CITY of NOVI CITY COUNCIL

Agenda Item 2
December 7, 2015

SUBJECT: Consideration to approve form of Stipulated Order Amending Consent Judgment dated July 24, 2002, and June 25, 2002 Agreement for Entry of Consent Judgment in the case of *Sandstone Limited Partnership-A* v *City of Novi*, as to 21-acre parcel of property located east of Novi Road and south of Thirteen Mile Road, subject to conditions relating to notice and submission to the Oakland County Circuit Court and final review and of and modifications or revisions to the Order by the City Manager and City Attorney.

SUBMITTING DEPARTMENT: Community Development & City Attorney

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION: The City entered into a Consent Judgment and related Agreement for Entry of Consent Judgment with Sandstone Associates Limited Partnership-A back in 2002. The Consent Judgment and related Agreement ended significant litigation in the Oakland County Circuit Court between Sandstone and the City that had resulted in a judgment against the City and in favor of Sandstone. The litigation involved property in the City known initially as The Sandstone PUD and then later as The Vistas PUD. The PUD was comprised of more than 290 acres of land.

The settlement of the litigation involved a number of things, including but not limited to the payment by the City to Sandstone of an amount of money; the transfer of certain land owned by the City to Sandstone outside of the PUD, to be developed by Sandstone (or its successors) as described in the Consent Judgment and related Agreement; and changes to uses authorized within the PUD on the remaining land within it that had not been yet developed. The property at issue here is part of the PUD land that has not yet been developed.

The property is a 21-acre parcel of land within the PUD now owned by Manchester 13 Mile Road, LLC as a result of a foreclosure and subsequent purchase by Manchester. The property fronts on both Novi Road (on the east side) and Thirteen Mile Road (on the south side). Under the PUD Agreement, the Manchester property -- together with additional property at the corner of Novi and Thirteen Mile Roads -- was permitted to be developed with a mix of commercial and residential development, with the commercial portion being authorized up to 100,000 square feet. Under the 2002 Consent Judgment and related Agreement, those development rights were expanded and increased in area up to 170,000 square feet. The separate corner parcel at the intersection of Thirteen Mile and Novi Roads has since been developed with a gas station and retail store. The City staff and planning consultants have calculated that under the Consent Judgment and related Agreement, the 21-acre Manchester property would be now permitted up to 145,000 square feet of commercial development.

Manchester approached the City in 2014 about the possibility of changing the permitted use on the 21-acre parcel from commercial to multiple-family, for purposes of building what it described as luxury apartments. The request, which at the time included over 180

units, as well as a clubhouse, a pool, and other site amenities, was ultimately routed to the Planning Commission's Master Plan and Zoning Committee, which over the next several months oversaw a land use study performed by an outside consultant, Clearzoning, Inc., and a public open house that was noticed pursuant to the requirements of the Michigan Zoning Enabling Act. The completed land use study found that the multiple-family development proposed Manchester development could be compatible with the area—if the City Council chose to amend the Consent Judgment to permit it. The land use study did, however, suggest that it might be appropriate to include an area of commercial usage in the development.

The Planning Commission noticed a public hearing on the proposed change to the Consent Judgment. PUD, and the specific proposed land use in accordance with the requirements of the Michigan Zoning Enabling Act for public hearings on zoning changes. At the end of the public hearing, the Planning Commission moved to forward the land use study to the City Council and to recommend either the proposed multiple-family development or a combination of multiple-family and commercial development.

Following the Planning Commission's motion, Manchester revised its plan to add approximately three acres of commercial along the Thirteen Mile Road frontage.

The plan has been now received preliminary site plan review in the same manner as if it had gone to the Planning Commission. The Community Development staff has had opportunity to comment on the proposed development, as have the City's various technical consultants and engineering staff.

What is before the City Council is approval of a document that is intended to accomplish the change in the authorized use of the property from commercial to this specific development—a 23-building, 175-unit, multiple-family development configured as shown on the attached site plan and a roughly 8,000 square foot retail building as shown on the site plan.

The amendments to the existing documentation are complicated by the fact that Manchester Thirteen Mile Road, LLC is not a signatory to either the 2002 Consent Judgment or the Agreement for Entry of that Consent Judgment. It is the *successor* to Sandstone. However, the Consent Judgment itself states that it binds the parties' successors, and the Agreement for Entry states that it is intended to run with the land and govern the use of the property even after it is transferred from Sandstone.

The Stipulated Order is set up to accomplish several things. First, it has the Court make certain historical findings with regard to the process that the City followed to get to the point of approval of a change of use (and specifically regarding the City's holding of public hearings on the amendment, the development, and the change in land use). Second, it adds Manchester as a party to the Consent Judgment and it confirms Manchester as a successor to Sandstone.

Third, it approves the Manchester plan as the "approved preliminary site plan" and describes what is contained within that attachment much like an RUD agreement or PRO agreement would.

Fourth, it alters some of the terms and conditions of the Consent Judgment and the Agreement for Entry of the Consent Judgment by reference to specific provisions thereof, while confirming that those documents are changed ***only*** as to the Manchester property.

Finally, it contains the normal provisions of an agreement and/or consent judgment indicating that it will continue to run with the land and bind both parties, etc.

As previously discussed with City Council and the Planning Commission, the City is under no obligation to amend the Consent Judgment, to approve the development, or to change the land use. Both support for and objection to the development have been voiced during the public comment opportunities. ***If*** the City Council determines to proceed forward with this development approval, then the City Administration recommends that it do so subject to several conditions as listed in the motion below, many of which are intended to make sure -- in light of the long litigation history with this case and the overall PUD -- that the risk of moving forward is with the property owner (Manchester) rather than the City.

RECOMMENDED ACTION: Approve the form of Stipulated Order Amending Consent Judgment dated July 24, 2002, and June 25, 2002 Agreement for Entry of Consent Judgment as to 21-acre parcel of property located east of Novi Road and south of Thirteen Mile Road, subject to:

(1) Final review as to form and content, including making of necessary modifications or revisions to the Order in the interest of the City and to carry out the requirements of any ordinances or other laws and the intent of the Council in approving the change in use, by the City Manager and City Attorney

(2) Undertaking all actions necessary, as determined by the City Attorney's office, to secure entry of the proposed Order, including but not limited to:

(a) Providing appropriate notice of the proposed entry of the Order to Sandstone prior to submission of the order to the Oakland County Circuit Court.
(b) Submitting the proposed Order to the Court by appropriate motion, with notice to interested parties, including Sandstone and its various successors and assigns in connection with the PUD.

(3) Entry of the Stipulated Order by the Oakland County Circuit Court.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

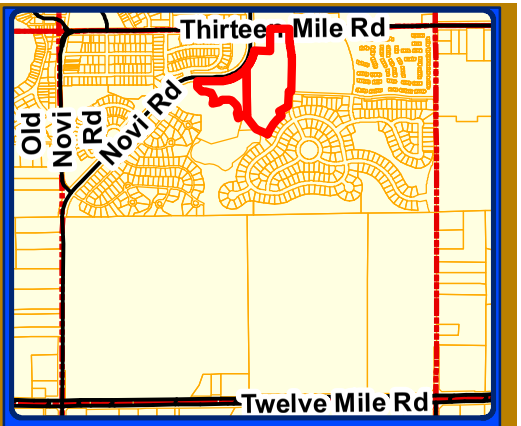
	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

Maps
Location
Zoning
Future Land Use
Natural Features

JSP 15-52 Manchester

Location





Legend

Sections

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

Map Author: Sri Komaragiri
Date: 12/03/15
Project:JSP 15-52 Manchester
Version #: 1

Feet
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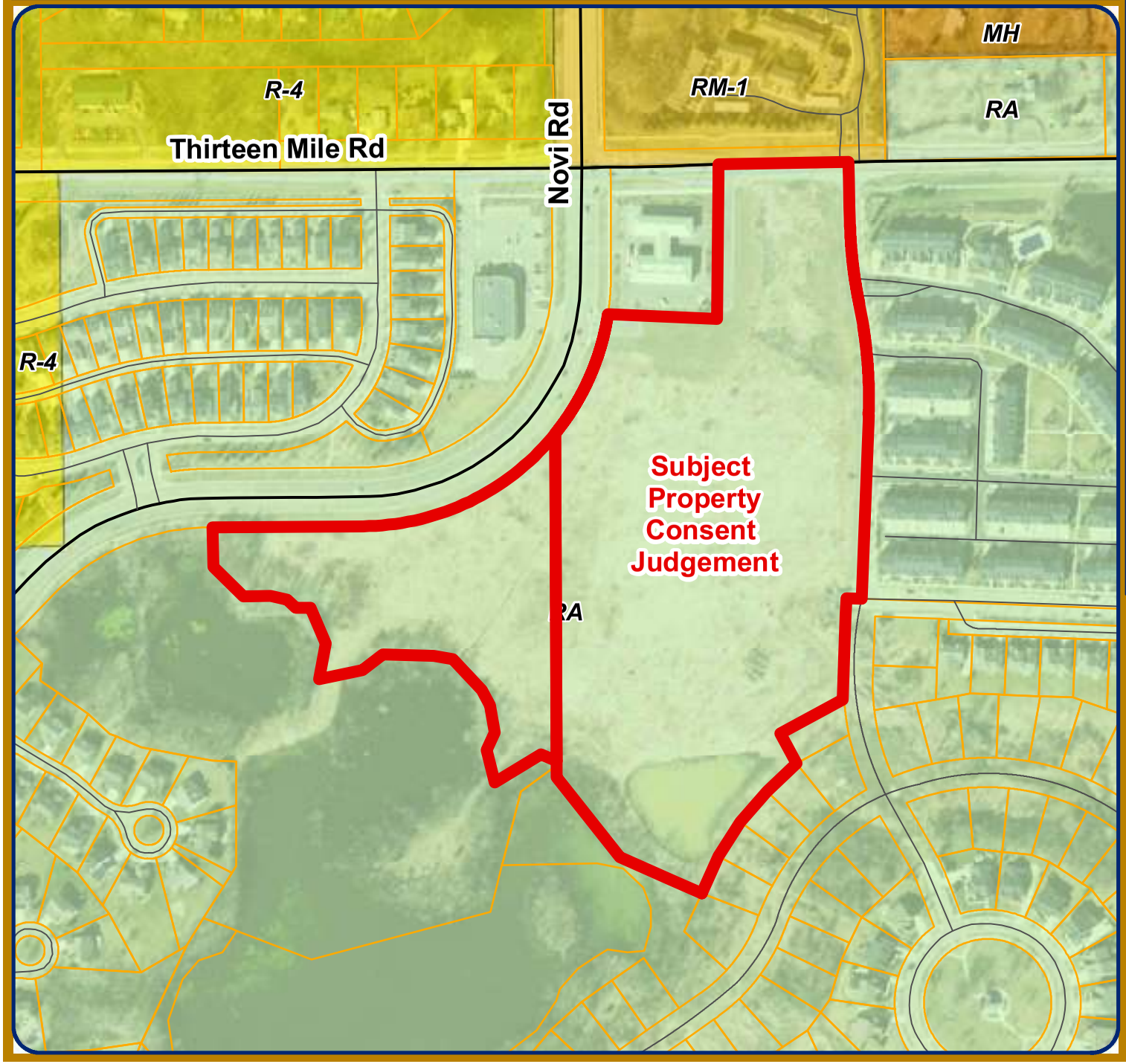
1 inch = 292 feet

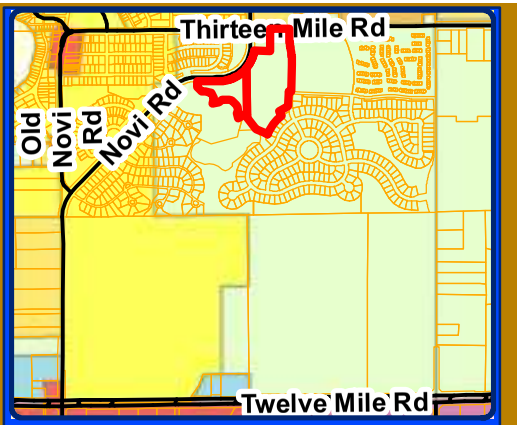
MAP INTERPRETATION NOTICE

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

JSP 15-52 Manchester

Zoning





Legend

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-3: General Business District
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District

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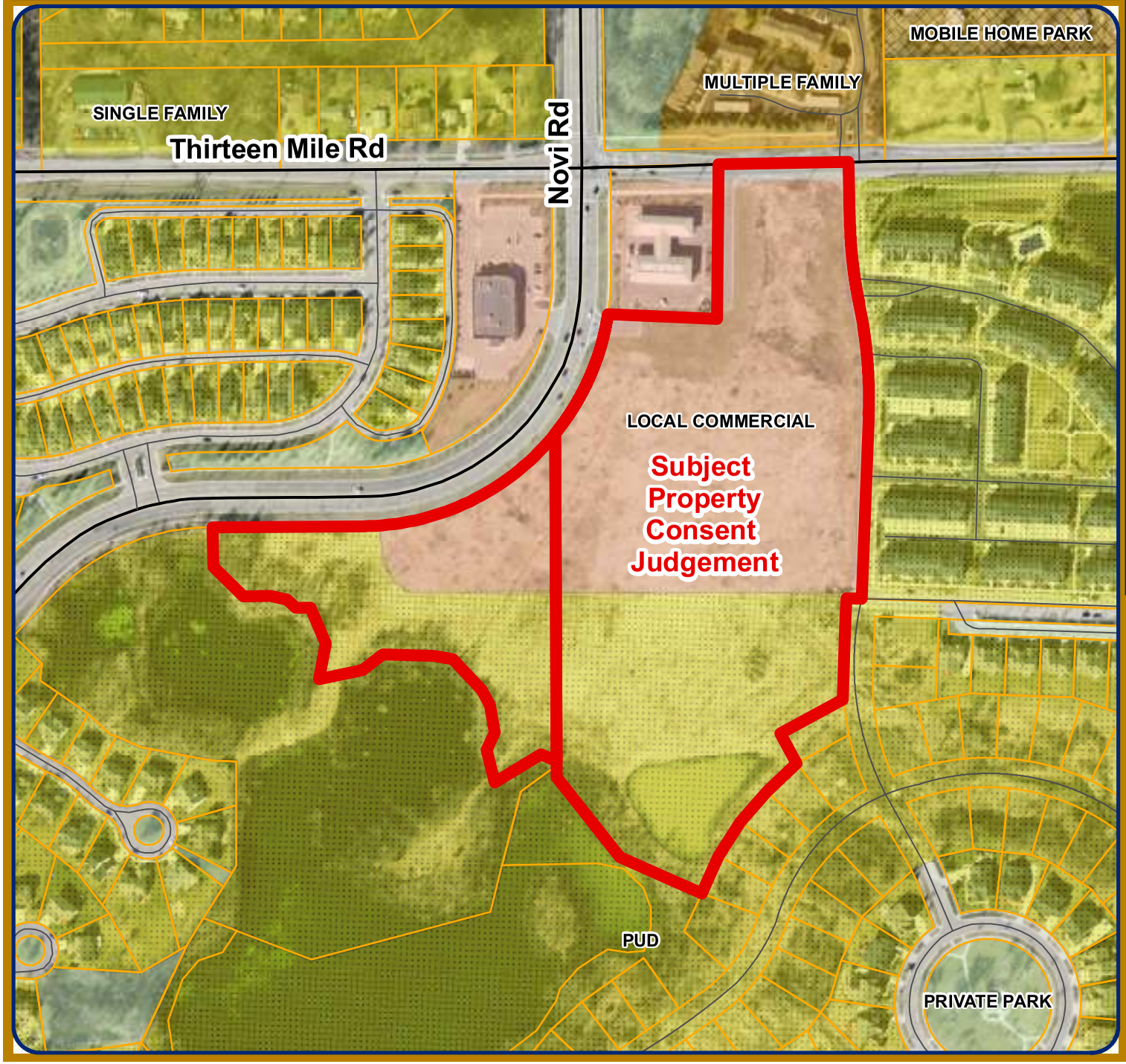
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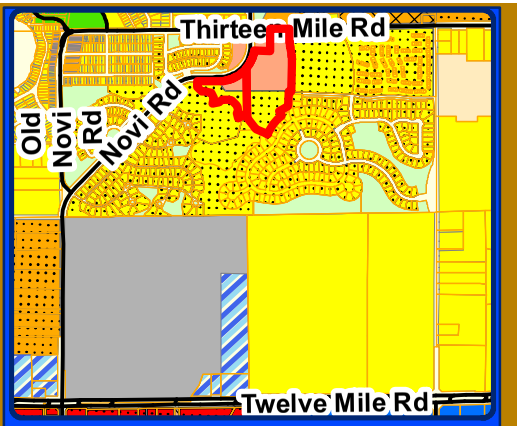
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JSP 15-52 Manchester

