



## Oberlin JSP14-42

### Oberlin JSP14-42

Public hearing request of Singh Development for Revised Preliminary Site Plan utilizing the Open Space Preservation Option and Revised Woodland Permit approval. The subject property is 29.9 acres in Section 20 of the City of Novi and located at 48301 Eleven Mile Road on the south side of Eleven Mile Road, west of Beck Road in the R-4, One-Family Residential District. The applicant is proposing a 72-unit development using the Open Space Preservation Option. The petitioner has proposed significant changes to the Woodland Permit.

### Required Action

Approval/denial of the revised Preliminary Site Plan and revised Woodland Permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	02-11-16	<ul style="list-style-type: none"> <li>• <b>Revised woodlands permit is required.</b></li> <li>• Items to be addressed prior to Stamping Sets.</li> </ul>
Engineering	Approval recommended	02-09-16	Items to be addressed prior to Stamping Sets.
Landscaping	Approval recommended	02-09-16	Items to be addressed prior to Stamping Sets.
Wetland	Approval recommended	02-10-16	Items to be addressed prior to Stamping Sets.
Woodland	Approval recommended	02-10-16	Items to be addressed prior to Stamping Sets
Traffic	Approval recommended	02-05-16	Items to be addressed prior to Stamping Sets.
Fire	Approval recommended	01-28-16	No additional items to address.

## Motion Sheet

### Approval – Revised Preliminary Site Plan

In the matter of Oberlin, JSP14-42, motion to **approve** the Revised Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:

- a. Zoning Board of Appeals variance for the deficient lot widths of lots 14 and 70 (64.28 ft. required, 43 ft. and 50 ft. provided)(as previously approved);
- b. Planning Commission waiver for the lack of a berm in areas of preserved woodlands along Eleven Mile Road which is hereby granted (as previously approved);
- c. Planning Commission approval to permit 433 on-site woodland replacement credits and 914 woodland replacement tree credits to be paid into the City of Novi Tree Fund, which is hereby granted subject to the on-site conservation easements required by the Ordinance being provided;
- d. 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
- e. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

### Approval – Revised Woodland Permit

In the matter of Oberlin, JSP14-42, motion to **approve** the Revised Woodland Permit based on and subject to the following:

- a. Planning Commission approval to permit 433 on-site woodland replacement credits and 914 woodland replacement tree credits to be paid into the City of Novi Tree Fund, which is hereby granted subject to the on-site conservation easements required by the Ordinance being provided ;
- b. 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
- c. *(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.)*

### Denial – Revised Preliminary Site Plan

In the matter of Oberlin, JSP14-42, motion to **deny** the Revised Preliminary Site Plan ... *(because the plan is not in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

### Denial – Revised Woodland Permit

In the matter of Oberlin, JSP14-42, motion to **deny** the Revised 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.)*

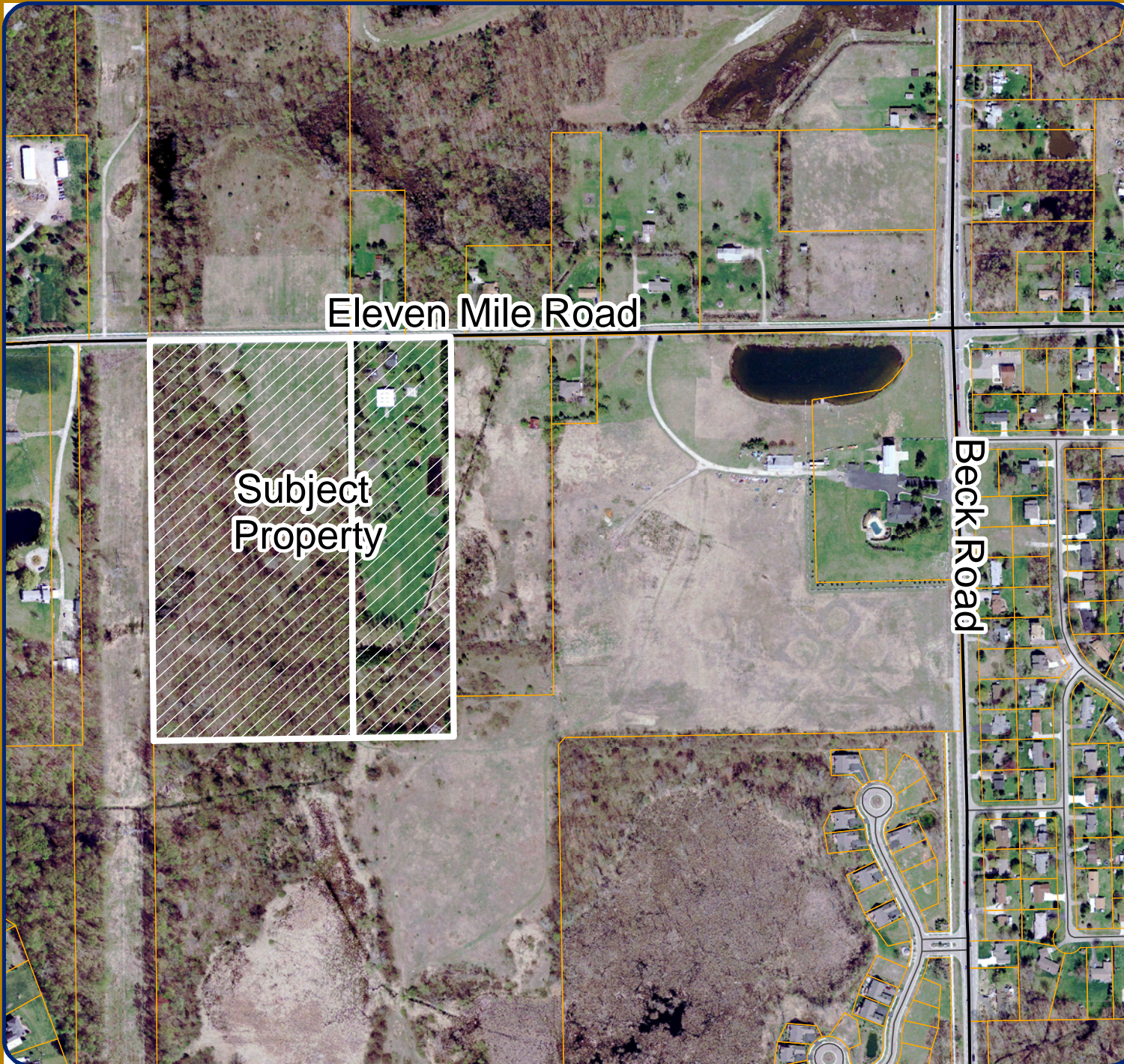
MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# Oberlin JSP 14-42

Location



## Map Legend

 Subject Property



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

Map Author: Kristen Kapelanski  
Date: 10-30-14  
Project: Oberlin JSP14-42  
Version #: 1.0

