



MONTEBELLO ESTATES JSP15-76

MONTEBELLO ESTATES JSP 15-76

Public hearing at the request of Mirage Development for Planning Commission's approval of Preliminary Site Plan, Woodlands Permit, Wetlands Permit and Stormwater Management Plan. The subject property is currently zoned R-3, One-Family Residential and is located in Section 27, west of Novi Road and north of Nine Mile Road. The applicant is proposing a 33 unit single-family detached residential development on a 26.94 acre property.

Required Action

Approval/Postpone/Denial of the Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	01-04-16	Items to be addressed on the final site plan submittal
Engineering	Approval NOT recommended	01-05-16	<ul style="list-style-type: none"> • A City Council variance for sidewalk for absence of sidewalk and water main along Nine Mile Road (Staff does not support) • Items to be addressed on the final site plan submittal
Landscaping	Approval recommended	01-04-16	<ul style="list-style-type: none"> • Waiver for reduction/absence of greenbelt planting, street trees and required berm along Nine Mile Road and Cottisford Road (Staff Supports) • Items to be addressed on the final site plan submittal
Traffic	Approval recommended	12-21-15	Items to be addressed on the final site plan submittal
Wetlands	Approval NOT recommended	01-04-16	<ul style="list-style-type: none"> • Requires a City of Novi Wetland Permit and an Authorization to encroach the 25-Foot Natural Features Setback. • Items to be addressed on the final site plan submittal
Woodlands	Approval NOT recommended	01-04-16	<ul style="list-style-type: none"> • Requires a City of Novi Woodland Permit • Items to be addressed on the final site plan submittal
Facade	Not Applicable		
Fire	Approval recommended	12-14-15	Items to be addressed on the final site plan submittal

Motion sheet

Approval – Preliminary Site Plan

In the matter of Montebello Estates, JSP 15-76, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. A Landscape waiver to permit the absence of required berm and greenbelt plantings along Nine Mile Road (for 1181 feet of total 1379 feet frontage) as listed in Section 5.5.3.B.ii and iii (33 canopy trees and 59 sub canopy trees required; 0 provided) due to existing natural vegetation and terrain to be preserved, which is hereby granted;
- b. A Landscape waiver to permit the absence of the required berm and some of the required greenbelt planting along Cottisford Road as listed in Section 5.5.3.B.ii and iii (14 sub canopy trees required; 0 provided) due to existing natural vegetation and terrain to be preserved, which is hereby granted;
- c. A Landscape waiver to permit a decorative wall west of the proposed Montebello Court entrance instead of the required berm and to permit the absence of the required berm east of the entrance in order to preserve the attractive natural terrain with dense regulated woodland along the Public Right of Way frontage for Nine Mile Road as required in Section 5.5.3.B.ii and iii. , which is hereby granted;
- d. A Landscape waiver to permit the absence of the required Right of Way trees along Nine Mile Road (39 required, 3 provided) as listed in Section 5.5.3.E.i.c due to existing natural vegetation to be preserved and conflict with the required clear vision triangle, which is hereby granted;
- e. Applicant to work with the Novi Township to meet their street tree requirements along Cottisford road.
- f. City Council variance from Section 11-68(a)(1) of Novi City Code for absence of the water main along the entire Nine Mile Road frontage in order to preserve the existing vegetation;
-OR-
The applicant shall provide the required water main along Nine Mile Road as per staff's recommendation;
- g. City Council variance from Section 11-256(b) of Novi City Code for absence of the sidewalk along the entire Nine Mile Road frontage;
-OR-
The applicant shall provide the required water main along Nine Mile Road as per staff's recommendation;
- h. 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
- i. *(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.)

-- AND --

Approval – Wetland Permit

In the matter of Montebello Estates, JSP 15-76, 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.)

-- **AND** --

Approval – Woodland Permit

In the matter of Montebello Estates, JSP 15-76, 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.)

- **AND** -

Approval – Stormwater Management Plan

In the matter of Montebello Estates, JSP 15-76, 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.)

- **OR** -

Postpone- Preliminary Site Plan

In the matter of Montebello Estates, JSP 15-76, motion to **postpone** the approval of the Preliminary Site Plan to allow the applicant time to consider further modifications to the Site Plan per additional information requested in the staff and consultant review letters.

-- *AND* --

Postpone- Wetland Permit

In the matter of Montebello Estates, JSP 15-76, motion to **postpone** the approval of the Wetland Permit to allow the applicant time to consider further modifications to the Site Plan per additional information requested in the staff and consultant review letters

- *AND* -

Postpone- Woodland Permit

In the matter of Montebello Estates, JSP 15-76, motion to **postpone** the approval of the Woodland Permit to allow the applicant time to consider further modifications to the Site Plan per additional information requested in the staff and consultant review letters

- *AND* -

Postpone- Stormwater Management Plan

In the matter of Montebello Estates, JSP 15-76, motion to **postpone** the approval of the Stormwater Management Plan to allow the applicant time to consider further modifications to the Site Plan per additional information requested in the staff and consultant review letters

- *OR* -

Denial – Preliminary Site Plan

In the matter of Montebello Estates, JSP 15-76, 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.)*

-- AND --

Denial- Wetland Permit

In the matter of Montebello Estates, JSP 15-76, 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.)*

- AND -

Denial- Woodland Permit

In the matter of Montebello Estates, JSP 15-76, 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.)*

- AND -

Denial – Stormwater Management Plan

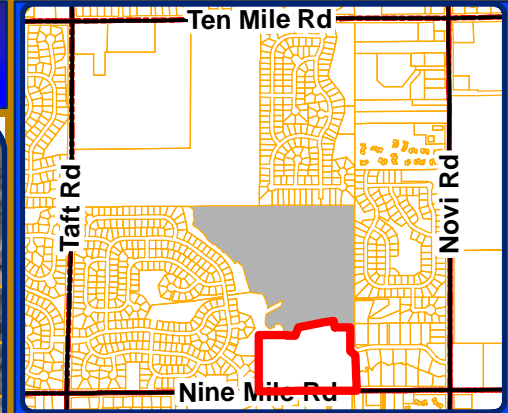
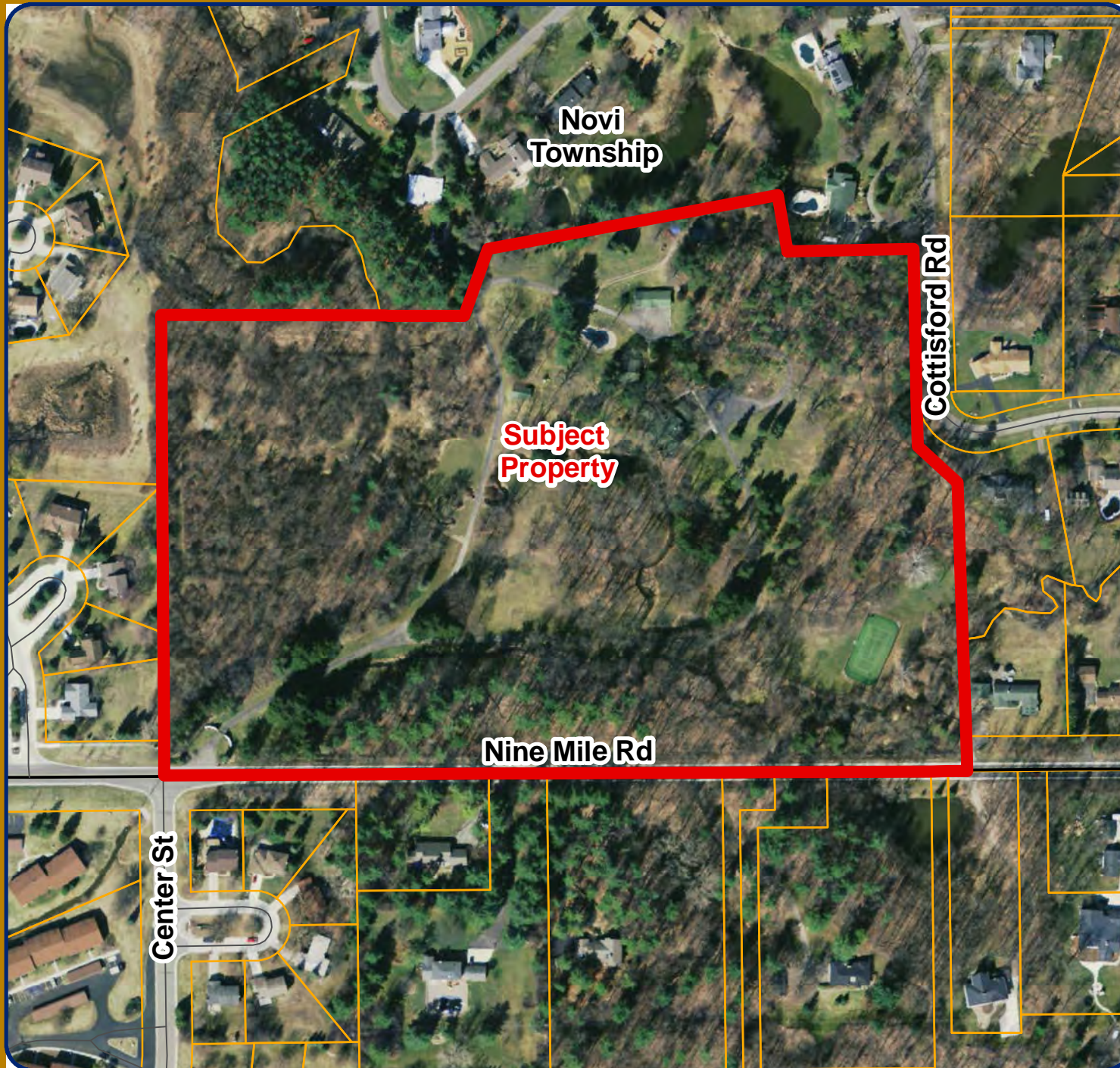
In the matter of Montebello Estates, JSP 15-76, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

- OR -



MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 15-76 Montebello Estates

Location



Legend

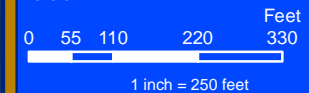
-  Sections
-  City of Novi
-  Novi Township



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: 01/04/16
Project: JSP 15-76 Montebello Estates
Version #: 1