Future Land Use





- SINGLE FAMILY
- PUD
- MULTIPLE FAMILY
- PD1
- MOBILE HOME PARK
- COMMUNITY OFFICE
- OFFICE RES DEV TECH
- LOCAL COMMERCIAL
- REGIONAL COMMERCIAL
- PD2
- EDUCATIONAL FACILITY
- PUBLIC PARK
- PRIVATE PARK
- CEMETERY

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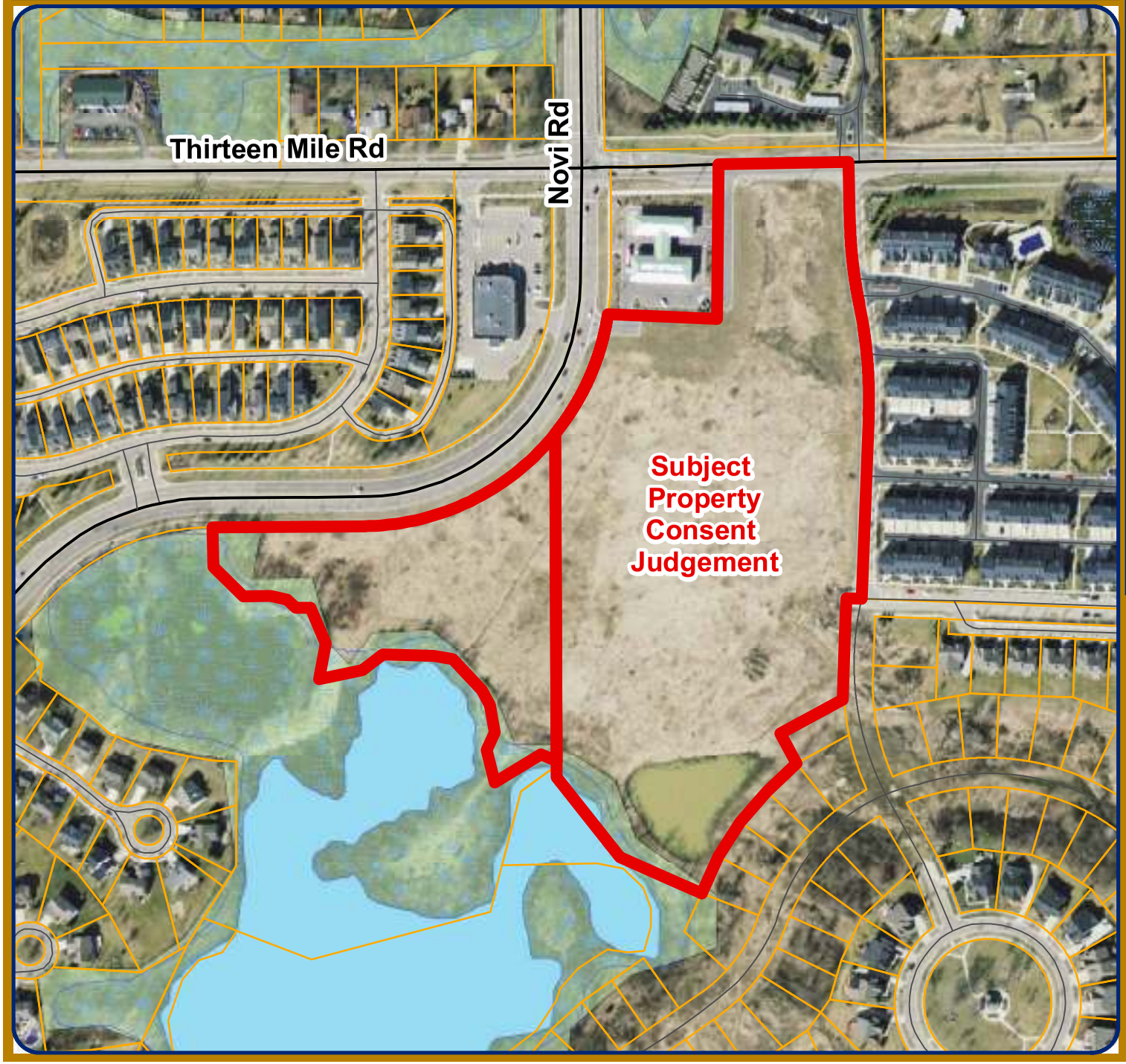
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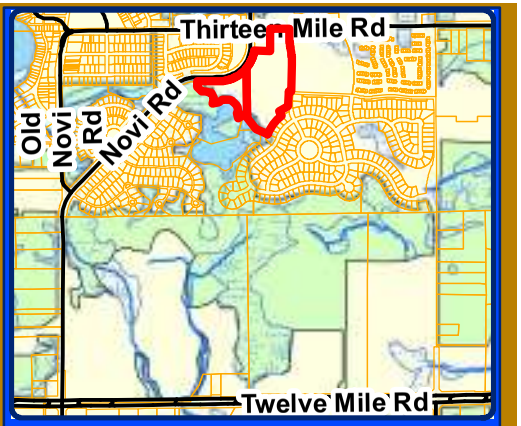
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JSP 15-52 Manchester

Location





Legend

- Wetlands
- Woodlands

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Proposed
Stipulated Order
Amending Consent Judgment

Draft 12.4.15

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

SANDSTONE ASSOCIATES LIMITED
PARTNERSHIP-A, a Michigan limited partnership,

Plaintiff,

and

Oakland County Circuit Court
Case No. 95-501532-CK

MANCHESTER 13 MILE ROAD, L.L.C.,
A Michigan limited liability company,

Successor Plaintiff as to Certain Property,

-vs-

CITY OF NOVI, a Michigan municipal
Corporation, EDWARD F. KRIEWALL,
ANTHONY W. NOWICKI, and LES GIBSON,
Jointly and severally,

Defendants.
_____/

STIPULATED ORDER AMENDING CONSENT JUDGMENT DATED JULY 24, 2002, AND JUNE 25, 2002 AGREEMENT FOR ENTRY OF CONSENT JUDGMENT AS TO 21-ACRE PROPERTY ONLY

This matter having come before the Court on the joint motion of the Defendant, City of Novi, and Manchester 13 Mile Road, L.L.C., as successor and sole owner of certain of the property at issue in this case, such parties having stipulated to amend that certain Consent Judgment, entered by this Court on July 24, 2002, governing the use of the property in certain limited regards as reflected in this Order; and the Court having reviewed this Stipulated Order Amending Consent Judgment and held a hearing thereon, and having specifically found that its

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terms are fair, just, reasonable, and in the public interest, and that it has been entered into in good faith by the parties:

THE COURT HEREBY FINDS, AND IT IS ORDERED AND ADJUDGED, as follows:

1. The following findings are incorporated within and made a part of this Order:

   A. Manchester 13 Mile Road, L.L.C. (Manchester) is a Michigan limited liability company doing business in Oakland County, Michigan.

   B. The City of Novi is a Michigan municipal corporation organized under the laws of the State of Michigan.

   C. The subject of this Order is an approximately 21-acre parcel of land located south of Thirteen Mile Road and east of Novi Road in Section 11 of the City of Novi (the "Manchester Property").

   D. The Manchester Property is part of a larger area of land that is the subject of the Consent Judgment entered by this Court on July 24, 2002 (the "Consent Judgment"). The Consent Judgment settled litigation commenced by Plaintiff Sandstone Limited Partnership-A, which was the developer of an approximately 296-acre Planned Unit Development (PUD) known initially as The Sandstone PUD and later as The Vistas of Novi PUD. As of the date of the 2002 Consent Judgment, some—but not all—of the PUD had been completed. Among other things, the Consent Judgment established certain rights to develop the still-vacant or still-undeveloped property remaining in the PUD, as well as additional land previously owned by the City and/or others, with residential and/or commercial improvements. Many of the obligations of the parties to the

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Consent Judgment and the Agreement for Entry have been fully performed and completed.

E. The approximately 21 acres at issue (the Manchester Property) fronts on both Novi Road and 13 Mile Road and is legally described on **Exhibit A** hereto. Originally part of the PUD, it is currently still vacant, and is one of the few remaining areas covered by the Consent Judgment that remains vacant and undeveloped. Following the approval of the Consent Judgment, it was the subject of a mortgage foreclosure in or around 2011. It was conveyed by Sheriff's Deed on Foreclosure Sale to RBS Citizens, N.A., as successor to Charter One Bank, on or about August 9, 2011. On or about February 21, 2012, RBS Citizens, N.A. quit-claimed the Property to Servco, Inc., an Ohio corporation. Thereafter, on October 31, 2012, Servco, Inc. conveyed the Property by Covenant Deed to Manchester. Manchester's title commitment for the property is attached as **Exhibit B** hereto.

F. The Sandstone PUD Agreement between the City and the original Plaintiff in this case (Sandstone), which initially comprised approximately 296 acres, including this 21-acre Property, was dated effective July 1, 1991, and is recorded in the Oakland County Register of Deeds at Liber 11963, Page 273. On April 10, 1995, the City and Sandstone agreed to amendment the PUD Agreement, including the change in the name to The Vistas PUD, which such amendment is recorded in the Oakland County Register of Deeds at Liber 15367, Page 110.

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G. The Property at issue was designated as Phases 11, 12, and 13 of The Vistas PUD, as shown on **Exhibit C** hereto.

H. Under both the Sandstone PUD and The Vistas PUD, the permitted use of Phases 11, 12, and 13 was for a mixed-use commercial/residential. The Vistas PUD specifically included the Property in a larger area to be known as the "Village Center," including the authorization of up to 100,000 square feet of "commercial" development for that entire area.

I. The 2004 Consent Judgment altered that use. It incorporated by reference a separate document, entitled "Agreement for Entry of Consent Judgment" (the "Agreement for Entry"), entered into between the City and Sandstone just before entry of the Consent Judgment, that increased the authorized commercial development of this specific Property, plus additional land located at the southeast corner of Thirteen Mile Road and Novi Road (the "Corner Parcel"), to 170,000 square feet. In the Consent Judgment, the Agreement for Entry, and an exhibit to the Agreement for Entry identified as "Exhibit O," the Manchester Property is included in an area covered by the Consent Judgment known as "The Remaining PUD Property." The Manchester Property is further described in Exhibit O as part of the "Property East of Novi Road."

J. In 2004, the Corner Parcel was developed and improved with a gas station with accessory retail, leaving only the Manchester Property portion of the Property East of Novi Road still to be developed. Taking into account the development of the Corner Parcel, the Manchester Property could be developed with up to 145,925 square feet of commercial use.

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K. On July 22, 2014, Manchester, through legal counsel, requested an amendment to the Consent Judgment and the Agreement for Entry, and to the underlying The Vistas PUD, in order to change the allowable use of the Manchester Property from mixed-use commercial to multiple-family. More specifically, Manchester proposed a Planned Multi-Family Residential Community in which the units within the development are for rent or lease, with the possibility of converting the development to owner-occupied condominium units. The initial proposal for the project included over 189 units with individual entries, as well as amenities such as clubhouse, swimming pool, pocket parks, common areas, and sidewalks (collectively, "the Project").

L. The proposal was referred administratively to the Master Plan and Zoning Committee of the Planning Commission ("MPZ") for the City of Novi, which is typically the first step for proposals with significant changes to zoning or master plan classifications.

M. The MPZ initially met to consider the Project on December 10, 2014. At the December 10, 2014, meeting, the MPZ established a timeline under which it was to receive and review a detailed land use study of the Property, as well as public input for purposes of making recommendations to the full Planning Commission with regard to the proposed change to the development and use of the Manchester Property.

N. The City retained the services of Clearzoning, Inc., a land use planning consultant firm, to prepare the land use study.

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O. On March 24, 2015, Clearzoning presented an overview of its draft land use study format and updated the Committee about the status of the Manchester project.

P. On April 14, 2015, Clearzoning and the City's Community Development Department staff conducted a public open house regarding the land use study and the proposed Project. Public notice of that open house was provided to adjacent properties in accordance with the requirements of the Michigan Zoning Enabling Act for Zoning map amendments, MCL 125.3103.

Q. On April 22, 2015, the MPZ met to receive a summary of comments received from the public at the open house.

R. On May 18, 2015, the MPZ met to review a preliminary draft of the land use study. The land use study reviewed the history of the Manchester Property, including reference to both the prior PUDs and the Consent Judgment and Agreement for Entry. It also specifically reviewed the proposed 189-unit multiple-family Project as proposed by Manchester. The study provided the City two "options":

- Option 1 was to approve a multiple-family use on up to 18 acres of the Property at the density proposed by Manchester, with the remaining three acres to be used for commercial/retail development.
- Option 2 was to approve a multiple-family use on the entire 21 acres of the Property at the density proposed by Manchester.

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S. On May 21, 2015, the full Planning Commission of the City of Novi was provided a copy of the land use study in preparation for a public hearing on the proposed change to the approved zoning and approved uses on the Property under the Consent Judgment and the PUD Agreement. A public hearing was then noticed in accordance with the provisions of the Michigan Zoning Enabling Act for zoning map amendments, MCL 125.3103.

T. On May 27, 2015, the Planning Commission held a public hearing on the study and the proposed change to the approved land use for the Manchester Property and the PUD. At the conclusion of the public hearing, the Planning Commission made a motion (a) forwarding the study to the City Council, and (b) recommending either Option 1 or Option 2—or any other appropriate redevelopment option other than the current commercial use.

U. On the basis of the Planning Commission's recommendation for the option including some commercial development along with the proposed residential development (Option 1), on June 18, 2015, Manchester provided the City with a revised site plan showing conceptually a three-acre area of commercial development fronting Thirteen Mile Road.