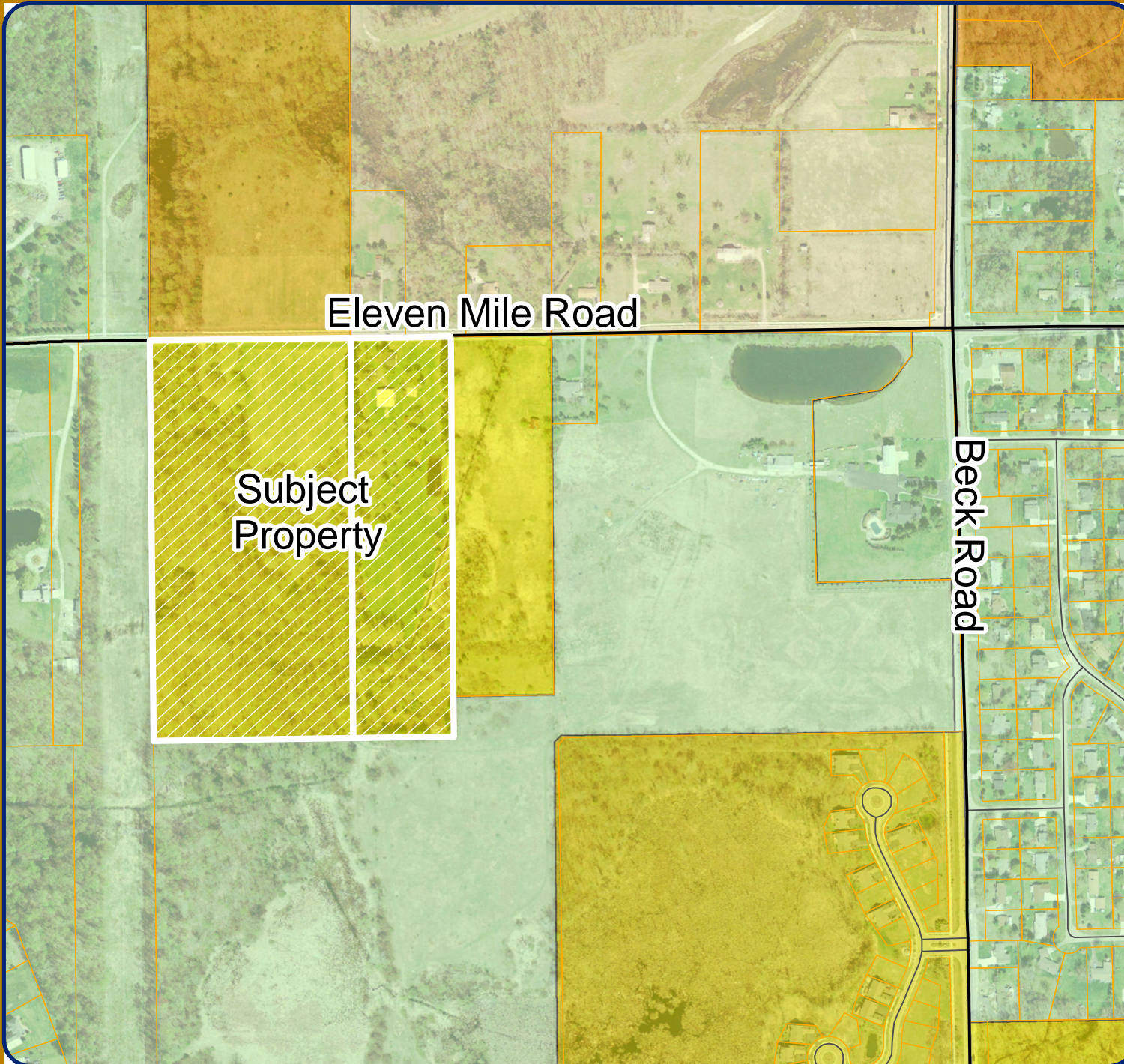
### MAP INTERPRETATION NOTICE

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



# Oberlin JSP 14-42

Zoning



### Map Legend

- Subject Property
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family



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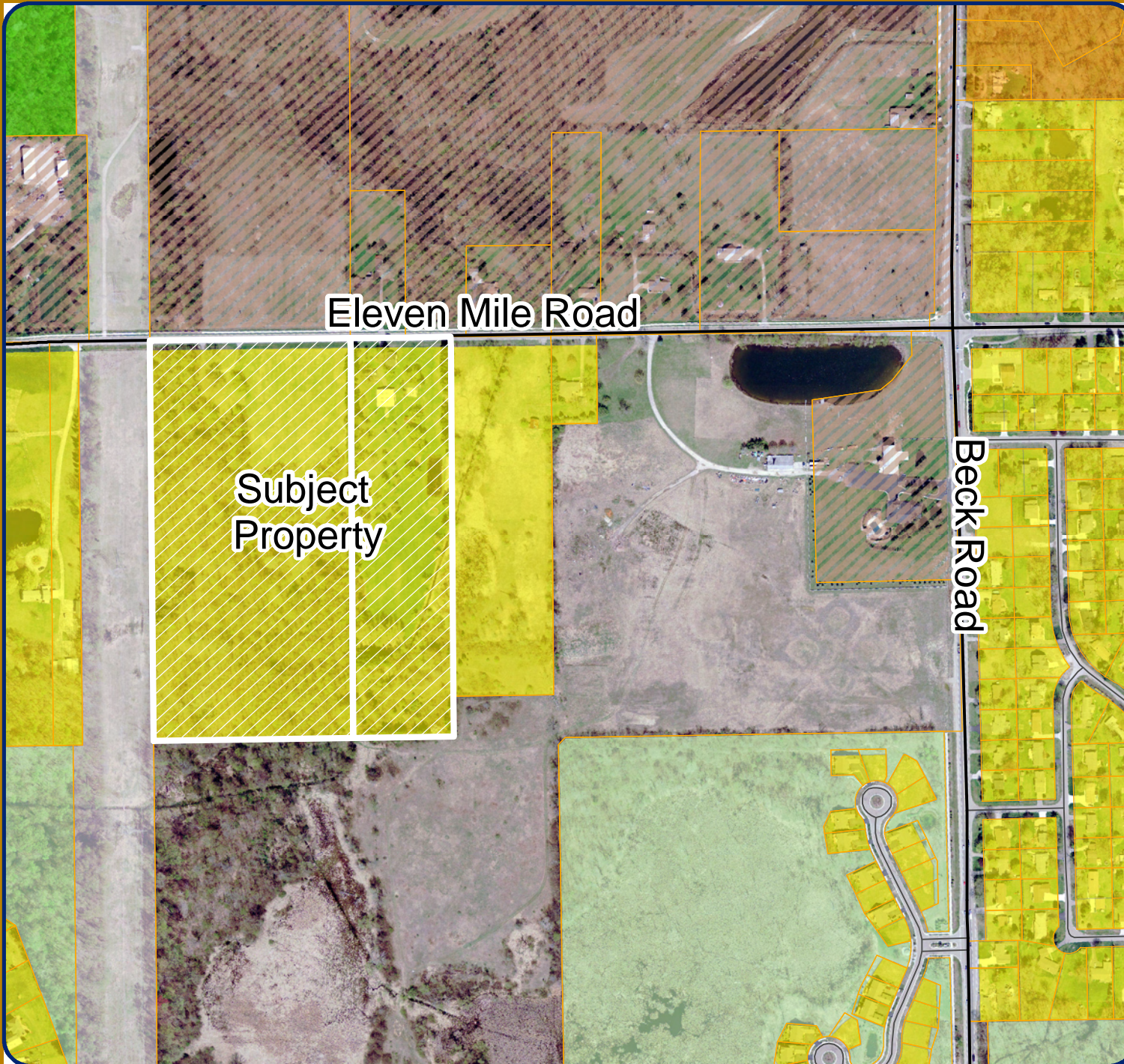
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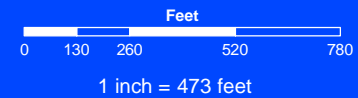
# Oberlin JSP 14-42

Future Land Use



## Map Legend

-  Subject Property
-  Single Family
-  Multiple Family
-  Suburban Low-Rise
-  Public Park
-  Private Park
-  Utility



