

Charneth Fen JSP13-51

Charneth Fen JSP13-51

Public hearing at the request of Robertson Charneth Fen LLC for Planning Commission's recommendation to the City Council of a Revised Preliminary Site Plan with a PD-1 Option and Revised Special Land Use Permit approval. The subject property is 4.66 acres in Section 10 of the City of Novi and located on the south side of 12 ½ Mile Road, west of Novi Road in the RM-1, Low Density, Low-Rise Multiple-Family District. The applicant is proposing an altered footprint and slightly altered layout for the site along with revised elevations and floor plans.

Required Action

Recommend approval/denial of the Revised Preliminary Site Plan with PD-1 Option and Revised Special Land Use Permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	09-16-13	<ul style="list-style-type: none"> • Ordinance deviation for the deficient front yard building setback • Ordinance deviation for the deficient front yard parking setback • Ordinance deviation for the proposed building orientation (45° required, 90° and 180° proposed) • Ordinance deviation to allow driveways abutting residential units • Planning Commission/City Council finding regarding Section 2404.4.A regarding the PD-1 Option • Items to be addressed on the Revised Final Site Plan submittal
Engineering	Approval recommended	09-17-13	Items to be addressed on the Revised Final Site Plan submittal
Traffic	Approval recommended	09-16-13	Items to be addressed on the Revised Final Site Plan submittal
Landscaping	Approval recommended	09-09-13	<ul style="list-style-type: none"> • Waiver required for lack of street trees (0 provided) – Staff does not support • Items to be addressed on the Revised Final Site Plan submittal
Façade	Approval recommended	09-18-13	<ul style="list-style-type: none"> • Section 9 waiver required for underage of brick • Sample board demonstrating harmonious colors required • Items to be addressed on the Revised Final Site Plan submittal
Fire	Approval recommended	05-30-13	Items to be addressed on the Revised Final Site Plan submittal

Motion sheet

Approval:

In the matter of Charneth Fen, JSP13-51, motion to **recommend approval to the City Council** of the Revised Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
 - The proposed use will not cause any detrimental impact on existing thoroughfares *(as indicated in the traffic review letter)*;
 - Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public services and facilities *(because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes)*;
 - The proposed use is compatible with the natural features and characteristics of the land *(as no new impacts to natural features are proposed)*;
 - The proposed use is compatible with adjacent uses of land *(as indicated in the staff and consultant review letters)*;
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
 - The proposed use will promote the use of land in a socially and economically desirable manner;
 - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. *(additional comments here if any)*

(This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-OR-

Denial:

In the matter of Charneth Fen, JSP13-51, motion to **recommend denial to the City Council** of the Revised Special Land Use Permit...*(because the plan is not in compliance Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Approval:

In the matter of Charneth Fen, JSP13-51, motion to **recommend approval to the City Council** of the Revised Preliminary Site Plan with a PD-1 Option and Section 9 façade waiver based on and subject to the following:

- a. City Council finding that the standards of Section 2404.4.A of the Zoning Ordinance are adequately addressed, as identified in the planning review letter;
- b. City Council approval of ordinance deviation for the deficient front yard building setback (75 feet required, 64 feet provided);
- c. City Council approval of ordinance deviation for the deficient front yard parking setback (75 feet required, 65 feet provided);
- d. City Council approval of ordinance deviation for the proposed building orientation (45° required, 90° and 180° provided);
- e. City Council approval of ordinance deviation to allow driveways to abut residential units;
- f. City Council Section 9 façade waiver for the underage of brick on the front and rear facades as:
 1. The request is for a comparatively small deviation in the percentage of Brick from the minimum amount required by the Façade Chart which is not significant taken within the overall context of the design, and
 2. The proposed facades represent an enhancement in the overall composition and aesthetic quality as compared the existing structures, and
 3. The request is generally in keeping with the intent and purpose of Section 2520.
- g. Applicant providing a material sample board that demonstrates that the proposed colors will be harmonious with the existing building;
- 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 Revised Final Site Plan; and
- i. *(additional conditions here if any)*

-OR-

Denial:

In the matter of Charneth Fen, JSP13-51, motion to **recommend denial to the City Council** of the Revised Preliminary Site Plan with a PD-1 Option and Section 9 façade waiver based on and subject to the following:

- a. *...(because the plan is not in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*
- b. City Council Section 9 façade waiver for the underage of brick on the front and rear facades on the basis that the proposed building materials:
 1. Are not in keeping with the intent and purpose of Section 2520, and
 2. Will not be consistent with or enhance the building design concept because the amount of brick does not meet the minimum amount permitted, and as a result will not properly relate to the buildings in the surrounding area.

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP13-51 Charneth Fen

Location



Map Author: Kristen Kapelanski
 Date: 09-30-13
 Project: Charneth Fen JSP13-51
 Version #: 1.0

Map Legend

Subject Property



City of Novi

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

MAP INTERPRETATION NOTICE

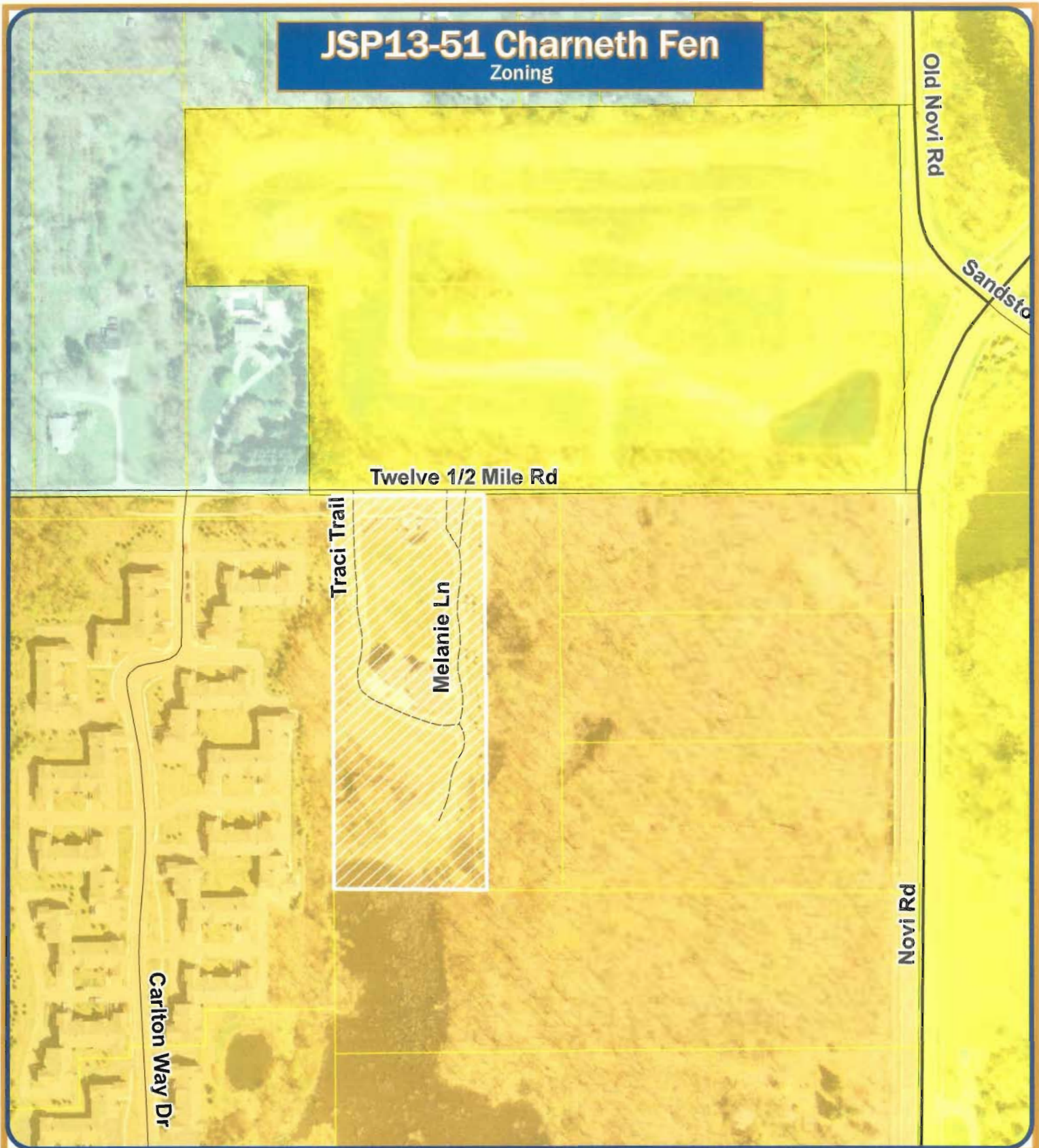
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate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



1 inch = 239 feet

JSP13-51 Charneth Fen

Zoning







Map Author: Kristen Kapelanski
 Date: 09-30-13
 Project: Charneth Fen JSP13-51
 Version #: 1.0

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Map Legend

- Subject Property
-  R-A: Residential Acreage
 -  R-1: One-Family Residential District
 -  R-4: One-Family Residential District
 -  RM-1: Low-Density Multiple Family



City of Novi

Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
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1 inch = 239 feet

JSP13-51 Charneth Fen

Future Land Use



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Map Legend

- Subject Property
- Single Family
- PUD
- PD1
- Public Park
- Private Park
- Cemetery



City of Novi

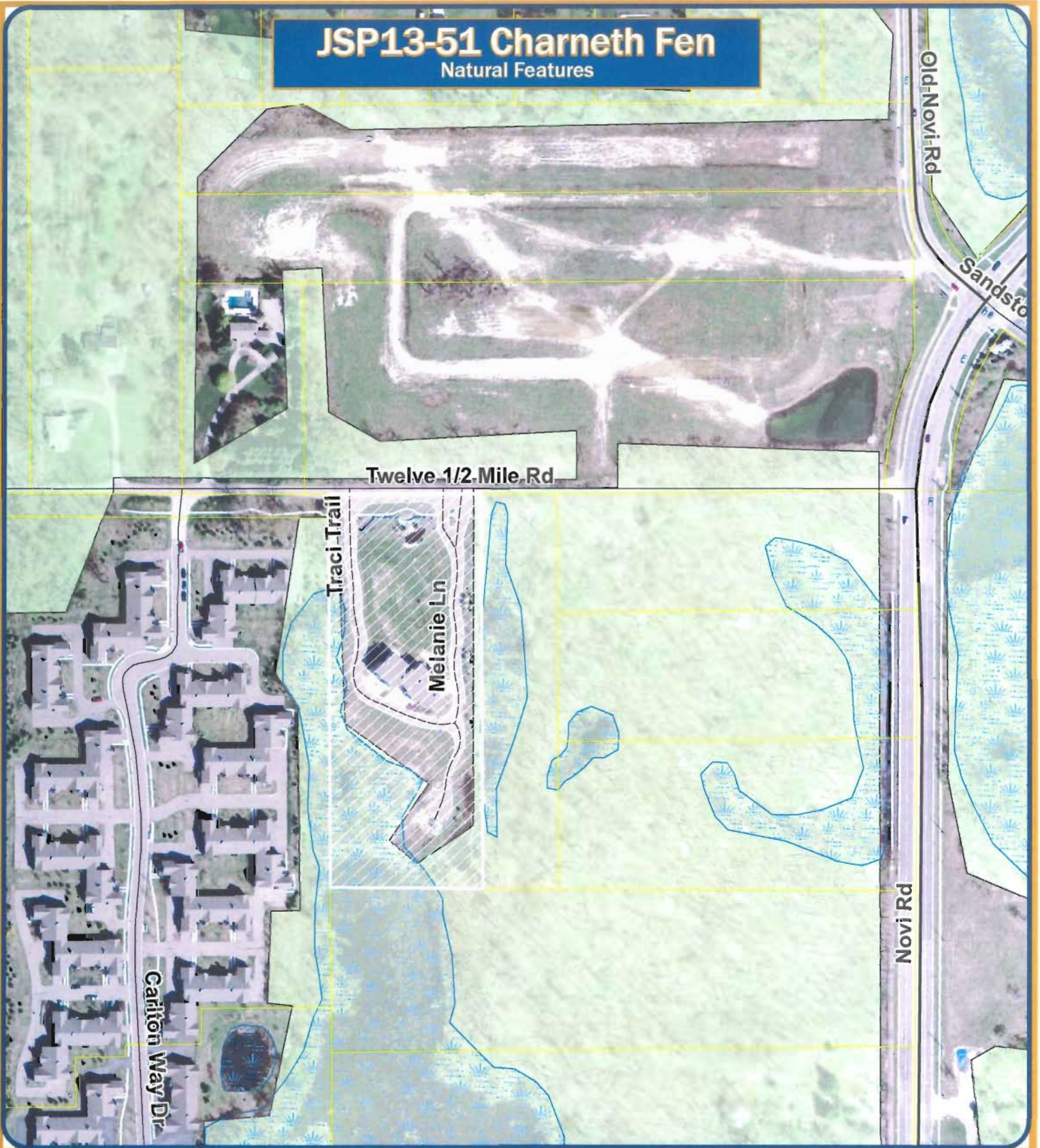
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1 inch = 239 feet

JSP13-51 Charneth Fen

Natural Features



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Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



City of Novi

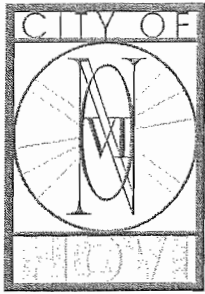
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1 inch = 239 feet

SITE PLAN

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 16, 2013

Planning Review

Charneth Fen

JSP13-51

Petitioner

Robertson Charneth Fen LLC

Review Type

Revised Preliminary Plan with PD-1 Option

Property Characteristics

- Site Location: South side of 12 ½ Mile Road, west of Novi Road (Section 10)
- Site Zoning: RM-1, Low Density, Low-Rise Multiple-Family Residential
- Adjoining Zoning: North: R-1; East, West and South: RM-1
- Adjoining Uses: North: Bolingbroke Estates; South and East: Society Hill; West: Carlton Forest
- School District: Novi School District
- Site Size: 4.663 acres (gross)
- Plan Date: 07-23-13

Project Summary

The applicant is proposing to alter the previously approved site plan and unit style for Charneth Fen attached condominiums. One building (five units) of the previously approved 27-unit plan was constructed as were the utilities, roadways and sidewalks for the existing site. The previously approved plan was stamped approved on August 13, 2004. The new developer of the site has proposed an altered footprint and slightly altered layout (using the existing roadway) for the site along with revised elevations and floor plans.