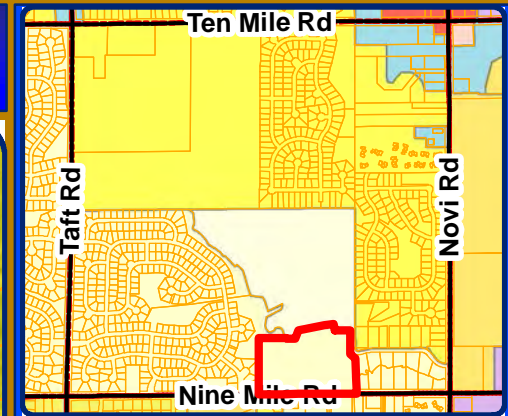
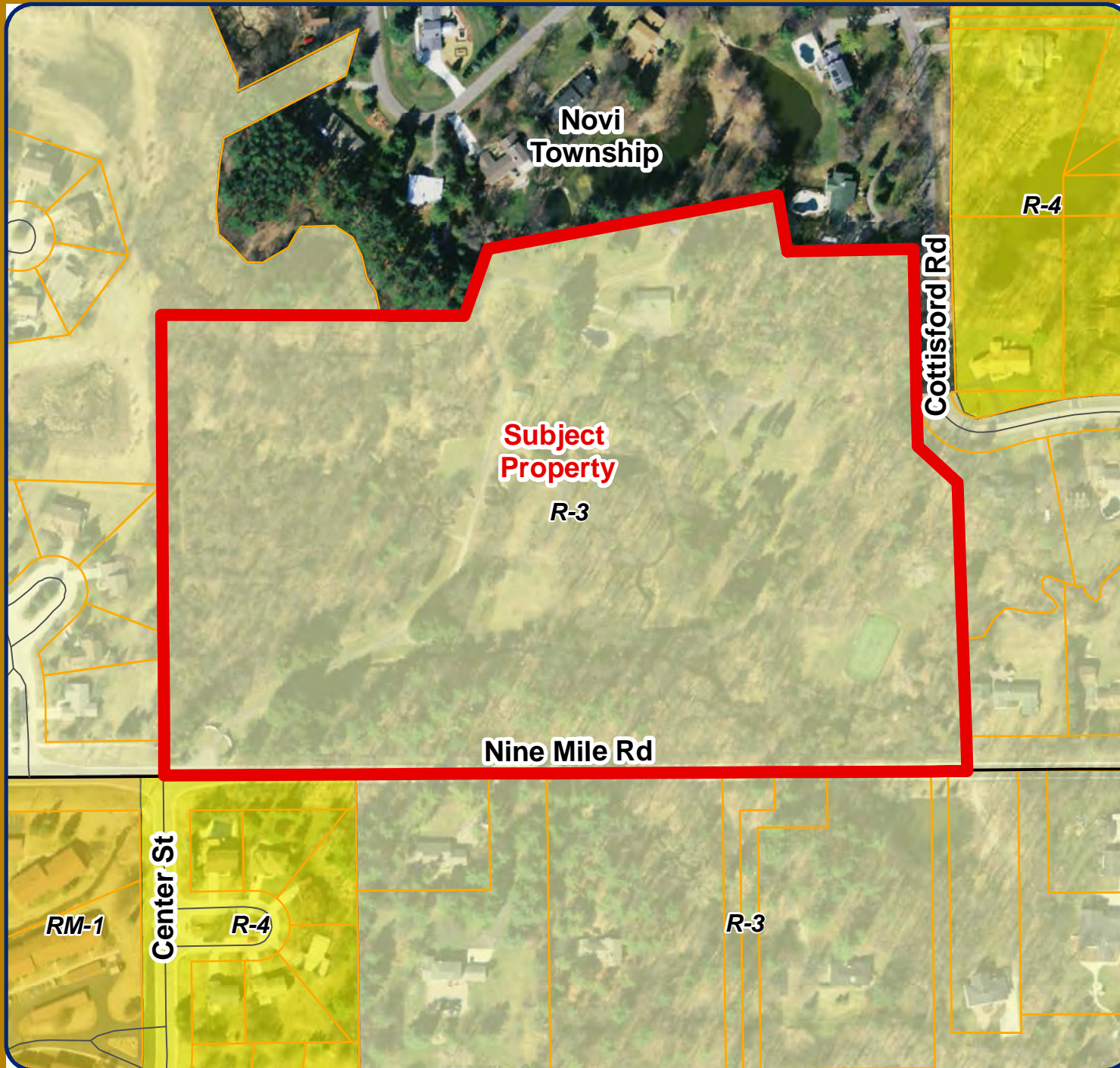


MAP INTERPRETATION NOTICE

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

JSP 15-76 Montebello Estates

Zoning



Legend

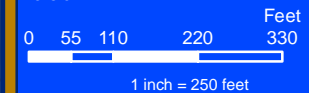
- Sections
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- OS-1: Office Service District



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: 01/04/16
Project: JSP 15-76 Montebello Estates
Version #: 1

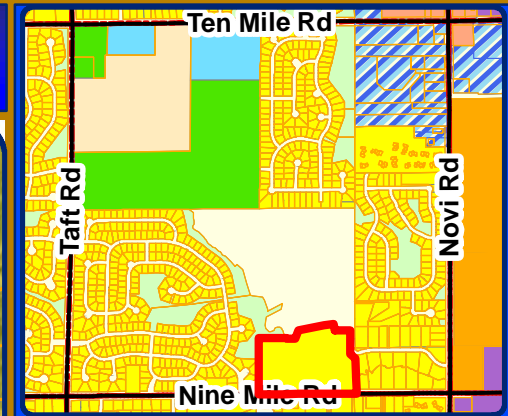
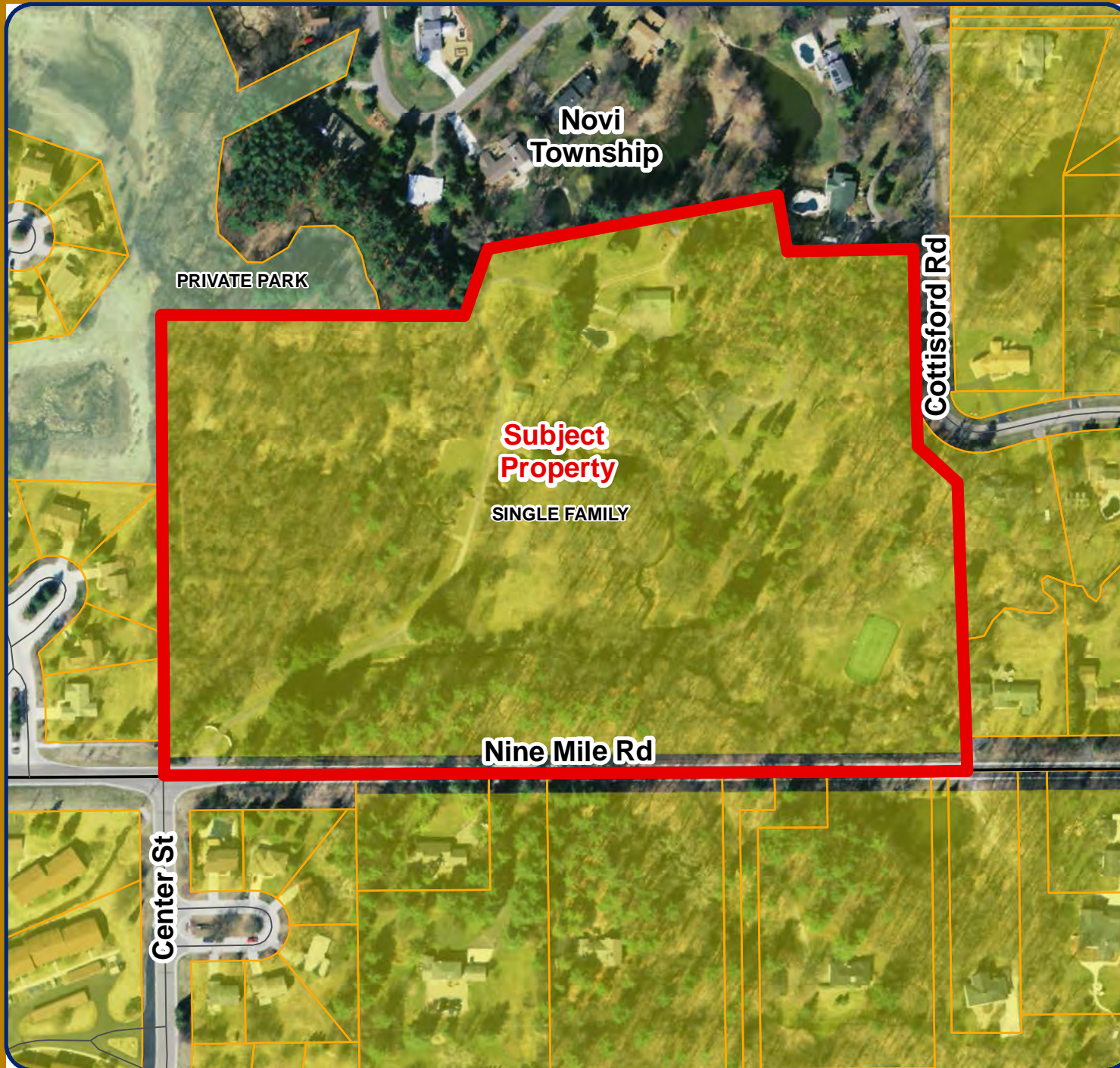


MAP INTERPRETATION NOTICE

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

JSP 15-76 Montebello Estates

Future Land Use



Legend

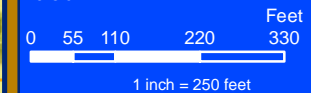
-  Sections
-  SINGLE FAMILY
-  MULTIPLE FAMILY
-  COMMUNITY OFFICE
-  INDUSTRIAL RES DEV TECH
-  LOCAL COMMERCIAL
-  EDUCATIONAL FACILITY
-  PUBLIC
-  PUBLIC PARK
-  PRIVATE PARK



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: 01/04/16
Project: JSP 15-76 Montebello Estates
Version #: 1