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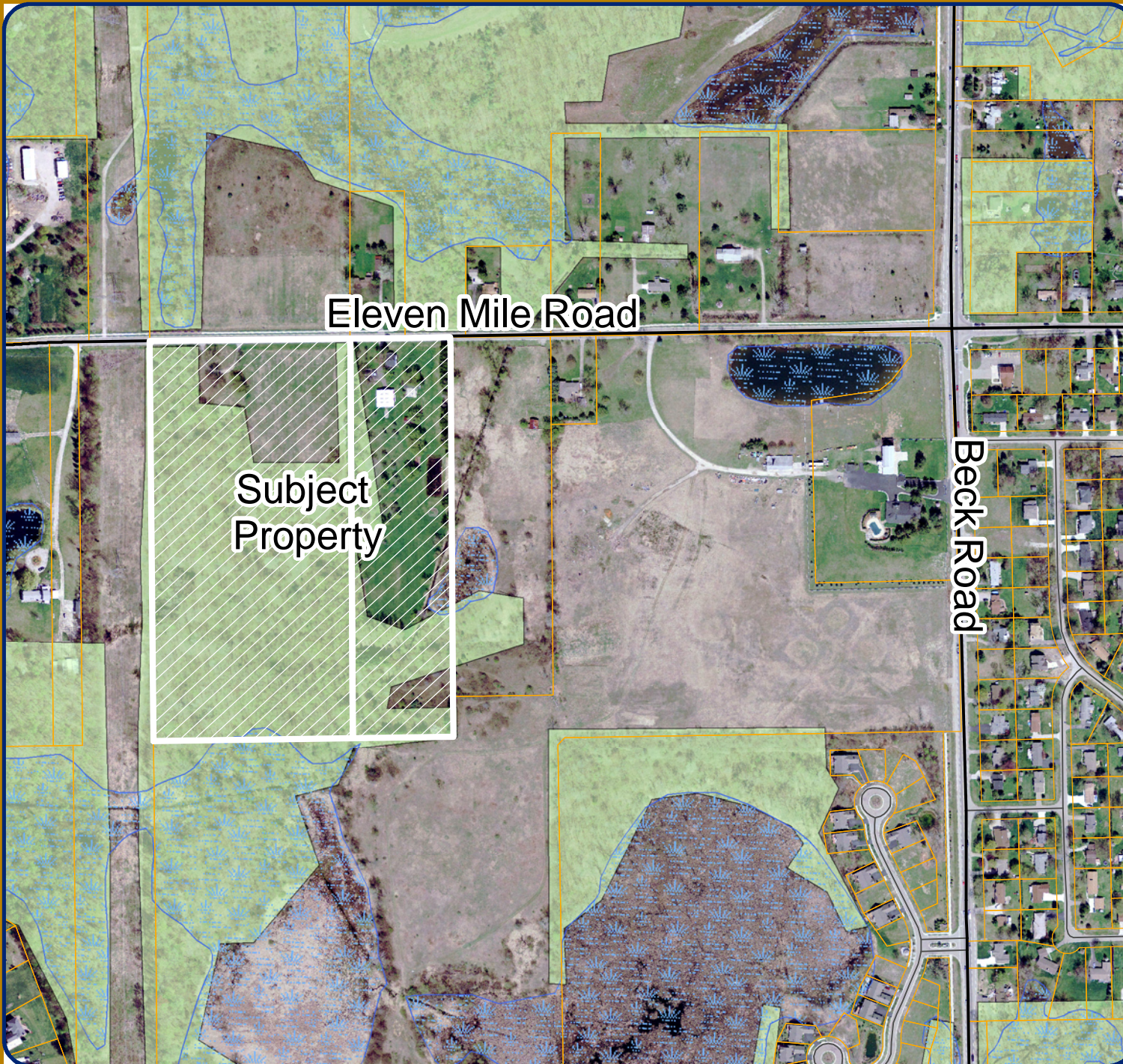
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# Oberlin JSP 14-42

Natural Features



**Map Legend**

-  Subject Property
-  Wetlands
-  Woodlands

Feet

0 130 260 520 780

1 inch = 473 feet



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SITE PLAN

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# OBERLIN

SECTION 20, CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN



 **SEIBER, KEAST ENGINEERING, L.L.C.**  
CONSULTING ENGINEERS  
7125 ORCHARD LAKE ROAD • SUITE 200 • WEST BLOOMFIELD, MI • 48322  
PHONE 248.862.7387 FAX 248.862.7387

PREPARED FOR:  
**SINGH DEVELOPMENT, LLC**  
7125 ORCHARD LAKE ROAD  
SUITE 200  
WEST BLOOMFIELD, MICHIGAN 48322  
248.862.7387

## PLANNING REVIEW

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**PLAN REVIEW CENTER REPORT**  
February 11, 2016  
**Planning Review: Final Site Plan**  
Oberlin - Phase 1  
JSP14-42

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**Petitioner**

Singh Oberlin, LLC

**Review Type**

Revised Final Site Plan with Open Space Preservation Option

**Property Characteristics**

- Site Location: 48301 Eleven Mile Road, south side of Eleven Mile Road, west of Beck Road (Section 20)
- Site Zoning: R-4, One-Family Residential
- Adjoining Zoning: North (across Eleven Mile Road): PSLR, RM-1 with PRO; East: R-4; West and South: RA
- Current Site Use: Vacant Land
- Adjoining Uses: North (across Eleven Mile Road): Medilodge Convalescent Home; East: Single-family Residential; West: ITC Utility Corridor; South: Vacant land
- School District: Novi Community School District
- Site Size: 29.9 acres
- Plan Date: 04-07-15

**Project Summary**

The parcels in question are located on the south side of Eleven Mile Road between Beck Road and Wixom Road in Section 20 of the City of Novi. The property totals 29.9 acres. The current zoning of the property is R-4, One-Family Residential. The applicant has proposed a 72 unit single-family residential development utilizing the Open Space Preservation Option.

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

The site has a substantial amount of both regulated wetlands and woodlands. The applicant had proposed woodland replacement tree plantings off-site at the northwest corner of Eight Mile Road and Garfield Road.

The Planning Commission approved the Preliminary Site Plan with Open Space Preservation Option, Wetland Permit, Woodland Permit, and Stormwater Management Plan on November 12, 2014 with the motions below:

*In the matter of Oberlin, JSP14-42, motion to approve the Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:*

- a. Zoning Board of Appeals variance for the deficient lot widths of lots 14 and 70 (64.28 ft. required, 43 ft. and 50 ft. provided);*
- b. Planning Commission waiver for the lack of a berm in areas of preserved woodlands along Eleven Mile Road which is hereby granted;*
- c. Planning Commission approval to permit 1,173.48 off-site woodland replacement tree credits on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to the on-site and off-site conservation easements required by the Ordinance being provided; and*
- d. 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.*

*This motion is made because the plan is otherwise in compliance with Article 4, Article 24, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

*In the matter of Oberlin, JSP14-42, motion to approve the Wetland Permit based on and subject to the following:*

- a. Applicant shall ensure the wetland restoration area on the Ballantyne site will be monitored and maintained for a two year period per the standards outlined in the wetland review letter dated October 2, 2014; and*
- b. 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.*

*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.*

*In the matter of Oberlin, JSP14-42, motion to approve the Woodland Permit based on and subject to the following:*

- a. Planning Commission approval to permit 1,173.48 off-site woodland replacement tree credits on the private property at the northwest corner of Eight Mile and Garfield Roads, which is hereby granted subject to the on-site and off-site conservation easements required by the Ordinance being provided;*
- b. The applicant making efforts and working with staff and consultants to save those trees 30 inches and larger with replacement credits required being adjusted accordingly;*
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.*

*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.*

*In the matter of Oberlin, JSP14-42, motion to approve the Stormwater Management Plan, based on and subject to 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. 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.*

### **Recommendation**

Approval of the ***Revised Final Site Plan is recommended*** provided that all changes requested in the review letters are addressed. The applicant has provided the required information to justify the use of the open space preservation option. Stamping Sets are still required.

### **Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.1.5 (R-4: One-Family Residential Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and incorporated as part of the stamping set submittal.

1. **Open Space Preservation Option:** The applicant is utilizing the Open Space Preservation Option which allows an applicant to develop the allowed number of units on a property on a portion of the site in exchange for the preservation of natural features and open space. The applicant has provided the required parallel plan showing the number of units that could be developed on the site. In order to qualify for the option, the applicant must save a minimum of 10% of the site as permanent open space. The applicant has proposed 21.46% open space in this case. The minimum lot size and width may be reduced depending on the amount of open space proposed. In this case, the applicant could have reduced lot areas to 8,000 sq. ft. and lot widths to 71.4 ft. The applicant has proposed a minimum lot size of 8,217 sq. ft. and a minimum lot width of 72 ft. The Planning Commission held the required public hearing on November 12, 2014. **The applicant must show the calculations for each phase in addition to the overall open space preservation calculations.**
2. **Qualifying Permanent Open Space:** Per the Zoning Ordinance, qualifying permanent open space within a development using the Open Space Preservation Option can include the following: steep slopes,

wetlands, wetland setback areas, floodplains, natural watercourses, woodlands, scenic views, agricultural components and recreational pathways and facilities. The majority of the qualifying permanent open space within the proposed development falls within the wetlands, wetland setback areas and woodlands portions of the areas permitted. This includes the proposed 'Oberlin Park' along the west side of the site, which does contain some regulated woodlands that will be preserved as part of the development. The applicant provided a Landscape and Woodland-Wetland Conservation Easements on January 21, 2016.