Recommendation

Staff recommends approval of the revised Preliminary Site Plan. There are several issues identified below and in the attached review letters that must be addressed in the revised Final Site Plan. City Council approval of the revised Preliminary Site Plan is required following a recommendation from the Planning Commission.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 6 (RM-1 Low Density Low-Rise Multiple-Family Residential District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant or the Planning Commission/City Council.

1. Building Setbacks: A 75 foot setback from the planned right-of-way is required for all proposed buildings. A 64 foot setback from the planned right-of-way has been proposed for the building containing Unit 20. **The applicant may wish to seek an ordinance deviation from the City Council for this deficiency.**
2. Parking Setbacks: A 75 foot setback from the planned right-of-way is required for all proposed parking. The driveway approach for the building containing Unit 20 has been setback 65 feet from the planned right-of-way. **The applicant may wish to seek an ordinance deviation from the City Council for this deficiency.**
3. Exterior Lighting: The site plan indicates no new site lighting is proposed. However, the applicant's cover letter states they would like to "...remove perimeter lighting and add photo cell building lights..." **Any lighting proposed to be removed or added to the site will require the submission of an updated photometric plan and manufacturer's specifications.**

4. Building Orientation: The Zoning Ordinance requires buildings be oriented at a 45° angle to all property lines. The buildings containing Units 15-20 and Units 1-7 are oriented at 90° and 180° to the adjacent property lines. **The applicant has indicated they will seek an ordinance deviation from the City Council for this deficiency.**
5. Distance of Drives from Dwelling Units: The Zoning Ordinance requires all off-street parking to be at least 25 feet from any building walls containing windows or doors. The proposed driveway parking is setback 0 feet from the proposed buildings. **The applicant should seek a deviation from the City Council for this deficiency.**
6. 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.

Special Land Use Considerations

When the PD-1 Option is utilized, all uses fall under the Special Land Use requirements (Section 1903.11). Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review and recommendation to City Council of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Planned Development Option

Section 2404.4 of the ordinance outlines the review procedures for Site Plans using the PD Option. This requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission with City Council ultimately approving or denying the proposed plan.

Section 2404.4.A of the Zoning Ordinance outlines specific factors the Planning Commission and City Council shall consider in the review:

1. The plan meets all the requirements of Section 2516 of this Ordinance for Preliminary Site Plans and the requirements set forth in the City's Site Plan and Development Manual. *Deficiencies and appropriate relief remedies are indicated in the review letters.*

2. The plan satisfies the intent of the Special Land Use provisions as stated in Section 2516.2.c. *See the Special Land Use Considerations noted in this Plan Review Letter.*
3. The Community Impact Statement and Traffic Study are provided, regardless of site size, in accordance with the requirements set forth in the City's Site Plan and Development Manual. *The Community Impact Statement and Traffic Impact Study were submitted with the overall site. Since the changes proposed do not change the overall impact of the project, an update is not required.*
4. The plan satisfies the intent of this Section with respect to use of the land and principal and accessory use relationships within the site as well as with uses on adjacent sites.
5. That all existing or proposed streets, road, utilities and marginal access service drives, as are required, are correctly located on the site plan in accordance with the approved plans for these improvements. *See the attached Engineering Review Letter for additional information.*
6. The plan meets all the applicable standards of this Ordinance relative to height, bulk and area requirements, building setbacks, off-street parking and preliminary site engineering requirements. *See the attached Plan Review Chart for additional information.*
7. That there exists a reasonable harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; that there is a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area to assure proper relationships between:
 - a. The topography of the adjoining lands as well as that of the site itself including any significant natural or manmade features.
 - b. The relationship of one building to another whether on-site or on adjacent land, i.e., entrances, service areas and mechanical appurtenances. *The applicant has adequately screened mechanical appurtenances from adjacent properties.*
 - c. The rooftops of buildings that may lie below street levels or from windows of higher adjacent buildings.
 - d. Landscape plantings, off-street parking areas and service drives on adjacent lands. *See the Landscape Review Letter for additional information.*
 - e. Compliance with street, road and public utility layouts approved for the area. *See the Engineering and Traffic Review Letters for additional information.*
 - f. The architecture of the proposed building including overall design and façade materials used. Architectural design and façade material are to be complimentary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of façade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area. *See the Façade Review Letter for additional information.*

Section 2404.4.B indicates the City Council shall review the proposed plan considering the Planning Commission's recommendation and the requirements of Section 2404.4.A. As part of its approval of the Preliminary Site Plan, the Council is permitted to impose conditions that are reasonably related to the purposes of this section and that will:

1. Insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity;
2. Protect the natural environment and conserving natural resources and energy;
3. Insure compatibility with adjacent use of land; and
4. Promote the use of land in a socially and economically desirable manner.

Additionally, Section 2404.5 permits the City Council to grant deviations from the Zoning Ordinance provided the Council makes the following findings:

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

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.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to the Planning Commission meeting and with the next plan submittal.

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



Kristen Kapelanski, AICP, Planner

Planning Review Chart

Charneth Fen JSP#13-51

Revised Preliminary Site Plan

Plan Date: 07-23-13

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Multiple Family with PD1 Option	No change	Yes	
Zoning	RM-1, Low Density Multiple Family	No change	Yes	Application for review under the RM-1 zoning with PD-1 Option requires a public hearing and recommendation by the Planning Commission to the City Council. Special Land Use provisions of Section 2516.2.c must be met per Section 2404.4.A.2 of the PD-1 option.
Uses permitted (Section 2406.5.B)	<p>Uses permitted: all uses permitted in the RM-1 district including: One- and two-family dwellings, multiple family dwellings, independent and congregant care facilities.</p> <p>Also allowed: mid-rise multiple family dwellings, retail, commercial and office uses, subject to conditions.</p>	Multiple family units in three story buildings. A total of 25 units are proposed in five buildings. (5 units already constructed in 1 building)	Yes	Three story buildings allowed under PD-1 Option
Community Impact Statement and	A Community Impact Statement and Traffic Study	N/A	Yes	The CIS and TIS were submitted with the original

Planning Review Summary Chart

Item	Required	Proposed	Meets Requirements?	Comments
Traffic Study required (Section 2406.4.A.3)	must be provided regardless of site size for any PD Option			approval of the overall site. Since the changes proposed do not change the overall impact of the project, an update to these items is not required.
Building Height (Section 2406.5.B.4 (a))	For uses exceeding the maximum building height in RM-1 district (2 stories and 35 feet), buildings generally shall not be less than 3 stories nor taller than 5 stories.	All buildings are three stories and 25 feet.	Yes	
Building Setbacks (Sec. 2400)				
Front (North)	75 feet	64 feet from future right of way	No	The applicant may wish to seek a deviation from ordinance standards from the City Council. Alternately, the plans could be amended to meet the required setback.
Side (East)	75 feet	75 feet	Yes	
Side (West)	75 feet	75 feet	Yes	
Rear (South)	75 feet	100 feet	Yes	

Planning Review Summary Chart

Page 3

Item	Required	Proposed	Meets Requirements?	Comments
Parking lot setbacks (Section 2400)	20 feet required for side and rear yards. 75 feet required for the front yard	25 feet minimum provided for the side yard and rear yard Driveway approach for Unit 20 in the front yard is setback 65 feet	No	The applicant may wish to seek a deviation from ordinance standards from the City Council. Alternately, the plans could be amended to meet the required setback.
Number of Parking Spaces (Sect. 2505.14.e)	Revised Preliminary Site Plan showed: 20 proposed 3 bedroom units 20 x 2.5 parking spaces = 50 spaces required	100 parking spaces indicated in Site Plan: 50 spaces total driveways, 50 in garages.	Yes	Parking has been provided per ordinance requirements for existing 5 units and has not been re-evaluated.
Exterior Lighting (Section 2511)	Specifications and photometric plan required at time of preliminary site plan submittal.	No new site lighting is proposed per site plan	Yes?	The applicant's cover letter indicates they would like to remove perimeter lighting and add photo cell building lights. An updated photometric plan along with manufacturer's specifications would be required.
Bicycle and Pedestrian Safety Path (Master Plan for Land Use and Non- Motorized Plan)	5 foot wide pedestrian path recommended for the south side of Twelve ½ Mile Road	5 foot concrete pedestrian path constructed	Yes	
Total number of rooms allowed under the PD-1	Total number of rooms 80 sq ft or more (but not	Net site area = 3.926 acres = 171,016 sq ft.	Yes	

Planning Review Summary Chart

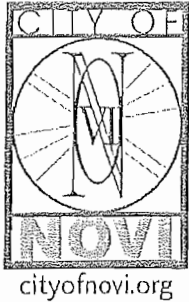
Item	Required	Proposed	Meets Requirements?	Comments
option (Section 2404.5.B.4.b)	including kitchen, dining and sanitary facilities) shall not be more than the net site area of the parcel/700. Water and sewer must be available.	171,016 / 700 = 244 rooms allowed 80 new rooms proposed Community water and sewer are available.		
Types of units (Section 2404.5.B.4.b)	Not more than 10 % may be efficiencies, Remaining units must be one bedroom with living room at minimum	All proposed new units include 3 bedrooms	Yes	
Maximum length of buildings (Sec. 2400)	The maximum overall horizontal length of each building shall not exceed 180 feet	Maximum building length is approximately 175 feet long	Yes	
45 degree angle for multiple buildings (Sec. 2400)	All multiple family buildings are to be oriented at angle of 45 degrees to the property lines.	Buildings containing units 15-20 and 1-7 oriented at 90° and 180° to adjacent property lines	No	The applicant has indicated they will seek an ordinance deviation from City Council.
Green space in front side and rear yards (Sec. 2400)	No more than 30% of any required front, side or rear yard setback shall be used for off-street parking, maneuvering lanes, service drives or loading areas. Each yard is calculated separately.	Front: 29.19% East Side: 34.15% West Side: 21.58% Rear: 0%	No	ZBA variance previously granted for east side yard, for 36.45 % in pavement (maximum 30% pavement allowed. The previous variance still applies.
Distance of drives from dwelling units (Sec. 2400)	Off-street parking or related drives shall not be located closer than 25 feet to any wall of a dwelling structure which contains openings involving living areas, nor	Driveways result in 0' of separation between units and parking	No	Due to the proposed design, a 0' separation is proposed between units and off-street parking. The applicant should seek a deviation from the Ordinance

Planning Review Summary Chart

Page 5

Item	Required	Proposed	Meets Requirements?	Comments
	closer than 8 feet to any such wall that does not contain openings.			standards from the City Council.
Concrete sidewalks (Sec. 2400)	Concrete sidewalks at least 5 feet in width are required	Sidewalks existing on the site	Yes	
Building separation (Sec. 2400)	Building separation is based on a formula including the height and length of the proposed buildings. The min. distance allowed is 30'; corner-to-corner relationship requires a minimum distance of 15'.	A minimum of 56 feet of separation is provided between the buildings, which exceeds the minimum requirements.	Yes	
Open Space (Sec. 2400)	Open space of at least 200 square feet for each dwelling unit required. Balconies are permitted with direct access to a dwelling unit. 200 sq. ft. x 25 units = 5,000 sq. ft.	121,452 sq. ft. open space provided	Yes	
Lot coverage (Sec. 2400)	Maximum percent of lot area covered by all buildings shall not exceed 25%	Building coverage of the site is approximately 10.41%	Yes	
Minimum floor area per unit (Sec. 2400)	Minimum sizes allowed: 2 bedroom 750 sq. ft.	3 bedroom units totaling 1,608 sq. ft. (all new units)	Yes	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

September 17, 2013

Engineering Review

Charneth Fen
JSP13-0051

Petitioner

Robertson Charneth Fen LLC, property owner

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: S. of 12 ½ Mile Rd. and W. of Novi Rd.
- Site Size: 4,633 acres
- Plan Date: July 23, 2013

Project Summary

- Construction of four multi-family structures with an aggregate unit count of 20 units.
- Water service would be provided by domestic leads off of the existing 8-inch water main.
- Sanitary sewer service would be provided domestic leads (one per building) off of the existing 8-inch sanitary sewer.
- Storm water would be collected by the existing storm sewer collection system and discharged into the existing detention basin at the south east corner of the development.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

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

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Clarify whether the existing utilities that conflict with the proposed building foot prints will be either abandoned in place or removed.
4. Provide the diameter and material type for all existing on-site utilities.

Water Main

5. Provide the diameter and material type for the proposed domestic service leads.
6. Clearly note the domestic service leads for each building. The current plan set does not directly indicate where existing building leads will be utilized.

Sanitary Sewer

7. Provide the diameter, material type, and invert elevations for the proposed sanitary sewer leads.

Storm Sewer

8. Verify that the existing catch basin to the south of Unit 7 is capable of accepting the runoff generated by the proposed backyard swale. The intake capacity of each catch basin may not exceed 0.011 cubic feet per second (cfs) per square inch of opening.

Paving & Grading

9. A minimum slope of 2% must be maintained in the proposed swale. There are multiple runs of the swale that do not meet this requirement.
10. Provide top-of-wall and bottom-of wall grades for the proposed boulder retaining wall. All walls four (4) feet and higher require a permit for construction from the Community Development Department prior to site construction commencing.

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

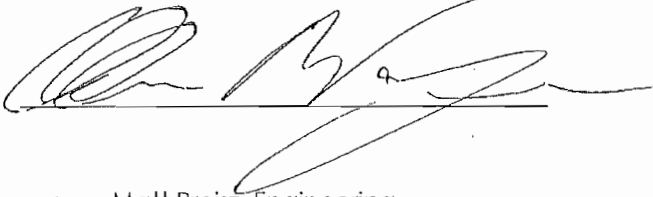
11. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
12. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with

construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be addressed prior to construction:

13. 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).
14. 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.
15. 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.
16. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
17. 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.
18. 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 Adam Wayne at (248) 735-5648 with any questions.



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

TRAFFIC REVIEW

September 16, 2013

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

**SUBJECT: Charneth Fen Condominiums, JSP13-0051,
Traffic Review of Revised Preliminary Site Plan, PSP13-0143**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval.

Site Description

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant is proposing architectural and landscaping revisions to the previously approved site plan. There will now be twenty-five (25) attached residential condominium units. There will be no changes to site access or circulation.

Trip Generation and Traffic Impact Study

How much new traffic would be generated? Was a traffic study completed and was it acceptable?

2. The development can be expected generate 193 one-way vehicle trips per day, 17 in the AM peak hour (3 entering and 14 exiting) and 19 in the PM peak hour (13 entering and 6 exiting).