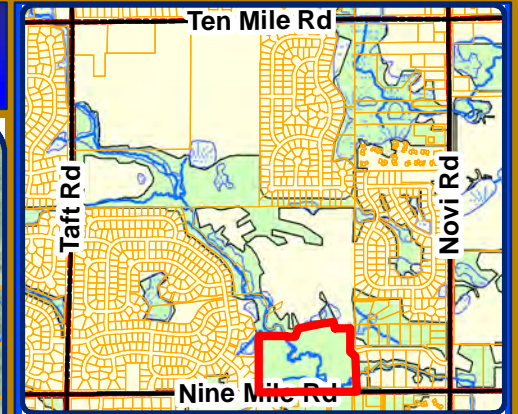
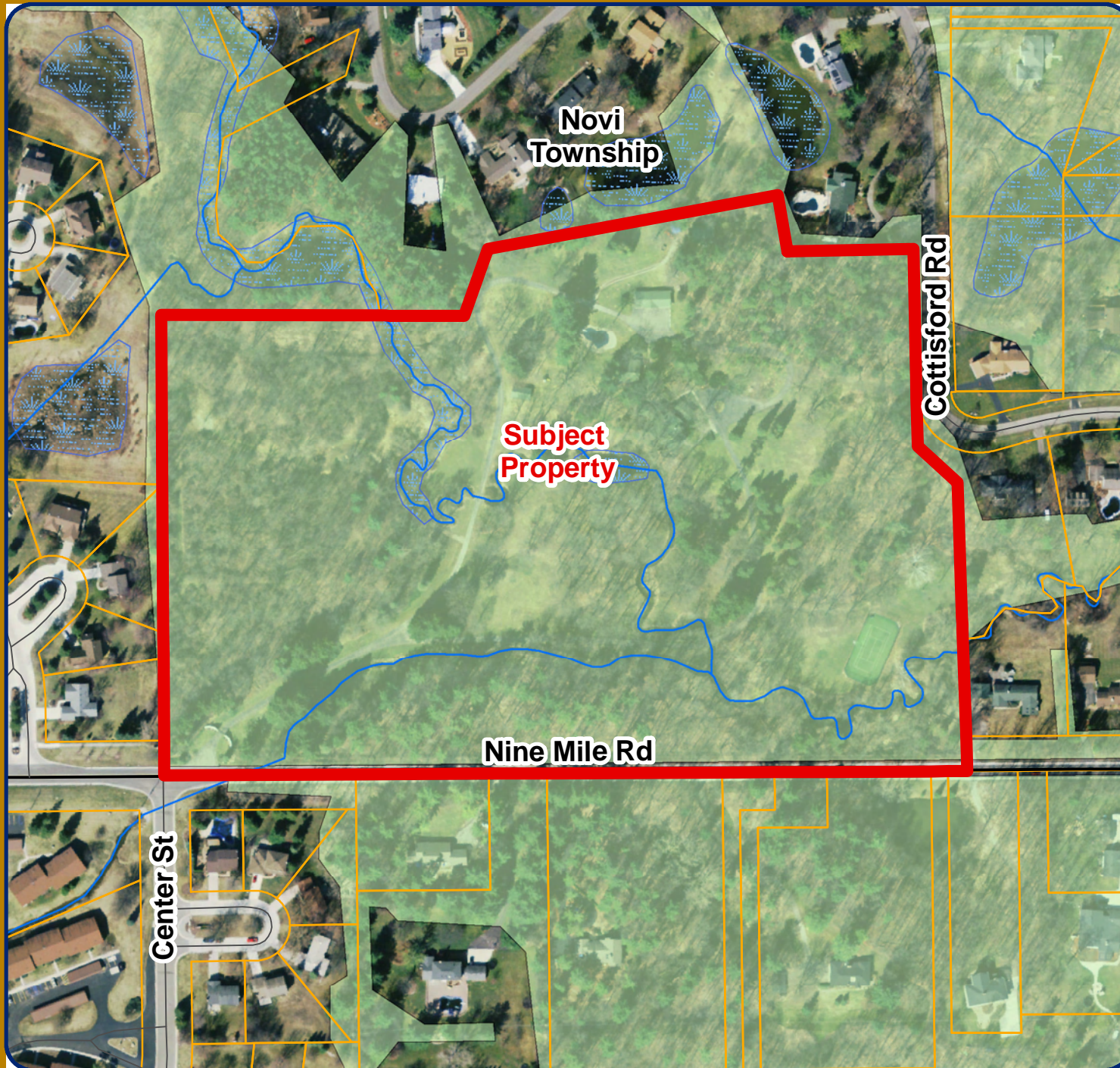


MAP INTERPRETATION NOTICE

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

JSP 15-76 Montebello Estates

Natural Features



Legend

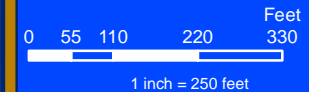
-  Sections
-  Wetlands
-  Woodlands



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: 01/04/16
Project: JSP 15-76 Montebello Estates
Version #: 1



MAP INTERPRETATION NOTICE

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

SITE PLAN

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



Seal: _____

Title:
Landscape Plan

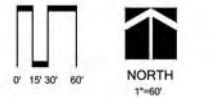
Project:
**Montebello
 Novi, Michigan**

Prepared for:
 Mirage Development
 45380 West Ten Mile, Suite 135
 Novi, Michigan 48375
 248.349.0598

Revision: Issued:
 Submission November 18, 2015
 Revised December 10, 2015

Job Number:
 15-065

Drawn By: Checked By:
 ja ja



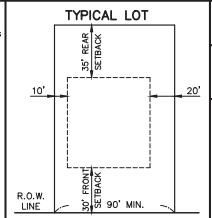
Sheet No. _____

SOIL CLASSIFICATION

SOIL CLASSIFICATION WAS DETERMINED BY THE SOIL SURVEY OF OAKLAND COUNTY, MICHIGAN, PUBLISHED BY UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.

10B - MARLETTE SANDY LOAM, 1-6% SLOPES
 10C - MARLETTE LOAM, 6-12% SLOPES
 10D - MARLETTE LOAM, 12-18% SLOPES
 26 - SUGAN SILT LOAMS

SOIL MAP



EYEBROW SIGNAGE

NO PARKING SIGNS WILL BE POSTED ON BOTH SIDES OF THE STREET THROUGH THE EYEBROW BEND TO ENSURE MOBILITY OF FIRE TRUCKS AND MOVING VANS.

SIGNAGE NOTES

- STREET NAME SIGNS SHOULD BE PLACED ATOP THE INTERIOR YIELD SIGNS AND THE EXISTING STOP SIGNS.
- ALL STREET-NAME SIGNS SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.

SOIL LEGEND

SYMBOL	DESCRIPTION	QUANTITY	PANEL POST
[Symbol]	"KEEP RIGHT" SIGN (R-4-7A)	4	4
[Symbol]	"NO PARKING ANY TIME" SIGN (R7-1)	12	8
[Symbol]	"75 MPH SPEED LIMIT" SIGN (R2-1) (28)	1	1
[Symbol]	"STOP" SIGN (R1-1.30")	1	1
[Symbol]	"STREET NAME" SIGN (S3-1)	1	0
[Symbol]	"ROAD END" SIGN	1	0
[Symbol]	"NO OUTLET" SIGN	1	0



UNIT TABLE				UNIT TABLE			
UNIT	AREA (SF)	WIDTH	D/W RATIO	UNIT	AREA (SF)	WIDTH	D/W RATIO
1	12,029	96.92'	1.37:1	21	17,476	90.00'	1.66:1
2	13,008	93.02'	1.51:1	22	15,280	90.00'	1.72:1
3	13,033	93.00'	1.51:1	23	16,295	117.64'	1.26:1
4	13,319	93.55'	1.52:1	24	16,256	133.00'	1.17:1
5	14,442	94.52'	1.82:1	25	14,137	117.09'	1.09:1
6	18,171	90.00'	1.92:1	26	13,892	103.27'	1.46:1
7	21,923	90.00'	2.20:1	27	12,422	96.23'	1.46:1
8	14,434	99.48'	1.64:1	28	12,040	104.57'	1.13:1
9	12,987	105.66'	1.20:1	29	12,518	93.14'	1.46:1
10	14,633	121.45'	1.15:1	30	14,932	123.92'	1.03:1
11	13,240	95.00'	1.47:1	31	13,163	120.33'	0.99:1
12	13,245	95.00'	1.47:1	32	13,300	95.00'	1.47:1
13	16,016	90.09'	1.87:1	33	12,497	99.00'	1.41:1
14	18,653	90.03'	2.21:1				
15	15,453	95.22'	1.45:1				
16	26,296	90.00'	2.77:1				
17	14,430	95.20'	1.63:1				
18	15,937	108.87'	1.69:1				
19	18,703	90.00'	2.08:1				
20	17,695	90.00'	2.09:1				

NOTE: LOT WIDTH IS THE STRAIGHT LINE DISTANCE BETWEEN THE SIDE LOT LINES, MEASURED AT THE TWO POINTS WHERE THE MIN. FRONT YARD SETBACK LINE INTERSECTS THE SIDE LOT LINES. AVERAGE UNIT AREA = 15,243. AVERAGE UNIT WIDTH = 100.54'

SITE DATA

PROPOSED ONE-FAMILY RESIDENTIAL SITE CONDOMINIUM
 CURRENT ZONING: "R-3"
 AREA GROSS = 26.94 ACRES
 PROPOSED NO. OF LOTS = 33

NET AREA = 25.90 ACRES
 DENSITY: = 1.27 LOTS/PER ACRE
 OPEN SPACE: = 10.58 A.C.
 % OPEN SPACE = 41%

PROPOSED DESIGN CRITERIA
 (CONSISTENT WITH "R-3" ZONING)

MINIMUM LOT SIZE = 12,000 SQ.FT.
 MINIMUM LOT WIDTH = 90.00 FEET
 BUILDING HEIGHT = 35' OR 2.5 STORIES, WHICHEVER IS LESS

FRONT SETBACK = 30 FEET
 REAR SETBACK = 35 FEET
 SIDE YARD SETBACK = 10 FEET (MINIMUM)
 SIDE YARD SETBACK = 30 FEET (AGGREGATE)

- PROPOSED IMPROVEMENTS**
- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 15" SANITARY SEWER LOCATED THROUGHOUT THE SITE.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING 16" WATER MAIN LOCATED ON THE SOUTH SIDE OF NINE MILE ROAD. ALL PROPOSED WATER MAIN SHALL BE 12" AND 8" DUCTILE IRON CL54 AS SHOWN.
 - STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
 - 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADWAYS. 5' WIDE CONCRETE WALK SHALL BE CONSTRUCTED ALONG THE WESTERLY PART OF NINE MILE ROAD AND 8' WIDE ASPHALT WALK SHALL BE CONSTRUCTED AS AN ON-SITE PUBLIC WALK. ALL SIDEWALKS SHALL BE PROVIDED WITH RAMPS & DETECTABLE WARNING SURFACES. A WAIVER IS REQUIRED TO PLACE THE NINE MILE ROAD SIDEWALK ON THE INTERIOR. A WAIVER WILL ALSO BE REQUIRED FOR 300' OF NINE MILE ROAD SIDEWALK (EASTERLY SECTION). THE EQUIVALENT COST SHALL BE PAID INTO THE CITY SIDEWALK FUND.
 - ALL ROADWAYS TO BE PUBLIC.
 - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.