3. Minimum Lot Width: Lot widths between the proposed building and minimum front yard setback cannot be less than 90% (64.28 ft.) of the required minimum width. Lot 14 has a minimum width of approximately 43 ft. [and Lot 70 has a minimum width of approximately 50 ft., Phase 3] between the proposed building envelope and the minimum front yard setback. The applicant received variances from the Zoning Board of Appeals for these deficiencies on January 13, 2015.
4. Environmental Concerns: There are significant woodland and wetland impacts proposed. The applicant has provided information detailing how the proposed impacts to both woodlands and wetlands meet the intent of the ordinance. The stated purpose of the Woodland Ordinance (Chapter 37 of the City Code) 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.*

The applicant has changed their proposal from planting a majority of the woodland replacement trees off-site to instead paying into the tree fund. **This is a significant change to the Woodlands Permit and will require the Planning Commission to approve this change in the plan. Acknowledgement of the change in the Woodland Permit in writing will be needed by February 22, 2016 for public hearing notice to be included on the March 23, 2016 Planning Commission meeting agenda.**

5. Residential Development Entrance Lighting: *The applicant should contact Jeremy Miller (248.735.5694) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.*
6. Master Deed: The Community Development Department has received the Master Deed on January 21, 2016.

#### **Summary of other Reviews:**

- a. Planning Review: **Recommends approval** subject to Planning Commission approval of a revised Woodlands Permit and with required changes before creating stamping sets.
- b. Engineering Review: **Recommends approval.**
- c. Landscape Review: **Recommends approval** with required changes before creating stamping sets.
- d. Wetlands Review: **Recommends approval** with required changes before creating stamping sets.
- e. Woodlands Review: **Recommends approval** contingent on addressing the concerns in the review letter before submitting the Final Stamping Set plans.
- f. Traffic Review: **Recommends approval** provided comments are adequately addressed to the satisfaction of the City.
- g. Facade Review: No buildings proposed at this time.
- h. Fire Review: **Recommends approval** with no comments.

#### **Electronic Stamping Set Submittal and Response Letter**

**Plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets.** A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and



associated charts is requested to be submitted with the electronic stamping set.

### **Stamping Set Approval**

Stamping sets are still required for this project. After receiving the approval for electronic stamping set submittal from all reviewing agencies, please submit **11 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

### **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](http://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](mailto:smarchioni@cityofnovi.org)] in the Community Development Department.

### **Street and Project Name**

This project may need approval from the Street and Project Naming Committee. Please contact Richelle Leskun (248-347-0579) in the Community Development Department for additional information. **Oberlin Boulevard and Isabella Way have not been approved by the Street Naming Committee, please contact Richelle Leskun address this issue.**

### **Chapter 26.5**

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [kmellem@cityofnovi.org](mailto:kmellem@cityofnovi.org).



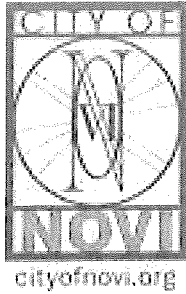
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Kirsten Mellem – Planner

[kmellem@cityofnovi.org](mailto:kmellem@cityofnovi.org) or 248-347-0484

## ENGINEERING REVIEW

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## PLAN REVIEW CENTER REPORT

February 9, 2016

### Engineering Review

Oberlin 2014 - Phase 1

JSP14-0042

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#### Applicant

SINGH OBERLIN, LLC

#### Review Type

Revised Final Site Plan

#### Property Characteristics

- Site Location: S. of Eleven Mile Road and W. of Beck Road
- Site Size: 29.909 acres (Site) – 19.496 acres (Phase 1)
- Plan Date: 01/19/2016

#### Project Summary

- Construction of a 72-unit phased site condominium on approximately 29.909 acres. Site access would be provided by two entrances from 11 Mile Road. Phase 1 includes 47-units on approximately 19.496 acres.
- Water service would be provided by water main along each of the proposed streets from the existing 16-inch water main along the south side of 11 Mile Road. 10 additional hydrants will provided in the site
- Sanitary sewer service would be provided by sanitary sewer along each of the proposed streets from the existing 10-inch sanitary sewer to the west connecting with a stub under 11 Mile Road.
- Storm water would be collected by a single storm sewer collection system the on-site storm sewer system, stored in a wet detention basin and released at a controlled rate to the Novi Lyon Drain.

#### Recommendation

**Approval of the Revised Final Site Plan is recommended.**

#### Comments:

The Revised Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

**The following must be submitted with the Stamping Set:**

(Please note that all documents must be submitted together as a package with the Stamping Set submittal. Partial submittals will not be accepted).

1. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. 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. This document is available on our website.
2. 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. This document is available on our website.
3. A draft copy of the 20-foot wide easement for the sanitary sewer and monitoring manhole to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
4. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.

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

5. 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).
6. 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 (no application required). A grading permit fee in the amount of \$794.96 must be paid to the City Treasurer's Office.
7. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
8. Construction inspection fees in the amount of \$85,480.50 must be paid to the City Treasurer's Office.
9. Legal escrow fees in the amount of \$5,462.50 must be deposited with the City Treasurer. Unused escrow will be returned to the payee at the end of the project.
10. A storm water performance guarantee in the amount of \$27,900 (equal to 150% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the City Treasurer's Office.



11. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Department at 248-347-0498 to determine the amount of these fees.
12. A street sign financial guarantee in the amount of \$9,200 (\$400 per traffic control sign proposed) must be posted at the City Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
13. A permit for work within the right-of-way must be obtained from the City of Novi. The application is available from the City Engineering Department or on the City website and may be filed once the Final Site Plan has been submitted. Please contact the Engineering Department at 248-347-0454 for further information. Only submit the cover sheet, standard details and plan sheets applicable to the permit.
14. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ may require an approved SESC plan to be submitted with the Notice of Coverage.
15. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resource Commissioner.

**The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:**

16. The amount of the incomplete site work performance guarantee for this development at this time is \$1,367,721.75 (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
17. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
18. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
19. Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
20. A letter of credit or cash in an amount of \$1,860 (10% of the cost of storm water facilities for projects of less than \$100,000, or 5% for the cost of projects over \$100,000) must be posted for the storm water facilities with the City Treasurer's Office. This deposit will be held for one year after the date of completion of construction and final inspection of the storm water facilities.
21. Submit to the Community Development Department Waivers of Lien from any parties involved with the installation of each street as well as a Sworn


- Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
22. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
  23. Submit a Maintenance Bond to the City Treasurer's Office in the amount of \$94,923.75 (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date of formal acceptance by City Council. This document is available on our website.
  24. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.
  25. Provide a warranty deed for the additional right-of-way along 11 Mile Rd. for acceptance by the City.

**The following must be addressed prior to Street Acceptance for the development** at the time ninety (90) percent of the certificates of occupancy (including temporary certificates) have been issued, or within four (4) years after the issuance of the initial permit, whichever occurs first:

26. A Bill of Sale for each street conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
27. Submit to the Community Development Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
28. Submit a Maintenance Bond to the City Treasurer's Office in the amount of \$32,773 (equal to 25 percent of the cost of the construction of the streets to be accepted). This bond must be for a period of two years from the date of formal acceptance by City Council. This document is available on our website.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Department for an informal review and approval.

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

  
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cc: Kirsten Mellem, Community Development  
Becky Arold, Water & Sewer  
Sheila Weber, Treasurer's  
T. Meadows, B. Allen; Spalding DeDecker

## LANDSCAPE REVIEW

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## PLAN REVIEW CENTER REPORT

February 9, 2015

### Revised Final Site Plan

Oberlin – JSP 14-42 – Phase 1

#### Review Type

Revised Final Landscape Review

#### Property Characteristics

- Site Location: 11 Mile
- Site Acreage: 19.95 acres
- Site Zoning: RA – Residential Acreage
- Surrounding Zoning: RA – Residential Acreage
- Plan Date: 1/15/2016

#### Recommendation

Approval of the Final Site Plan **is recommended**. Some changes are required before stamping sets should be created but these are mostly minor in nature.