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

3. Not applicable. No change in site access is being proposed.

Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed access point(s)?

4. Not applicable.

Access Drive Design and Control

Are the proposed design, pavement markings, and signage satisfactory?

- 5. Not applicable.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

- 6. Given the development's small size, the internal traffic volumes will be very low and pedestrians will be able to walk safely in the internal roadways to and from the sidewalk along the south side of 12½ Mile Road.

Circulation and Parking

Can vehicles safely and conveniently maneuver through the site?

- 7. Yes. This was evaluated prior to the original site plan's approval.

Sincerely,
CLEARZONING, INC.

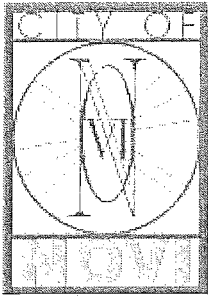


Rodney L. Arroyo, AICP
President



William A. Stimpson, P.E.
Director of Traffic Engineering

LANDSCAPE REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

September 9, 2013

Revised Preliminary Site Plan

Charneth Fen - JSP13-51

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: 12.5 Mile
- Site Zoning: RM-1 Low Density Multiple Residential
- Adjacent Zoning: RM-1 Low Density Multiple Residential
- Current Use: One Multiple Residential structure.
- Plan Date: 8/15/2013

Recommendation

Approval of the Revised Preliminary Site Plan for Charneth Fen JSP13-51 is recommended provided that the Applicant can address concerns noted below or receives the necessary waivers from the City Council.

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. A 3' tall berm is normally required along the right-of-ways adjacent to parking areas. However, there are no parking areas proposed on the plan. In addition, a decorative wall is currently in place along the frontage.
2. Right-of-way greenbelt planting calculations have been provided. One canopy tree or large evergreen is required per 35 LF of frontage; one sub-canopy tree is required per 25 LF of frontage. These requirements have been met.
3. Required 25' clear vision areas have been depicted at each access point.

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required per 45 LF of frontage. No street trees have been proposed. **The applicant must provide the calculation for required street trees and provide the plantings. Alternately the applicant could seek a waiver from the City Council. Staff would not support the waiver.**

Parking Landscape (Sec. 2509.3.c.)

1. Parking landscape is not required for the project.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Parking lot perimeter canopy trees are not required for the project.

Building Foundation Landscape (Sec. 2509.3.d.)

1. Three (3) canopy trees are required for each proposed unit. A total of sixty (60) canopy trees are required. This requirement has been met.

Plant List (LDM)

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.
2. Material costs have been provided.

Planting Notations and Details (LDM)

1. Please adjust the plant sizes to the minimum required under the Landscape Design Manual as follows:
 - 3" cal. canopy trees
 - 2.5" cal. Sub-canopy trees
 - 6-8' evergreens
 - 36-42" large shrubs
 - 18-24" small shrubs
 - 1 gallon perennials
2. Please include the costs for landscape materials directly on the plant list. Show as cost per unit as well as totals.

Irrigation (Sec. 2509 3.f.(6)(b))

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

Storm Basin Landscape (LDM)

1. A total of 70-75% of the storm basin rim, if proposed, must be landscaped with large shrubs. This requirement has been met.

Woodlands and Wetlands

1. Please see the Woodland and Wetlands reviews for additional comments.

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

Reviewed by: David R. Beschke, RLA

FACADE REVIEW



Phone: (248) 330-6523
 E-Mail: dnecci@denarchitects.com
 Web: denarchitects.com

50850 Applebrooke Dr., Northville, MI 48167



September 18, 2013

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE – Final Site Plan Review
Charneth Fen Condominiums, PSP13-0143
 Façade Region: 1, Zoning District: RM-1, Building Size: 7,000 S.F.

Dear Ms. McBeth:

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by Alexander Bogaerts & Associates, PC Architects, dated August 22, 2013. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Schedule, if any, are highlighted in **bold**.

Façade Region	Front	Rear	Left	Right	Ordinance Maximum (Minimum)
Brick	25%	23%	36%	36%	100% (30% Min)
Wood Siding	35%	48%	50%	50%	50% (Note 11)
Asphalt Shingles	25%	25%	8%	8%	25%
Shutters and Trim	15%	4%	6%	6%	15%

As shown above the percentage of Brick is below the minimum amount required by the Façade Ordinance on the front and rear facades. A Section 9 Waiver would be required for this deviation from the Façade Ordinance. No color sample board was provided for this application.

The comparatively small deviation in the percentage of Brick from the minimum amount required by the Façade Chart is not significant taken within the overall context of the design. Although the buildings previously constructed on the project site are primarily brick, we believe the proposed facades represent an enhancement in the overall composition and aesthetic quality as compared those structures. It is noted that the proposed brick, Brick Craft – Wabash, appears to be a red colored brick whereas the brick on the existing buildings is beige colored.

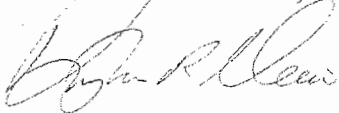
Recommendation – It is our recommendation that the proposed design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the underage of Brick. This recommendation is contingent upon the applicant providing a sample board demonstrating that the proposed colors, most significantly the brick, will be harmonious with the existing structures.

Notes to the Applicant: Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

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

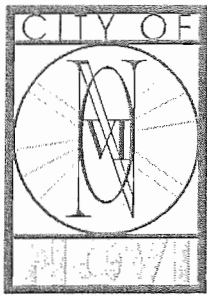
If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



September 3, 2013

TO: Barbara McBeth, Deputy Director of Community Development

RE: Charneth Fen Condominiums

SP#: PSP13-0143

CITY COUNCIL

Mayor

Bob Gatt

Mayor Pro Tem

Dave Staudt

Terry K. Margolis

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

City Manager

Clay J. Pearson

Director of Public Safety

Chief of Police

David E. Molloy

Director of EMS/Fire Operations

Jeffery R. Johnson

Assistant Chief of Police

Victor C.M. Lauria

Assistant Chief of Police

Jerrod S. Hart

Project Description:

20 Condo units to existing site on 12 ½ Mile Rd

Comments:

Maintain Minimum width of roadway to units # 8 and #9 at 20'

Recommendation:

Approval with correction of above comments.

Sincerely,

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

cc: file

APPLICANT RESPONSE LETTER



Ms. Kristin Kapelanski
City of Novi
45125 W. Ten Mile Road
Novi, MI 48375

Re: Charneth Fen LLC

Response to Planning Review JSP13-51

1. **Building Setbacks:** The proposed structures were set back 75 feet from the existing road right of way because as a natural beauty road, without through traffic connectivity on 12 ½ Mile, it was assumed that the future road ROW would not be built out or necessary. The applicant has also been advised that Michigan law does not allow communities to require set back from future right of ways. The applicant would like to seek an ordinance deviation from council on this issue and maintain the set back to the existing condominium homes.
2. **Parking Setback:** This issue follows from the deviation request for the building setbacks and the applicant would request the council's permission for a deviation for both the building and the drive setback in the same request.
3. **Exterior Lighting:** The applicant will submit a revised photometric plan and manufacturer's specifications with the next submission.
4. **Building Orientation:** The current plan is seeking a variance to the 45degree requirement to use the existing roads and front the buildings on them. This orientation will result in a wonderful court yard area between the two buildings, which will benefit the existing residents as well as the new residents. In the applicants opinion the approved architectural plans cannot be economically developed and sold in today's market place. The units are too big and the orientation of backs to fronts results in additional drives, parking areas, and impervious surfaces.
5. **Distance of Drives from Dwelling Units:** The submitted plans which use the existing roads require a front entry garage and the plan provides adequate off street parking for owners and guests with two spaces inside each garage, and parking for at least two cars in each drive. Because of the design of the homes it is not possible to provide a 25' set back from what can be called the units driveway or off street parking.

6. The applicant will contact Jeannie Niland on its plans to modify the existing signage at the front of the project.

Engineering Review:

The applicant will address all of the engineering review comments as indicated in the Final Site Plan submittal and does not note any areas of concern addressing the comments.

Traffic Review:

No proposed or required changes.

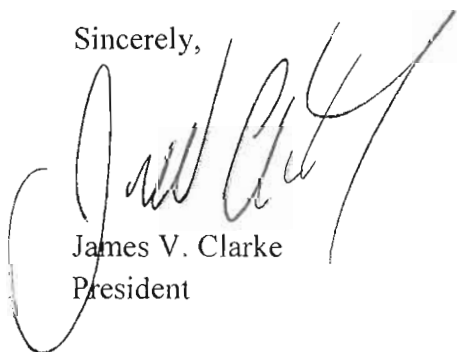
Preliminary Landscape Review:

The applicant would like to request relief from the requirement for one street tree per 45 lf of frontage. The entire perimeter of the site is landscaped and the units facing the street with the drives don't provide adequate planting areas for that amount of street trees. The applicant would like to plant street trees every 45' feet where there are not existing or proposed drives. All landscape material sizes will be adjusted to meet Novi's ordinances.

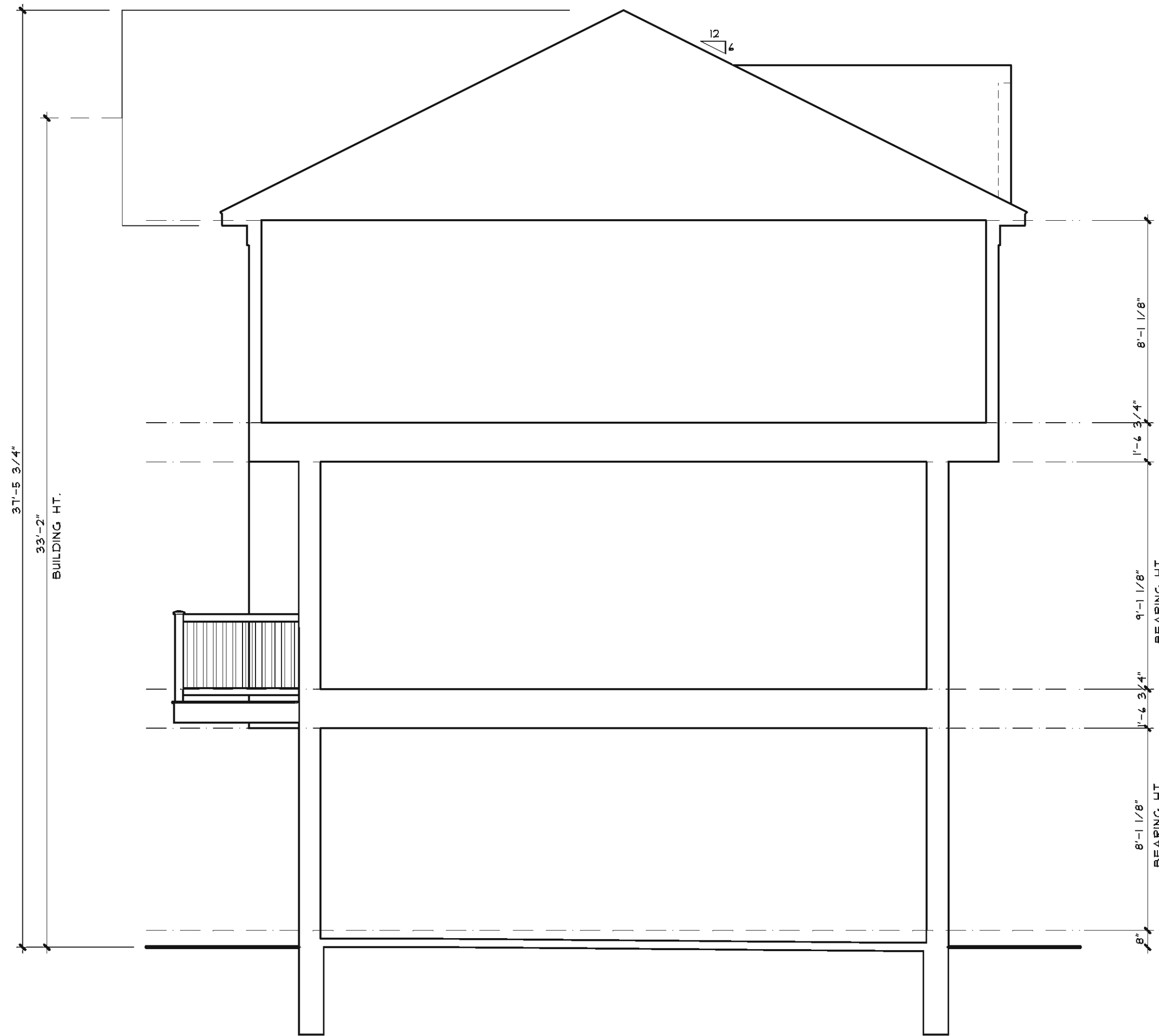
Facade Ordinance Review:

The applicant agrees with the recommendation to allow for the minor deviation in the amount of brick and will bring the sample board to the meeting for the commissioner's review and approval.