MONTEBELLO ESTATES
 SECTION 27, TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

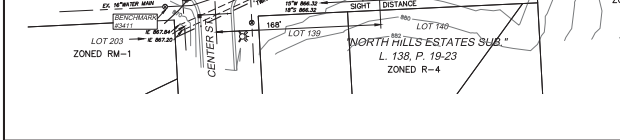
REVISIONS

NO.	DATE	DESCRIPTION
1	11-10-10	DATE TO CITY
2	11-10-10	REV. FOR CITY COMMENTS

DATE: 11-10-10
 DRAWN BY: A.A. JOHNSON 18-018
 CHECKED BY: C.E. DREWING 18-018SP-0A

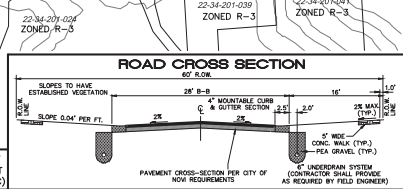
PRELIMINARY SITE PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MANICENTRE • SUITE 10 • NORTVALE, MICHIGAN • 48167
 PHONE: 248.308.3331 • FAX: 248.308.3335



DEVELOPER WILL POST FUNDS WITH THE CITY OF NOVI TOWARDS THE CONSTRUCTION OF A PEDESTRIAN WALK ALONG NINE MILE ROAD.

SQUARE FOOTAGE OF PROPOSED PAVEMENT 58,050 S.F. (PUBLIC)



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 05, 2015

Planning Review

Montebello Estates

JSP 15-76

Petitioner

Mirage Development, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Section 27 ; North of Nine Mile Road and west of Novi Road
- Site Zoning: R-3 One-Family Residential
- Adjoining Zoning: North-Novı Township; Other sides: R-3 One-Family Residential
- Site Use(s): Single family residence
- Adjoining Uses: Single family residential
- Site Size: 26.94
- Building Size: Not applicable
- Plan Date: 12/10/15

Project Summary

The applicant is proposing to construct a 33 unit conventional site condominium with associated site improvement. The site plan requires Planning Commission approval of Wetland and Woodland permit

Recommendation

Approval of the *Preliminary Site Plan is recommended*. The plan conforms to the requirements of the Zoning Ordinance, with additional details required at the time of Final Site Plan submittal.

Planning Commission approval of the Preliminary Site Plan and Special Land Use is required.

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. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the final site plan submittal.

1. Flood Plain: There is an existing 100 year floodplain on the subject property. Some of the lots are encroaching into the floodplain. **Applicant is responsible for contacting the necessary agencies and obtain the necessary permits for the modifying the floodplain limits**
2. Economic Impact: *If known, the applicant is asked to provide economic impact information, such as the total cost of the proposed building and site improvements, and the number of anticipated jobs created (during construction and after building is occupied).* **Provide the required information with the response letter.**

3. Other Reviews:

- a. Engineering Review: Additional comments to be addressed with revised Site Plan submittal. Engineering is not recommending approval for reasons noted in the letter.
- b. Landscape Review: Landscape review has identified few waivers that may be required. Refer to review letter for more comments. Landscape recommends approval.
- c. Wetland Review: A City of Novi Wetland Permit and an authorization to encroach into 25 foot buffer are required for this site plan. Additional comments to be addressed with revised Site Plan submittal. Wetland is not recommending approval for reasons noted in the letter.
- d. Woodland Review: A City of Novi woodland permit is required for this Site Plan. Additional comments to be addressed with revised Site Plan submittal. Woodland is not recommending approval for reasons noted in the letter.
- e. Traffic Review: Additional Comments to be addressed with Final Site Plan submittal. Traffic recommends approval.
- f. Facade Review: Façade review is not required for this project.
- g. Fire Review: Additional Comments to be addressed with Final Site Plan submittal. Fire recommends approval.

Next Steps

Due to the various outstanding concerns and recommendations for denials from Engineering Wetlands and Woodlands reviews, staff recommends that the concerns are addressed in a satisfactory manner before the site plan is scheduled for a Planning Commission public hearing. Please submit 4 copies of revised site plan addressing all the concerns in Engineering, Woodlands and Wetlands review letter along with a response letter and a site plan revision form.

Site Addressing

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

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

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.

Signage

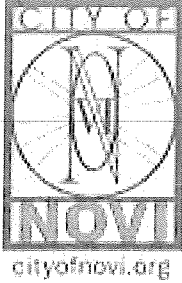
Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

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.



Sri Ravali Komaragiri – Planner

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

01/05/2016

Engineering Review

MONTEBELLO ESTATES

JSP15-0076

Applicant

MCMANUS, MARK & SHERRY

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of 9 Mile Rd. and W. of Taft Rd.
- Site Size: 26.94 Acres
- Plan Date: 11/18/15

Project Summary

- Construction of an approximately 33 lot subdivision. Site access would be provided by a new Public roadway with a single curb cut from 9 Mile Rd.
- Water service would be provided by an 12-inch extension from the existing 18-inch water main at the west end of the site on the south side of 9 Mile Rd., along with 8 additional hydrants
- Sanitary sewer service would be provided an 8-inch extension of the existing 15-inch sanitary sewer running along the south side of the site in a public easement.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site basin.

Recommendation

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

Comments:

The Preliminary Site Plan does not 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:

1. A 12-inch water main along the Nine Mile frontage of the site is required to provide access to the water main for domestic and fire use. The water main can be located in an easement as long as it is adjacent to and accessible from the right-of-way. This water main can be installed via directional drilling to preserve the natural features along the frontage.
2. A sidewalk is required along the 9 Mile frontage of the development unless a variance is granted by City Council. Since no sidewalk exists along the south side of Nine Mile Road, staff is not likely to support this variance request.
3. Provide details for flood plain modifications, no volume below the flood plain elevation can be counted toward the storage volume.
4. Provide a proposed grading plan.

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

General

5. A right-of-way permit will be required from the City of Novi and Oakland County.
6. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
7. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
8. 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.
9. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
10. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
11. Provide a utility plan and a grading plan on separate sheets.
12. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Water Main

13. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
14. Provide modeling data to show fire flow can be achieved or provide an approved loop connection.
15. Provide a profile for all proposed water main 8-inch and larger.
16. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water

Main Permit 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.

Sanitary Sewer

17. The proposed sanitary sewer extension should be constructed at maximum depth and minimum slope between the existing 15-inch sanitary sewer and a stub to Cottisford Drive to maximize the service area. The diameter of the proposed sanitary sewer should be sufficient to serve the future service area (including Novi Township).
18. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
19. Provide a sanitary sewer basis of design.
20. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (04/14 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

21. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
22. 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.
23. Match the 0.80 diameter depth above invert for pipe size increases.
24. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
25. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
26. 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.
27. An easement is required over the storm sewer accepting and conveying off-site drainage.
28. 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

29. 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.
30. All developed area must be included in the detention basin storage volume.
31. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
32. A 25-foot vegetated buffer shall be provided around the perimeter of each storm water basin. This buffer cannot encroach onto adjacent lots.
33. 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.
34. Additional detail will be required for the culvert extension at the entrance on Nine Mile Road.
35. 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.
36. 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.

Paving & Grading

37. Provide a note on the Grading Plan stating the right-of-way pathway will match existing grades at both ends.
38. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
39. Provide a profile for the proposed roadway.
40. Provide a cross-section for proposed paving.
41. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.
42. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
43. 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-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 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
44. The City standard straight-faced curb (MDOT C-4 curb detail) shall be provided. Revise details accordingly.

Flood Plain

45. A City of Novi floodplain use permit will be required for the proposed floodplain impact. This should be submitted as soon as possible. Contact the Building Department for submittal information. An MDEQ floodplain use permit may also be required prior to site plan approval.
46. Provide details for flood plan modifications.

Soil Erosion

47. A SESC permit is required. A review has not been done at this time. The review checklist detailing all SESC requirements is attached to this letter. Please submit a SESC permit application under a separate cover. The application can be found on the City's website at <http://www.cityofnovi.org>.

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

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

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

49. 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:

50. 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.
51. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
52. 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.
53. 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:

54. 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).
55. 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.
56. 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.
57. 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.
58. A permit for work within the right-of-way of 9 Mile Rd. 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.
59. A permit for work within the right-of-way of Cottisford Rd. 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.
60. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
61. 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.
62. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
63. 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.
64. 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.
65. 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.

A handwritten signature in cursive script, reading "Jeremy Miller", is written over a solid horizontal line.

cc: Adam Wayne, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development
Becky Arold, Water & Sewer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

January 4, 2016

Preliminary Site Plan - Landscaping

Montebello Estates

Review Type

Preliminary Site Plan Landscape Review

Property Characteristics

- Site Location: 44000 9 Mile Road
- Site Acreage: 26.94 acres
- Site Zoning: R-3
- Adjacent Zoning: R-3, Novi Twp R-4
- Plan Date: 12/10/2015

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 should 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.

Recommendation

The plan is **recommended for approval**. There are some minor issues that need to be addressed in Final Site Plans and several landscaping waivers that will be required.

Ordinance Considerations

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

Provided on Sheet 2.

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

A note indicates that there are no overhead utilities and all other utility lines and structures are provided.

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

1. The entire site is a regulated woodland.
2. A tree survey has been provided, and all trees to be removed and saved are indicated on Sheets L-4, L-5 and L-6.
3. Calculations for woodland tree replacements are provided on Sheet L-6. **Those calculations are referred to on Sheet L-1 where it is indicated that a donation to the tree fund will be made for 868 trees that won't be planted on the site.**
4. Tree fencing will need to be provided on the removals and grading plans per the tree protection fence detail on Sheet L-6.

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

1. **The ordinance calls for a total of 39 canopy trees and 69 sub-canopy trees along 9 Mile Road and 8 canopy trees and 14 subcanopy trees along Cottisford Road. Due to existing natural vegetation and terrain, the applicant is requesting waivers for both of those**

frontages.