V. Over the ensuing months, the City staff and Manchester met to discuss the Project and more detailed site plan requirements. On December 7, 2015, City Council met to review the terms and conditions of this Stipulated Order Amending Consent Judgment and the site plan documents.

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W. Following due consideration, and although not obligated to agree to the amendment of the 2002 Consent Judgment or the Agreement for Entry, the Council approved an Preliminary Site Plan (the "Approved Preliminary Site Plan") for the Project and this Stipulated Order in draft form, subject to any minor revisions by the City Manager and City Attorney's Office.

X. The Agreement for Entry expressly states, at Paragraph S, that:

> The terms and conditions of this Agreement and the Consent Judgment shall be appurtenant to all real property referred to in this Agreement and accompanying Exhibits. These terms and provisions shall run with such real property as if they were covenants running with the land. The terms and conditions of this Agreement and the Consent Judgment shall inure to the benefit of and be binding on the parties and their respective heirs, successors and assigns. Reference herein to Plaintiff and/or Defendants (including reference to Sandstone and/or City, as applicable) shall include their respective heirs, successors, transferees and assigns. Upon entry of the Consent Judgment, a copy of the Consent Judgment, or an affidavit providing notice of the Consent Judgment, shall be recorded in the Register of Deeds for the County of Oakland.

The parties' intention, by entering into this Stipulated order is to amend the terms and conditions of the Consent Judgment and the PUD Agreement only to the extent necessary to implement the Approved Preliminary Site Plan described in this Stipulated Order; no other changes

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to the Consent Judgment or the PUD Agreement are contemplated as a result of this Stipulated Order.

Y. The procedure followed by the City for purposes of review and approval of the request to change the approved land use under the Consent Judgment, Agreement for Entry, and the PUD Agreement complies with the Michigan Zoning Enabling Act, the Consent Judgment, and the requirements of the PUD Agreement with respect to the change in approved land use *for the 21-acre Manchester Property only*.

2. Addition of Manchester as Party to Consent Judgment for purposes of change in approved use of the 21-acre Manchester Property. As successor owner of the Manchester Property, Manchester 13 Mile Road, L.L.C., is hereby added to this case for the sole purpose of entry into this Stipulated Order Amending Consent Judgment as to the approximately 21-acre Manchester Property, only. Manchester shall be designated as a "Successor Plaintiff as to Certain Property."

3. Approval of Preliminary Site Plan. The Approved Preliminary Site Plan for the Project, attached hereto as **Exhibit D**, is hereby approved. Such approval is subject to and conditioned upon the further requirements of this Stipulated Order and, to the extent not affected by this Stipulated Order, the Consent Judgment and Agreement for Entry. **Exhibit D** consists of:

INDEX OF DRAWINGS:

P-1.0 COVER SHEET (9.14.2015)
P-2.0 OVERALL SITE PLAN (9.14.2015)
P-2.1 SITE PLAN (9.14.2015)
P-2.2 SITE PLAN (9.14.2015)
P-2.3 OPEN SPACE PLAN (9.14.2015)
P-2.4 FIRE PROTECTION PLAN (9.14.2015)
P-3.1 GRADING PLAN (9.14.2015)
P-3.2 GRADING PLAN (9.14.2015)

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P-4.1 UTILITY PLAN (9.14.2015)
P-4.2 UTILITY PLAN (9.14.2015)
P-5.0 STORM WATER MANAGEMENT PLAN (9.14.2015)
P-6.0 DETAIL SHEET (9.14.2015)

ALTA-1.0 ALTA/ACSM LAND TITLE SURVEY (10.26.2015)
ALTA-1.1 ALTA/ACSM LAND TITLE SURVEY (10.26.2015)
ALTA-1.2 ALTA/ACSM LAND TITLE SURVEY (10.26.2015)
ALTA-1.3 ALTA/ACSM LAND TITLE SURVEY (10.26.2015)
ALTA-1.4 ALTA/ACSM LAND TITLE SURVEY (10.26.2015)
ALTA-1.5 ALTA/ACSM LAND TITLE SURVEY (10.26.2015)

LS-1 OVERALL GENERAL LANDSCAPE PLANTING VIEW (9.8.2015)
LS-2 LANDSCAPE PLANTING DETAIL (9.8.2015)
LS-3 LANDSCAPE PLANTING DETAIL (9.8.2015)
LS-4 ENTRY & BLDG. FOUNDATION LANDSCAPE PLANTING (9.8.2015)
LS-5 PLANT MATERIAL UST, PLANT DETAIL AND NOTES (9.8.2015)
LS-6 SITE AMENITY (9.8.2015)
LS-7 ENTRANCE & SIGN MONUMENT (9.8.2015)
LS-8 SITE SECTIONS (9.8.2015)

A1 FLOOR PLAN & ELEVATION CLUBHOUSE (8.26.2015)
A2 ELEVATIONS CLUBHOUSE (8.26.2015)
A3 ELEVATIONS MULTI-FAMILY (8.26.2015)
A4 ELEVATIONS MULTI-FAMILY (8.26.2015)
A5 ELEVATIONS MULTI-FAMILY (8.26.2015)
A6 FLOOR PLAN MULTI-FAMILY (8.26.2015)
A7 FLOOR PLAN MULTI-FAMILY (8.26.2015)
A8 ELEVATIONS RETAIL (8.26.2015)
A9 FLOOR PLAN RETAIL (8.26.2015)
A10 EXTERIOR MATERIALS SCHEME 1 (8.26.2015)

1 OF 1 PHOTOMETRIC SITE PLAN (9.1.2015)

Physical development of the Project shall be in accordance with the Approved Preliminary Site Plan, and shall not be commenced until after the final site plan has been approved by the City, subject to and in accordance with applicable procedures of the City of Novi Code of Ordinances.

4. Features of Residential Portion of the Project. The residential portion of the Project shall satisfy the following requirements and features:

A. *Compliance with Site Plan.* The residential portion of the Project shall comply with the Approved Preliminary Site Plan, which consists of 23

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buildings, with 175 units in total, community clubhouse, and corresponding amenities and site improvements.

B. *Phasing.* Development of the Project may be undertaken in two phases. Phase 1 shall include 11 buildings, the clubhouse, and the amenities shown on the Approved Preliminary Site Plan within that Phase. Phase 2 shall include 12 buildings and the remaining amenities. The requirements of Chapter 26.5 of the City of Novi Code of Ordinances shall apply to the phasing of the development. The City shall determine, in its sole discretion, which road and utility improvements shall be constructed with each Phase, as part of the Final Plan Approval and pursuant to the issuance of required permits.

C. *Setbacks.* Building setbacks shall be as shown on the Approved Preliminary Site Plan.

D. *Open Space and Amenities.* The preservation of open space, including various site amenities, is a significant consideration of the project design. Approximately 3.46 acres, or 16.5 percent of the total site area, shall be dedicated to open space, including non-regulated wetland areas and other internal green space areas. The areas of open space shall be substantially as shown on the Approved Preliminary Site Plan, and in accordance with the approved final site plan. Manchester shall provide, as part of its request for final site plan approval, a schedule for the completion of portions of the open space so that it coincides with completion of dwelling units.

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The open space and amenities shall be permanently preserved. The mechanism to assure the permanent preservation and maintenance of open space areas, development amenities, and common areas shall be subject to review and approval by the City Attorney. The mechanism shall permit, in the event of the failure of the property owners to preserve and maintain areas, the City to perform maintenance and preservation functions and to assess the cost of such performance to the property owner.

E. *Landscaping.* The enhanced landscaping shown in the Approved Preliminary Site Plan is a significant consideration of the City in approving the project, given its prominent location on two major thoroughfares in a largely residential area. Landscaping shall be as shown on the Approved Preliminary Site Plan, including entranceway landscaping improvements, which are a significant consideration in the City's review and approval of the Project. Once installed, all landscaping shall be regularly, professionally, and permanently maintained on the Property.

F. *Wetlands.* The existing wetland areas on the site, comprising approximately 0.27 acres, shall be preserved, as shown on the Approved Final Site Plan, as part of the overall "open space." Any disturbance and/or restoration of the wetland area shall be undertaken in accordance with applicable laws and ordinances, the Approved Preliminary Site Plan, the final site plan, and any wetland permit issued for the Development, as may be required.

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Manchester specifically acknowledges that the existing sedimentation basin was designed to provide sediment control for the adjacent residential developments, as well as the proposed commercial development as defined in the Consent Judgment. Due to the proposed site grading, the entire Manchester Property may not be able to discharge via gravity sewer into the existing sedimentation basin.

If a second sedimentation basin cannot reasonably be constructed and the City (and the MDEQ) approves the discharge of storm water with the use of a mechanical pretreatment device (e.g., Contech Vortech system or equal)such device shall be regularly and professionally maintained in accordance with manufacturer standards, and Manchester, or its successor, shall be responsible for keeping the wetland free and clear of any sediment or debris or contaminants resulting from such discharge.

G. *Architecture and Facades.* Because the Project is located on two main thoroughfares and in an existing residential area, the City has an interest in ensuring that the architecture of the building is of high quality. The parties acknowledge that the City has no obligation to amend the existing Consent Judgment and Agreement for Entry and has determined to do so, in part, on the basis of the quality of the proposed development as far as appearance and compatibility with existing uses within the surrounding area. The minimum facade, building material requirements, and architectural elevations for the building proposed for the Development shall be as set forth on the Architectural Plans that are a part of the Approved Preliminary Site Plan. Because the submitted architectural

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drawings are conceptual in nature, additional architectural improvements may be required at the time of final site plan approval, provided that they will not substantially differ from the conceptual drawings as far as cost or appearance.

H. Notwithstanding the foregoing, except for the deviations provided for in paragraph 6 below, "Ordinance Deviations" and as indicated in the Approved Preliminary Site Plan, Manchester shall also comply with all requirements in the staff and review letters as follows:

(1) Planning review – November 2, 2015

(2) Engineering review – October 7, 2015

(3) Landscape review – October 8, 2015

(4) Wetland review – October 8, 2015

(5) Woodland review – October 8, 2015

(6) Traffic review – October 8, 2015

(7) Fire Marshal review – September 30, 2015

(8) Façade Ordinance review – October 8, 2015

I. *Manchester Property Only.* This Stipulated Order approves the Approved Preliminary Site Plan only. Manchester shall obtain final site plan approval as required by the applicable provisions of the City of Novi Code of Ordinances, and shall seek and obtain all other required permits and approvals prior to conducting work and seeking occupancy.

5. Features of Commercial Portion of the Project. The Commercial portion of the Project shall satisfy the following requirements and features:

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A. *Area.* The building shall be approximately 8,802 square feet, as shown on the Approved Preliminary Site Plan.

B. *Setbacks.* Building setbacks shall be as shown on the Approved Preliminary Site Plan.

C. *Landscape.* Landscaping shall be as shown on the Approved Preliminary Site Plan.

D. *Architecture and Façade.* The architectural and façade materials and elevations shall be as shown on the Preliminary Site Plan and as indicated in the materials boards provided to the City.

E. *Parking and Pedestrian Connections.* Parking and pedestrian connectivity to the residential portion of the development shall be as shown on the Preliminary Site Plan.

F. The uses permitted in the Commercial Portion of the Project shall be those allowed within the B-2 District of the City's Zoning Ordinance, provided, however, that the following uses shall ***not*** be permitted:

(1) Hotels and motels

(2) Fueling stations

(3) Automotive sales and service establishments

G. *Additional Review Letter Requirements.* Notwithstanding anything contained in the forgoing sub-paragraphs A-F, the commercial portion of the Project shall also incorporate all requirements and conditions of the staff and consultant review letters referred to in Paragraph 4 above.

H. *Manchester Development Only.* This Stipulated Order approves the Preliminary Site Plan only. Manchester shall obtain final site plan

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approval as required by the applicable provisions of the City of Novi Code of Ordinances, and shall seek and obtain all other required permits and approvals prior to conducting work and seeking occupancy.

6. Ordinance Deviations. Consistent with the requirements and depiction in the Approved Preliminary Site Plan, the following deviations from the City's Zoning Ordinance and Code of Ordinances are permitted:

A. Residential setbacks shall be reduced only to the extent shown on the Approved Preliminary Site Plan.

B. The total number of rooms exceeds the limitations in the RM-1 District, but shall not exceed those depicted on the Preliminary Site Plan.

C. Building orientation shall be exempt from the 45° minimum angle requirement in the RM-1 District, but shall be as shown on the Approved Preliminary Site Plan.

D. The minimum distance between buildings may be reduced from the requirements of the RM-1 District, but shall be as shown on the Approved Preliminary Site Plan.

E. Off-street parking and related drives may be closer than the required 25 feet in the RM-1 District, in the manner shown on the Approved Preliminary Site Plan, in the areas of Building 6 and 22.

F. The commercial dumpster may be located in the exterior side yard instead of the rear yard, as shown on the Approved Preliminary Site Plan.

G. Deviations from ordinance requirements with respect to berms, screening, and street tree requirements for the RM-1 and B-2 Districts, and the minimum ordinance requirements for building foundation

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landscaping for the B-2 District, are authorized only to the extent shown in the Approved Preliminary Site Plan.

H. A Section 9 façade waiver is authorized subject to the requirement that the architectural and façade materials shall be as shown in the elevations as part of the Approved Preliminary Site Plan and the materials boards provided to the City.

I. Design and construction variances from the requirements of Chapter 11 of the City Code are permitted with respect to:

(1) If it is determined at the time of final site plan that a new storm water detention basin cannot reasonably be constructed, the use of a mechanical pretreatment device is authorized with regard to the residential portion of the Project, subject to approval by the City. Such device shall be regularly and professionally maintained in accordance with manufacturer standards, and Manchester, or its successor, shall be responsible for keeping the wetland free and clear of any sediment or debris or contaminants resulting from such discharge, and the City shall require a maintenance agreement, in a form approved by the City, to that effect.

(2) Sidewalk location closer than 5 feet to back of curb within the residential portion of the Project.

All such deviations shall be the minimum required and as shown on the Approved Preliminary Site Plan and as approved by the City at the time of Final Site Plan approval, including Engineering approval.

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7. Utilities. The development is to be served by public sewer and water. Manchester shall be responsible for paying all costs necessary to extend water and sewer services to and through the Project and the Manchester Property and for the payment of required water and sewer connection and tap fees. Such improvements shall be designed and constructed in accordance with the Approved Preliminary Site Plan and all applicable City, State and County standards, codes, regulations, ordinances and laws. Such water and sanitary sewer service facilities, including any on-site and off-site facilities, extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of Manchester, and shall be completed, approved, and dedicated to (as required by the City in its discretion) the City to the extent necessary to fully service all proposed and existing facilities, structures, and uses within the Project to be served thereby, prior to issuance of any building permits for the building in of the Project

8. Roads. The streets internal to the residential portion of the Project are private. Both the City and the Manchester expressly disclaim any intention for such internal streets to be public at any point in the future. However, the streets shall be built to City of Novi public road standards as determined in the Approved Preliminary Site Plan. Manchester agrees, on its behalf and on behalf of its successors and assigns, to maintain the streets within the Project in good condition and repair and fit for travel in a manner consistent with the standards and requirements for public streets within the City of Novi. At a minimum, "good condition and repair and fit for travel" shall mean assuring the continued structural integrity of the traveled portion of the roadway, repairing pot holes and cracks, assuring adequate drainage for the streets once constructed, undertaking the regular removal of snow, debris, and other obstacles, and undertaking any and all such other activities as are required to ensure that the condition

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and repair or the streets is comparable to the condition and repair of typical, well-maintained public streets within the City of Novi.

