ECT staff met on-site with the Applicant's wetland consultant (King & MacGregor Environmental, Inc.) on September 9, 2014.

ECT's in-office review of available materials included the City of Novi Regulated Wetland and Watercourse map, USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs dating back to the 1940's.

The focus of the site inspection was to review site conditions in order to determine whether the on-site wetlands meet the City of Novi's Wetland Essentiality Criteria. Wetland boundary flagging was in place at the time of this site inspection. ECT reviewed the flagging and agrees that the wetland boundaries were accurately flagged in the field. Three wetland areas were reviewed as shown in Figure 2.

Wetland 1 (i.e., Wetland A) is a forested and scrub-shrub wetland which also contains a semi-permanent area of standing water. Common plant species include American elm (*Ulmus americana*), cottonwood (*Populus deltoides*), buttonbush (*Cephalanthus occidentalis*), spotted touch-me-not (*Impatiens capensis*). The area is depicted as a wetland on the available mapping materials and on the official City of Novi Regulated Wetland and Watercourse map. The wetland appears to have a hydrological connection to wetlands

and a stream located off-site on the west side of Napier Road. The wetland therefore appears to be regulated by the Michigan Department of Environmental Quality (MDEQ). Because the wetland is contiguous and greater than two acres in size, the wetland is regulated by the City of Novi and essentiality criteria are not applicable.

Wetlands 2 and 3 are emergent/wet meadow wetland types located within an existing agricultural field. Common plant species include reed-canary grass (*Phalaris arundinacea*), woolgrass (*Scirpus cyperinus*), redtop (*Agrostis gigantea*), soft rush (*Juncus effusus*) and other early successional species. These areas are not depicted as wetlands on the available mapping materials or the official City of Novi Regulated Wetland and Watercourse map. However, these maps should be used only for preliminary analysis, and field evaluation is necessary to determine the actual existence, type, and boundaries of wetlands.

Wetland areas 2 and 3 are accurately flagged as isolated wetlands in the field. These wetlands are not contiguous with any inland lakes, streams or ponds and appear to occupy approximately 0.25 acres in combination. The wetlands therefore do not appear to be regulated by the Michigan Department of Environmental Quality (MDEQ). Our review of historic aerial photographs indicate that the area has consistently been engaged in agricultural use (generally hay/pasture) since the 1940's.

ECT has evaluated Wetlands 2 and 3 and believes that based on their size, location, and long history of agricultural use these wetlands do not significantly provide any of the functions included in the essentiality criteria. Wetlands 2 and 3 should therefore not be considered regulated by the City's Wetland and Watercourse Protection Ordinance as they are not contiguous, are less than two acres in size, and are not found to be essential wetlands as defined in the City's wetland ordinance.

Wetland Impact Review

The current Plan indicates a small area of impact to on-site wetland (Wetland A) as well as to the associated 25-foot wetland setback (indicated on the *Site Plan*, Sheet 2). The Plan notes that the proposed wetland and wetland buffer impacts are required for pedestrian pathway construction along Napier Road. The wetland and 25-foot setback boundaries appear to be clearly portrayed on this Preliminary Site Plan.

The following table summarizes the proposed wetland impacts as listed on the Plan.

Table 1. Proposed Wetland Impacts

<i>Wetland Area</i>	<i>Wetland Area (acres)</i>	<i>City Regulated?</i>	<i>MDEQ Regulated?</i>	<i>Impact Area (acre)</i>	<i>Estimated Impact Volume (cubic yards)</i>
A	1.18	Yes	Yes	0.08	387
TOTAL	1.18	--	--	0.08	387

The currently-proposed wetland impacts appear to be below the City of Novi 0.25-acre impact area threshold for compensatory wetland mitigation.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The Plan specifies both permanent and temporary impacts to the 25-foot wetland buffer. The permanent wetland disturbance is for the purpose of pedestrian pathway construction and the temporary impacts are for

the purpose of constructing Chamberlin Court as well as the proposed storm water outfall from detention basin.