- a. 9 Mile Road: 1181' of the 1379' of frontage has natural hills with dense regulated woodland that is being preserved. The existing terrain and vegetation serve the function of the required screening and staff supports the waiver request to not provide 33 canopy trees and 59 sub-canopy trees or the required berm along the 9 Mile Road greenbelt. The required numbers of canopy and subcanopy trees for the remaining 198' of frontage (6 canopy and 10 sub-canopy trees) are provided. A decorative wall with landscaping is provided in lieu of the required berm for the frontage west of the entry. This waiver request is also supported by staff.
 - b. Cottisford Road: The rear of lots 16 and 17 (double-frontage lots), and the small park between them, front on Cottisford, which is a Novi Township Road in that area. As Cottisford is not a major road, it was concluded by city legal counsel that a greenbelt/easement was not required, but the greenbelt planting requirement is still in effect. That frontage is densely vegetated with 9 existing canopy trees that meet the requirement for canopy/evergreen trees and a number of subcanopy trees/shrubs that provide dense screening. 3 additional replacement canopy trees are proposed in the park. In order to preserve the existing vegetation, the applicant is requesting a waiver for the berm and the required 14 subcanopy trees. This waiver is supported by staff.
2. The existing and proposed screening vegetation along Cottisford will need to be maintained in a dense condition by the future landowners of units 16 and 17, and by the homeowners' association for the park. This should be included in the development by-laws.

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

1. 39 deciduous canopy trees are required along 9 Mile Road based on the frontage. 78 existing trees are within and adjacent to the right-of-way in the preserved part of the frontage. A waiver is sought for street trees in this area to protect the existing vegetation and is supported by staff.
2. 6 canopy trees are required for the remaining 198' of frontage and are proposed, but it is recommended that a waiver for 3 of these trees be requested to provide the required clear vision zone. This waiver would be supported by staff.
3. As the Cottisford Road right-of-way is a Novi Township right-of-way and under their jurisdiction, the applicant was advised to work with the Township to provide whatever street trees might be required along that section of road. There are no City of Novi required street trees along this stretch of frontage.
4. Internal street trees meet the requirements for the lot frontages. The six island trees are not considered street trees and can't contribute to that count.
5. Per the Landscape Design Manual Section 1.d.1(e), the street islands should be landscaped with "a mixture of shrubs, groundcover, perennials, and ornamental grasses, as well as canopy and subcanopy trees". Please revise the landscaping in the islands to provide a mix of vegetation closer to this standard.

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

1. Plant list is provided with correct unit costs but costs of sod, seed and mulch need to be added.
2. Please increase the diversity of the trees planted per the Landscape Design Manual Section 1.d.(1)(d). Maples constitute too large a proportion of the proposed trees. Replacement trees should be included in the calculation.
3. Frontier elm and Tilia cordata are not native species and should not be used as woodland replacements. Please replace them with species from the Woodland Replacement Chart.

Planting Notations and Details (LDM)

1. All required planting details are provided.

2. Landscape notes have been revised as requested.

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

1. The proposed storm basin shrubs meet the requirements of the ordinance.
2. **Please add the seed mix proposed for the basin bottom and slopes.**

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

Irrigation plan for landscaped areas is required for Final Site Plan.

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

Please provide proposed topography in Final Site Plans.

Snow Deposit (LDM.2.q.)

A note regarding snow deposits have been added to the plans.

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

Tree ids for existing trees to be saved have been included on Sheet L-1 as requested.

Corner Clearance (Zoning Sec 5.9)

The corner vision zones at 9 Mile Road have been shown, but 3 street trees are proposed within them. Please remove those trees from the clear vision zone and request a landscape waiver for them. I will support it.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART

Review Date: January 4, 2016
Project Name: JSP15 – 0076: Montebello Estates
Plan Date: December 10, 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 before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2)</i>	§ New commercial or residential developments § Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/LLA	Yes	Yes	
Survey information <i>(LDM 2.c.)</i>	Legal description or boundary line survey	Yes	Yes	
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
A landscape plan <i>(LDM 2.e.)</i>	§ 1"-20' minimum with proper North. Variations from this scale can be approved by LA § Consistent Plans throughout set required	Yes	Yes	Scales: 1"=60' overall 1"=20' detail
Proposed topography. 2' contour minimum <i>(LDM 2.e.(1))</i>	Provide proposed contours at 2' interval	Yes	Yes	<u>Please include proposed contours for entire subdivision on Final Site Plans.</u>
Existing plant material Existing woodlands or wetlands <i>(LDM 2.e.(2))</i>	Show location type and size. Label to be saved or removed. Plan shall state if none exists.	Yes	Yes	Note indicates entire site is within a regulated woodland.
Existing and proposed	Existing and proposed buildings, easements,	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
improvements (LDM 2.e.(4))	parking spaces, vehicular use areas, and R.O.W			
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	
Clear Zones (LDM 2.e.(5))	25 ft. corner clearance required. Refer to Sec 5.9	Yes	No	Remove street trees from clear vision zone at 9 Mile Road and request a waiver.
Zoning (LDM 2.f.)	Include all adjacent zoning	Yes	Yes	Site is R-3. Adjacent to north and west are R-3. East is Novi Twp R-4
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Need original signature for final site plans</u>
Plant List (LDM 2.h.) - Include all cost estimates				
Quantities and sizes		No		1. Plant list is provided. 2. <u>Please include costs of seed, sod and mulch in Final list</u>
Root type		No		
Botanical and common names	Refer to LDM suggested plant list	No		
Type and amount of lawn		Sod is indicated in notes.		
Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Tree guys		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	§ Label contour lines § Maximum 33% § Min. 4 feet high § Min. 4 feet flat horizontal area	No	No	1. No berms required between project and adjacent residential properties. 2. Natural vegetation preservation is basis of request for waiver of berms and greenbelt landscaping along 9 Mile Road and Cottisford. Please see landscape review letter for detailed discussion of this.
Type of Ground Cover		No	No	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No	No	

Walls (LDM 2.k & Zoning Sec 5.5.3.iii)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	Yes		1. Stone walls proposed at entry in lieu of berm. 2. Waiver will be required to substitute wall for berm.
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		Yes		1. Construction detail indicating wall heights needs to be added to plans. 2. If walls are taller than 3.5', engineer needs to design and sign and seal the wall design.
Landscape Notations – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Yes	Yes	
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.	Yes	Yes/No	Please add highlighted note regarding cultivation to City of Novi notes.
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	Note regarding snow deposits in curb lawn and adjacent to drives is included on L-1
Soil type (LDM.2.r.)	As determined by Soils survey of Oakland county	Yes	Yes	On sheet 2
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		<u>Need for final site plan</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need cost estimates for all plantings, including seed/sod, for final site plans.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		

Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	NA	Yes	
Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	Requested note has been provided on plans.
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)		Yes	Yes	1. Trees to be removed are clearly shown on L-4, L-5 and L-6. 2. Tree id#s on trees to be saved on are included on L-1.
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape Tree Credit Chart in LDM	No		Entire site is noted as being regulated woodland.
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	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)		NA		
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No		Note on plan indicates that there are no overhead lines.
Collected or Transplanted trees (LDM 3.f)		NA		
Nonliving Durable Material: Mulch (LDM 4)	§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth § Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. § Refer to section for additional information	Yes	Yes	Details show required mulch.

Berms and ROW Planting				
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.				
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	1. Most of frontage is natural area to be preserved. Landscape waiver is being sought. 2. See review letter for detailed discussion.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	Yes	Yes	Calculations provided. See above.
Street tree requirements (Zoning Sec 5.5.3.B.ii)	No street trees within 25 ft. clear vision triangle	Yes	Yes	See above.
ROW Landscape Screening Requirements Chart (Zoning Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	34 ft.	40' at entry	Yes	1. Calculations are provided. 2. Most of frontage is natural area to be preserved. 3. Landscape waiver is being sought. 4. See review letter for detailed discussion.
Min. berm crest width	4 ft.	No	No	
Minimum berm height (9)	4 ft.	No	No	
3' wall	NA	Yes - at entry	TBD	
Canopy deciduous or large evergreen trees Notes (1) (10)	<u>9 Mile Road</u> § 1 tree per 35 lf frontage § 1379/35= 39 trees <u>Cottisford Road</u> § 1 tree per 35 lf frontage § 270/35= 8 trees	No - landscape waivers being requested for both roads.	TBD	
Sub-canopy deciduous trees Notes (2)(10)	<u>9 Mile Road</u> § 1 tree per 20 lf frontage § 1379/20= 69 trees <u>Cottisford Road</u> § 1 tree per 20 lf frontage § 270/20= 14 trees	See above	TBD	
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	<u>9 Mile Road</u> § 1 tree per 35 lf frontage § 1379/35= 39 trees <u>Cottisford Road</u> § Not required by city as ROW is in Novi Township, but the applicant should abide by the township	See above	TBD	

	rules regarding street trees along the property line.			
Residential Subdivision Street Trees (Zoning Sec 5.5.B and LDM 1.d)				
Residential Subdivision Street Trees (Zoning Sec 5.5.3.E and LDM 1.d)	§ All lots are between 70-105' so 3 street trees per lot are required. § 33 x 3 = 99 trees	99 trees	Yes	As 6 zelkovas within islands can't be counted as street trees, the 6 replacement trees on the street will need to be street trees, not replacement trees.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	§ A minimum of 2 ft. separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors	No	TBD	<ol style="list-style-type: none"> 1. Utility boxes not shown. 2. <u>Please show boxes and proposed screening when they are available.</u> 3. <u>Include screening plants in cost table for stamping sets.</u>
Detention/Retention Basin 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	Yes		Shrub counts and proposed species meet the ordinance requirement.

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.

WETLANDS REVIEW



January 4, 2016
ECT No. 150897-0100

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

Re: Montebello Estates (JSP15-0076)
Wetland Review of the Preliminary Site Plan (PSP15-0176)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Montebello Estates project prepared by Seiber, Keast Engineering, L.L.C. dated December 10, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT visited this site for the purpose of a wetland boundary verification on Tuesday, December 22, 2015.

Due to deficiencies in the Plan with regard to proposed wetland and watercourse impacts, ECT currently does not recommend approval of the Preliminary Site Plan for Wetlands. ECT recommends that the Applicant address the items noted in the *Wetland Comments* section of this letter in subsequent site plan submittals.