In the event Manchester (or its successors and assigns) fails or refuses to perform or undertake the necessary maintenance of the streets as described in the immediately preceding paragraph, in addition to any other remedies it may have the City may (but shall have no obligation or duty whatsoever to do so) enter upon the Property for the purposes of bringing the streets into compliance with the obligations of this Paragraph 8. Before such entry, the City shall give thirty (30) days' notice to Manchester (or any known successors or assigns) of its intention to conduct a hearing at which Manchester (or any known successors/assigns) may be heard as to why the City should not proceed with the maintenance not undertaken in accordance with the foregoing.

If following the hearing the City, determines that maintenance described herein has not been (or will not be) undertaken, or the obligations of Manchester and its successors and assigns have not been (or will not be) complied with, the City shall have the power and authority (but not the duty or obligation) to enter upon the Property, and/or to cause its agents or contractors to enter upon the Property, and to perform such maintenance and repair activities as the City deems to be appropriate. The reasonable cost and expense of such maintenance and repair activities incurred by the City, plus an administrative fee equal to twenty-five (25%) percent of all such costs and expenses incurred, shall be assessed proportionately to each unit within the Project. If any such assessment is not paid within thirty (30) days of a billing by the City the assessment shall be deemed to be delinquent and shall become and constitute a lien upon each such unit. Such lien may be recorded with the Oakland County Register of Deeds. From the date of delinquency of any such assessment, interest at

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the highest rate the City can charge for delinquent assessments shall be added to the delinquent balance.

The City may bring an action in the Oakland County Circuit Court to collect the assessment and/or indebtedness and/or to foreclose the lien. All costs of such legal action, including actual attorney fees, shall be added to any judgment in favor of the City. Alternatively, the City may, in its discretion, place any delinquent assessment and/or indebtedness upon the City's delinquent tax roll and collect the assessment and/or indebtedness as part of, and as if the indebtedness constituted, a delinquent tax assessment, in which case all interest and penalties applicable to such delinquent tax assessment shall apply in lieu of other interest.

The City's rights under this Paragraph 8 are in addition to any rights the City has by ordinance or other applicable law, or under the 2002 Consent Judgment and Agreement for Entry.

9. Storm Water. Storm water shall be released from the Project in a manner to be approved by the City as part of final engineering plan review. In general, the storm water collection, pre-treatment, storage, and transportation facilities shall be included as part of the final engineering plan approved for the Project. The Project shall be constructed to achieve a storm water management system by which Manchester, and the successors of Manchester, and shall assure that the quality and the quantity of storm water shall, be in accordance with all applicable ordinances, regulations, and laws.

Any storm water basins and facilities serving the Property shall be designed and constructed by Manchester, and subject to approvals and inspection by the City, in accordance with all applicable City, County of Oakland, and State of Michigan ordinances, codes, regulations, and laws, except as otherwise specifically noted herein. The drainage conveyance

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facilities, which shall constitute a part of the overall storm water management system on the Property, shall conform with all applicable City, County of Oakland, and State of Michigan ordinances, codes, regulations, and laws.

10. Parcel split/combination. The 21-acre Manchester Property is currently two separate legal parcels, Parcel No. 22-11-200-018 and Parcel No. 22-11-177-040. Manchester shall, prior to securing its initial improvement permit for the Development, combine the two parcels and split the commercial area from the multiple-family area as shown on the Approved Preliminary Site Plan.

11. Application and Review Fees; water and sewer connection and tap fees. Notwithstanding anything to the contrary in the Consent Judgment or the Agreement for Entry, Manchester shall be responsible to pay all application and review fees required under the City's Zoning Ordinance and/or the City's Code of Ordinances. Manchester shall also reimburse the City for the cost and expense of the review of the development proposal and preparation of this Stipulated Order by the City's consultants, including the City Attorney, in an amount to be determined by the City. In addition, Manchester shall pay all required water and sewer connection and tap charges and fees, without reduction, as provided in the City Code.

12. Performance Guarantees. Notwithstanding anything to the contrary in the Consent Judgment or the Agreement for Entry, the City shall require Manchester to provide reasonable performance and financial guarantees for the completion of improvements, including, without limitation, right-of-way improvements, water mains, sanitary sewers, storm drains, and landscaping and tree-planting activities. Such financial guarantees may include cash deposits or letters of credit as allowed by the current provisions of the City's Code of Ordinances as determined by the City, or surety bonds if permitted by the City in its discretion.

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Manchester acknowledges the need for such performance and financial guarantees given the prominent location of the Project and its impact upon the City.

13. PUD Amendment. This Stipulated Order shall also constitute an amendment of, and the satisfaction of all requirements under City Ordinance to amend, The Vistas PUD and the PUD Agreement in connection therewith.

14. Amendments to Consent Judgment and Agreement for Entry of Consent Judgment. The parties understand and acknowledge that the Manchester Property is currently governed by (a) The Vistas PUD, including the PUD Agreement; (b) the 2002 Consent Judgment; and (c) the Agreement for Entry related to that Consent Judgment. It is the parties' intention only to approve an alternative development, the Project, for the Manchester Property only. The terms and conditions of this Stipulated Order, therefore, are intended to apply only to the Manchester Property.

What follows are specific amendments to the 2002 Consent Judgment and Agreement for Entry as identified by the parties for the purpose and intent of effectuating the change in development approvals, and approval process, only as to the Manchester Property.

A. For purposes of the Consent Judgment, page 4, Paragraph (6), relating to the "Remaining PUD Property," as to the 21-acre parcel of property owned by Manchester 13 Mile Road, L.L.C., ***only***, the reference to the "Agreement" shall mean the Agreement for Entry of Consent Judgment as amended by this Stipulated Order.

B. This Court authorizes the following amendments to the Agreement for Entry of Consent Judgment in order to accomplish the revised development described within this Stipulated Order:

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(1) Upon entry of this Stipulated Order, the reference on page 14 of the Agreement indicating that the development and use of the Remaining PUD Property shall be determined by the "expedited arbitration and review process" as set forth in the Agreement shall ***not apply*** to the Manchester Property. No arbitration process shall apply to the Manchester Property.

(2) With regard to Section 5 of the Agreement for Entry of Consent Judgment, "Authorization relative to PUD," the following sentence shall be deemed to be added to Paragraph A: "Notwithstanding any of the foregoing, the 21-acre Manchester Property shall be developed and used as set forth in that certain Stipulated Order dated _____, 201_, and the provisions above relating to the "Expedited Review and Arbitration Process" shall not apply to the Manchester Property." The same sentence shall be deemed to be added to Paragraph E, at the end of the paragraph. It is the parties' intention that the development of the Manchester Property shall be in accordance with this Stipulated Order where different from the Consent Judgment, the Agreement for Entry, and the PUD.

(3) With regard to the Agreement for Entry of Consent Judgment, Section 6, "General Provisions," the following sentence shall be deemed to be added to Paragraph H, page 46, at the end of the paragraph: "Notwithstanding the foregoing, the relief in this paragraph related to payment to the City or to its engineers,

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experts, consultants, or other agents of any application fees, or any fees for site plan, plat, condo, or like review with regard to improvements shall ***not apply*** to the 21-acre Manchester Property, and such fees as are required by City ordinance or other law shall be applicable to the development and use of such Property." It is the parties' intention that the development of the Manchester Property shall be in accordance with this Stipulated Order where different from the Consent Judgment, the Agreement for Entry, and the PUD.

(4) With regard to the Agreement for Entry of Consent Judgment, Section 6, "General Provisions," the following sentence shall be deemed to be added to Paragraph U, pages 52 and 53, at the end of the paragraph: "Notwithstanding the foregoing, the provisions of this Paragraph relating to Expedited Review and Arbitration Process shall ***not apply*** to the 21-acre Manchester Property. It is the parties' intention that the development of the Manchester Property shall be in accordance with this Stipulated Order where different from the Consent Judgment, the Agreement for Entry, and the PUD.

(5) With regard to Exhibit O of the Agreement for Entry of Consent Judgment, the provisions thereof shall ***not apply*** to the 21-acre Manchester Property, which shall be developed and used as set forth in this Stipulated Order.

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15. Government Approvals; final site plan. Nothing herein shall be construed to relieve Manchester of the duties imposed by applicable law to obtain other applicable governmental or regulatory approvals and permits for the proposed development, including but not limited to final site plan approval by the City.

16. Conflicting Provisions. To the extent that any specific terms or provisions in this Stipulated Order and/or any exhibits hereto, including the Approved Preliminary Site Plan (subject to staff and consultant review letters and requirements as provided above), are inconsistent with any of the provisions or requirements of the City's Zoning Ordinance, wetlands ordinance, storm water management ordinance, or other codes, ordinances, regulations or procedures of the City now in effect, the terms of this Stipulated Order and Approved Preliminary Site Plan control. To the extent the Stipulated Order is silent on issues regulated by City ordinances or regulations, then the City ordinances and regulations shall control. Subsequent enactments to, modifications of, or amendments to the City's Zoning Ordinance, condominium ordinance, subdivision control ordinance and/or related regulations of the City shall apply to the Project to the extent they are not inconsistent with or do not vary the terms of this Stipulated Order.

17. Modifications to Approved Preliminary Site Plan. In the event that modifications to the Preliminary Site Plan are: (a) required by other reviewing governmental agencies having jurisdiction over the Project or any portion thereof; or (b) reasonably required as a result of final engineering and/or design considerations as confirmed by the City's professional engineers or other appropriate City consultants; such modifications do not require Court approval or amendment of this Stipulated Order, provided that no such modification shall involve a greater number of residential units or any reduction to set-back requirements set forth in this Stipulated Order. Any of the above modifications shall be provided to the City for administrative review

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and approval. The Zoning Board of Appeals shall have no jurisdiction with respect to the Property or the Project.

18. Successors and Assigns. All of the provisions of this Stipulated Order shall run with the Property and shall be binding upon and inure to the benefit of Manchester and the City, and their respective heirs, successors, assigns and transferees. Manchester may assign some or all of their rights and obligations under this Stipulated Order, provided any such assignee(s) shall, by operation of this Stipulated Order, be bound by the terms hereof and further provided that the City has agreed to the assignment in writing, which such agreement shall not be unreasonably withheld. Any reference in this Stipulated Order to the City shall include any agent, employee, representative and official of the City.

19. Recordings. This Stipulated Order shall be filed with the Register of Deeds for the County of Oakland. This Stipulated Order shall be deemed to run with the land. Manchester shall pay the costs of recording the Stipulated Order.

20. Amendment/Modification. This Stipulated Order may be modified only by written agreement of the parties hereto, or their successors in interest, with the requisite approval of the City Council, and later approved and ordered by this Court.

21. Future Regulation and Use of Property. Nothing in this Stipulated Order shall prevent the City from exercising its regulatory and other authority with respect to the Manchester Property in a manner not inconsistent with this Stipulated Order. The City may, by way of example, impose assessments against the Property that are otherwise authorized by law and by City ordinance. Manchester specifically agrees that it will join in any special assessment for the potential improvements contemplated to Holmes Road, the proposed public road located partially on and partially adjacent to the Manchester Property to the east, and shall dedicate any portion of that road as is on the Manchester Property as and when requested by the City.

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Manchester agrees that it will not challenge the assessment in any way, including as to amount and/or benefit, in the Michigan Tax Tribunal (MTT) or any other court or tribunal provided that the assessment follows recognized practices under State and laws.

22. Developer Acknowledgement. Manchester, with the assistance of legal counsel, has negotiated with the City the terms of this Stipulated Order, and such Stipulated Order represents the product of the joint efforts and mutual agreements of Manchester and the City. Manchester agrees and acknowledges that the City has no obligation to enter into this Stipulated Order—that is, the City could insist on development of the Manchester Property, if at all, in a manner consistent with the Consent Judgment and Agreement for Entry, as well as The Vistas PUD. Manchester specifically acknowledges and agrees that the City has determined to exercise its discretion to enter into this Stipulated Order and approve the proposed Project because the City has determined that, as presented and as approved in the Approved Preliminary Site Plan, the development offers material benefit to the City, and for no other reason. Manchester fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Stipulated Order. Manchester shall not be permitted in the future to claim that the effect of the Stipulated Order results in an unreasonable limitation upon the uses of all or a portion of the Manchester Property, or claim that enforcement of this Stipulated Order causes an inverse condemnation, other condemnation, or taking of all or any portion of the Manchester Property. Manchester and the City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent of local ordinances, state and federal law, and the constitutions of the State of Michigan and the United States of America. Manchester further agrees and acknowledges that the terms, conditions, obligations, and requirements of this Stipulated Order are clearly and substantially related to the burdens to be created by the development and use of the Manchester Property and are, without exception,

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clearly and substantially related to the City's legitimate interest in protecting the public health, safety, and general welfare.

23. Developer Representation and Release/Indemnity. Manchester represents and warrants that it has the right and authority as the owner of the Manchester Property to seek this change in land use and to develop and construct the Project, and to seek to amend the Consent Judgment and Agreement for Entry, and that there are no limitations or prohibitions on such rights and authority. In the event of a challenge of any kind or nature to such rights and authority, the Project, this Stipulated order, or the City's rights and authority to approve the change in land use and the project, Manchester shall indemnify and hold harmless the City, its elected and appointed officials, employees, and volunteers, and other persons working on behalf of the City, from and against any and all claims, demands, suits, or loss, including all costs and attorney fees connected therewith, and from any and all damages that may be asserted, claimed, or recovered for any injury of any kind arising out of or in any way connected or associated with the Project or its approval by the City, or this Stipulated Order. In addition to any other remedy that it may have, in the event the City incurs any damages, costs, or attorney fees in connection with the Project, or as a result of its approval thereof, or the entry of this Stipulated Order, the same shall be considered a personal liability of the Manchester to the City, and may be collected in any manner authorized by law and also at the City's option may be secured by a lien in favor of the City on the Manchester Property, to be assessed and collected on the tax rolls as a special assessment lien in the manner provided by law.

24. Jurisdiction. The Court shall retain jurisdiction of this matter in order to assure compliance with and enforcement of the terms and conditions of this Stipulated Order and to resolve any disputes that may arise under the terms hereof. The parties agree that the terms

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of this Stipulated Order may be specifically enforced through mandatory injunctive or other equitable relief.

Dated: _____

_____
CIRCUIT COURT JUDGE

Approved for entry:

_____
THOMAS R. SCHULTZ (P 42111)
ELIZABETH SAARELA (P 60265)
Attorneys for City of Novi

_____
MATTHEW C. QUINN (P 24116)
Attorney for Manchester 13 Mile Road, L.L.C.

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Site Plan

SITE PLANS FOR

MANCHESTER

A PLANNED MULTI–FAMILY RESIDENTIAL COMMUNITY

PART OF THE NE 1/4 OF SECTION 11, T. 1N., R. 8E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

INTRODUCTION

Manchester 13 Mile Road, LLC is excited to present Manchester, a Planned Multifamily Residential Community for rent. The boundaries of the project with Novi Road to the west, 13 Mile Road to the north, Holmes Road to the east and with the nature area to the south. The layout of the community includes 23–buildings with 178 residences, a community club house with a swimming pool, pocket parks, park commons areas, interior walkways and a beautiful entrance. The buildings themselves are first–class and of high quality. This neo–traditional residential community will be a definite upgrade from the commercial development which could be constructed. At the request of the public, the Planning Commission and City Council a commercial component has been added fronting 13 Mile Road consisting of approximately 8,802 square feet. The design compliments the residential development.