#### Ordinance Considerations

##### Adjacent to Residential – Buffer (Sec. 5.5.3.a)

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

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

1. Greenbelt landscaping requirements have been shown for the entire frontage of Eleven Mile Road, but as just Phase 1 is proposed at this time, the calculations should be broken out by phase and all required Phase 1 plantings should be shown on the plan within the bounds of Phase 1. Please round fractions to the nearest whole number.
2. A 3 ½-4 1/2' tall berm is proposed. **Please raise the minimum height to 4' as required by the ordinance.** The variance in height and width is in accordance with the ordinance.
3. **Because the walls are greater than 3 ½' in height, a design engineer must sign and seal the wall details.**

##### Street Tree Requirements (Sec. 5.5.3.b.)

Calculations for the interior street trees are provided, as are the required street trees. **As noted above, the calculations and street trees for just Phase 1 need to be provided.**

**Detention Basin Landscaping (LDM 1.d.(3))**

A total of 70%-75% of the basin rim area is to be landscaped with large shrubs as required. All species selected except for Mohawk Viburnum are native. The latter is a hybrid of Asian viburnums. **Please replace the Mohawk Viburnum with a species native to Michigan.**

**Plantings near Utilities and Fire Hydrants**

The trees have been shifted away from the hydrants and structures as required. **Please also work to place trees such that they are not on top of underground lines.**

**Plant List (LDM)**

1. The Plant List as provided meets the requirements of the Ordinance and the Landscape Design Manual.
2. **Please verify the counts for the different phases to be sure all trees to be planted in different phases are accounted for correctly on the plan, calculations and plant lists.**

**Landscape Material Sizes (LDM)**

1. The Applicant has chosen to upsize some of the proposed vegetation as allowed under the Landscape Design Manual. This planting of more mature plant material allows for greater credits for the trees toward meeting ordinance requirements and allows for greater diversity in the plantings.
2. Please see the Woodland and Wetland reviews for further comments.

**Planting Notations and Details (LDM)**

1. **Please add “in writing” to Note #6 regarding approval of changes by the City of Novi.**
2. **Please add note that planting beds shall be cultivated at least 1 time per month during the months of June, July and August during the warranty period.**
3. **Please add a line of evergreen shrubs along the open end of the utility box screening detail, eight feet away from the door.**
4. **Please show quantities for the mulch, seed and sod, and use the following costs for all plants (most of the table is correct):**  
Canopy tree \$400      Subcanopy tree \$250      Large evergreen \$325  
Shrub \$50      Seed \$3.00/sy      Sod \$6.00/sy      Mulch \$35/cyd

**Irrigation (Sec. 5.5.(6)(B), LDM 2.s)**

An irrigation plan has been provided.

**General – Woodlands**

**Please verify the planting counts by phase. There are some discrepancies between the proposed tree locations and the woodland replacement planting lists.**

*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 5.5, Landscape Design Manual and the appropriate items in the applicable zoning classification.*

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](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

WETLAND REVIEW

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February 10, 2016

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

Re: Oberlin Phase 1 Site Condominiums (JSP14-0042)  
Wetland Review of the Revised Final Site Plan (PSP16-0008)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Final Site Plan for the proposed Oberlin Phase 1 Site Condominium project prepared by Seiber, Keast Engineering, L.L.C. and Felino A. Pascual and Associates dated January 19, 2016 (Plan). The wetland information was prepared by Wilson Road Group. 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 previously visited the site in order to verify wetland boundaries. The wetland boundaries appear to be accurately depicted on the Plan.

The proposed development is located south of 11 Mile Road between Wixom Road and Beck Road in Section 20. The overall proposed site design includes the construction of 72 site condominiums, associated roads and utilities and storm water detention basins (2) on approximately 29.9 acres. The development is divided into three (3) proposed phases; Phase 1 (Lots 1 through 47), Phase 2 (Lots 48 through 69), and Phase 3 (Lots 70 through 72). The current Plan details the construction of Phase 1.

**ECT recommends approval of the Plan contingent on the Applicant addressing the concerns noted in the *Wetland Comments* section of this letter prior to submitting the Final Stamping Set plans.**

What follows is a summary of our findings regarding on-site wetlands and proposed wetland impacts associated with the current Plan.

**On-Site Wetland Evaluation**

The wetland delineation information provided on the Plan was completed by Wilson Road Group. At the time of our preliminary inspection, the wetland boundary flags were present and ECT verified that the wetland boundaries appeared to be accurately depicted on the Plan.

There are a total of eight (8) on-site wetland areas (A, B, C, D, E, F, G and H) totaling 2.46 acres. Wetlands A, B, C, D, E and F are forested wetlands. Wetlands G and H are emergent/scrub shrub wetlands that are associated with the Novi-Lyon Drain that runs through the southeastern portion of the site. It should be noted that Wetlands A, B, C, D, E and F are located within the Phase 1 project area. The Phase 2 project area contains portions of Wetlands A and H and the Phase 3 project area contains portions of Wetlands A and B.

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**Wetland Impact Review**

As noted, eight total areas of wetland exist on this parcel. The proposed impacts to both wetlands and 25-foot wetland buffers/setbacks remain unchanged from the previous plan submittal. The current Plan proposes several permanent wetland and wetland buffer impacts for the purpose of constructing the proposed roads and lots.

The Plan also proposes one temporary wetland impact (Wetland A) for the purpose of installing a storm sewer associated with the proposed storm water detention basins. The following table (Table 1) summarizes the existing wetlands and the proposed wetland impacts:

**Table 1. Proposed Wetland Impacts**

<b>Wetland Area</b>	<b>Overall Wetland Area Within Phase (acres)</b>	<b>City Regulated?</b>	<b>Likely MDEQ Regulated?</b>	<b>Temporary Wetland Disturbance Area (acre)</b>	<b>Permanent Impact Area (acre)</b>	<b>Permanent Impact Volume (cubic yards)</b>
<b>Phase 1</b>						
A	0.68	City/Essential	Yes	0.019	0.122	1,352 (Fill)
B	0.02	City/Essential	Yes	None	None	None
C	0.25	City/Essential	Yes	None	None	None
D	0.04	City/Essential	No	N/A	0.04	271 (Fill)
E	0.55	City/Essential	No	None	None	None
F	0.04	City/Essential	No	N/A	0.04	245 (Fill)
<b>PHASE 1 TOTAL</b>	<b>1.58</b>	--	--	<b>0.019</b>	<b>0.202</b>	<b>1,868 (Fill)</b>
<b>Phase 2</b>						
A	0.40	City/Essential	Yes	None	None	None
H	0.26	City/Essential	Yes	None	None	None
<b>PHASE 2 TOTAL</b>	<b>0.66</b>	--	--	<b>None</b>	<b>None</b>	<b>None</b>
<b>Phase 3</b>						
A	0.12	City/Essential	Yes	N/A	0.012	170
G	0.10	City/Essential	Yes	None	None	None

<b>Wet-land Area</b>	<b>Overall Wet-land Area Within Phase (acres)</b>	<b>City Regulated?</b>	<b>Likely MDEQ Regulated?</b>	<b>Temporary Wetland Disturbance Area (acre)</b>	<b>Permanent Impact Area (acre)</b>	<b>Permanent Impact Volume (cubic yards)</b>
<b>PHASE 3 TOTAL</b>	<b>0.22</b>	--	--	<b>None</b>	<b>0.012</b>	<b>170</b>
<b>PRO-JECT TOTAL</b>	<b>2.46</b>	<b>City/Essen-tial</b>	--	<b>0.019</b>	<b>0.214</b>	<b>2,038</b>

The total area of proposed wetland impact continues to be below the City’s Wetland Mitigation criteria (0.25-acre of impact or greater), as well as below the MDEQ’s criteria for wetland mitigation (0.33-acre of impact or greater).

The Applicant has categorized Wetlands A, B, C, G and H as regulated by the MDEQ. The Applicant has categorized Wetlands D, E and F as non-regulated by MDEQ. The Plan states that the impacts to Wetlands A, B, C, D, E and F have been permitted by MDEQ (Permit No. 13-63-0137-P, dated February 11, 2014). A condition of the MDEQ Permit includes the need for the permittee to execute a conservation easement over all wetland preservation areas in a form identical to the conservation easement model on the MDEQ’s website at [www.michigan.gov/wetlands](http://www.michigan.gov/wetlands). The original executed conservation easement and associated exhibits must be sent to the MDEQ for review and recording prior to commencement of any permitted work or within 60 days of the issuance of the MDEQ Permit. The Applicant will need to provide updated information from MDEQ that authorizes the wetland impacts as indicated on the current Plan (i.e. that the easement or covenant has been provided). The Applicant has noted that the MDEQ Conservation easement will be submitted with the Legal Review Transmittal Form.