Sincerely,

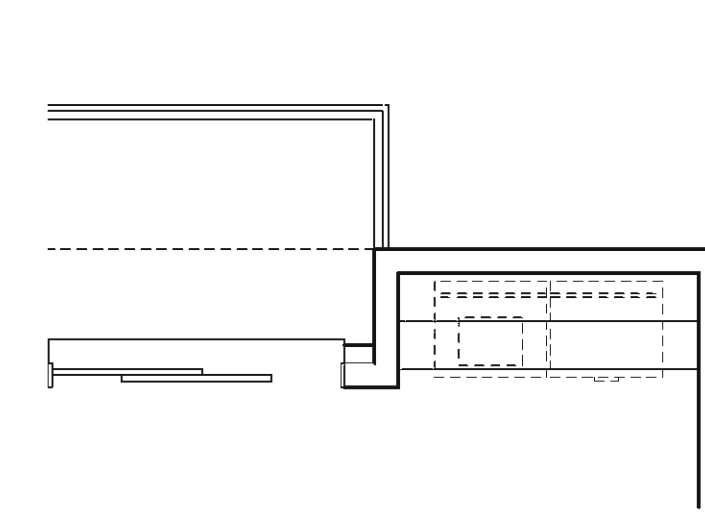


James V. Clarke
President



BUILDING SECTION

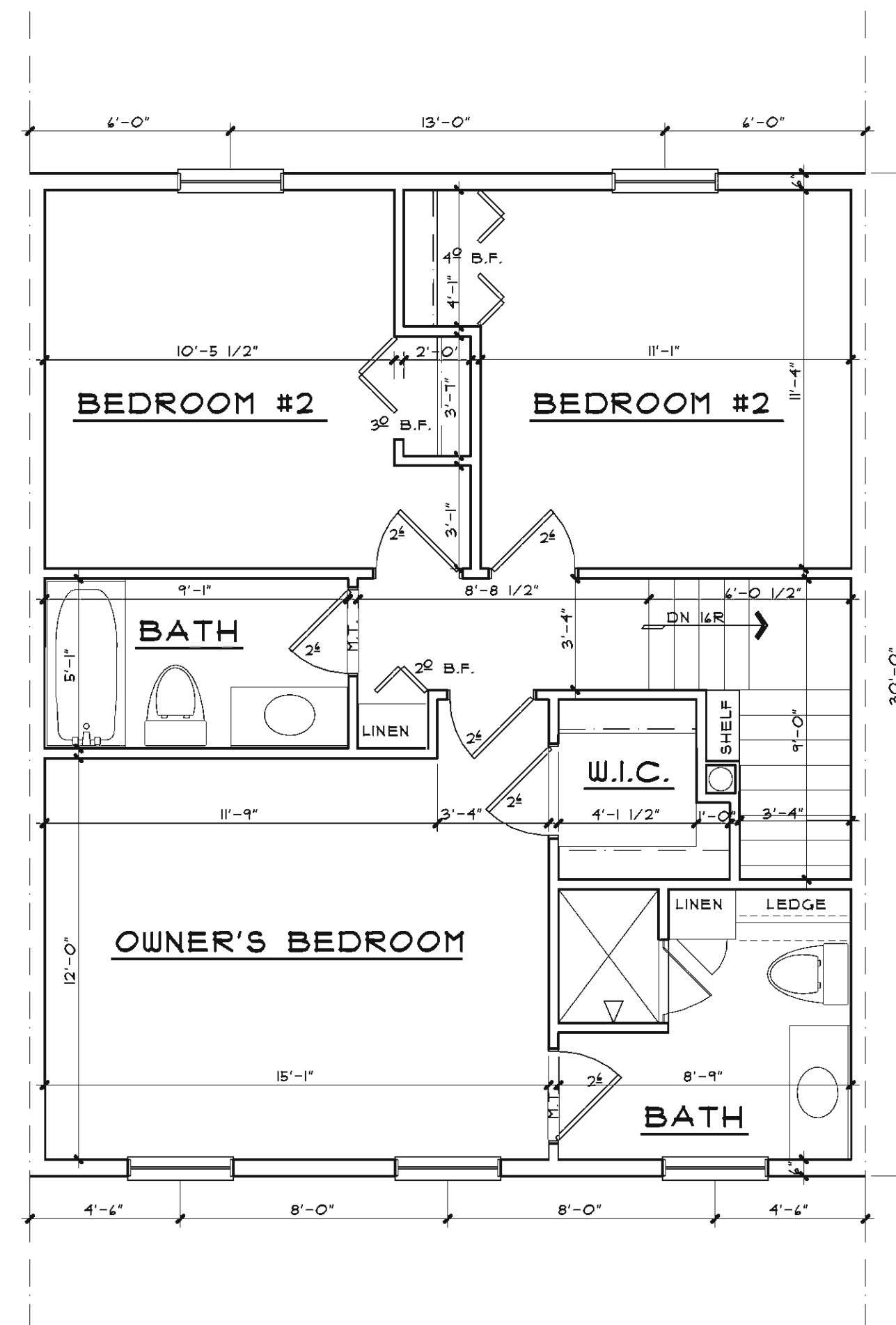
SCALE : 1/4" = 1'-0"



OPT. LAUNDRY LOCATION

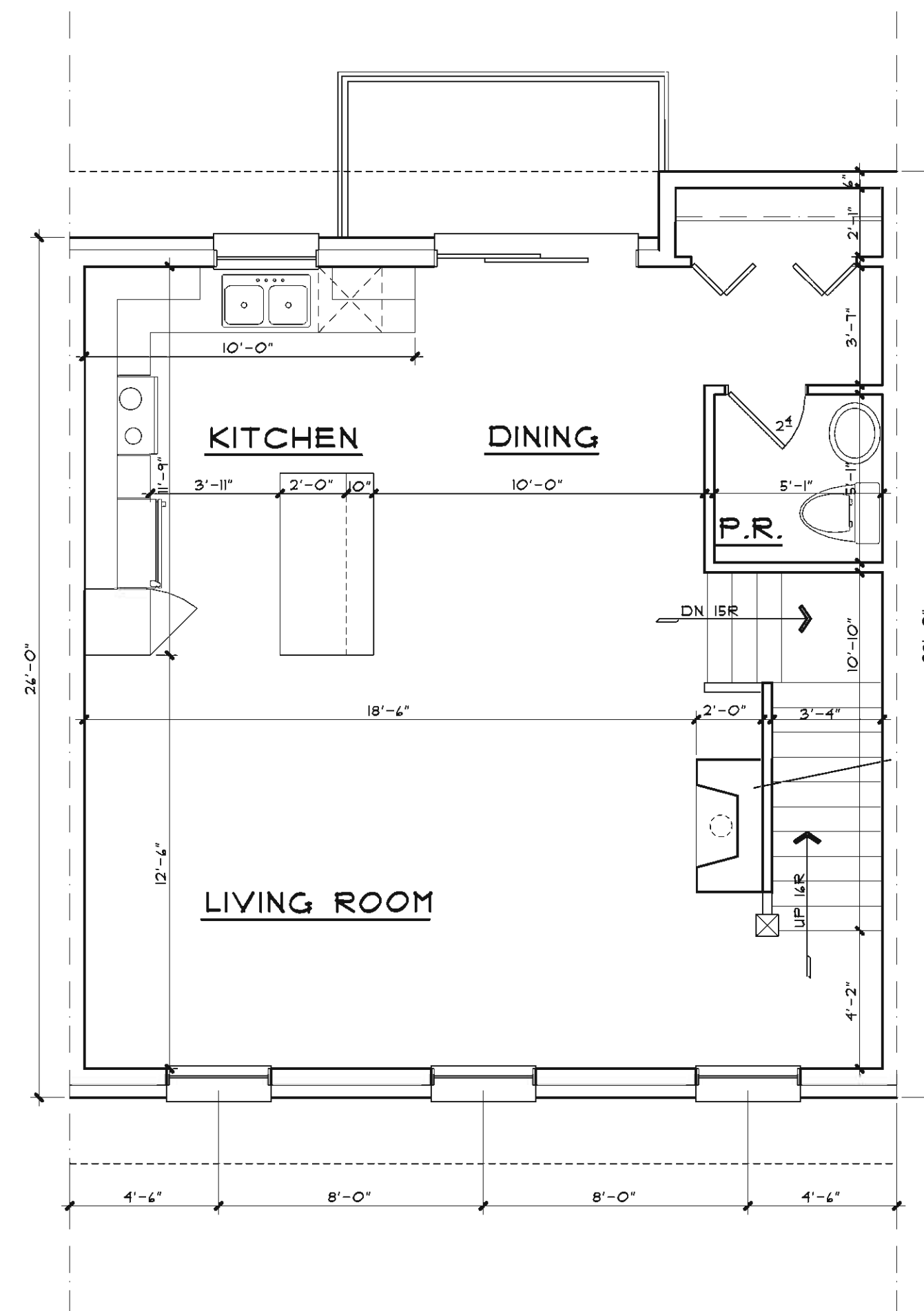
SCALE : 1/4" = 1'-0"

SQUARE FOOTAGE	
1ST FLOOR	194 SQ FT
2ND FLOOR	464 SQ FT
3RD FLOOR	150 SQ FT
TOTAL	1608 SQ FT



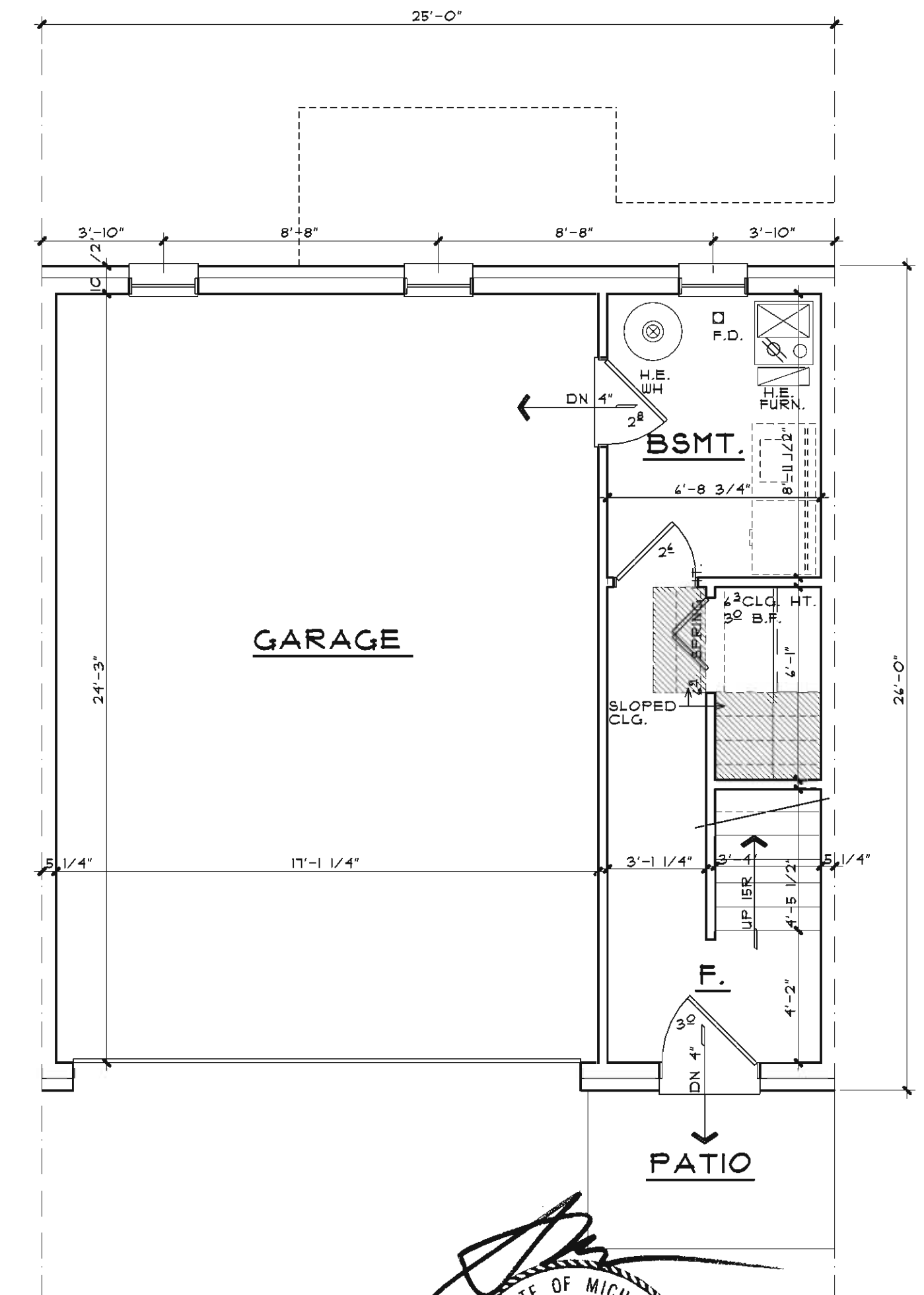
THIRD FLOOR PLAN

SCALE : 1/4" = 1'-0"



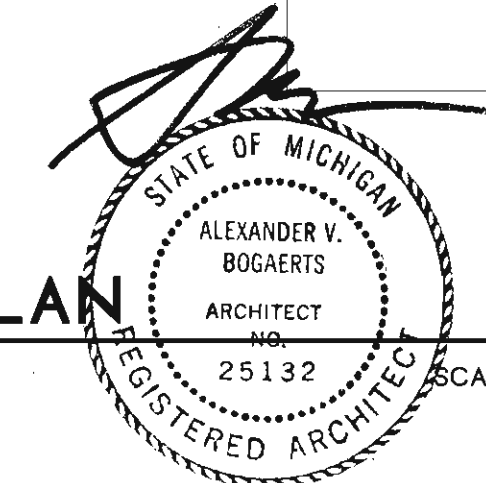
SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248 • 334 • 5000

CLIENT/PROJECT
ROBERTSON BROTHERS
 CHARNETH FEN
 NOVI, MICHIGAN

SHEET TITLE
PLANS
BUILDING SECTION
 PRELIMINARY

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 CHECKED BY
 JOB NUMBER
 DATE
 SHEET NUMBER
5-1



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

Proposed Exterior Color Package

- Roof Shingles: Tamko Heritage – Color: Moire Black
- Cement Siding: James Hardy – Color: Monterey Taupe
- Brick: Brickcraft – Color: Wabash
- Shutters: Ply Gem Richwood – Color: Black
- Doors: Color: Caviar – SW6990
- Garage Doors & Trim: Color: Xtra White SW 7006



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 Bloomfield Hills, MI 48302
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SHEET TITLE
ELEVATIONS
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 5 - 10



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"









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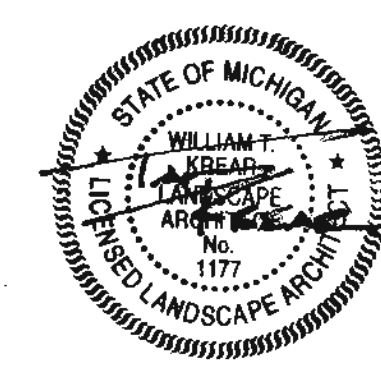
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 SHEET TITLE: ELEVATIONS
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DRAWN BY: _____
 CADD FILE: _____
 CHECKED BY: _____
 JOB NUMBER: _____
 DATE: _____
 SHEET NUMBER: 5 - 10

LEGEND

-  LAWN RESTORATION AREA
-  TREES TO BE TRANSPLANTED
-  TREES TO BE REMOVED
-  SPRUCE TO REMAIN
-  VIBURNUM TO BE TRANSPLANTED
-  REMOVE EXISTING LIGHT POLE BASE



sheet title:

Salvage & Demolition Plan

project title:

Charneth Fenn

Novi, Michigan

prepared for:

Robertson Brothers
6905 Telegraph Rd.
Suite 200
Bloomfield Hills Michigan
Phone: 248.644.3460

job number:

LM018

date:

08.15.2013

drawn by:

JLP

checked by:

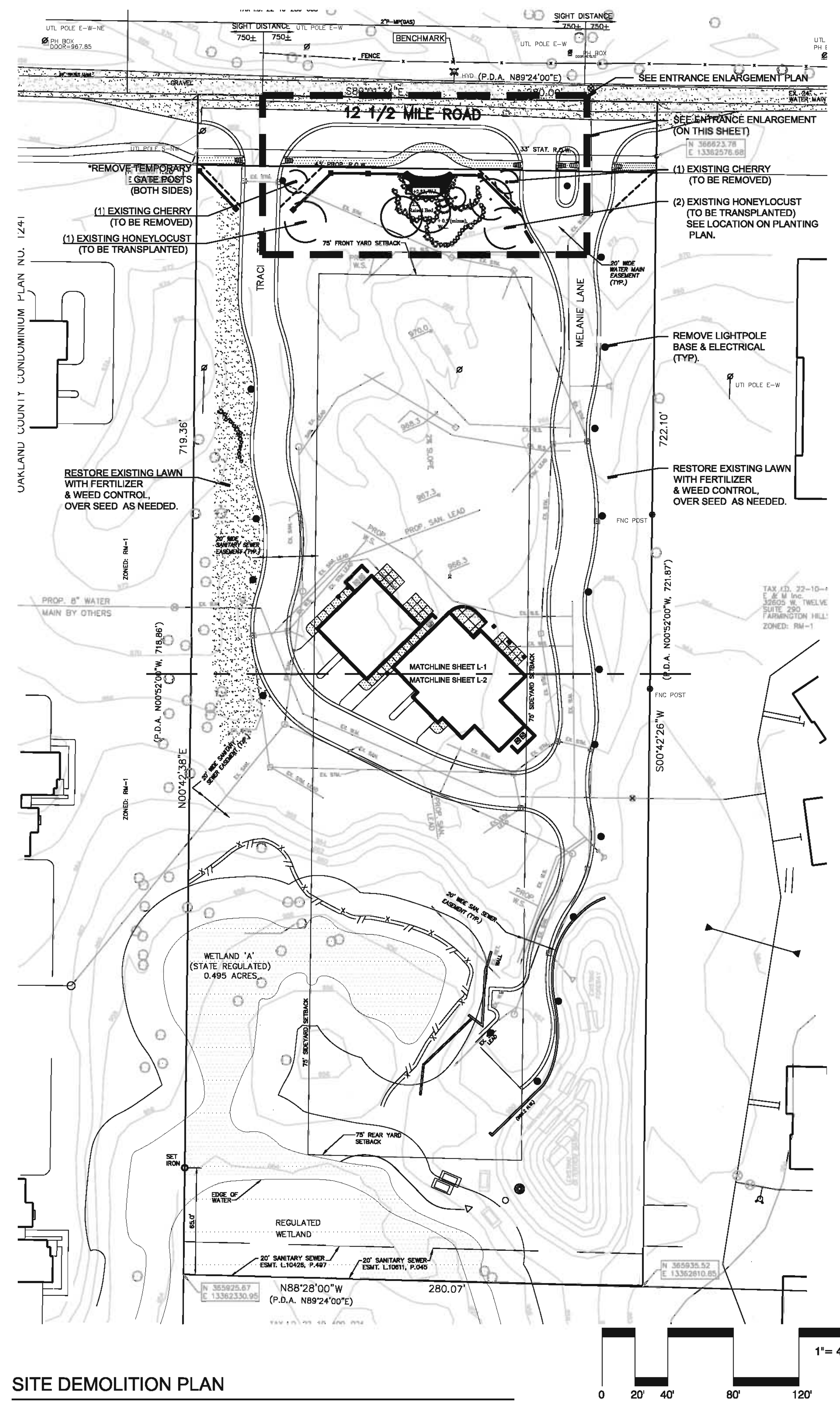
WTK

revisions:

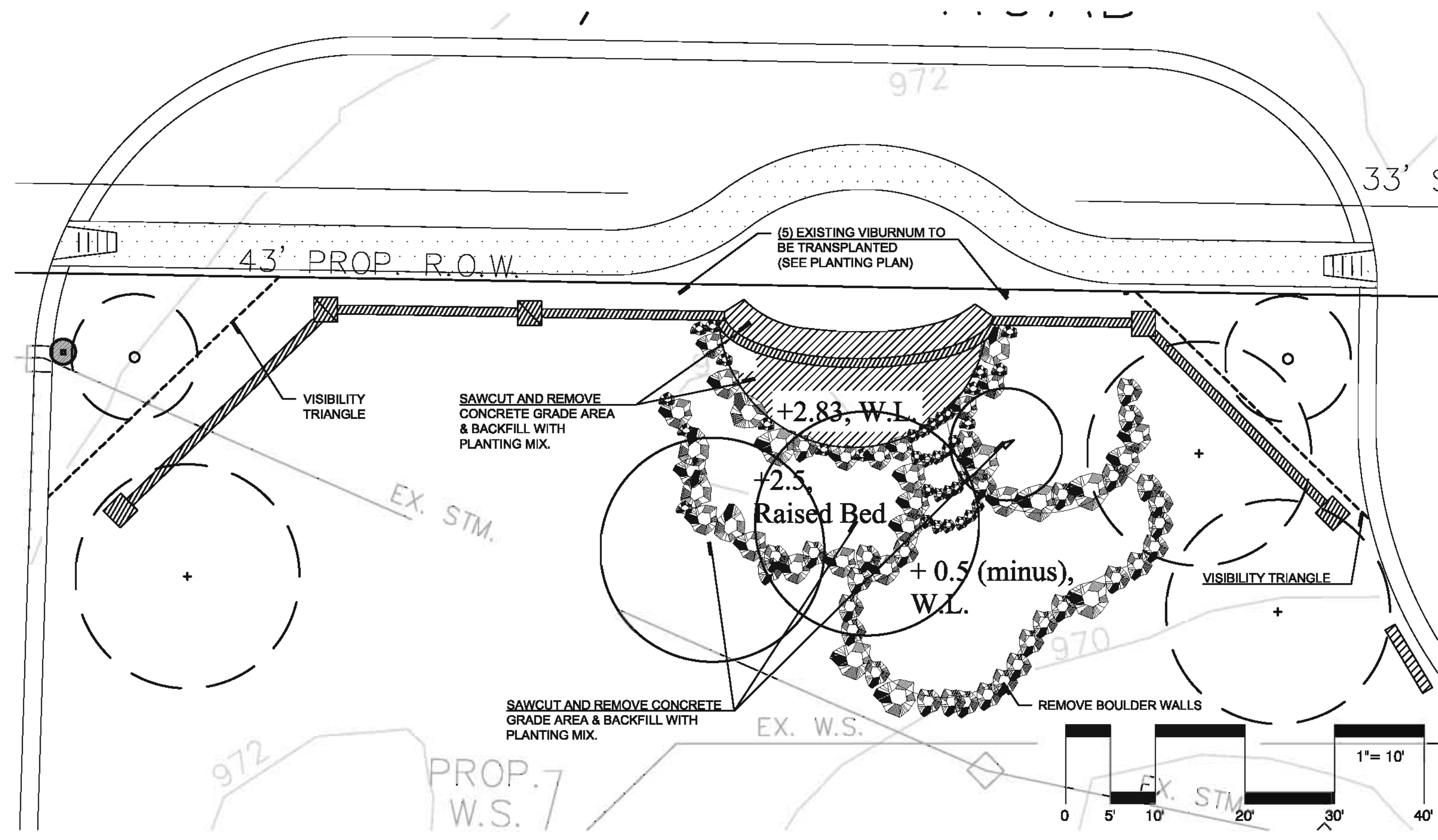
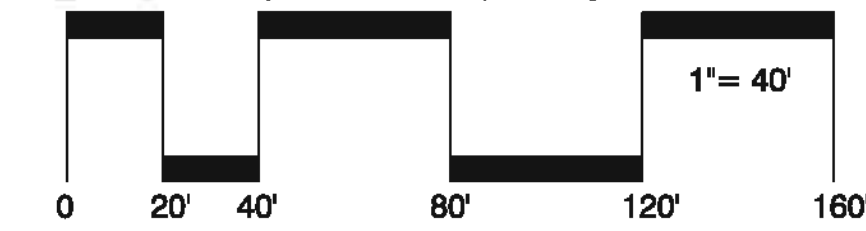


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L-1

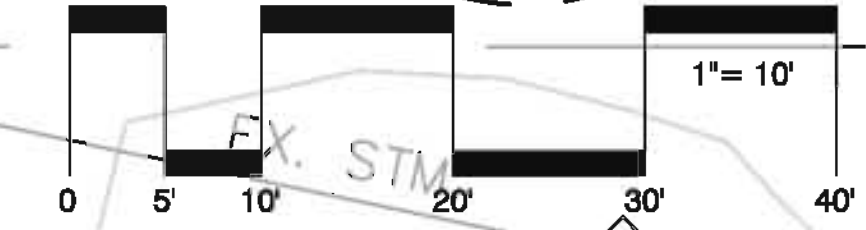


SITE DEMOLITION PLAN

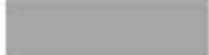
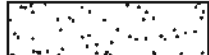





ENTRANCE ENLARGEMENT PLAN

REMOVE ALL EXISTING WATER FEATURE ELEMENTS INCLUDING; STONE, PLANT MATERIAL NOT BEING SAVED OR TRANSPLANTED, LINERS, MECHANICAL EQUIPMENT & OTHER RELATED ITEMS.
RE-GRADE FUTURE AREA FOR POSITIVE DRAINAGE. PREPARE PLANTING BED & LAWN AREAS WITH PLANTING MIX / TOPSOIL.



LEGEND

-  PROPOSED DRIVEWAY
-  PROPOSED LAWN AREA
-  PROPOSED CANOPY TREES
-  EXISTING CANOPY TREES TO REMAIN
-  EXISTING STREET LIGHTS TO REMAIN



sheet title:

Landscape Plan

project title:

Charneth Fenn

Novi, Michigan

prepared for:

Robertson Brothers
6905 Telegraph Rd.
Suite 200
Bloomfield Hills Michigan
Phone: 248.644.3460

job number:

LM018

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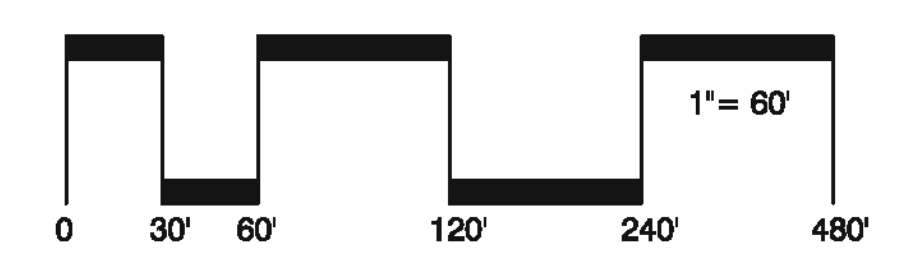
checked by:

WTK

revisions:

sheet no.

L-2



City of Novi - Landscape Cost Estimate

Landscape Plantings	Cost	Quantity	Ext. Cost
Deciduous Canopy Trees	\$400.00	49	\$19,600.00
Street Trees	\$325.00		\$0.00
Evergreen Trees	\$325.00	36	\$11,700.00
Sub-Canopy Ornamental Trees	\$250.00	13	\$3,250.00
Shrubs	\$50.00	407	\$20,350.00
Perennials	\$15.00	270	\$4,050.00
Sod / Sq. Yd.	\$6.00	3,955	\$23,730.00
Irrigation			\$7,500.00
Shredded Hardwood Bark Mulch	\$35.00	60 cy	\$2,130.00
TOTAL			\$92,310.00