HISTORY

The subject property was originally rezoned by a Planned Unit Development Agreement dated July 1, 1991. At that time, this land was part of a larger development known as Sandstone. On April 10, 1995 the project name was changed to Vistas Planned Unit Development. Within the PUDs, this property was referenced as Phase 13 (this was the north end of the property adjacent to 13 Mile Road), Phase 12 (known as Vistas Village Square) and Phase 11 (Princeton Place). The property comprises total acreage of approximately 21.039 acres (Parcel 22–11–200–018 and part of 22–11–177–140.

There was a lawsuit brought against the City by the property owners of the PUD. Ultimately the case ended with a Consent Judgment dated July 24, 2002. The Consent Judgment was actually just a general outline of the detailed settlement agreement. The Agreement for Entry of Consent Judgment sets forth the specifics as to the development of the property within the PUD. In addition, to the Agreement is a letter from Sandstone Associates Limited Partnership to then–mayor Richard Clark. This letter dated July 23, 2002 was acknowledged and confirmed by Mayor Clark and referenced the storm water system provisions from page 19 and 20 of the Agreement.

This Property was allowed in the Agreement for Entry of Consent Judgment to be developed for commercially zoned uses. Originally, 100,000 square feet of commercial use was allowed in the PUD, which was later increased to 170,000 square feet in the Agreement to the Consent Judgment. However there has already been constructed the gas station on the southeast corner of 13 Mile and Novi Road and a drugstore has been constructed on the southwest corner of that intersection. After subtracting out that square footage, they would be allowed to build 145,925 square feet of commercial use within the subject Property.

SITE DESIGN/ ARCHITECTURE

The design goal for the site was to design a site plan which respects the surrounding properties and sites existing natural features, while taking advantage of the views to these natural features. The site as designed and architecture act as a transition to the existing single family to the south and west. We've designed two story multifamily buildings; which are smaller in scale that the 2 ½ – 3 story existing multifamily to the east and thus relate more harmoniously with the adjacent existing single family. We're proposing three different building styles; we've aligned the buildings to show an attractive elevation along Novi Road in keeping with the original neo–traditional master plan for the project as seen in the single family Saratoga Circle across the street. The intent was to create a wonderful diverse blend of architecture throughout the project with a mix of traditional Tudor, transitional and contemporary architectural styles which would provide a variety of interest and relate to the architectural diversity around the site and throughout the city. The buildings have a mix of brick asphalt singles, horizontal hardie plank siding, metal wrapped trim and decorative metal balcony railings. The materials and colors selected are durable low maintenance materials that reinforce the diversity of the architectural styles. The buildings measure approximately 30 ft. to the midpoint of the roof. We've designed a mix of 2Br and 2Br/Dens and 3 bedrooms ranging in size from +–1251 – 1832 sf; all of the units have two car attached garages. We believe the project will be a wonderful addition to the community and complement the original intent of the overall existing development.

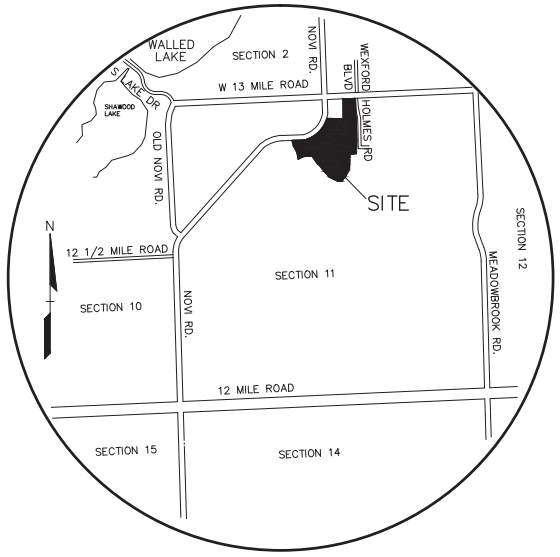
The residential community is fully compatible with the single family housing development on the west side of Novi Road and with the multiple family townhouse development that lies adjacent to its east. This will allow the northern half of Section 11 to be completed with residential uses without the interference of commercial development traffic, noises, odors, debris, delivery truck problems, commercial garbage pick–up problems, etc.

STORM WATER MANAGEMENT

Storm water management for the Manchester development will be provided by connecting into the existing sedimentation basin located in the southeast corner of the site, and via mechanical pretreatment prior to discharging into the adjacent wetlands. Per the Consent Judgment, the development is permitted to use the wetlands as storm water detention for a 100–year rainfall event.

Based on the Declaration of Storm Water Drainage and Sedimentation Basin Easement by Sandstone Associates, LLC (L.20992 P 547–562), we understand the basin was designed to provide sediment control for the adjacent residential developments, as well as the proposed commercial development as defined in the Consent Judgment.

Due to the proposed site grading, the entire development may not be able to discharge via gravity storm sewer into the sedimentation basin. We may propose to have a second discharge point to the adjacent wetlands. A mechanical pretreatment device (e.g. Vortech system or equal) will be installed to collect the 1–year rainfall event for sediment control.



LOCATION MAP
SCALE 1"=1000'

LEGAL DESCRIPTION PER SURVEYOR

PARCEL A:
Tax Item No. 22–11–200–018
Part of the Northeast ¼ of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Commencing at the North ¼ corner of said Section 11; thence along the North Section line and the centerline of Thirteen Mile Road, N86°25'18"E, 335.33 feet to the Point of Beginning; thence continuing along said Section line, N86°25'18"E, 265.73 feet; thence S03°32'24"E, 121.38 feet; thence 172.33 feet along a curve to the left, having a central angle of 10°46'42", a radius of 916.10 feet, and a long chord bearing S08°55'46"E, 172.08 feet; thence 226.03 feet along a reverse curve to the right, having a central angle of 14°08'17", a radius of 916.02 feet and a long chord bearing S07°14'59"E, 225.46 feet; thence S00°10'51"E, 375.82 feet; thence S89°47'21"W, 30.00 feet; thence S00°27'53"E, 154.74 feet; thence 50.22 feet along a curve to the left, having a central angle of 05°25'44", a radius of 530.00 feet and a long chord bearing S03°10'46"E, 50.20 feet; thence S59°10'27"W, 148.46 feet; thence S30°49'33"E, 70.00 feet; thence S44°11'31"W, 83.09 feet; thence S38°37'40"W, 83.15 feet; thence S29°57'42"W, 83.14 feet; thence S22°20'04"W, 83.14 feet; thence N68°24'00"W, 183.15 feet; thence N40°41'20"W, 208.19 feet to a point on the North–South ¼ Section line of said Section 11, thence along said North–South ¼ Section line, N02°38'07 West, 701.49 feet; thence 276.45 feet on a non–tangent curve to the left, having a central angle of 31°03'29", a radius of 510.00 feet, and a long chord bearing N21°04'03"E, 273.08 feet; thence S89°59'06"E, 221.57 feet; thence N01°51'31"W, 308.02 feet to the North line of said Section 11 and the Point of Beginning, containing 16.002 acres.

PARCEL B:
Part of Tax Item No. 22–11–177–040
Part of the Northwest ¼ of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Commencing at the North ¼ corner of said Section 11, thence along the North–South ¼ line of said Section 11, S02°38'07"E, 542.27 feet to the Point of Beginning; thence continuing along said North–South ¼ line, S02°38'07"E, 669.29 feet; thence N70°10'14"W, 34.31 feet; thence S56°38'23"W, 110.32 feet; thence N16°28'01"W, 68.37 feet; thence N22°37'19"E, 39.31 feet; thence N12°20'31"W, 56.16 feet; thence N29°56'55"W, 34.93 feet; thence N45°48'56"W, 87.10 feet; thence N82°13'59"W, 39.80 feet; thence S89°03'15"W, 104.09 feet; thence S49°42'59"W, 52.47 feet; thence S76°02'17"W, 90.48 feet; thence N08°09'23"E, 74.38 feet; thence N25°34'09"W, 78.46 feet; thence S88°17'08"W, 29.80 feet; thence N50°14'40"W, 24.67 feet; thence N79°48'07"W, 34.29 feet; thence S87°13'32"W, 55.93 feet; thence N47°28'32"W, 85.53 feet; thence N04°07'29"W, 81.16 feet to a point on the Southeasterly Right of Way line of Novi Road (120.00 feet wide); thence along said right of way line, N87°09'23"E, 307.93 feet; thence 450.05 feet along a curve to the left, having a central angle of 50°33'39", a radius of 510.00 feet and a chord bearing N61°52'33"E, 435.59 feet to the Point of Beginning, containing 5.037 acres.

LEGAL DESCRIPTION BY: SES ENGINEERING GROUP, LLC. DATED: 10/26/2012

NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS

INDEX OF DRAWINGS:

P–1.0	COVER SHEET
P–2.0	OVERALL SITE PLAN
P–2.1	SITE PLAN
P–2.2	SITE PLAN
P–2.3	OPEN SPACE PLAN
P–2.4	FIRE PROTECTION PLAN
P–3.1	GRADING PLAN
P–3.2	GRADING PLAN
P–4.1	UTILITY PLAN
P–4.2	UTILITY PLAN
P–5.0	STORM WATER MANAGEMENT PLAN
P–6.0	DETAIL SHEET
ALTA–1.0	ALTA/ACSM LAND TITLE SURVEY
ALTA–1.1	ALTA/ACSM LAND TITLE SURVEY
ALTA–1.2	ALTA/ACSM LAND TITLE SURVEY
ALTA–1.3	ALTA/ACSM LAND TITLE SURVEY
ALTA–1.4	ALTA/ACSM LAND TITLE SURVEY
ALTA–1.5	ALTA/ACSM LAND TITLE SURVEY
LS–1	OVERALL GENERAL LANDSCAPE PLANTING VIEW
LS–2	LANDSCAPE PLANTING DETAIL
LS–3	LANDSCAPE PLANTING DETAIL
LS–4	ENTRY & BLDG. FOUNDATION LANDSCAPE PLANTING
LS–5	PLANT MATERIAL LIST, PLANT DETAIL AND NOTES
LS–6	SITE AMENITY
LS–7	ENTRANCE & SIGN MONUMENT
LS–8	SITE SECTIONS
A1	FLOOR PLAN & ELEVATION CLUBHOUSE
A2	ELEVATIONS CLUBHOUSE
A3	ELEVATIONS MULTI–FAMILY
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A5	ELEVATIONS MULTI–FAMILY
A6	FLOOR PLAN MULTI–FAMILY
A7	FLOOR PLAN MULTI–FAMILY
A8	ELEVATIONS RETAIL
A9	FLOOR PLAN RETAIL
A10	EXTERIOR MATERIALS SCHEME 1
1 OF 1	PHOTOMETRIC SITE PLAN

APPLICANT:

MANCHESTER 13 MILE ROAD, LLC
1700 W BIG BEAVER RD., SUITE 120
TROY, MI 48084
PHONE: (248) 602–2220
CONTACT: MICHAEL FURNARI

CIVIL ENGINEER:

PEA, INC.
2430 ROCHESTER CT., SUITE 100
TROY, MI 48083
PHONE: (248) 689–9090
CONTACT: JOHN B. THOMPSON, PE

ARCHITECT:

ALEXANDER V. BOGAERTS & ASSOCIATES, PC
2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302
PHONE: (248) 334–5000
CONTACT: MARK ABANATHA

LANDSCAPE:

FELINO A. PASCUAL AND ASSOCIATES
24333 ORCHARD LAKE RD., SUITE G
FARMINGTON HILLS, MI 48336
PHONE: (248) 557–5588
CONTACT: JOEL PASCUAL

NOT FOR CONSTRUCTION

REVISIONS

No.	BY	DESCRIPTION	DATE
1	TMK	CITY OF NOVI PRE-APPLICATION REVIEW COMMENTS	3-14-13

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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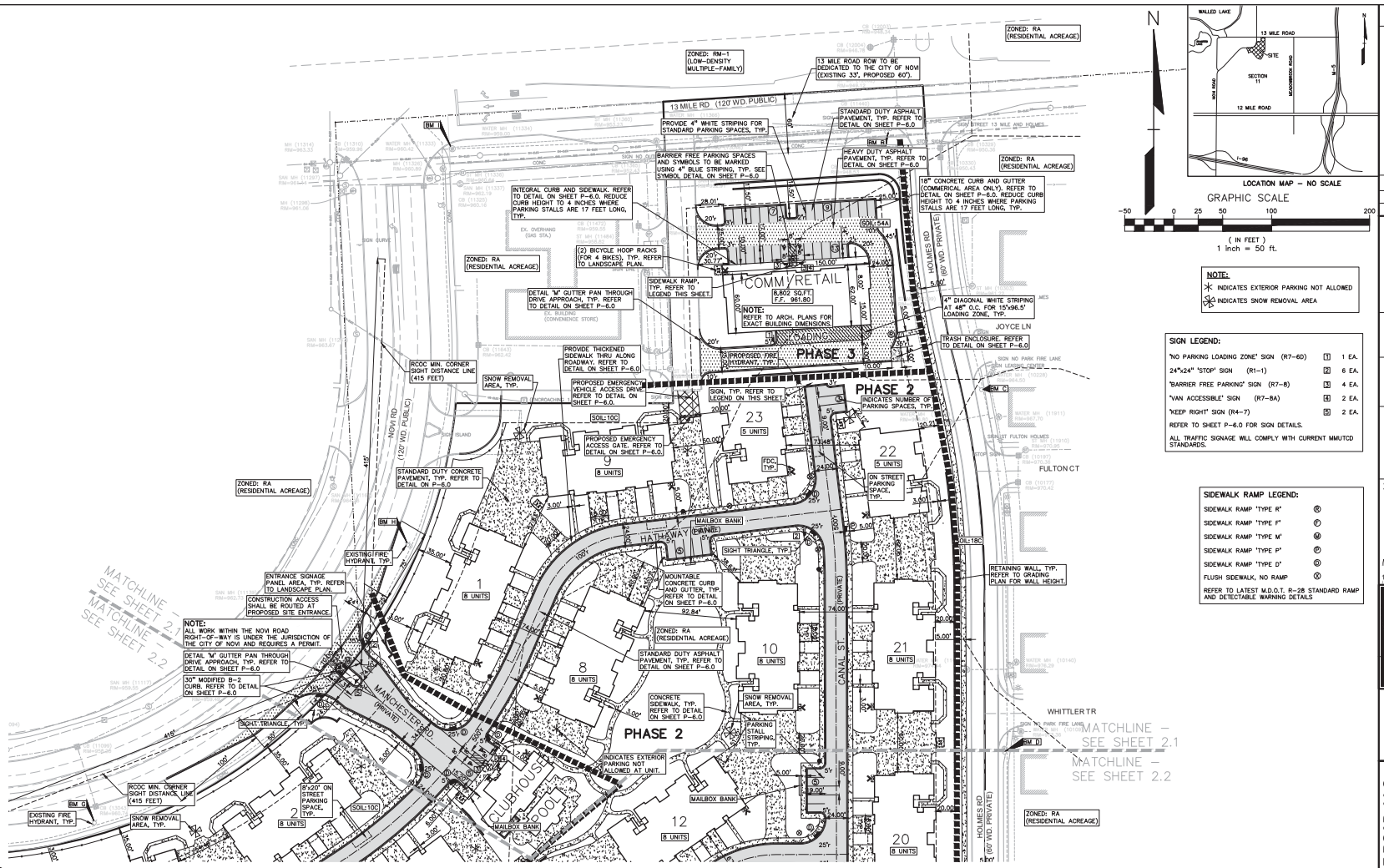
MANCHESTER 13 MILE ROAD, LLC
1700 W BIG BEAVER RD. SUITE 120
TROY, MI. 48084

COVER SHEET
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11 T1N, R. 8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	SES	P.M.	JBT

S:\PROJECTS\2013\2013220 MANCHESTER - PEA\ENGR\DWG\P-01 COVER SHEET.dwg

ORIGINAL ISSUE DATE: JULY 17, 2015
PEA JOB NO. 2013-220
SCALE: NONE
DRAWING NUMBER: P-1.0



NOTE:
- INDICATES EXTERIOR PARKING NOT ALLOWED
- INDICATES SNOW REMOVAL AREA

SIGN LEGEND:

"NO PARKING LOADING ZONE" SIGN (R7-6D)	1	1 EA.
24"x24" "STOP" SIGN (R1-1)	2	6 EA.
"BARRIER FREE PARKING" SIGN (R7-8)	3	4 EA.
"VAN ACCESSIBLE" SIGN (R7-8A)	4	2 EA.
"KEEP RIGHT" SIGN (R4-7)	5	2 EA.