Sections of fill within Wetland A are proposed for the purpose of Lot grading as well as the construction of Oberlin Court. The current Plan now avoids fill within Wetland C for the purpose of building Lots. The filling of Wetland D is proposed for the purpose of constructing Lot 11 and Oberlin Court. Finally, the filling of Wetland F is proposed for the purpose of constructing Lots 17 and 36 as well as a portion of Isabella Way.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The following table (Table 2) summarizes the proposed impacts to the wetland setbacks:

**Table 2. Proposed Permanent Wetland Buffer Impacts**

Buffer Area	Permanent Buffer Impact Area (acre)	Fill Volume (cubic yards)
<b>Phase 1</b>		
A	0.79	3,513
B	None	None
C	0.14	903
D	0.15	1,016
E	0.15	300
F	0.15	920
<b>PHASE 1 TOTAL</b>	<b>1.38</b>	<b>6,652</b>
<b>Phase 2</b>		
A	None	None
H	0.15	498
<b>PHASE 2 TOTAL</b>	<b>0.15</b>	<b>498</b>
<b>Phase 3</b>		
A	0.34	825
G	None	None
<b>PHASE 3 TOTAL</b>	<b>0.34</b>	<b>825</b>
<b>PROJECT TOTAL</b>	<b>1.87</b>	<b>7,975</b>

A significant portion of the impacts to the Wetland C and Wetland E buffers are solely for the purpose of developing Lots 10, 11, 12, 13, and 14.

**Permits & Regulatory Status**

Based on the essentiality criteria outlined in the City of Novi’s Wetland and Watercourse Protection Ordinance, ECT believes that all of the on-site wetland areas appear to be essential (i.e., exhibit storm water storage function as well as provide wildlife habitat) and are therefore regulated by the City of Novi. This information has been noted in Table 1, above. Any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi.

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

The Applicant has provided a copy of the wetland permit for Phase 1 of the project that has been issued by the MDEQ. The MDEQ wetland use permit was issued on February 11, 2014 and expires February 11, 2019. It appears as if the wetland impacts associated with the overall development (i.e., Phases 1, 2, and 3) have been permitted by the Agency.

**Wetland Comments**

Please consider the following comments when preparing subsequent site plan submittals:

1. A final determination of regulatory status has been made by the Michigan Department of Environmental Quality (MDEQ). The Applicant has provided a copy of the wetland permit for the project that has been issued by the MDEQ. The MDEQ wetland use permit was issued on February 11, 2014 and expires February 11, 2019. The impacts to Wetlands A, B, C, D, E and F have been permitted by MDEQ. A condition of the MDEQ Permit includes the need for the permittee to execute a conservation easement over all wetland preservation areas in a form identical to the conservation easement model on the MDEQ's website at [www.michigan.gov/wetlands](http://www.michigan.gov/wetlands). The original executed conservation easement and associated exhibits must be sent to the MDEQ for review and recording prior to commencement of any permitted work or within 60 days of the issuance of the MDEQ Permit. The Applicant will need to provide updated information from MDEQ that authorizes the wetland impacts as indicated on the current Plan (i.e. that the easement or covenant has been provided). The Applicant has noted that the MDEQ Conservation easement will be submitted with the Legal Review Transmittal Form.
2. Previous plan submittals provided for compensatory wetland mitigation, however, wetland impacts associated with the current Plan do not exceed either the City or the MDEQ threshold for wetland mitigation requirement. The amount of permanent impact to the 25-foot wetland setback, however, remains significant (1.87 acres for the total project).

ECT continues to encourage the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed lot boundaries and/or site design in order to preserve wetland and wetland buffer areas (especially the buffers associated with Wetland C and Wetland E in the southwest corner of the development). A significant portion of the impacts to the Wetland C and Wetland E buffers are solely for the purpose of developing Lots 10, 11, 12, 13, and 14. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

*"There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses".*

3. ECT continues to recommend that the Applicant propose wetland buffer restoration and/or buffer mitigation as part of the Landscape Plan. This could be in the form of planting native vegetation (i.e., wetland forbs/plugs and shrubs) within the remaining areas of existing 25-foot wetland buffer and a plan for removal of any existing invasive plant species from the existing wetland and wetland buffer areas. ECT continues to recommend that buffer restoration and/or mitigation be incorporated into the Plan. Please review and revise the Plan as necessary.

4. It should be noted that Previous Plan submittals included a supplemental *Wetland Restoration Summary* prepared by Wilson Road Group. This plan proposed wetland and wetland buffer enhancement off-site at the proposed Ballantyne development (proposed at the northwest corner of 8 Mile and Garfield Roads). It is our understanding that due to changes (or future changes) in property ownership, wetland/wetland buffer restoration at the proposed Ballantyne development site is no longer feasible. ECT recommends that the Applicant provide a clarification as to the status of any proposed on-site or off-site wetland buffer restoration initiatives.
5. It should be noted that the Applicant appears to have proposed Conservation Easements over preserved wetland, wetland buffer and woodland areas located within the proposed parks. No Conservation Easements are intended to be extended across proposed lots. The Applicant should provide documentation of any proposed wetland conservation easements with subsequent plan submittals. The applicant states in a response letter dated January 19, 2016 that a draft copy of the conservation easement will be submitted with the Legal Review Transmittal Form. This information shall be reviewed and approved by the City's legal counsel.

**Recommendation**

ECT recommends approval of the Plan contingent on the Applicant addressing the concerns noted in the *Wetland Comments* section above prior to submitting the Final Stamping Set plans.

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

Respectfully submitted,

**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





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



WOODLAND REVIEW

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February 10, 2016

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

Re: Oberlin Phase 1 Site Condominiums (JSP14-0042)  
Woodland Review of the Revised Final Site Plan (PSP16-0008)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Final Site Plan for the proposed Oberlin Phase 1 Site Condominium project prepared by Seiber, Keast Engineering, L.L.C. and Felino A. Pascual and Associates dated January 19, 2016 (Plan). The tree inventory information was prepared by Mike's Tree Surgeons, Inc. 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.*

The proposed development is located south of 11 Mile Road between Wixom Road and Beck Road in Section 20. The overall proposed site design includes the construction of 72 site condominiums, associated roads and utilities and storm water detention basins (2) on approximately 29.9 acres. The development is divided into three (3) proposed phases; Phase 1 (Lots 1 through 47), Phase 2 (Lots 48 through 69), and Phase 3 (Lots 70 through 72). The current Plan details the construction of Phase 1.

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**ECT recommends approval of the Plan contingent on the Applicant addressing the concerns noted in the *Woodland Comments* section of this letter prior to submitting the Final Stamping Set plans.**

What follows is a summary of our findings regarding on-site woodlands and proposed woodland impacts associated with the current Plan.

**On-site Woodland Evaluation**

ECT has completed an on-site Woodland Evaluation for this project site. The *Woodland Plan* (Sheet 14) and the *Tree Listings* (Sheets 15 through 18) appear to accurately depict the location, species composition and the size of the existing trees. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided in the *Tree Listings* were consistent with the field measurements. The surveyed trees have been marked with white paint, allowing ECT to compare the reported diameters to the existing tree diameters in the field (see Site Photos).

The entire site is approximately 30 acres with regulated woodland mapped across a significant portion of the property (see Figure 1, attached). A relatively-open field is located in the northeast corner of the property, directly adjacent to 11 Mile Road, and does not contain mapped City of Novi Regulated Woodlands. On-site woodlands are dominated by red maple (*Acer rubrum*) and sugar maple (*Acer saccharum*). The site also contains American elm (*Ulmus Americana*), Norway spruce (*Picea abies*), cottonwood (*Populus deltoides*), box elder (*Acer negundo*), white ash (*Fraxinus americana*), black willow (*Salix nigra*), black cherry (*Prunus serotina*) and several other species.