The following table summarizes the existing wetland setbacks and the proposed wetland setback impacts as listed on the Plan:

Table 2. Proposed Wetland Buffer Impacts

<i>Wetland Buffer Impact</i>	<i>Wetland Set-back/Buffer Area</i>	<i>Purpose</i>	<i>Wetland Buffer Area (acres)</i>	<i>Temporary Impact Area (acre)</i>	<i>Permanent Impact Area (acre)</i>
1	A	Proposed Storm Water Outfall Construction	Not Provided	0.01	N/A
2	A	Construction of Chamberlin Court	Not Provided	0.02	N/A
3	A	Pedestrian Pathway Construction along Napier Road	Not Provided	N/A	0.14
TOTAL	A	--	--	0.03	0.14

Permits & Regulatory Status

Wetland 1 (i.e., Wetland A) appears to have a hydrological connection to wetlands and a stream located off-site on the west side of Napier Road. The wetland therefore appears to be regulated by the Michigan Department of Environmental Quality (MDEQ). Because the wetland is contiguous and greater than two acres in size, the wetland is regulated by the City of Novi and essentiality criteria are not applicable.

Wetlands 2 and 3 are not depicted as wetlands on the available mapping materials or the official City of Novi Regulated Wetland and Watercourse map. However, these maps should be used only for preliminary analysis, and field evaluation is necessary to determine the actual existence, type, and boundaries of wetlands.

Wetland areas 2 and 3 are accurately flagged as isolated wetlands in the field. These wetlands are not contiguous with any inland lakes, streams or ponds and appear to occupy approximately 0.25 acres in combination. The wetlands therefore do not appear to be regulated by the Michigan Department of Environmental Quality (MDEQ). Our review of historic aerial photographs indicate that the area has consistently been engaged in agricultural use (generally hay/pasture) since the 1940's.

ECT has evaluated Wetlands 2 and 3 and believes that based on their size, location, and long history of agricultural use these wetlands do not significantly provide any of the functions included in the essentiality criteria. Wetlands 2 and 3 should therefore not be considered regulated by the City's Wetland and Watercourse Protection Ordinance as they are not contiguous, are less than two acres in size, and are not found to be essential wetlands as defined in the City's wetland ordinance.

The project as proposed will require a City of Novi *Wetland Non-Minor Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the

proposed impacts to wetlands and regulated wetland setbacks. It appears as if a Wetland Use Permit from the MDEQ will also be required for the proposed impact to Wetland A.

Comments

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

1. Although the proposed Plan appears to have minimized direct impact to wetland and wetland setback, ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed site design to preserve wetland and wetland buffer areas. 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".

2. A plan to replace or mitigate for any permanent impacts to existing wetland buffers should be provided by the Applicant. In addition, the Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable.
3. While the Plan indicates proposed impacts to on-site wetlands and the associated 25-foot wetland setbacks, the overall on-site acreage of wetland setback is not quantified on the Plan. The Plan should be reviewed and revised as necessary.
4. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and wetland setbacks have been reviewed and considered.
5. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland or 25-foot wetland buffer.
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 impact. Final determination as to the regulatory status of each of the 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. Based on a search of the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), there does not appear to be an active file associated with this project location.

Ms. Barb McBeth
City of Novi
January 30, 2015
Page 6

Recommendation

ECT recommends conditional approval of the Preliminary Site Plan for wetlands, contingent on the Applicant addressing the items noted above under "Comments" in subsequent site plan submittals.

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

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Kristen Kapelanski, AICP, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Stephanie Ramsay, City of Novi Customer Service

Attachments: Figures 1 and 2 & Site Photos



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



Figure 2. On-site wetlands. Wetland boundaries are shown in blue. The approximate project boundary is shown in red.

Site Photos



Photo 1. Looking north at Wetland A along Napier Road. (ECT, 9/9/14)



Photo 2. Looking north at area of un-regulated wetlands (Wetland 2 and Wetland 3). (ECT, 9/9/14)

Fire Review



January 27, 2015

TO: Barbara McBeth- Deputy Director of Community Development
Kristen Kapelanski- Plan Review Center
Sri Komaragiri- Plan Review Center

RE: Chamberlin Crossing

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

Laura Marie Casey

City Manager
Pete Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

PSP#14-0202

PSP#15-0005

Project Description: A 12 unit single family home development on Napier Rd. in Section #31

Comments:

- 1) The development is lacking hydrants. The nearest available hydrant is approximately ½ mile away from the site entrance on Napier Road.
- 2) Due to the zoning of the site it is allowed a longer single street as a cul-de-sac (over 800') without a secondary or emergency access.
- 3) The developer is planning on building large footprint homes of lightweight construction methods without hydrants or residential sprinklers.
- 4) The distance from hydrants places homes in this development in a high ISO rating, possibly a (9) out of (10) for fire insurance rating.