REFER TO SHEET P-6.0 FOR SIGN DETAILS.

ALL TRAFFIC SIGNAGE WILL COMPLY WITH CURRENT MMUTCD STANDARDS.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(R)
SIDEWALK RAMP 'TYPE F'	(F)
SIDEWALK RAMP 'TYPE M'	(M)
SIDEWALK RAMP 'TYPE P'	(P)
SIDEWALK RAMP 'TYPE D'	(D)
FLUSH SIDEWALK, NO RAMP	(X)

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

LEGEND

IRON FOUND / IRON SET / NAIL FOUND / NAIL & CAP SET
GRASS PLUG SET / MONUMENT FOUND / MONUMENT SET
SEC. CORNER FOUND
R RECORDED / M MEASURED / C CALCULATED

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
CATCH BASIN
INLET (NO INCOMING LINES)
YARD DRAIN (2' DIA. & SMALLER)
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
WETLAND

STANDARD DUTY / HEAVY DUTY / GRASS PAVER

NOT FOR CONSTRUCTION

REVISIONS

No.	BY	DESCRIPTION	DATE
1	JBK	CITY OF NOVI PRE-APPLICATION REVIEW COMMENTS	8-4-15

CAUTION!!
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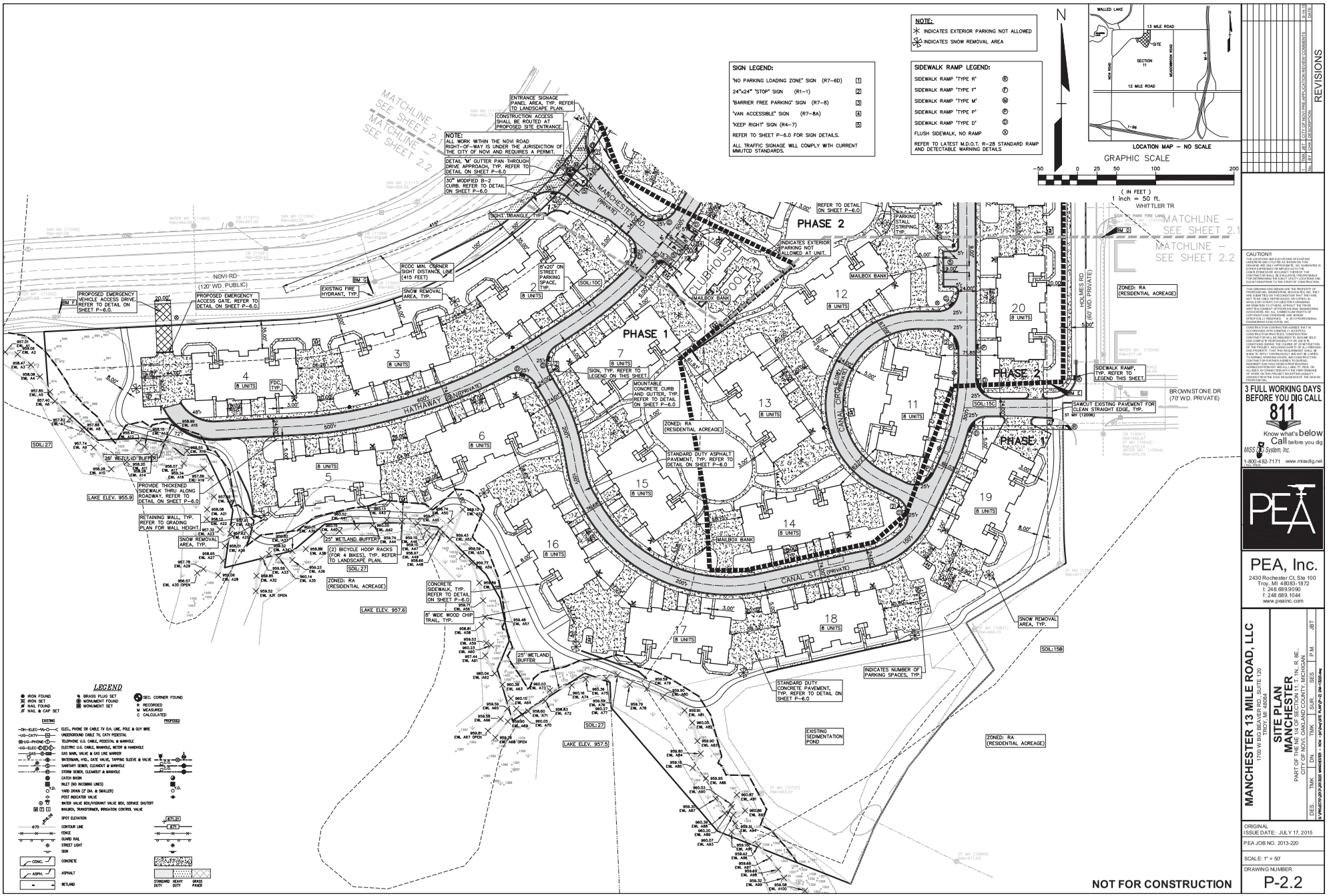
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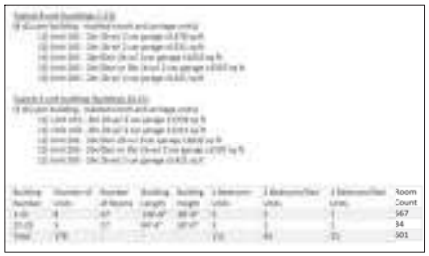
SITE PLAN
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T. 1N., R. 8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES.	TM	CHK.	P.M.
			JBT

S:\PROJECTS\2013\220 MANCHESTER - NOVI - 13 MILE\SHEETS\P-2.0 SITE PLAN.dwg, 8/4/2015 11:44:47 AM, jtaylor

ORIGINAL
ISSUE DATE: JULY 17, 2015
PEA JOB NO. 2013-220
SCALE: 1" = 50'
DRAWING NUMBER:
P-2.1


NOTE:
INDICATES EXTERIOR PARKING NOT ALLOWED
INDICATES SNOW REMOVAL AREA
SIGN LEGEND:
'NO PARKING LOADING ZONE' SIGN (R7-6D) 1
24"x24" 'STOP' SIGN (R1-1) 2
'BARRIER FREE PARKING' SIGN (R7-8) 3
'VAN ACCESSIBLE' SIGN (R7-8A) 4
'KEEP RIGHT' SIGN (R4-7) 5
REFER TO SHEET P-6.0 FOR SIGN DETAILS.
ALL TRAFFIC SIGNAGE WILL COMPLY WITH CURRENT MMUTCD STANDARDS.
SIDEWALK RAMP LEGEND:
SIDEWALK RAMP "TYPE R" R
SIDEWALK RAMP "TYPE F" F
SIDEWALK RAMP "TYPE M" M
SIDEWALK RAMP "TYPE P" P
SIDEWALK RAMP "TYPE D" D
FLUSH SIDEWALK, NO RAMP X
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS
LOCATION MAP – NO SCALE
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
PHASE 1
PHASE 2
MATCHLINE – SEE SHEET 2.1
MATCHLINE – SEE SHEET 2.2
NOVI RD (120' WD. PUBLIC)
HATCHAWAY LN (PRIVATE)
MANCHESTER RD (PRIVATE)
CANAL CROSSING (PRIVATE)
CANAL ST (PRIVATE)
HOLMES RD (60' WD. PRIVATE)
BROWNSTONE DR (70' WD. PRIVATE)
WHITTLER TR
CLUBHOUSE & POOL
MAILBOX BANK
EXISTING FIRE HYDRANT, TYP.
PROPOSED EMERGENCY VEHICLE ACCESS DRIVE, REFER TO DETAIL ON SHEET P-6.0.
PROPOSED EMERGENCY ACCESS GATE, REFER TO DETAIL ON SHEET P-6.0.
ENTRANCE SIGNAGE PANEL AREA, TYP. REFER TO LANDSCAPE PLAN.
CONSTRUCTION ACCESS SHALL BE ROUTED AT PROPOSED SITE ENTRANCE.
NOTE: ALL WORK WITHIN THE NOVI ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF NOVI AND REQUIRES A PERMIT.
DETAIL 'M' GUTTER PAN THROUGH DRIVE APPROACH, TYP. REFER TO DETAIL ON SHEET P-6.0
30" MODIFIED B-2 CURB. REFER TO DETAIL ON SHEET P-6.0
SIGHT TRIANGLE, TYP.
RCOC MIN. CORNER SIGHT DISTANCE LINE (415 FEET)
8'x20' ON STREET PARKING SPACE, TYP.
SNOW REMOVAL AREA, TYP.
REFER TO DETAIL ON SHEET P-6.0
PARKING STALL STRIPING, TYP.
INDICATES EXTERIOR PARKING NOT ALLOWED AT UNIT.
SIGN, TYP. REFER TO LEGEND ON THIS SHEET.
MOUNTABLE CONCRETE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET P-6.0
ZONED: RA (RESIDENTIAL ACREAGE)
STANDARD DUTY ASPHALT PAVEMENT, TYP. REFER TO DETAIL ON SHEET P-6.0
SIDEWALK RAMP, TYP. REFER TO LEGEND THIS SHEET.
SAWCUT EXISTING PAVEMENT FOR CLEAN STRAIGHT EDGE, TYP.
PROVIDE THICKENED SIDEWALK THRU ALONG ROADWAY. REFER TO DETAIL ON SHEET P-6.0
RETAINING WALL, TYP. REFER TO GRADING PLAN FOR WALL HEIGHT.
25' WETLAND BUFFER
(2) BICYCLE HOOP RACKS (FOR 4 BIKES), TYP. REFER TO LANDSCAPE PLAN.
CONCRETE SIDEWALK, TYP. REFER TO DETAIL ON SHEET P-6.0
6' WIDE WOOD CHIP TRAIL, TYP.
INDICATES NUMBER OF PARKING SPACES, TYP.
STANDARD DUTY CONCRETE PAVEMENT, TYP. REFER TO DETAIL ON SHEET P-6.0
EXISTING SEDIMENTATION POND
SNOW REMOVAL AREA, TYP.
ZONED: RA (RESIDENTIAL ACREAGE)
LAKE ELEV. 955.9
LAKE ELEV. 957.6
LAKE ELEV. 957.5
SOIL:27
SOIL:10C
SOIL:15C
SOIL:15B
LEGEND
IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
GRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED
EXISTING
PROPOSED
ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
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SITE PLAN
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T. 1N., R. 8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DES. TMC CHK. TMC P.M. JBT
S:\PROJECTS\2013\220\SITE\MANCHESTER - 13 MILE - SITE PLAN.dwg, 7/17/2015 2:47:47 PM, JBrown
ORIGINAL
ISSUE DATE: JULY 17, 2015
PEA JOB NO. 2013-220
SCALE: 1" = 50'
DRAWING NUMBER:
P-2.2
NOT FOR CONSTRUCTION
REVISIONS
1 JBK 08/14/15 SITE PLAN PRE-APPLICATION REVIEW COMMENTS
2 JBK 09/14/15 SITE PLAN PRE-APPLICATION REVIEW COMMENTS
No. BY DATE DESCRIPTION