The proposed development is located north of W. Nine Mile Road and west of Nine Mile Road, Section 27. The Plan appears to propose the construction of thirty-three (33) single-family residential site condominiums, associated roads and utilities, and a storm water detention basin. The proposed project site contains several areas of City-regulated, as well as MDEQ-Regulated Wetlands and watercourses. The development site contains sections of both Miller Creek and Thornton Creek (each tributary to the Middle Branch of the Rouge River). See Figures 1 and 2. Miller Creek enters the site from the north and flows south and east to its confluence with Thornton Creek in the southern/central section of the site. Thornton Creek flows from west to east from the southwest section of the site to the southeast section of the site. There are two (2) existing driveway crossings of Miller Creek and one (1) crossing of Thornton Creek on the site.

Onsite Wetland Evaluation

The *Wetland Plan* (Sheet 4) indicates the areas of on-site wetlands. As noted, these wetland areas were delineated by King & MacGregor Environmental, Inc. The wetlands were delineated by King & MacGregor Environmental, Inc. (KME). The wetlands are all palustrine/emergent wetlands located adjacent to both Miller Creek and Thornton Creek.

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

(734)
769-3004

FAX (734)
769-3164

All of these wetlands are of moderate to high quality. Relatively minor impacts to wetlands are proposed as part of the site design (one of the seven on-site wetlands will be impacted). In addition to this wetland impact, the Plan proposes a relocation and enclosure of a section of Miller Creek in the northwest section of the site. ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan.

What follows is a summary of the wetland impacts associated with the proposed site design.

Wetland Impact Review

Currently, the Plan indicates impacts to one (1) of the seven (7) on-site wetlands (i.e., Wetland G, see Figure 2). The Plan proposes to fill Wetland G (0.01-acre), located in the northern section of the site, for the purpose of constructing a section of Montebello Court as well as Lot 29. For the same purpose, the Plan proposes to relocate 230 lineal feet of Miller Creek, re-routing the Creek via a proposed culvert (approximately 85 lineal feet).

In addition to this proposed wetland impact and proposed impact to Miller Creek, the Plan appears to propose impacts to regulated floodplain. This includes approximately 1,737 square yards of wetland fill (~800 cubic yards) in the southwest corner of the property for the proposed entrance from Nine Mile Road. Although not quantified on the Plan, there also appears to be proposed floodplain excavation for the purpose of constructing proposed stormwater detention basin “A” in the southern/central portion of the site. Floodplain impacts will most likely need to be authorized by the Michigan Department of Environmental Quality (MDEQ). As with wetland impacts, all area (square feet) and volume (cubic yards) impacts to floodplain shall be indicated on the Plan.

The following table summarizes the existing wetlands and the proposed wetland impacts as listed on the *Wetland Plan* (Sheet 4):

Table 1. Proposed Wetland Impacts

Wetland Area	Wetland Area (acres)	City Regulated?	MDEQ Regulated?	Impact Area (acre)	Estimated Impact Volume (cubic yards)
A	0.14	Yes City Regulated /Essential	Yes	None Indicated	None Indicated
B	0.008	Yes City Regulated /Essential	Yes	None Indicated	None Indicated
C	0.01	Yes City Regulated /Essential	Yes	None Indicated	None Indicated
D	0.02	Yes City Regulated /Essential	Yes	None Indicated	None Indicated
E	0.006	Yes City Regulated /Essential	Yes	None Indicated	None Indicated

F	0.004	Yes City Regulated /Essential	Yes	None Indicated	None Indicated
G	0.01	Yes City Regulated /Essential	Yes	0.01	48
TOTAL	0.198	--	--	0.01	48

In addition to this proposed wetland impact (i.e., filling Wetland G), the Plan indicates a total permanent wetland buffer impact of 0.47-acre of the total 5.26 acre on-site wetland buffer area (approximately 9% of the total wetland buffer area) for the purpose of constructing Montebello Court as well as Lot 28 and a proposed (pedestrian) access to Nine Mile Road in the southeast section of the site.

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

Table 2. Proposed 25-Foot Wetland/Watercourse Buffer Impacts

Wetland Buffer Area	Wetland Buffer Area (acres)	Impact Area (acre)
A	0.31	None Indicated
B	0.07	None Indicated
C	0.12	None Indicated
D	0.13	0.01
E	0.08	None Indicated
F	0.08	None Indicated
G	0.12	0.12
Thornton Creek	1.95	0.05
Miller Creek	2.40	0.29
TOTAL	5.26	0.47

Permits & Regulatory Status

All of the wetland on the project site appears to be considered essential and regulated by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi. All of the wetland area appears to be considered essential by the City as they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.). This information has been noted in the *Proposed Wetland Impacts* table, above.

All associated wetland also appears to be regulated by the MDEQ as it appears to be within 500 feet of a watercourse/regulated drain (either Miller Creek or Thornton Creek). It should however, be noted that final determination of regulatory status should be made by the MDEQ. It is the Applicant's responsibility to contact MDEQ in order to determine the regulatory status of the on-site wetlands. ECT requests that the applicant provide a copy of the MDEQ wetland permit application for this project to the City and to ECT for our files.

The project as proposed will require a City of Novi Minor Use Wetland Permit, *Authorization to Encroach the 25-Foot Natural Features Setback* (this authorization is required for the proposed impacts to regulated wetland setbacks) and a MDEQ wetland use permit.

Wetland Comments

Please consider the following comments during preparation of any subsequent site plan submittals:

1. ECT encourages the applicant to minimize impacts to on-site wetlands, watercourses and associated setbacks to the greatest extent practicable. It should be noted that although the impacts to regulated wetlands appears to be relatively small, the applicant could minimize, or avoid, impacts to regulated watercourses (i.e., Miller Creek) by utilizing the existing creek crossings to the greatest extent practicable. ECT recommends that the applicant consider alternate site layouts that minimize or avoid the need for the relocation/enclosure of Miller Creek. It appears as if the current location of Lot 29 could be altered in order to minimize or avoid impacts to the Creek.
2. The applicant shall provide information for any proposed seed mixes that will be used to restore the floodplain areas and/or any areas of temporary wetland and wetland buffer impacts. ECT would like to ensure that the proposed plant/seed material contains native plants as opposed to invasive or threatened plant types.
3. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland or 25-foot wetland buffer.
4. 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 (or floodplain) 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 or letter of no jurisdiction to the City (and our office) for review and a copy of the approved permit upon issuance.

Montebello Estates (JSP15-0076)
Wetland Review of the Preliminary Site Plan (PSP15-0176)
January 4, 2016
Page 5 of 10

Recommendation

Due to deficiencies in the Plan with regard to proposed wetland and watercourse impacts, ECT currently does not recommend approval of the Preliminary Site Plan for Wetlands. ECT recommends that the Applicant address the items noted above in the *Wetland Comments* section of this letter 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: Chris Gruba, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figures 1 & 2 and Site Photos



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

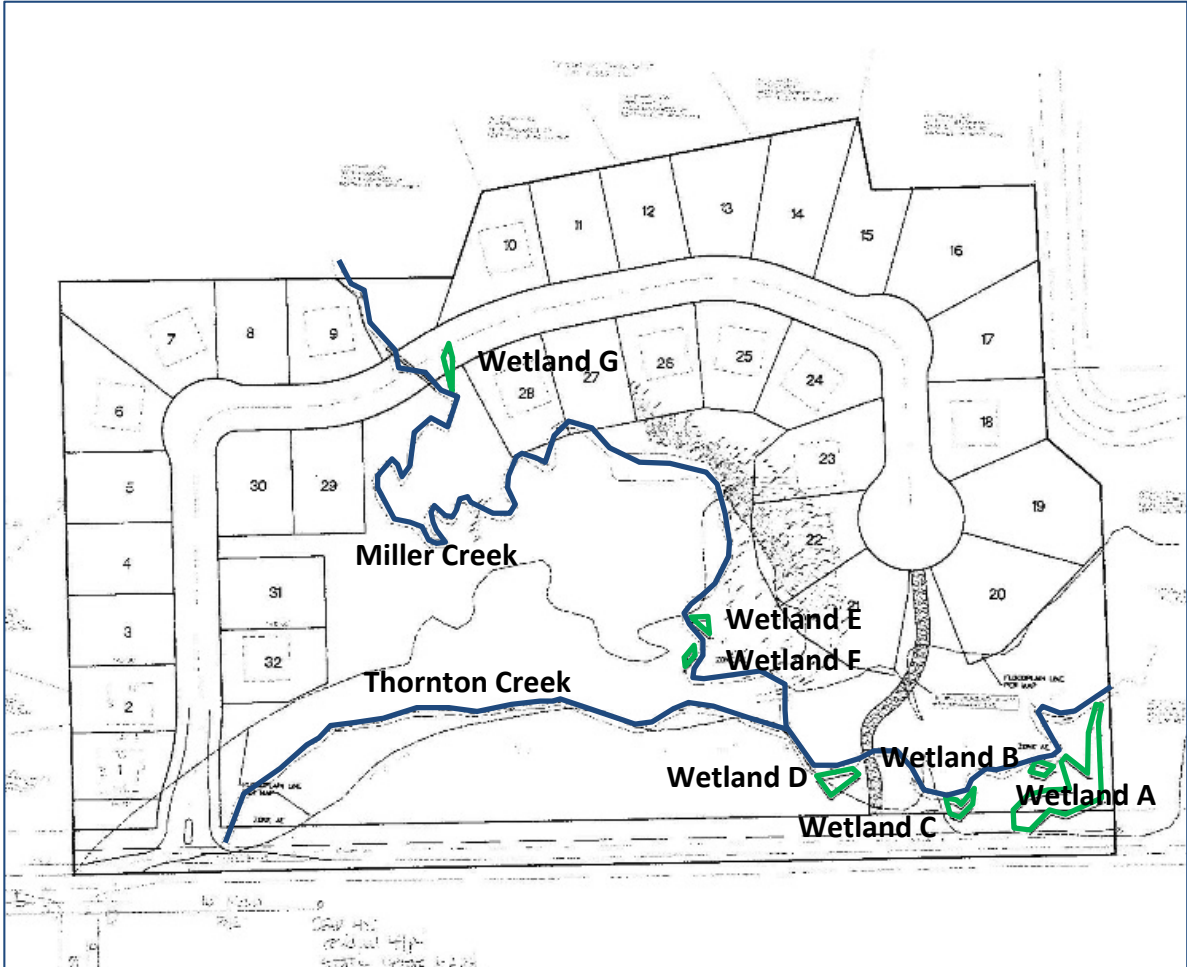


Figure 2. Previous iteration of Site Development Plan, provided by Seiber, Keast Engineering, L.L.C. Delineated wetland areas are indicated in green and (approximate) watercourse centerlines are shown in blue.