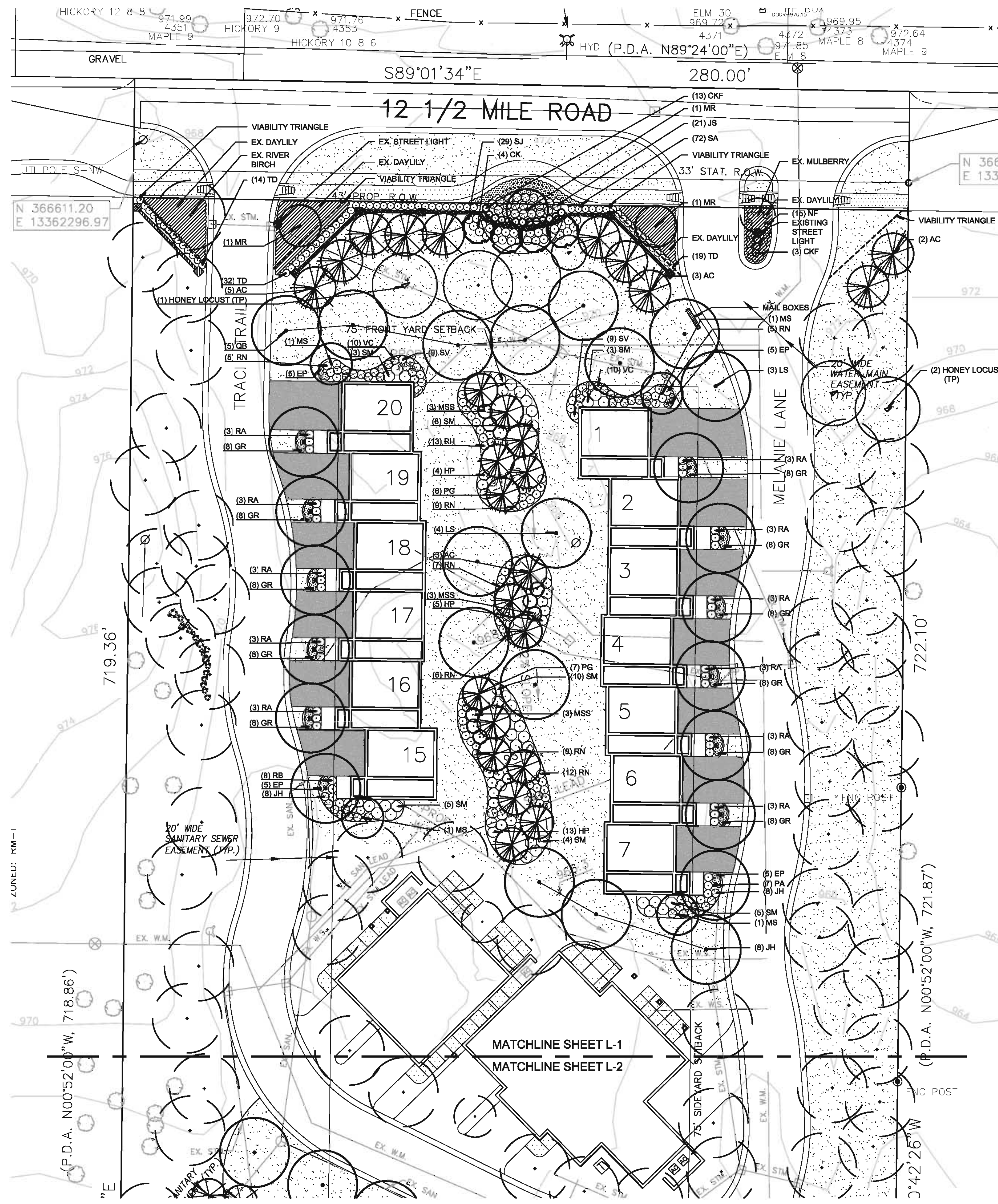
LANDSCAPE REQUIREMENT CALCULATION

	Required Canopy / Evergreen	Required Sub-Canopy	Required Landscape Planting Beds (sq. ft.)	Canopy / Evergreen Provided	Sub-Canopy Provided	Landscape Planting Beds (sq. ft.) Provided
Adjacent to Public Rights-of-Way						
Masonry Wall provide in lieu of greenbelt/berm requirement.						
One canopy or large evergreen tree per 35 l.f. of right-of-way	280 l.f. / 35 =	8		8		
Two sub-canopy trees per 20 l.f. of right-of-way.		14			8	
Area between sidewalk & curb - No Parking:						
One canopy tree per 45 l.f. of right-of-way	280 l.f. / 45 =	7		0		
Building Foundation Landscape Requirements						
Perimeter of buildings multiplied by 8 feet.						
1,297 l.f. - 302 l.f. (drives) = 995 l.f.	995 l.f. x 8 =		7,960			5,537
Multi-Family / Attached Dwelling Units						
Three canopy or large evergreen trees per dwelling unit.	20 D.U. x 3 =	60		60		
One canopy tree per 35 l.f. of interior roadway (excluding where adjacent to right-of-way, driveways & parking entrance drive.)	897 l.f. - 334 l.f. (drives) = 563 l.f.	563 l.f. / 35 =	16	10		
Additional Woodland Replacement Tree Requirements for Phase 1		4		0		
Required Total:	95	14	7,960	78	8	5,537
Provided Total:	78	8	5,537			
Woodland Replant trees required for Phase 1	99					
Multi-Family / Attached Dwelling Unit trees required for Phase 1	15					
Total Tree Requirements for Phase 1	114					
Total existing trees from Phase 1	110					(3 Transplants Proposed)
Additional Woodland Replacement Tree Requirements for Phase 1	4					

*NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED.

A DESIGN/BUILD IRRIGATION COMPANY SHALL SALVAGE AND RETROFIT EXISTING SYSTEM TO THE EXTENT FEASIBLE.

AN AS-BUILT DRAWING OF THE NEW SYSTEM SHALL BE PREPARED UPON COMPLETION AND COPIES SHALL BE SUBMITTED TO THE DEVELOPER AND CITY OF NOVI.



LANDSCAPE PLAN (SOUTH END)

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LEGEND

- PROPOSED DRIVEWAY
- PROPOSED LAWN AREA
- PROPOSED CANOPY TREES
- EXISTING CANOPY TREES TO REMAIN
- EXISTING STREET LIGHTS TO REMAIN



sheet title:

Landscape Plan

project title:

Charneth Fenn

Novi, Michigan

prepared for:

Robertson Brothers
6905 Telegraph Rd.
Suite 200
Bloomfield Hills Michigan
Phone: 248.644.3460

job number:

LM018

date:

08.15.2013

drawn by:

JLP

checked by:

WTK

revisions:

sheet no.

L-3

PLANT SCHEDULE

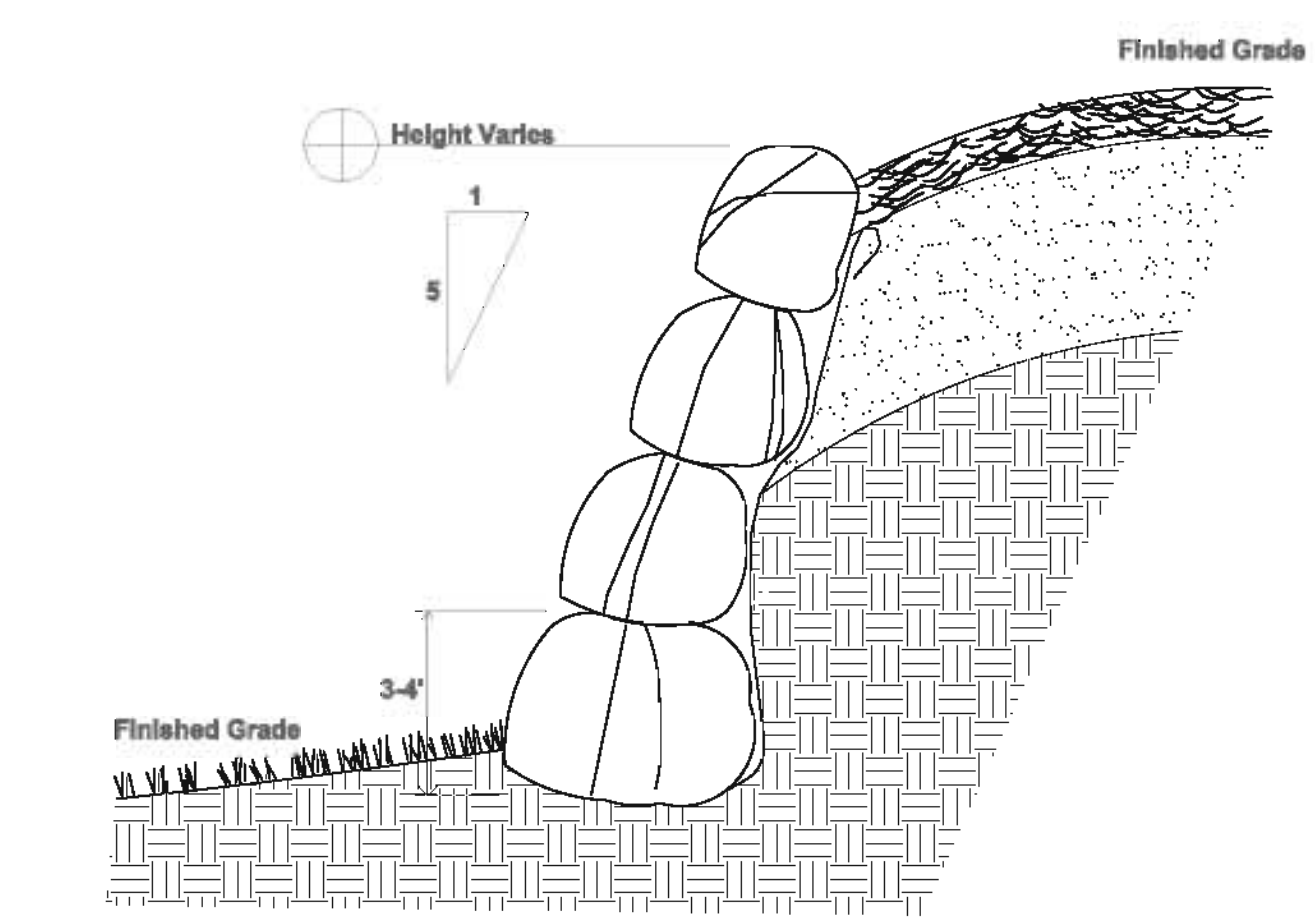
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING*	ROOT
TREES						
AC	13	Abies concolor	White Fir	8-9'		B&B
AR	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5" cal.		B&B
CK	4	Cornus kousa	Kousa Dogwood	7-8'		B&B
LS	7	Liquidambar styraciflua	American Sweetgum	2.5" cal.		B&B
MR	3	Malus 'Royal Raindrops'	Royal Raindrops Flowering Crab - multistem	7-8'		B&B
MS	6	Malus 'Sugar Tyme'	Sugar Tyme Flowering Crab	2.0' cal.		B&B
PA	9	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" cal.		B&B
PG	23	Picea glauca	White Spruce	7-8'		B&B
QB	14	Quercus bicolor	Swamp White Oak	2.5" cal.		B&B
TT	6	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" cal.		B&B
UA	7	Ulmus americana 'Princeton'	Princeton American Elm	2.5" cal.		B&B
ZS	1	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" cal.		B&B

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING*	ROOT
SHRUBS						
HP	22	Hydrangea paniculata 'Quick Fire'	Quick Fire Panicle Hydrangea	5 gal.	4'	Cont.
JC	30	Juniper chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.	3'	Cont.
JH	22	Juniperus horizontalis 'Hughes'	Hughes Juniper	3 gal.	3'	Cont.
JS	21	Juniperus sabinna 'Broadmoor'	Broadmoor Juniper	3 gal.	3'	Cont.
RA	48	Ribes alpinum 'Green Jeans'	Green Jeans Alpine Current	5 gal.	3'	B&B/Cont.
RN	94	Rosa 'Nearly Wild'	Nearly Wild Rose	3 gal.	3'	Cont.
SJ	56	Spiraea japonica 'Goldflame'	Goldflame Spiraea	3 gal.	3'	Cont.
SM	41	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal.	4'	B&B/Cont.
TD	65	Taxus densiformis	Dense Yew	24"	30"	B&B

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING*	ROOT
PERENNIALS & ORNAMENTAL GRASSES						
CKF	16	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	30"	Cont.
EP	38	Euphorbia polychroma 'Bonfire'	Bonfire Cushion Spurge	1 gal.	18"	Cont.
GR	120	Geranium 'Rozanne'	Rozanne Cranesbill	1 gal.	18"	Cont.
MSS	9	Miscanthus sinensis 'Silberfeder'	Silverfeather Japanese Silver Grass	3 gal.	5'	Cont.
NF	15	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	24"	Cont.
SA	72	Sedum 'Autumn Fire'	Autumn Fire Sedum	1 gal.	18"	Cont.

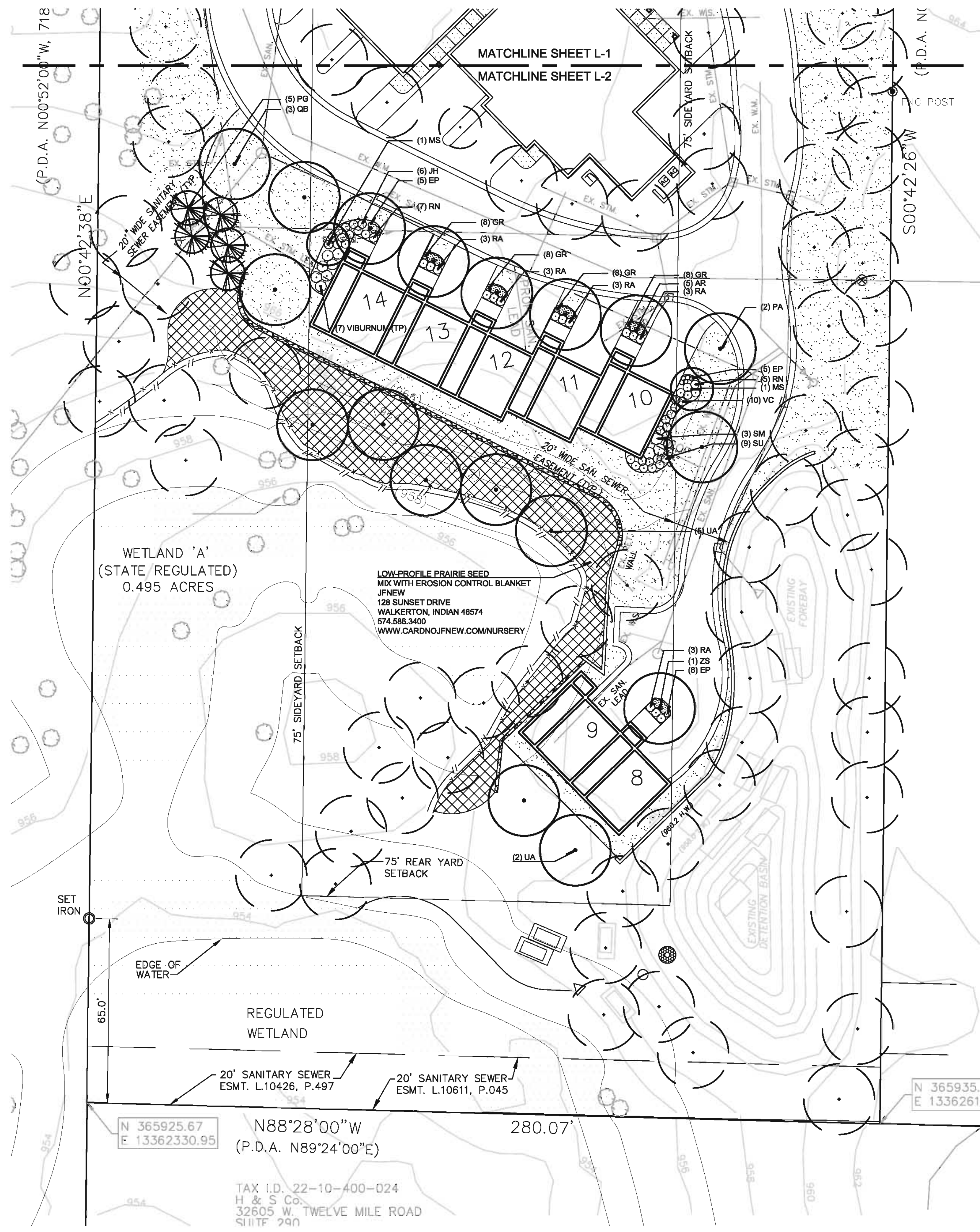
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING*	ROOT
TRANSPLANTED TREES / SHRUBS						
	3		Honey Locust		2.5"	
	5		Korean Spice Viburnum		3'	

* Spacing is provided as a guideline and is approximate. Plants should be evenly and uniformly distributed throughout the area designated on the plans.