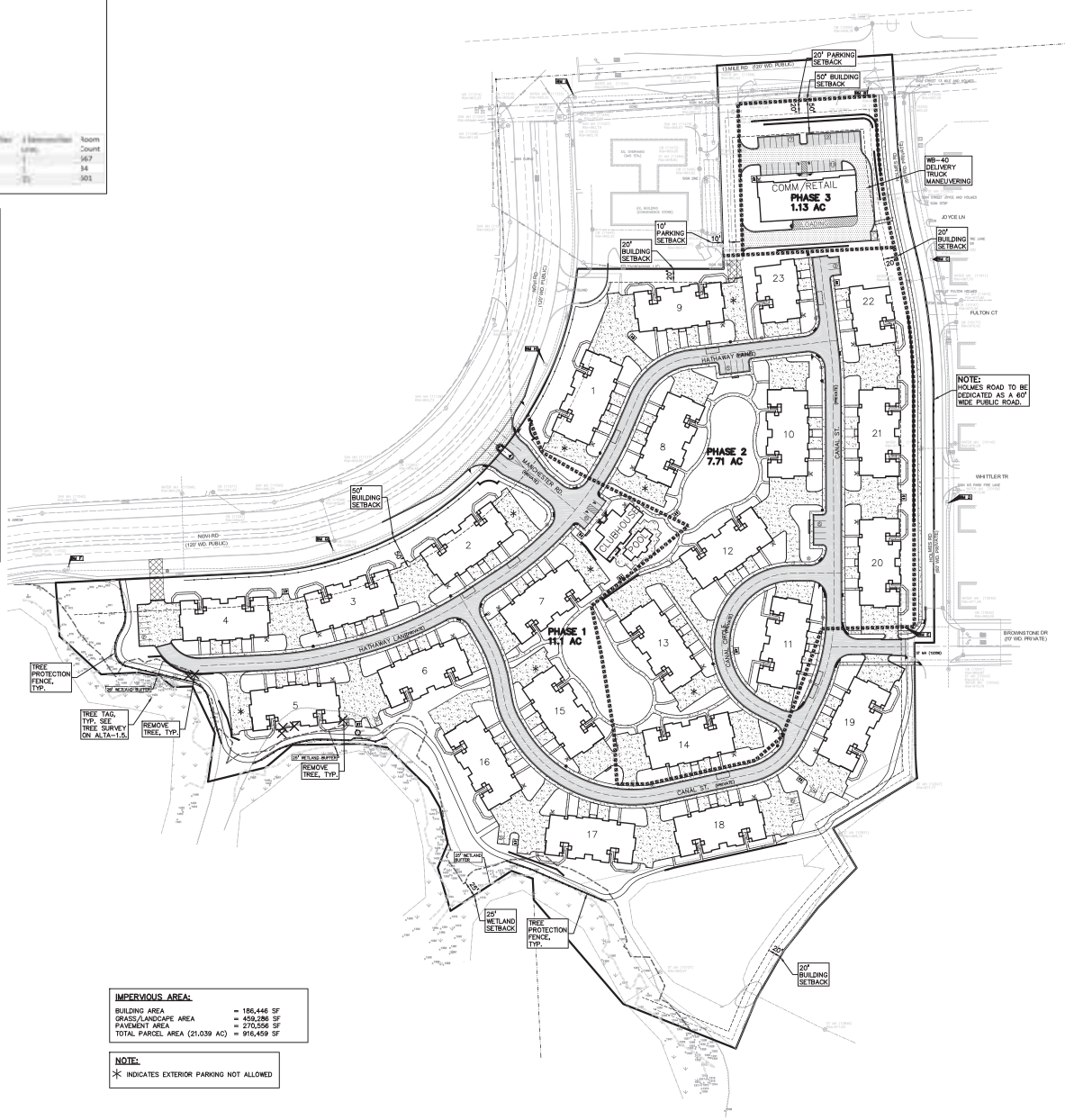


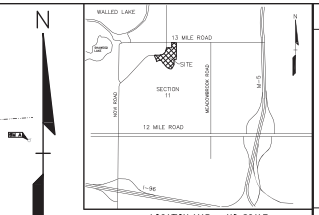
Building Number	Number of Stories	Number of Units	Building Height	Building Length	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	Room Count
1-23	1	23	30'-0"	1	1	1		167
24	1	11	30'-0"	1	1	1		94
Total	1	34		24	2	2		261

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. ON-SITE ROADS WILL BE PRIVATE.
3. ADA UNITS WILL BE PROVIDED IN UNITS 2, 9, 15, AND 21.
4. ALL SIDEWALKS SHALL COMPLY WITH BARRIER FREE DESIGN STANDARDS. REFER TO CONSTRUCTION PLANS FOR ON-SITE SIDEWALK RAMP DETAILS.
5. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
7. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
10. PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ABUTS A NON-BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
11. ALL ROOF TOP EQUIPMENT MUST BE SCREENED AND ALL WALL MOUNTED UTILITY EQUIPMENT MUST BE ENCLOSED AND INTEGRATED INTO THE DESIGN AND COLOR OF THE BUILDING.
12. RESIDENTIAL UNIT REFUSE SHALL BE PICKED UP CURBSIDE.
13. COMMERCIAL/RETAIL AREA MAXIMUM DELIVERY TRUCK SIZE IS WB-40.





LOCATION MAP – NO SCALE

GRAPHIC SCALE

−80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SITE DATA:

ZONING: SANDSTONE PUD 7/1/91
VISTAS PUD 4/10/95
CONSENT JUDGEMENT 7/24/02
UNDERLYING ZONING: R-4, ONE-FAMILY RESIDENTIAL

PROPOSED USE: PLANNED RESIDENTIAL MULTI-FAMILY AND RETAIL USE

MASTER PLAN: CONSENT JUDGMENT APPROVED 4/10/95

BUILDING INFORMATION:
MAXIMUM BUILDING HEIGHT ALLOWED = 5 STORIES/ 65' HIGH
PROPOSED BUILDING HEIGHT = 2 STORIES/ 30' HIGH

DENSITY (RESIDENTIAL ONLY):
ALLOWABLE: 15 D.U./AC
PROVIDED: PHASE 1 7.9 D.U./AC, PHASE 2 11.7 D.U./AC

LOT AREA COVERED BY BUILDINGS:
ALLOWABLE: 25% MAX
PROVIDED: 20.3%

PUBLIC ROAD FRONTAGE:
13-MILE ROAD: 266 LF
NOVI ROAD: 1034 LF

REQUIRED BUILDING SETBACKS:

RESIDENTIAL BUILDING SETBACKS (SEE PROJECT NARRATIVE):

FRONT:	RM-1: 50 FT B-3: 30 FT	50 FT PROVIDED FROM 13 MILE	
REAR:	RM-2: 75 FT B-3: 20 FT	75 FT PROVIDED	
SIDE:	RM-3: 75 FT B-3: 15 FT	35 FT PROVIDED FROM NOVI RD	
INTERIOR ROADS:	20 FEET REQUIRED	20 FEET PROVIDED (EXCEPT UNITS 11 AND 15)	
PARKING AREAS:	20 FEET REQUIRED	20 FEET PROVIDED (EXCEPT 8 FEET AT CLUBHOUSE)	
WETLAND:	10 FEET REQUIRED	25 FEET PROVIDED (EXCEPT MINOR ROAD AND WALK)	

OPEN SPACE:
MINIMUM OPEN SPACE REQUIRED = 200 SF PER DWELLING UNIT
200 SF x 178 UNITS = 35,600 SF
OPEN SPACE = 150,641 SF (SEE SHEET P-2.3)
REQUIRED (200 SF / DU) = 35,600 SF
PROVIDED = 150,641 SF

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

10C – MARLETTE SANDY LOAM, 6 TO 12% SLOPES
15C – SPINKS LOAMY SAND, 0 TO 6% SLOPES
18C – FOX SANDY LOAM, 6 TO 12% SLOPES
27 – HOUGHTON AND ADRIAN MUCKS
54A – MATHERTON SANDY LOAM, 0 TO 3% SLOPES

WETLAND BUFFER FILL: 2400 CF (REFER TO SHEET P-3.2 FOR AREAS)

PARKING DATA:

PARKING CALCULATIONS:

MULTI-FAMILY: 2 SPACES PER DWELLING, 2.5 SPACES FOR 3 BEDROOM DWELLING

COMMERCIAL: 1 PER 250 SF OF GROSS USABLE

PHASE 1 RESIDENTIAL

11 BUILDINGS WITH 8 UNITS EACH = 88 UNITS
(5 –(2)BEDROOM UNITS AND 3 –(3) BEDROOM UNITS PER BLDG)
11 BUILDINGS x 5 (2) BEDROOM UNITS x 2 SPACES = 110 SPACES
11 BUILDINGS x 3 (3) BEDROOM UNITS x 2.5 SPACES = 83 SPACES

GARAGE PARKING SPACES PROVIDED: 176
PARKING SPACES PROVIDED DIRECTLY IN FRONT OF GARAGE: 152
PARKING LOT SPACES PROVIDED: 25
ON-STREET PARKING PROVIDED: 5

CLUBHOUSE – 1 SPACE FOR EACH 4 MEMBER FAMILIES
SINCE CLUBHOUSE TO BE USED BY BOTH PHASES
TOTAL UNITS (PHASE 1 AND 2) = 178
TOTAL PARKING REQUIRED = 178 / 4 = 46 SPACES (SEE NARRATIVE)
PARKING PROVIDED AT CLUBHOUSE = 5 SPACES

TOTAL PARKING SPACES REQUIRED: 239
TOTAL PARKING SPACES PROVIDED: 363

PHASE 2 RESIDENTIAL

10 (8 UNIT) BLDGS x 5 (2) BEDROOM UNITS x 2 SPACES = 100 SPACES
10 (8 UNIT) BLDGS x 3 (3) BEDROOM UNITS x 2.5 SPACES = 75 SPACES
2 (5 UNIT) BLDGS x 3 (2) BEDROOM UNITS x 2 SPACES = 12 SPACES
2 (5 UNIT) BLDGS x 2 (3) BEDROOM UNITS x 2.5 SPACES = 10 SPACES

GARAGE PARKING SPACES PROVIDED: 180
PARKING SPACES PROVIDED DIRECTLY IN FRONT OF GARAGE: 156
PARKING LOT SPACES PROVIDED: 13
ON-STREET PARKING PROVIDED: 3

TOTAL PARKING SPACES REQUIRED: 197
TOTAL PARKING SPACES PROVIDED: 352

PHASE 3 COMMERCIAL (8,802 SF)

PARKING SPACES REQUIRED: 29
PARKING SPACES PROVIDED: 29

PHASE 3 LOADING CALCULATIONS
LOADING REQUIRED = 5 SQ FT PER L.F. OF BUILDING FRONTAGE OR 360 SQ FT PER BUILDING

LOADING PROVIDED = 1447 SQ FT AT BACK OF BUILDING

NOTE: REFER TO ARCHITECTURAL PLANS FOR UNIT SQUARE FOOTAGES.

IMPERVIOUS AREA:

BUILDING AREA	= 186,446 SF
GRASS/LANDCAPE AREA	= 459,286 SF
PAVEMENT AREA	= 270,556 SF
TOTAL PARCEL AREA (21.039 AC)	= 916,459 SF

NOTE:
✳ INDICATES EXTERIOR PARKING NOT ALLOWED

LEGEND

IRON FOUND	BRASS PLUG SET	SEC. CORNER FOUND	
IRON SET	MONUMENT FOUND	R RECORDED	
NAIL FOUND	MONUMENT SET	M MEASURED	
NAIL & CAP SET		C CALCULATED	

EXISTING		PROPOSED
OH-ELEC-W-C	ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
UG-CATV-TV	UNDERGROUND CABLE TV, CATV PEDESTAL	
UG-PHONE	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
UG-ELEC	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
GAS	GAS MAIN, VALVE & GAS LINE MARKER	
W	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
S	SANITARY SEWER, CLEANOUT & MANHOLE	
ST	STORM SEWER, CLEANOUT & MANHOLE	
	CATCH BASIN	
	INLET (NO INCOMING LINES)	
	YARD DRAIN (3" DIA. & SMALLER)	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
670	SPOT ELEVATION	671.51
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC	CONCRETE	
ASPH	ASPHALT	
	WETLAND	

STANDARD DUTY | HEAVY DUTY | GRASS PAVER

NOT FOR CONSTRUCTION

No.	BY	DESCRIPTION	DATE
		REVISIONS	
1	JBK	CITY OF NOVI PRE-APPLICATION REVIEW COMMENTS	6-4-15

CAUTION!!
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OVERALL SITE PLAN
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T. 1 N., R. 8E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

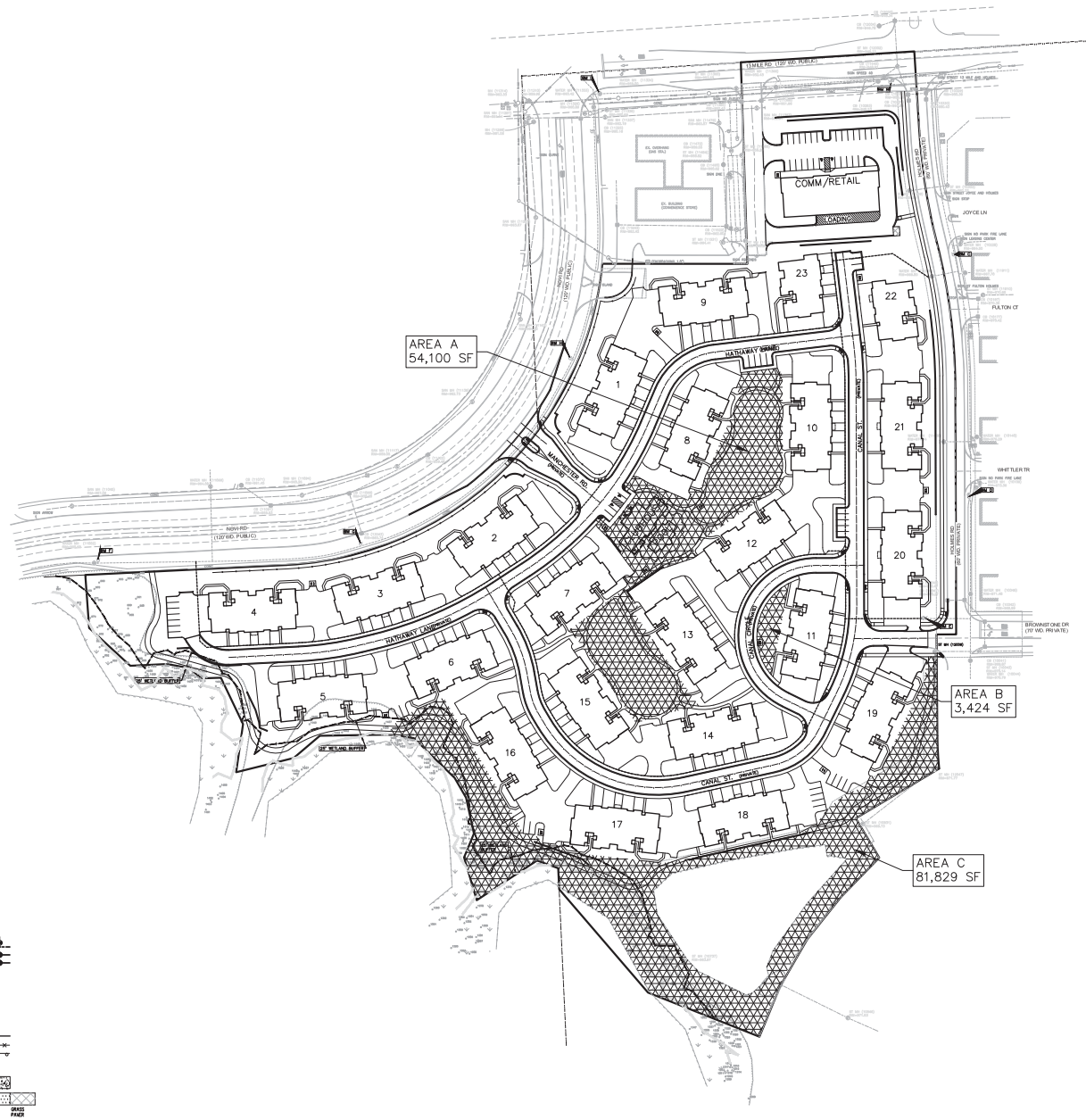
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P:\PROJECTS\2013\2013-220\CAD\SHEETS\P-2.0 - SITE PLAN.DWG, 6/30/2015 8:46:47 AM, EDWARD

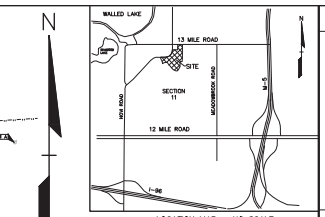
ORIGINAL
ISSUE DATE: JULY 17, 2015

PEA JOB NO. 2013-220

SCALE: 1" = 80'

DRAWING NUMBER:
P-2.0





GRAPHIC SCALE

−80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

OPEN SPACE LEGEND:

PROPOSED OPEN SPACE

OPEN SPACE CALCULATIONS

(21) 8 Unit Buildings

Unit Type	Patio/Balcony (SF)
(1) 101	96
(2) 102	60
(1) 201	60
(2) 202	65
(2) 203	50
Subtotal (SF):	10,626