Site Photos



Photo 1. Looking south at existing driveway crossing of Miller Creek.
ECT, December 22, 2015.



Photo 2. Looking south at area of Miller Creek that is to be relocated/enclosed
in culvert. ECT, December 22, 2015.



Photo 3. Looking southeast at Wetland B and Wetland A in the southeast section of the site. ECT, December 22, 2015.



Photo 4. Looking southwest from existing bridge crossing of Thornton Creek in the southeast section of the site. Wetland D is located adjacent the Creek in this area. ECT, December 22, 2015.



Photo 5. Looking south from area near existing bridge crossing of Thornton Creek in the southeast section of the site. Wetland D is located adjacent the Creek in this area. ECT, December 22, 2015.



Photo 6. Looking west at Thornton Creek in the southwest section of the site. ECT December 22, 2015.

WOODLANDS REVIEW

January 4, 2016
ECT No. 150897-0200

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

Re: Montebello Estates (JSP15-0897)
Woodland Review of the Preliminary Site Plan (PSP15-0176)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Montebello Estates project prepared by Seiber, Keast Engineering, L.L.C. dated December 10, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. 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.*

ECT visited this site for the purpose of a woodland evaluation on Tuesday, December 22, 2015.

Due to deficiencies in the Plan with regard to proposed woodland impacts, ECT currently does not recommend approval of the Preliminary Site Plan for Woodlands. ECT recommends that the Applicant address the items noted in the *Woodland Comments* section of this letter in subsequent site plan submittals.

The proposed development is located north of W. Nine Mile Road and west of Nine Mile Road, Section 27. The Plan appears to propose the construction of thirty-three (33) single-family residential site condominiums, associated roads and utilities, and a storm water detention basin. The entire proposed project site is located within an area indicated as City-Regulated Woodland on the City of Novi Regulated Wetland and Woodland Map (see Figure 1). In addition, the development site contains sections of both Miller Creek and Thornton Creek (each tributary to the Middle Branch of the Rouge River) as well as City- and MDEQ-regulated wetlands.

A *Woodland Plan* (Sheet L-4) and *Tree List* (Sheets L-5 and L-6) have been provided with the Plan. The existing site woodland information (tree sizes, species and conditions) has been provided by the Applicant. In addition, proposed impacts to on-site regulated woodlands have been described/quantified. Sheet L-6 (*Tree List*) includes a *Woodland Summary* that summarizes the proposed tree removals and required Woodland Replacement Tree quantities.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite woodland evaluation on Tuesday, December 22, 2015. As noted above, the entire proposed project site is located within an area indicated as City-Regulated Woodland on the City of Novi Regulated Wetland and Woodland Map (see Figure 1). The proposed site development will involve a significant amount of impact to regulated woodlands and will include a significant number of tree removals.

The on-site trees have been identified in the field with metal tags attached with aluminum nails allowing ECT to compare the tree diameters reported on the *Tree List* to the existing tree diameters in the field. ECT found that the *Woodland Plan* and the *Woodland Tree List* appear to accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan was consistent with the field measurements.

On-site woodland within the project area consists of American elm (*Ulmus americana*), sugar maple (*Acer saccharum*), silver maple (*acer saccharinum*), red maple (*Acer rubrum*), Norway maple (*Acer platanoides*), black cherry (*Prunus serotina*), black walnut (*Juglans nigra*), red oak (*Quercus rubra*), white pine (*Pinus strobus*), Norway spruce (*Picea abies*), Austrian pine (*Pinus nigra*), common apple (*Malus spp.*), black locust (*Robinia pseudoacacia*), boxelder (*Acer negundo*), and sever other species.

Based on the *Tree List* information as well as our site assessment, the maximum size tree diameter on the site is 48-inch d.b.h. (red oak; Tree No. 4288). In terms of habitat quality and diversity of tree species, the project site is of good quality. The majority of the woodland areas consist of relatively-mature growth trees of good health. This wooded area provides a relatively high level environmental benefit and in terms of a scenic asset, windblock, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of good quality.

After our woodland evaluation and review of the *Tree List*, there are seventy-nine (79) trees on-site that meet the minimum caliper size for designation as a specimen tree. Several of these trees include:

- Tree # 919, 29" sugar maple (24" is minimum caliper size for specimen trees of this species); save
- Tree # 920, 29" sugar maple (24" is minimum caliper size for specimen trees of this species); save
- Tree # 4038, 40" black cherry (24" is minimum caliper size for specimen trees of this species); remove
- Tree # 4060, 46" black cherry (24" is minimum caliper size for specimen trees of this species); remove
- Tree # 4288, 48" red oak (24" is minimum caliper size for specimen trees of this species); remove
- Tree # 4331, 44" American beech (24" is minimum caliper size for specimen trees of this species); save
- Tree # 4452, 30" sugar maple (24" is minimum caliper size for specimen trees of this species); remove
- Tree # 4526, 40" American elm (24" is minimum caliper size for specimen trees of this species); remove
- Tree # 4530, 28" red oak (24" is minimum caliper size for specimen trees of this species); remove
- Tree # 4563, 30" black walnut (24" is minimum caliper size for specimen trees of this species); save

- Tree # 4602, 32" red oak (24" is minimum caliper size for specimen trees of this species); save

Of the seventy-nine (79) potential specimen trees, thirty-three (33) are proposed for removal (42% removal of the potential Specimen Trees). 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
Arborvitae	<i>Thuja occidentalis</i>	16"
Ash	<i>Fraxinus spp.</i>	24"
American basswood	<i>Tilia Americana</i>	24"
American beech	<i>Fagus grandifolia</i>	24"
American elm	<i>Ulmus americana</i>	24"
Birch	<i>Betula spp.</i>	18"
Black alder	<i>Alnus glutinosa</i>	12"
Black tupelo	<i>Nyssa sylvatica</i>	12"
Black walnut	<i>Juglans nigra</i>	24"
White walnut	<i>Juglans cinerea</i>	20"
Buckeye	<i>Aesculus spp.</i>	18"
Cedar, red	<i>Juniperus spp.</i>	14"
Crabapple	<i>Malus spp.</i>	12"
Douglas fir	<i>Pseudotsuga menziesii</i>	18"
Eastern hemlock	<i>Tsuga Canadensis</i>	14"
Flowering dogwood	<i>Cornus florida</i>	10"
Ginkgo	<i>Ginkgo biloba</i>	24"
Hickory	<i>Carya spp.</i>	24"
Kentucky coffee tree	<i>Gymnocladus dioicus</i>	24"
Larch/tamarack	<i>Larix laricina (eastern)</i>	14"
Locust	<i>Gleditsia triacanthos/Robinia pseudoacacia</i>	24"
Sycamore	<i>Platanus spp.</i>	24"
Maple	<i>Acer spp. (except negundo)</i>	24"
Oak	<i>Quercus spp.</i>	24"
Pine	<i>Pinus spp.</i>	24"
Sassafras	<i>Sassafras albidum</i>	16"
Spruce	<i>Picea spp.</i>	24"
Tulip tree	<i>Liriodendron tulipifera</i>	24"

Wild cherry	<i>Prunus spp.</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 an historic tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a historic tree: The tree is associated with a notable person or historic figure;

- The tree is associated with the history or development of the nation, the state or the City;
- The tree is associated with an eminent educator or education institution;
- The tree is associated with art, literature, law, music, science or cultural life;
- The tree is associated with early forestry or conservation;
- The tree is associated with American Indian history, legend or lore.

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".

Proposed Woodland Impacts and Replacements

As shown, there appear to be substantial impacts proposed to regulated woodlands associated with the site construction. It appears as if the proposed work (proposed buildings and roads) will cover a significant portion of the site that does not contain sections of Miller Creek and Thornton Creek and will involve a considerable number of tree removals. It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches and located within areas of City-mapped Regulated Woodlands.

A *Woodland Summary* Table has been included on the *Tree List* (Sheet L-6). The Applicant has noted the following:

- Total Trees: 1,127
 - Total Regulated Trees 970
 - Regulated Trees Removed: 560 (58% Removal of Regulated Trees; 50% of Total Trees)
 - Regulated Trees Preserved: 410 (42% Preservation of Regulated Trees; 36% of Total Trees)
-
- Stems to be Removed 8" to 11": 216 x 1 replacement (Requiring 216 Replacements)
 - Stems to be Removed 11" to 20": 261 x 2 replacements (Requiring 522 Replacements)
 - Stems to be Removed 20" to 30": 52 x 3 replacements (Requiring 155 Replacements)
 - Stems to be Removed 30"+: 10 x 4 replacements (Requiring 40 Replacements)
 - Multi-Stemmed Trees: (Requires 78 Replacements)
-
- Total Replacement Trees Required: 1,011

It should be noted that the design plan does not appear to indicate proposed grades for the site. As such, it is difficult to determine if all of the tree removals currently indicated on the Plan are necessary. All subsequent site plans should include proposed site grading.

The landscape plans (Sheet L-1) appears to show a total of 143 total Woodland Replacement Trees. All of the proposed Woodland Replacement trees appear to be two and one-half (2 ½) inches caliper deciduous trees and shall count at a 1-to-1 replacement ratio. With a total of 143 on-site Woodland Replacement Trees to be provided by the applicant, the remainder of the required Woodland Replacement Tree credits (868) are proposed to be paid to the City of Novi Tree Fund.

It should be noted that the applicant should provide Woodland Replacement Tree species consistent with the *Woodland Tree Replacement Chart* (attached). The Chancellor linden and the Frontier elm being proposed on the Landscape Plan are not native species and are therefore not acceptable Woodland Replacement trees. Please review the *Woodland Tree Replacement Chart* and revise the Plan as necessary.

City of Novi Woodland Review Standards and Woodland Permit Requirements

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

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

In addition,

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

There are a significant number of replacement trees required for the construction of the proposed development. The proposed Montebello Estates development consists of thirty-three (33) single-family residential site condominiums, associated roads and utilities, and a storm water detention basin.