Recommendation:

The development meets all standards but it is recommended that hydrants be installed and connected to the city's water system.

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

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

cityofnovi.org

cc: file

Applicant Response Letter

SEIBER, KEAST ENGINEERING, LLC

CIVIL ENGINEERING
SITE DESIGN

100 MAINCENTRE, SUITE 10
NORTHVILLE, MICHIGAN 48167
(248) 308-3331

February 4, 2015

Ms. Kristen Kapelanski, AICP
City of Novi Planning and Community Development Department
45175 West 10 Mile Road
Novi, Michigan 48375

Re: **CHAMBERLIN CROSSINGS – Preliminary Site Plan Response Letter – JSP 14-82**
Section 31, T 1 N, R 8 E, City of Novi

Dear Ms. Kapelanski:

Enclosed please find the pdf set of the revised Preliminary Site Plan and a color site plan. In response to the Preliminary Site Plan reviews received on February 3, 2015, comments have been addressed as follows:

PLAN REVIEW CENTER REPORT (2-2-15)

Approval of the Preliminary Site Plan has been recommended. We acknowledge that the Planning Commission Public Hearing will determine whether the plan meets the intent of the Zoning Ordinance.

ENGINEERING REVIEW (1-30-15)

Comments

1. The 365-foot length of pathway on the northern side of Chamberlin Court will be added at the time of Final Site Plan to adhere to this requirement, resulting in additional wetland buffer disturbance (approximately .01 acres) and additional existing vegetation demolition (approximately 3 trees, #6959-61).
2. As discussed in the Pre-Application meeting, allowance would be made to locate the Napier Road pathway closer to the road in order to minimize filling of the regulated wetland. A concrete curb and gutter has been proposed for additional efficiency and the proposed pathway has been shown 5-feet from the back of curb. See sheet 2.

We acknowledge all other comments to be addressed at the time of Final Site Plan.

TRAFFIC REVIEW (URS, 1-22-15)

Approval of the Preliminary Site Plan has been recommended. Additional details will be provided at the time of Final Site Plan.

LANDSCAPE REVIEW (Plan Review Center Report, 2-2-15)

- 1-3. Planning Commission waivers are being requested as indicated.

SEIBER, KEAST ENGINEERING, LLC

Ms. Kristen Kapelanski, AICP
February 4, 2015
Page 2 of 2

WETLAND REVIEW (ECT, 1-30-15)

1. The proposed Plan has been designed to minimize direct impact to wetlands and wetland setbacks to the greatest extent practicable. Wetland fill is proposed only because of the city pathway requirements.
2. Permanent impacts to existing wetland buffers are required. Temporary wetland buffer impacts will be restored and stabilized immediately and wetlands will be protected with siltation fence in accordance with Soil Erosion and Sedimentation Control Permit requirements.
3. The overall on-site wetland setback area is 0.66 acres and will be noted on the Final Site Plan.
4. An alternate layout that would eliminate wetland fill was previously proposed that eliminated the pathway along the Napier frontage. This alternate was not supported by staff.
5. A conservation easement boundary has been indicated to correspond to the wetland buffer boundary.
6. We acknowledge the requirement to confirm whether an MDEQ wetland permit is required.

WOODLANDS REVIEW (ECT, 1-30-15)

The trees to be removed will be indicated at the time of Final Site Plan.

FIRE DEPARTMENT REVIEW (1-27-15)

It is acknowledged that the development meets all standards.

Please contact the undersigned if anything else is needed for approval of the Preliminary Site Plan.

Sincerely,
SEIBER, KEAST ENGINEERING, LLC



Theresa C. Bridges, P.E.

encl.

cc: Jim Galbraith, Park Place South of Novi