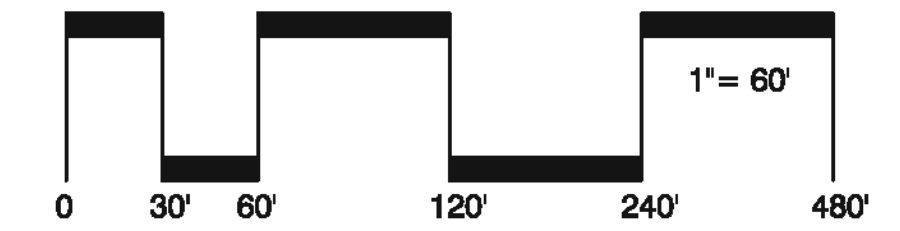
BOULDER RETAINING WALL DETAIL

NTS

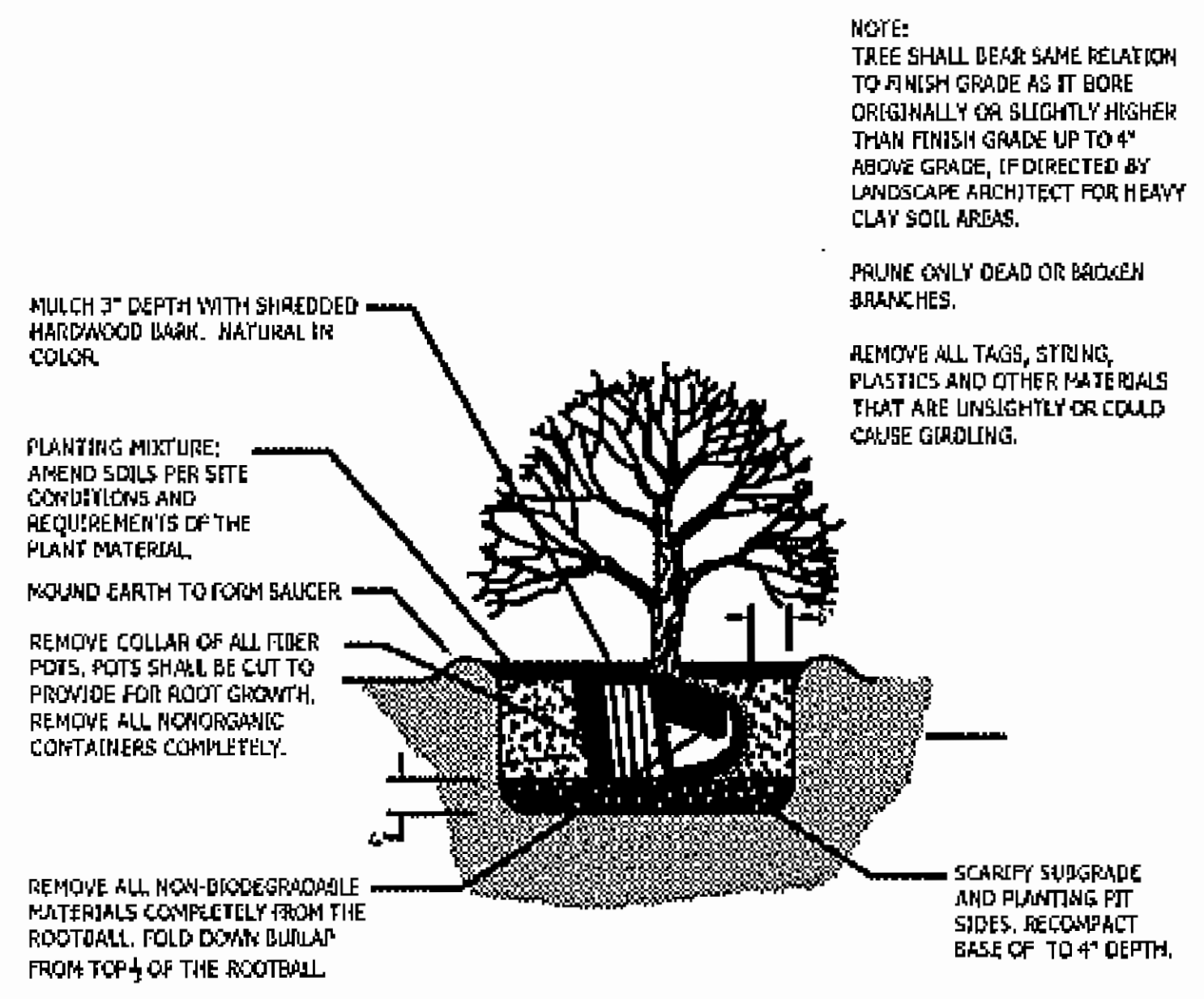


LANDSCAPE PLAN (SOUTH END)

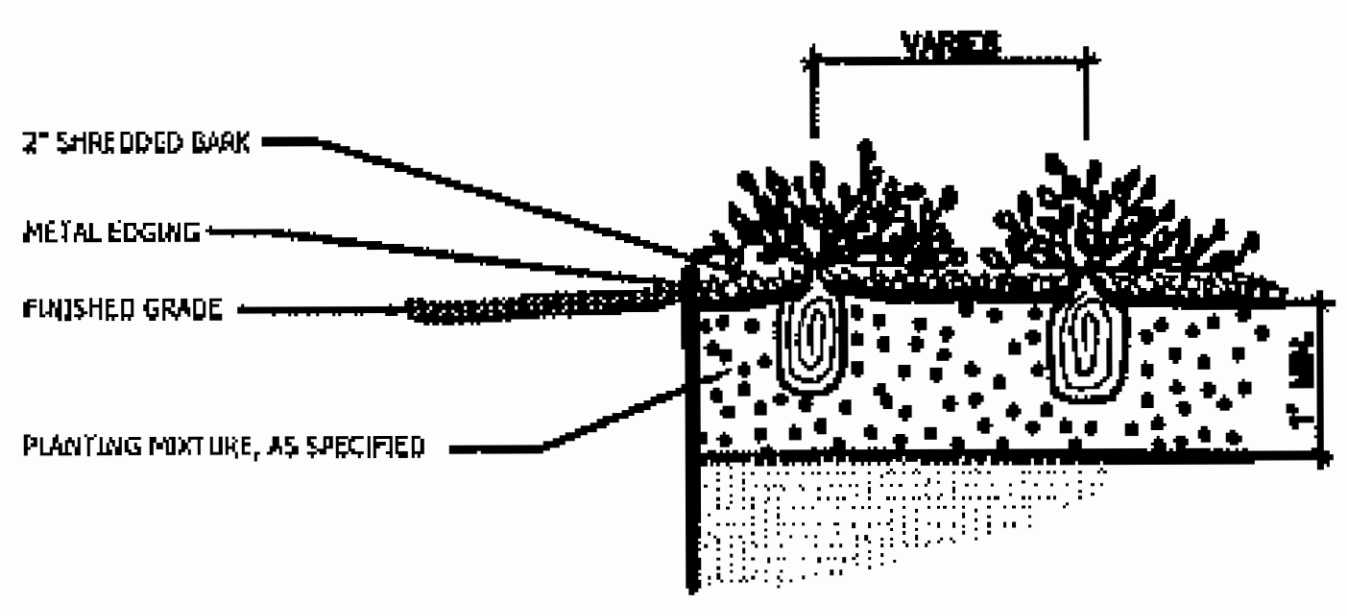
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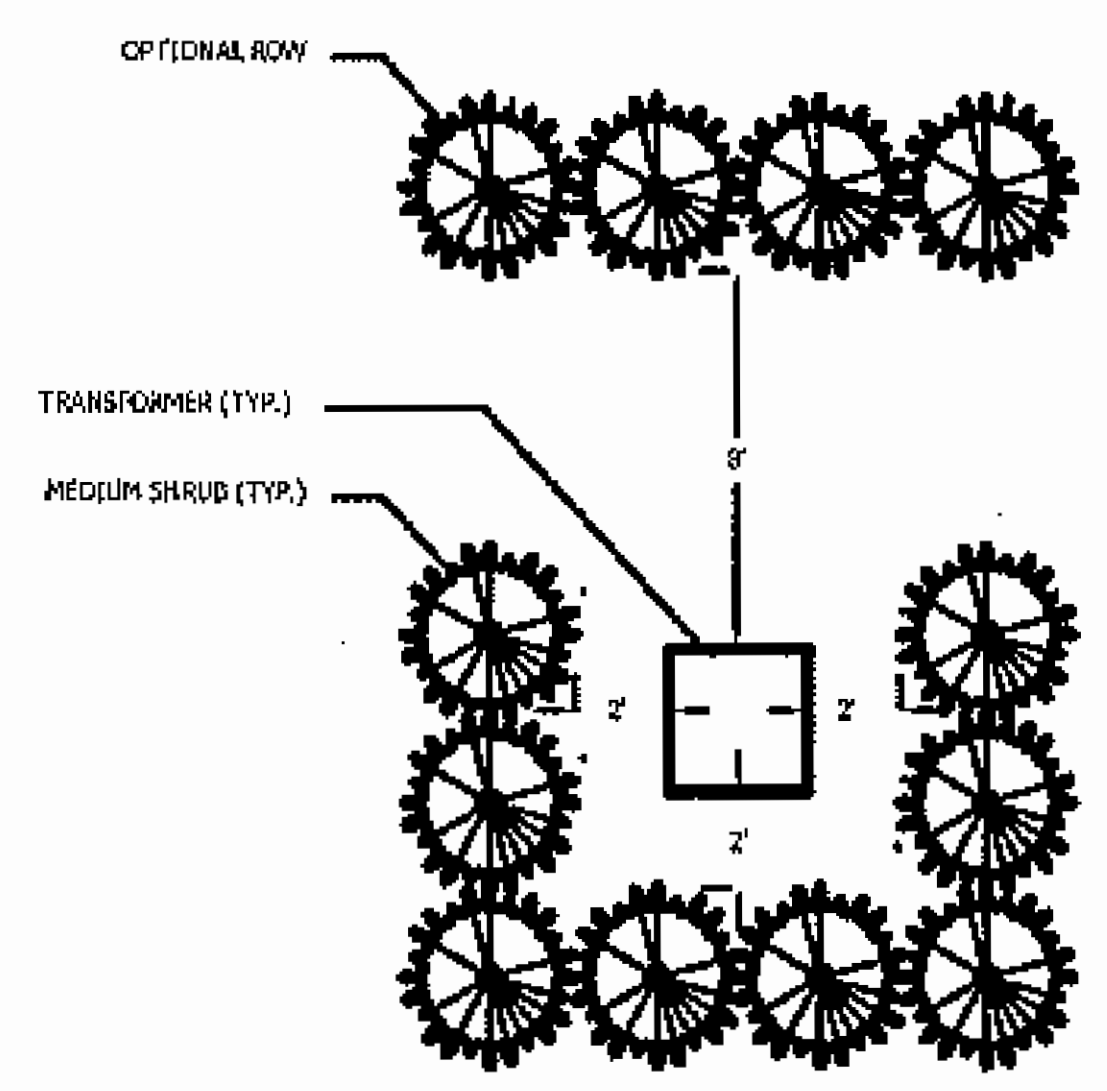
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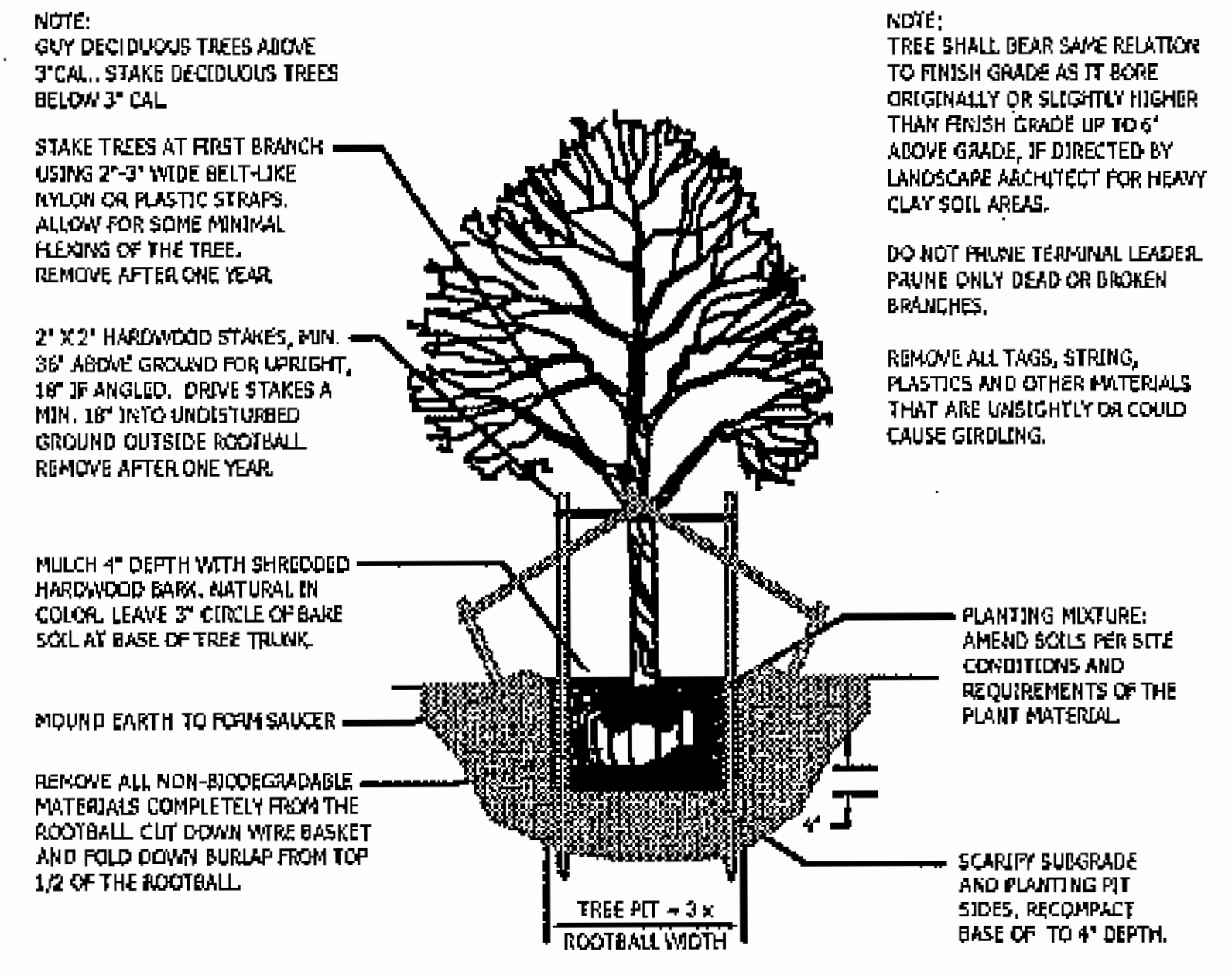
SHRUB PLANTING DETAIL
NOT TO SCALE