Residential developments are located to the west, single family homes are located to the north, east and south. Impacts to a portion of the site woodlands are deemed unavoidable if this property is to be developed for a multi-unit residential use. While the overall ecological values of the existing woodlands cannot be immediately replaced through the planting of woodland replacement trees, the applicant will need to show that they are prepared to meet the requirements of the Woodland Ordinance through on-site Woodland Replacement Credits and/or a payment to the City of Novi Tree Fund.

Proposed woodland impacts will require a Woodland Permit from the City of Novi that allows for the removal of trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater. Such trees shall be relocated or replaced by the permit grantee.

Woodland Comments

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

1. ECT encourages the Applicant to minimize impacts to on-site Woodlands to the greatest extent practicable; especially those trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above). Approximately 58% of regulated on-site trees are proposed to be removed. Currently, approximately 42% of the potential Specimen Trees are proposed for removal. The applicant should demonstrate why additional trees cannot be preserved through the implementation of alternative site layouts that would reduce the overall impacts to woodlands. The applicant is also encouraged to minimize impacts to on-site trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above).
2. It should be noted that the design plan does not appear to indicate proposed grades for the site. As such, it is difficult to determine if all of the tree removals currently indicated on the Plan are necessary. All subsequent site plans should include proposed site grading.
3. The landscape plans (Sheet L-1) appears to show a total of 143 total Woodland Replacement Trees (two and one-half (2 ½) inches caliper) and count at a 1-to-1 replacement ratio. The Plan currently notes that 868 credits will be paid to the City of Novi Tree Fund. It should be noted that the applicant should provide Woodland Replacement Tree species consistent with the Woodland Tree Replacement Chart (attached). The *Chancellor linden* and the *Frontier elm* being proposed on the Landscape Plan are not acceptable Woodland Replacement trees. Please review the *Woodland Tree Replacement Chart* (attached) and revise the Plan as necessary.
4. The Applicant is encouraged to provide preservation/conservation easements for any areas of remaining woodland. These areas should be indicated on the Plan.
5. The Applicant is encouraged to provide woodland conservation easements for any areas containing woodland replacement trees. These areas should be indicated on the Plan.

6. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400. Currently, the required Woodland Replacement Financial Guarantee would be \$85,800 (143 trees x \$400/tree x 1.5).

Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a Woodland Maintenance and Guarantee Bond.

7. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site. Currently, the applicant intends to pay 868 credits to the Tree Fund. The required payment will be \$347,200 (868 credits x \$400/tree).
8. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

Recommendation

Due to deficiencies in the Plan with regard to proposed woodland impacts, ECT currently does not recommend approval of the Preliminary Site Plan for Woodlands. ECT recommends that the Applicant address the items noted above in the *Woodland Comments* section 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: Chris Gruba, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1, Site Photos, Woodland Tree Replacement Chart



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).

Site Photos



Photo 1. Tree #4897, 21-inch American elm. Tree to be removed as part of the proposed stream enclosure of Miller Creek. ECT, December 22, 2015.



Photo 2. Tree #4897, 21-inch American elm. Tree to be removed as part of the proposed stream enclosure of Miller Creek. ECT, December 22, 2015.



Photo 3. Tree #4395, 11-inch sugar maple. Tree to be removed as part of the proposed development. ECT, December 22, 2015.



Photo 4. Tree #4395, 11-inch sugar maple. Tree to be removed as part of the proposed development. ECT, December 22, 2015.



Photo 5. Tree #4172, 12-, 19-, 24-inch sugar maple. Tree to be removed as part of the proposed development. This tree requires a total of seven (7) Woodland Replacement credits. ECT, December 22, 2015.



Photo 6. Tree #4172, 12-, 19-, 24-inch sugar maple. Tree to be removed as part of the proposed development. This tree requires a total of seven (7) Woodland Replacement credits. ECT, December 22, 2015.



Photo 7. Tree #4563, 30--inch black walnut. Tree to be saved as part of the proposed development. ECT, December 22, 2015.



Photo 8. Tree #4563, 30--inch black walnut. Tree to be saved as part of the proposed development. ECT, December 22, 2015.

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)

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

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

TRAFFIC REVIEW

December 21, 2015

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

**SUBJECT: Montebello Estates
Preliminary Traffic Review
JSP15-0076**

Dear Ms. McBeth,

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

1. General Comments

- a. The applicant, Mirage Development, LLC, is proposing a residential development located on the north side of Nine Mile Road, west of Novi Road.
- b. Nine Mile Road is within the City of Novi's jurisdiction.
- c. The site is currently under R-3 zoning. The proposed site has a density of 1.27 lots per acre which is below the maximum dwelling unit density allowed for R-3 zoning.

2. Potential Traffic Impacts – The proposed development is not expected to generate traffic volumes in excess of the City thresholds.

3. General Plan Comments – Review of the plan generally shows compliance with City standards.

4. Signing and Pavement Marking – Review of the plan generally shows compliance with City standards.

5. Bicycle and Pedestrian – The applicant plans on requesting a **variance** related to the relocation of the Nine Mile Rd sidewalk.

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

Sincerely,

AECOM



Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer



A handwritten signature in blue ink, which appears to read 'Matthew G. Klawon'.

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

FIRE REVIEW



December 14, 2015

TO: Barbara McBeth- Deputy Director of Community Development
Sri Komaragiri- Plan Review Center
Christopher Gruba- Plan Review Center

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

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
Erick Zinser

Assistant Chief of Police
Jerrold S. Hart

RE: Montebello Estates

PSP#15-0165

Project Description A 33 unit single family home development located on the North side of Nine Mile at the current address of 44000 Nine Mile.

Comments:

- 1) The proposed secondary emergency access does not meet fire department requirements. **Corrected 12/14/15**
- 2) **Provide water data for the remote hydrant on the proposed water main for the project.**

Recommendation:

Recommended for approval.

Sincerely,

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

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER

SEIBER KEAST ENGINEERING, LLC

ENGINEERING CONSULTANTS

Clif Seiber, P.E.
Patrick G. Keast, P.E.
Azad W. Awad

100 MainCentre, Suite 10
Northville, MI 48167-1594
Phone No. 248.308.3331
E-mail: cs@seibereng.com

January 7, 2016

Ms. Sri Ravali Komaragiri, Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: **Montebello Estates**
Novi Project Number JSP 15-76
Preliminary Site Plan Review

Dear Ms. Komaragiri:

In accordance with your consultants and staff review letters issued under your cover letter dated January 5, 2016, the following responses are made to those letters. The comment number shown below corresponds to the comments contained in the consultant or staff review letters where applicable.

PLANNING REVIEW

1. The owner will provide a response letter related to Economic Impacts.

ENGINEERING REVIEW

Comments

1. A flow analysis was provided that demonstrated that the proposed water main configuration met the required water flow rates. Although engineering indicated that directional bore installation methods could be employed to reduce environmental impacts, such a method requires surface excavations for valves, fire hydrants and connection points between boring sections. We suggest that further discussions be held with the Engineering Department together with a variance request to the City Council.
2. A sidewalk variance will be requested of the City Council to locate the Nine Mile Road sidewalk to the interior "River Walk Trail" due to topographic and woodland issues on Nine Mile Road. A 20-foot wide public walkway easement has been shown on sheet 2 for this walk. In addition, a request will be made to pay into the City of Novi sidewalk fund rather than install the easterly 300 feet of walkway. This is requested due to the topographic issues and because there is no connecting sidewalk at that location. The money may be better spent connecting the gaps in the sidewalks along Dunbarton Pines on Nine Mile Road to the west of Montebello Estates.

Ms. Sri Ravali Komaragiri, Planner
January 7, 2016
Page 2

3. Minor amounts of flood plain fill are proposed including for the detention basin. No volume is counted toward the storage requirements that are located below the flood elevation.
4. A detailed grading plan will be provided at the time of Final Site Plan review.

TRAFFIC REVIEW

No further comments.

LANDSCAPE REVIEW

See the landscape architect's response letter related to the landscape review.

WOODLAND REVIEW

See the landscape architect's response letter related to the woodland review.

WETLAND REVIEW

1. The wetland impacts are extremely small for the proposed project. We suggest that the issue related to Lot 29 be reviewed by the Michigan Department of Environmental Quality since they are required to issue a permit for such work. This issue will be discussed with the Planning Commission.
2. Seed mixes will be provided by the Landscape Architect for restoration within the floodplain and disturbed areas of wetlands and wetland buffers.
3. The applicant will review the dedication of conservation easements related to wetlands and wetland buffers.
4. The applicant will secure an MDEQ permit for work related to the road crossing. At this point it appears that the floodplain is not MDEQ regulated due to the tributary area being less than 2 square miles.

FIRE DEPARTMENT REVIEW

2. Fire hydrant flow data and analysis was provided, but apparently was not forwarded to the Fire Marshal. Such analysis indicates that the proposed flow rates conform to City requirements.

Sincerely,
SEIBER KEAST ENGINEERING, LLC



Clif Seiber, P.E.
Cc: Claudio Rossi, Mirage Development, LLC

January 6, 2016

Ms. Sri Komaragiri, Planner
City of Novi Community Development
45175 West 10 Mile
Novi, MI 48375

RE: Montebello Estates – JSP 15-76

Dear Ms. Komaragiri:

Below are our responses to staff reviews of plans dated December 10, 2015.

Landscape Review

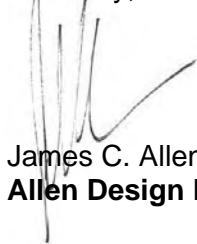
- The development by-laws will provide for the preservation of vegetation within the Cottisford greenbelt.
- A waiver of 3 Nine Mile Road street trees will be requested with the subsequent submission.
- The six street island trees will be removed from the required street tree count.
- The street islands will be revised to meet the Landscape Design Manual standards.
- Tree diversity will be increased.
- The lindens and elms will be substituted with an allowable cultivar.
- A seed mix will be added to the detention pond.

Woodland Review

- Trees located south of the Thornton Creek were not tagged but hand counted. This was not clarified in the Woodland Summary. The total regulated trees are 1,127 trees, not 970 trees. This changes the removal percentage from 58% to 49%. Only the regulated trees were hand counted south of the creek. We will hand count the number of specimen trees which will result in a lower specimen tree removal percentage.
- A grading plan will be developed for the next submission. We are anticipating this plan will allow for additional tree preservation.

If you have any questions or comments regarding this response, please contact me at your convenience.

Sincerely,



James C. Allen
Allen Design L.L.C.