Based on the *Tree List* information as well as our site assessment, the maximum size tree diameter on the site is 51-inch diameter-at-breast-height (DBH) red maple. 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 in good health. This wooded area provides a relatively high level of 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 Listing*, there are a significant number of trees on-site that meet the minimum caliper size for designation as a specimen tree. These trees include:

**Table 1. Potential Specimen Trees**

Tag #	DBH	Common Name	Removal Status	Woodland Replacement Credits Required
1	39	Red Maple	Remove	4
8	51	Red Maple	Remove	4

Tag #	DBH	Common Name	Removal Status	Woodland Replacement Credits Required
40	33	Red Maple	Remove	4
56	37	Red Maple	Remove	4
64	26	Red Maple	Remove	3
67	27	Red Maple	Remove	3
70	24	Red Maple	Remove	3
351	27	Red Maple	Save	0
396	26	Red Maple	Remove	3
400	25	Bur Oak	Save	0
473	25/9	Red Maple	Remove	5
474	24	Red Maple	Remove	3
905	33	Red Maple	Save	0
1025	26	Bur Oak	Save	0
1039	24	White Ash	Dead	0
1045	29	Sugar Maple	Save	0
1049	27	Sugar Maple	Save	0
1056	26	Sugar Maple	Save	0
1058	32	Sugar Maple	Save	0
1074	28	Red Maple	Save	0
1082	28	White Ash	Dead	0
1110	32	Sugar Maple	Save	0
1252	29	White Ash	Dead	0
1392	24	Red Maple	Save	0
1428	26/11/10/10	Red Maple	Save	0
1448	35	Red Maple	Save	0
1458	25/9	Red Maple	Save	0
1482	26	Red Maple	Save	0
1622	40	Red Maple	Remove	4

As indicated in Table 1, seventeen of the twenty-nine potential specimen trees found on this project will be preserved in the current site design (although 2 of these are noted as 'dead'). ECT recommends that the applicant consider preservation of as many existing trees as feasible, including potential specimen trees.

**Woodland Impact Review**

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 lots, roads and detention basin) will cover the majority of the site 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.

*Woodland Impacts* summary tables have been included on the *Woodland Plan* (Sheet 14). The proposed tree removal quantity has not changed significantly from the previous plan submittal. The Applicant has noted the following:

Total On-Site Regulated Trees =	1,500
Total On-Site Non-Regulated Trees =	6
Total Off-Site Trees =	171
Trees to be Saved =	636
Total Trees to be Removed =	1,041

**Woodland Impacts for Phase 1 Construction Only**

Stems to be Removed 8" to 11" =	244 Trees (Requiring <b>244</b> Replacements; 1:1 replacement)
Stems to be Removed 11" to 20" =	193 Trees (Requiring <b>386</b> Replacements; 2:1 replacement)
Stems to be Removed 20" to 30" =	15 Trees (Requiring <b>45</b> Replacements; 3:1 replacement)
Stems to be Removed 30"+ =	6* Trees (Requiring <b>24</b> Replacements; 4:1 replacement)
Multi-Stemmed Trees =	113 Trees (Requiring 423 Replacements)
Total Replacement Trees Required =	571 removed requiring 1,122 Tree Credits

\*Previous plan submittal indicated a total of seven (7) trees to be removed that are ≥30" DBH. This change has reduced the total Phase 1 woodland replacement trees required from 1,126 to 1,122.

**Woodland Impacts for Phase 2 & 3**

Stems to be Removed 8" to 11" =	29 Trees (Requiring <b>29</b> Replacements; 1:1 replacement)
Stems to be Removed 11" to 20" =	61 Trees (Requiring <b>122</b> Replacements; 2:1 replacement)
Stems to be Removed 20" to 30" =	11 Trees (Requiring <b>33</b> Replacements; 3:1 replacement)
Stems to be Removed 30"+ =	1 Trees (Requiring <b>4</b> Replacements; 4:1 replacement)
Multi-Stemmed Trees =	12 Trees (Requiring 37 Replacements)
Total Replacement Trees Required =	114 removed requiring 225 Tree Credits

Finally, Sheet 14 notes that for all three (3) Phases, 685 trees that are in "fair or better" condition are to be removed requiring 1,347 Woodland Replacement Credits. It should be noted that the Woodland Calculations summary on Sheet 14 should note that 685 trees in fair or better condition, as opposed to 680. The applicant should review and revise this sheet, as necessary.

**Woodland Replacement Review**

Previous plan submittals proposed a combination of on-site and off-site Woodland Replacement trees. In a plan review response letter dated January 15, 2016, Felino A. Pascual and Associates

(applicant’s Landscape Architect) notes that all Woodland Replacement plantings will be provided on the Oberlin site. Any Woodland Replacement deficiency will be paid to the City of Novi Tree Fund.

The Plan (Sheet LS-3, *Planting Detail*) notes that 433 of the required 1,347 Woodland Replacement trees will be provided on-site (32% on-site replacement). This appears to include:

- 276 – 2 ½“ deciduous trees @ 1.0 credit/tree for 276 credits;
- 234 – 7’ evergreen trees at 0.67 credit/tree (i.e., 1.5:1 replacement) for 156.78 credits.
  - Total On-site credits = 432.78 credits

The Plan notes that all tree replacement plantings are to be located and installed within a conservation easement area (i.e., greenbelt, park/open space, or detention basin area).

The proposed Woodland Replacement trees are summarized in the table below:

**Proposed Woodland Replacement Tree Material**

Phase 1	Phase 2	Phase 3	Total	Common Name	Woodland Replacement Ratio	Woodland Replacement Credits
<i>Deciduous Trees</i>						
5	13	-	18	Black gum	1:1	18
8	8	3	19	Sugar maple	1:1	19
20	17	18	55	Red Maple	1:1	55
16	-	10	26	American Sweetgum	1:1	26
1	11	-	12	Tuliptree	1:1	12
9	3	-	12	American sycamore	1:1	12
1	4	1	6	Eastern red-bud	1:1	6
13	11	3	27	American basswood	1:1	27
12	8	5	25	Northern hackberry	1:1	25
16	-	7	23	Bur oak	1:1	23
22	5	-	27	Red oak	1:1	27
4	11	11	26	Swamp white oak	1:1	26
<i>Subtotal</i>						276
<i>Coniferous Trees</i>						
67	22	3	92	White spruce	1.5:1	62

75	-	-	75	Eastern white pine	1.5:1	50	
58	5	4	67	Canadian hemlock	1.5:1	45	
						<i>Subtotal</i>	<b>157</b>
						<b>TOTAL</b>	<b>433</b>

**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. As noted, the Plan currently proposes to remove 69% of the existing regulated on-site trees. In general the proposed project site is bordered by either regulated wetlands or woodlands. Impacts to a portion of the site woodlands are deemed unavoidable if this property is to be developed for residential use. While the overall ecological values of the existing woodlands cannot be immediately replaced through the planting of woodland replacement trees, the applicant has indicated 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. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be 6-feet in height (minimum).

**Comments**

The following are repeat comments from our Woodland Review of the Final Site Plan letter dated April 29, 2015. The current status of each comment follows in ***bold italics***:



1. The proposed Plan includes substantial impacts to City Regulated Woodland. ECT believes that the proposed woodland impacts should be reviewed and recommends that the applicant consider preservation of as many existing trees as feasible, including potential specimen trees (indicated in Table 1, above). It is not clear why more of the existing trees cannot be incorporated into the site design.

***This comment has been addressed. In a plan review response letter dated January 19, 2016, the applicant's engineer states that most of the site must be filled in order to construct the homes, roads and utilities. In an effort to lessen the impact of the fill on the woodland and wetland areas, the applicant sought and obtained a waiver to reduce the cover for the storm sewer from 3-foot minimum to 2-foot minimum. The applicant's engineer states that even with this change, many of the proposed Units including 3, 9, 17, and 48 continue to require 2-to-4 feet of fill to achieve the required positive stormwater drainage. For that reason, the applicant claims to have minimized the impacts to existing woodlands to the greatest extent feasible under the existing site layout.***

2. The Woodland Replacements Required are incorrect for some of the trees listed in the *Tree Listing*. It should be noted that the City requires woodland replacements according to the following table:

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
≥8 ≤ 11	1
>11 ≤ 20	2
> 20 ≤ 29	3
≥ 30	4

In addition, for multi-stemmed trees, Woodland Replacements required are calculated by summing the d.b.h. of each stem greater than or equal to 8 inches and dividing the total by 8. All fractional Woodland Replacements required are rounded up to the nearest whole tree replacement.