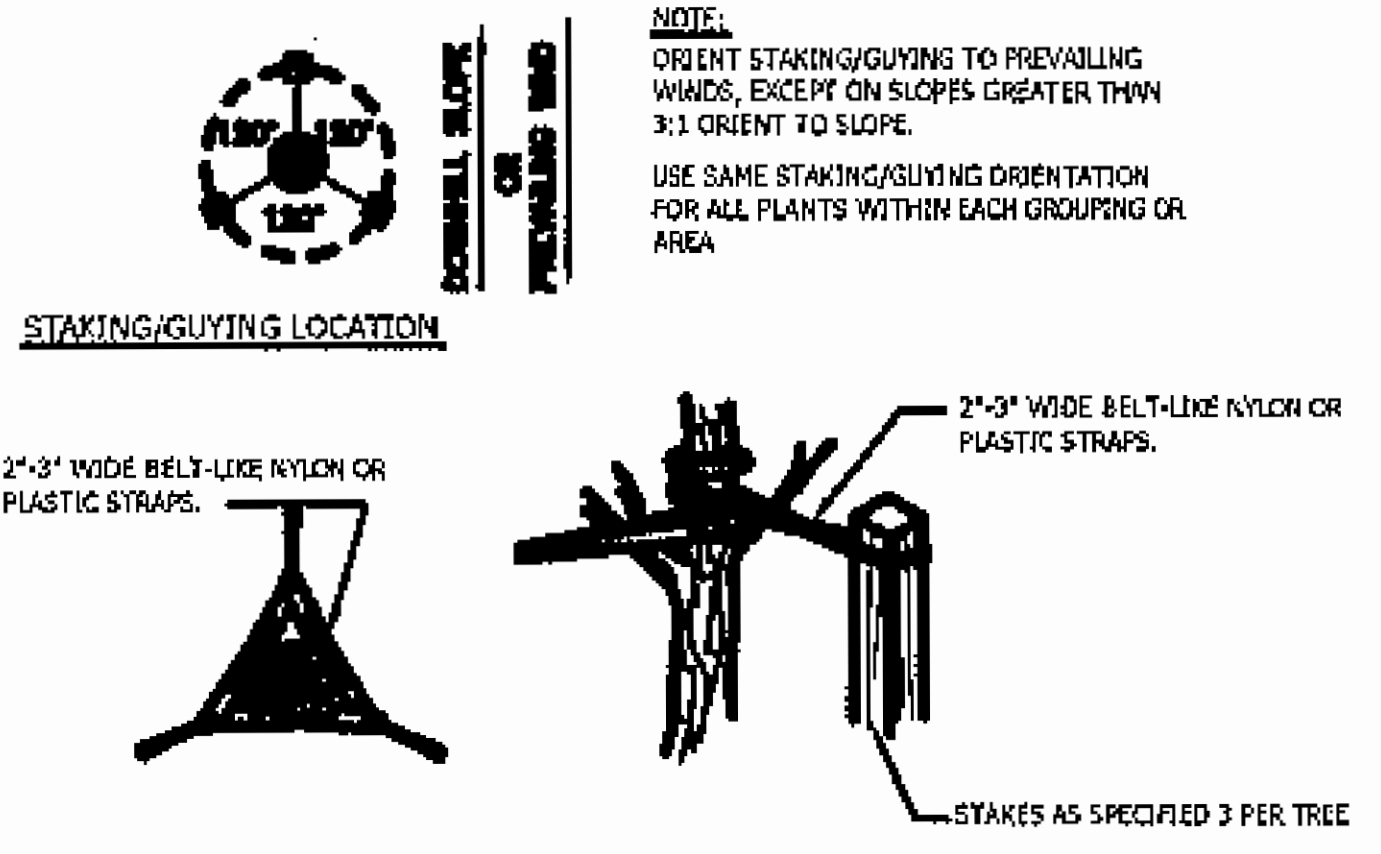
PERENNIAL PLANTING DETAIL
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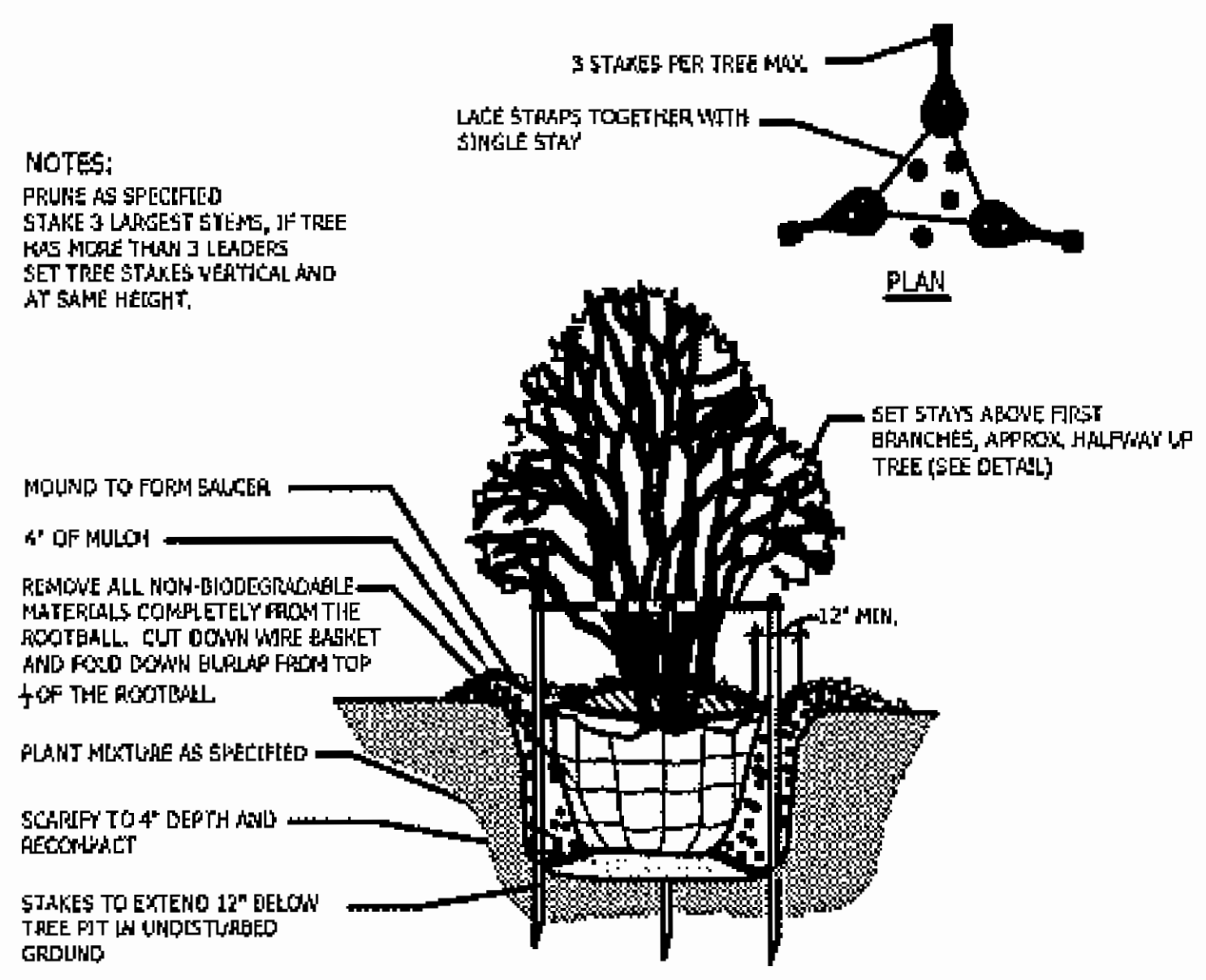
TRANSFORMER SCREENING DETAIL
NOT TO SCALE



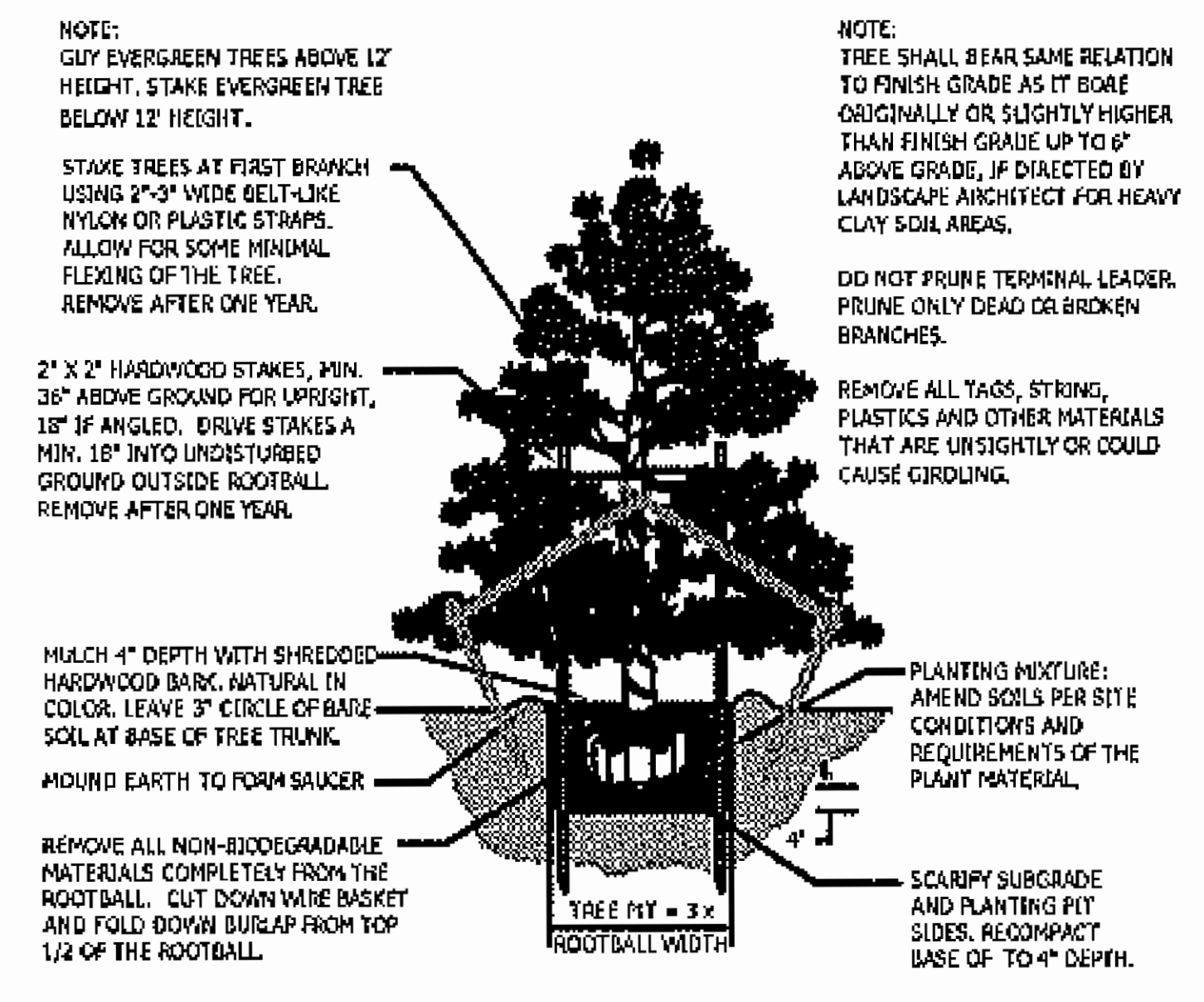
DECIDUOUS TREE PLANTING DETAIL



TREE STAKING DETAIL
NOT TO SCALE



MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL

CITY OF NOVI LANDSCAPE NOTES:

1. ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS.
2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15th AND NOVEMBER 15th.
3. ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT ASH STANDARDS FOR NURSERIES STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THE ZONING ORDINANCE.
4. ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B).
5. ANY DECIDUOUS CANOPY TREES WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "V" CROTCHES SHALL BE SUBORDINATED SO AS NOT TO BECOME DOMINANT BRANCHES.
6. MULCH SHALL BE NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK FOR ALL PLANTINGS. 4" THICK FOR TREES IN 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK FOR SHRUBS AND SHRUB BEDS AND 2" THICK BARK FOR PERENNIALS.
7. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY OF NOVI. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT APPROPRIATE PLANTING PERIOD WHICH EVER COMES FIRST.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY.
9. A MINIMUM OF ONE WEED CONTROL CULTIVATION PER MONTH OCCURRING IN JUNE, JULY AND AUGUST SHALL BE PERFORMED DURING THE TWO-YEAR ESTABLISHMENT PERIOD.
10. ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
11. ALL TREE WRAP, STAKES, AND GUYS MUST BE REMOVED BY JULY 1ST FOLLOWING THE FIRST WINTER SEASON AFTER INSTALLATION.
12. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN HEALTHY GROWING CONDITION FREE OF DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
13. ALL LANDSCAPE AREAS ARE TO BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM.
14. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE.
15. PLANT MATERIALS, EXCEPT SOD, GROUND COVERS, AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.
16. ALL TRANSFORMERS ARE TO BE SCREENED ON THREE SIDES (MIN.) IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCE AND SO AS TO NOT CONFLICT WITH DPE RESTRICTIONS. (SEE DETAIL THIS SHEET).
17. ALL BENCHES MUST BE PLANTED WITH A COMBINATION OF TREES, SHRUBS, SOD OR OTHER EVERGREEN GROUND COVERS.
18. THE OWNER IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE 2-YEAR GUARANTEE PERIOD.
19. THE PROVIDER OF THE FINANCIAL GUARANTEE FOR THE LANDSCAPE INSTALLATION SHALL BE FULLY RESPONSIBLE FOR COMPLETION OF THE LANDSCAPE INSTALLATION AND MAINTENANCE PER THE APPROVED LANDSCAPE PLAN AND APPLICABLE CITY ORDINANCES.

THE DETAILS AND NOTES SHOWN ON THIS PAGE ARE STANDARDS. THESE DETAILS ARE NOT ALL INCLUSIVE AND ARE NOT MEANT TO SUBSTITUTE FOR ANY ORDINANCE OR CODE REQUIREMENT. FOR COMPLETE LANDSCAPE REQUIREMENTS, SEE THE ZONING ORDINANCE LANDSCAPE SECTION 2509, THE LANDSCAPE DESIGN MANUAL AND THE APPROPRIATE REFERENCES WITHIN THE APPLICABLE ZONING CLASSIFICATION AND ANY OTHER APPLICABLE CODE REQUIREMENTS.