The required replacement quantities for Tree #'s 1, 8, 40 and 56 are incorrect. The applicant shall review and revise the Plan as necessary. The total quantity of Woodland Replacements Required will need to be revised and updated.

***This comment has been addressed.***

3. The quantity of off-site woodland replacements to be provided at the Ballantyne site (off-site woodland replacement location) as indicated on the current Plan does not appear to

be consistent with the quantity provided on the Ballantyne site plan (plan dated April 24, 2014). This discrepancy must be corrected on subsequent site plan submittals.

***This comment is no longer applicable. Woodland Replacement Plantings are now proposed only on the Oberlin site. The proposed tree removals require a total of 1,347 Woodland Replacement trees. The Plan proposes a total of 433 on-site replacement credits with 914 Woodland Replacement Credits to be paid to the City of Novi Tree Fund.***

4. The Applicant shall obtain Planning Commission approval for the off-site woodland tree replacement planting locations.

***This comment is no longer applicable. Woodland Replacement Plantings are now proposed only on the Oberlin site.***

5. 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* (<http://www.cityofnovi.org/services/commdev/InfoSheetsManualsAnd-Pubs/LandscapeDesignManual.pdf>).

***This comments still applies. The applicant stated in a Wetland/Woodland Response Letter dated September 11, 2014 that replacement trees will not be placed within utility easements or within 10 feet of a building structure.***

6. Where woodland replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that that replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the City (on this site as well as Ballantyne). Such easement or other provision shall be in a form acceptable to the City attorney and provide for the perpetual preservation of the replacement trees and related vegetation (City Woodland Ordinance, Section 37-8.h, *Relocation or replacement of trees*).

***This comments still applies to the proposed Woodland Replacements to be provided on this development site. It should be noted that the Applicant appears to have proposed Conservation Easements over preserved wetland, wetland buffer and woodland areas located within the proposed parks. The Applicant should provide documentation of any proposed wetland conservation easements with subsequent plan submittals. The applicant states in a response letter dated January 19, 2016 that a draft copy of the conservation easement will be submitted with the Legal Review Transmittal Form. This information shall be reviewed and approved by the City's legal counsel.***

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.

***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 \$259,800 (433 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.***

***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 914 credits to the Tree Fund. The required payment will be \$365,600 (914 credits x \$400/tree).***

Please also consider the following:

1. Sheet LS-3 (*Planting Detail*) appears to note that tree replacement plantings for the Bolingbroke development are located on the Plan. The current Plan refers to Sheet L-9 for details. Sheet L-9 has not been included with this submittal. The applicant should clarify the status of both on-site and off-site Woodland Replacement tree plantings. Specifically, the applicant should ensure that the overall Woodland Replacement planting information is consistent across all plan sheets.
2. Sheet 14 notes that for all three (3) Phases, 685 trees that are in “fair or better” condition are to be removed requiring 1,347 Woodland Replacement Credits. It should be noted that the Woodland Calculations summary on Sheet 14 should note that 685 trees in fair or better condition, as opposed to 680. The applicant should review and revise this sheet, as necessary.

Oberlin (JSP14-0042)  
Woodland Review of the Revised Final Site Plan (PSP16-0008)  
February 10, 2016  
Page 10 of 13

**Recommendation**

ECT recommends approval of the Plan contingent on the Applicant addressing the concerns noted in the *Woodland Comments* section above prior to submitting the Final Stamping Set plans.

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

Respectfully submitted,

**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 and Site Photos



**Figure 1.** City of Novi Regulated Woodlands Map. 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). The approximate project boundary is shown in red.



**Site Photos**



**Photo 1.** Tree #8 (51" red maple) to be removed for construction of Oberlin Blvd (ECT November 2012).



**Photo 2.** Tree #56 (37" red maple) to be removed for construction of Oberlin Blvd and Lot 3 (ECT November 2012).



**Photo 3.** View southwest at Tree #419 & #420, multi-stem red maples to be removed for the construction of Oberlin Blvd (ECT November 2012).



**Photo 4.** View looking north at area of proposed Oberlin Court. Red maple, cottonwood and American elm to be removed. (ECT November 2012).



TRAFFIC REVIEW

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Memorandum

To Barbara McBeth, AICP Page 1  
 CC Sri Komaragiri, Chris Gruba, Brian Coburn, Jeremy Miller, Richelle Leskun  
 Subject JSP 14-0072 – Oberlin – Revised Final – Traffic Review

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From Matt Klawon, PE  
 Date February 5, 2016

The revised final 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.

**GENERAL COMMENTS**

1. The applicant Singh Oberlin, LLC, is proposing a 29.91 acre residential development on the south side of 11 Mile Road west of Beck Road.
2. The site is currently zoned as R-4 and includes 72 residential lots, each containing approximately a 8,350 S.F. unit.
3. The development is to be constructed in three phases. This letter regards only the first phase.

**TRAFFIC IMPACTS**

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 8<sup>th</sup> Edition, as follows:

ITE Code: Single-Family Detached Housing (Land-Use 210)  
 Development-specific Quantity: 72 Units  
 Zoning Change: N/A

Trip Generation Summary					
	City of Novi Threshold	Estimated Trips (Permitted under existing zoning)	Estimated Trips (Permitted under proposed zoning)	Proposed Development	Analysis
AM Peak-Hour, Peak-Direction	100	65	N/A	45	

<b>Trips</b>					
<b>PM Peak-Hour, Peak-Direction Trips</b>	100	83	N/A	55	
<b>Daily (One-Directional) Trips</b>	750	806	N/A	524	

- The number of trips does not exceed the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City's requirements:

Traffic Impact Study Recommendation	
Type of Study	Justification
None	N/A

## EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

- The Oberlin Boulevard entrance is fully compliant with City standards.
- The acceleration and deceleration lanes are designed to City standards.
- Please provide dimensions in order to confirm that the required 310 feet of sight distance at the Oberlin Boulevard entrance is provided.
- There is an adequate number of site access drives provided.
- The road cross section, temporary "T" turnaround, emergency access drive, and the cul-de-sac radii, width, and length meet City standards.

## INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

- General traffic flow
  - Trucks and emergency vehicles are able to maneuver throughout the site.
- Parking facilities
  - Parking will be provided via residential driveways and on-street parking.
- Sidewalk Requirements
  - The internal 5 foot sidewalk and external 8 foot sidewalk width are in compliance with City standards and the City's Non-Motorized Master Plan.
  - Please update the ADA ramp specification from R-28-F to the current standards in MDOT's R-28-I specification.
- All on-site signing is in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD).



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

Sincerely,

**AECOM**

A handwritten signature in blue ink, appearing to read "Sterling Frazier".

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

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

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

## FIRE REVIEW

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January 28, 2016

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 W. Zinser

**Assistant Chief of Police**  
Jerrold S. Hart

RE: Oberlin

PSP #16-0008 (Final Site Plan)

**Project Description:** A 47 unit single family home development on Eleven Mile in Section #20

**Comments: Meets Fire Department Requirements**

**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

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Real Estate - Developers - Builders - Investors - Management

SINGH DEVELOPMENT LLC  
7125 ORCHARD LAKE RD.  
SUITE 200  
WEST BLOOMFIELD, MI 48322

TELEPHONE: (248) 865-1600  
FAX: (248) 865-1630  
E-MAIL: Avi@SinghMail.com

February 24, 2016

Kirsten Mellem  
City of Novi  
45175 Ten Mile Road  
Novi, Michigan 48375

Re: Site Plan # JSP14-42 Woodland Permit Application

Dear Kirsten:

Please be advised that the amount of trees removed that cannot be replaced at Oberlin will be paid for in the City Tree Fund. None of the trees will be replaced at Ballantyne. The Ballantyne landscape plan is currently being adjusted to be more consistent with the subdivisions to the East (Tuscany, Maybury Park) and will be complete within the next 180 days. As such, we request that the conditions of the woodland permit for Oberlin be amended.

Sincerely,

Avi Grewal  
Manager

cc: Joe Skore, Pulte Homes  
Paul Schyck, Pulte Homes  
George Norberg, Sieber Keast Engineering