(2) 5 Unit Buildings

Unit Type	Patio/Balcony (SF)
(1) 101	96
(1) 102	60
(1) 201	60
(1) 202	65
(1) 203	50
Subtotal (SF):	662

Total Building Useable Open Space (SF): 11,288

Park Areas

Area A (SF)	54,100
Area B (SF)	3,424
Area C (SF)	81,829
Subtotal (SF):	**139,353**

Total Overall Open Space (SF): 150,641

Minimum Open Space Required (SF): 35,600
(200 SF per unit dwelling)

LEGEND

IRON FOUND · IRON SET · NAIL FOUND · NAIL & CAP SET · GRASS PLUG SET · MONUMENT FOUND · MONUMENT SET · SEC. CORNER FOUND · R RECORDED · M MEASURED · C CALCULATED

EXISTING / PROPOSED

ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
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WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
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STANDARD DUTY · HEAVY DUTY · GRASS PAVER

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REVISIONS

No.	BY	DESCRIPTION	DATE
1	JBK	SITE PLAN PRE-APPLICATION REVIEW COMMENTS	8-4-15

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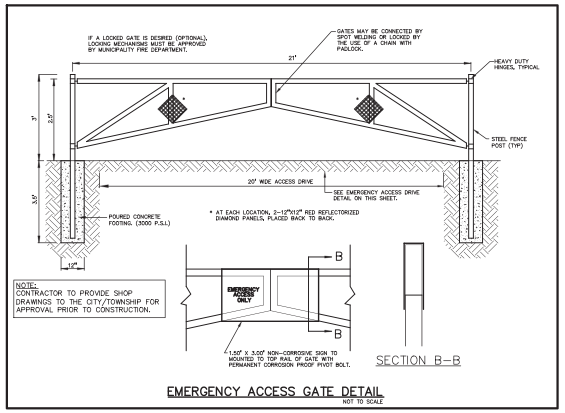
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OPEN SPACE PLAN
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T. 1N., R. 8E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES. TMK DRN. TMK CHK. SEM APP. JBT

S:\PROJECTS\2013\2013-220\CAD\P-2.3 - OPEN SPACE PLAN.dwg, 8/4/2015 8:54:10 AM, Plotted by: Tom Kelly

ORIGINAL
ISSUE DATE: JULY 17, 2015
PEA JOB NO. 2013-220
SCALE: 1" = 80'
DRAWING NUMBER:
P-2.3



EMERGENCY ACCESS GATE DETAIL
NOT TO SCALE





LOCATION MAP – NO SCALE

GRAPHIC SCALE

-80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

CITY OF NOVI FIRE DEPARTMENT NOTES:

1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.
4. ALL FIRE APPARATUS ACCESS ROADS (PUBLIC AND PRIVATE) WITH A DEAD-END DRIVE IN EXCESS OF ONE HUNDRED FIFTY (150) FEET SHALL BE DESIGNED WITH A TURN-AROUND DESIGNED IN ACCORDANCE WITH FIGURE VIII-I OR A CUL-DE-SAC DESIGNED IN ACCORDANCE WITH FIGURE VIII-F. (D.C.S. SEC 11-149 (a)(20))
5. FIRE APPARATUS ACCESS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL HAVE A MINIMUM FIFTY (50) FEET OUTSIDE TURNING RADIUS AND DESIGNED TO SUPPORT A MINIMUM OF THIRTY-FIVE (35) TONS. (D.C.S. SEC 11-239 (b)(5))
6. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING. (INTERNATIONAL FIRE CODE)
7. FOR INTERIOR FIRE PROTECTION SYSTEMS A SEPARATE FIRE PROTECTION LINE SHALL BE PROVIDED IN ADDITION TO A DOMESTIC SERVICE FOR EACH BUILDING. INDIVIDUAL SHUTOFF VALVES FOR INTERIOR FIRE PROTECTION SHALL BE BY POST INDICATOR VALVE (P.I.V.) OR BY VALVE IN WELL AND SHALL BE PROVIDED WITHIN A PUBLIC WATER MAIN EASEMENT. ((D.C.S. SEC 11-68 (a)(9))
8. NO PARK OF A COMMERCIAL, INDUSTRIAL OR MULTIPLE RESIDENTIAL AREAS SHALL BE MORE THAN 300 FEET FROM A HYDRANT. (D.C.S. SEC 11-38 (f)(1)c.1)
9. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OF AS OTHERWISE APPROVED BY THE CODE OFFICIAL. (INTERNATIONAL FIRE CODE)
10. WITH RESPECT TO HYDRANTS, DRIVEWAYS, BUILDINGS AND LANDSCAPING, FIRE DEPARTMENT CONNECTIONS SHALL BE SO LOCATED THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRES APPARATUS. THE LOCATION OF FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED. (INTERNATIONAL FIRE CODE)
11. PROXIMITY TO HYDRANT: IN ANY BUILDING OR STRUCTURE REQUIRED TO BE EQUIPPED WITH A FIRE DEPARTMENT CONNECTION, THE CONNECTION SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT. (FIRE PREVENTION ORD. SEC. 15-17)
12. ALL NEW MULTI-RESIDENTIAL BUILDINGS SHALL BE NUMBERED. EACH NUMBER SHALL BE A MINIMUM 10 INCHES HIGH, 1 INCH WIDE AND BE POSTED AT LEAST 15 FEET ABOVE THE GROUND ON THE BUILDING WHERE READILY VISIBLE FROM THE STREET. (FIRE PREVENTION ORD.)
13. ENTRANCES TO PUBLIC AND PRIVATE ROADWAYS SHALL NOT HAVE LOCATED GATES, CABLES OR BARRICADES THAT WOULD IMPEDE FIRE APPARATUS RESPONSE. (FIRE PREVENTION ORD.)

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O/H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2' DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND

STANDARD DUTY | HEAVY DUTY | GRASS PAVER

No.	BY	DATE	REVISIONS
1	JBK	07/17/15	SETUP FOR PRE-APPLICATION REVIEW COMMENTS

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FIRE PROTECTION PLAN
MANCHESTER

PART OF THE NE 1/4 OF SECTION 11, T. 1 N., R. 8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES.: TMK | DWN.: TMK | CHK.: SAR | SES: P.M. | JBT

P:\PROJECTS\2013\2013-220\CAD\SHEETS\P-2.4 FIRE PROTECTION PLAN.DWG, 7/17/2015 10:53:03 AM

ORIGINAL ISSUE DATE: JULY 17, 2015

PEA JOB NO. 2013-220

SCALE: 1" = 80'

DRAWING NUMBER: P-2.4

NOT FOR CONSTRUCTION

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT OR GUTTER UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF NOVI. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
5. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT TO BE PREPARED PRIOR TO CONSTRUCTION.
6. REFER TO CONSTRUCTION PLANS FOR ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
7. SIDE SLOPES EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION. ALL GRADES INDICATED ARE TO TOP OF PAVEMENT OR GUTTER (IF LOCATED IN CURB LINE) UNLESS OTHERWISE NOTED. ADD 0.33' (FOR 4" CURB) OR 0.50' (FOR 6" CURB) TO GUTTER GRADE TO OBTAIN TOP OF CURB ELEVATION. — 938.50

PROPOSED CONTOUR LINE — 936 —

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

NOTE:

SEE SHEETS P-2.1 AND P-2.2 FOR RAMP TYPES.



LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- GRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
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- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
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- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND

STANDARD DUTY / HEAVY DUTY / GRASS PAVER

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No.	BY	DESCRIPTION	DATE
1	JBK	CITY OF NOVI PRE-APPLICATION REVIEW COMMENTS	6-4-15

REVISIONS

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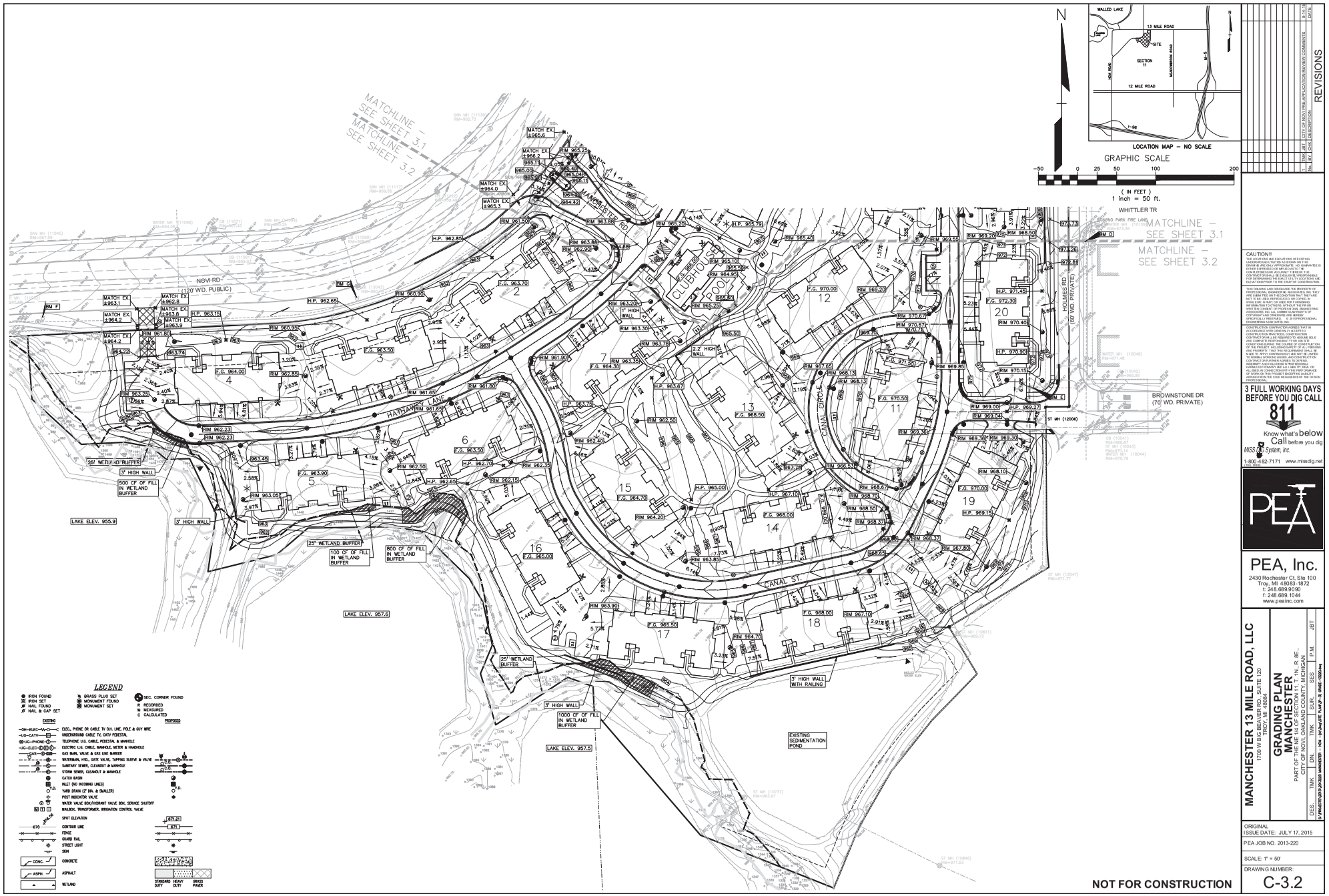
MANCHESTER 13 MILE ROAD, LLC
1700 W BIG BEAVER RD., SUITE 120
TROY, MI 48084

GRADING PLAN
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T. 1N., R. 8E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES. TMC | CHK. TMC | SCALE: 1" = 50' | P.M. JBT

S:\PROJECTS\2013\2013-220\CAD\GRADING - 2013-220.DWG, 6/16/2015 4:49:47 PM, JBT

ORIGINAL
ISSUE DATE: JULY 17, 2015
PEA JOB NO. 2013-220
SCALE: 1" = 50'
DRAWING NUMBER:
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REVISIONS

No.	BY	DESCRIPTION	DATE
1	JBT	SETUP PRICE APPLICATION REVIEW COMMENTS	8-4-15

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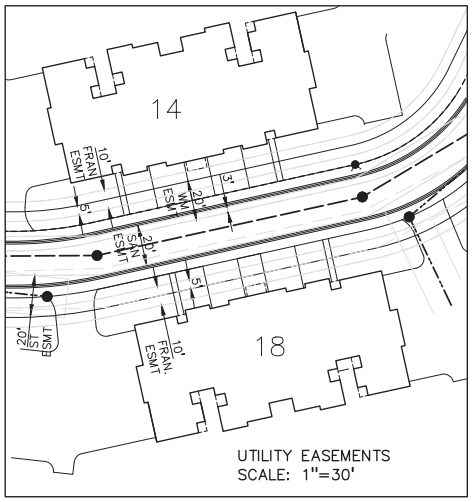
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GRADING PLAN
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T. 1 N., R. 8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES. TMC | DRN. TMC | CHK. JBT | P.M. JBT

S:\PROJECTS\2013\220 MANCHESTER - 13 MILE - NOVI\CAD\C-3.2 GRADING PLAN.dwg

ORIGINAL
ISSUE DATE: JULY 17, 2015
PEA JOB NO. 2013-220
SCALE: 1" = 50'
DRAWING NUMBER:
C-3.2



GRAPHIC SCALE

−50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GENERAL UTILITY NOTES:

1. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF NOVI.
2. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
3. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
4. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
5. ALL WATER MAIN SHALL BE PROVIDED WITH 6' OF COVER UNLESS OTHERWISE NOTED.
6. ALL FIRE HYDRANTS SHALL BE EJIW "WATERMASTER" #56R MODEL #250 PER CITY OF NOVI STANDARDS.
7. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB OR PROVIDE BOLLARD PROTECTION.
8. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF NOVI.
9. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE DETROIT WATER AND SEWER DEPARTMENT AT (313) 833-4682 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.
10. ALL SANITARY SEWER 8" OR LARGER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
11. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
12. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.
13. SANITARY LEADS SHALL BE AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
14. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS.
15. ALL STORM SEWER LEADS SHALL BE PVC SDR 26 WITH PUSH-ON JOINTS UNLESS OTHERWISE NOTED.
16. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
17. THE CITY OF NOVI STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE CITY OF NOVI STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

PUBLIC UTILITY EASEMENTS:
ALL SANITARY SEWERS 8" AND LARGER IN DIAMETER ARE TO BE PUBLIC AND SHALL BE LOCATED IN A 20' WIDE EASEMENT. ALL WATER MAIN SHALL BE LOCATED IN A 20' WIDE EASEMENT.

NOT FOR CONSTRUCTION

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- ⅝ GRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
-OH-ELEC-W-		ELEC., PHONE OR CABLE TV O/H. LINE, POLE & GUY WIRE
-UG-CATV-		UNDERGROUND CABLE TV, CATV PEDESTAL
-UG-PHONE-		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
-UG-ELEC-		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
-GAS-		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		CATCH BASIN
		INLET (NO INCOMING LINES)
		YARD DRAIN (2' DIA. & SMALLER)
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
670		SPOT ELEVATION
		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
		WETLAND

STANDARD DUTY | HEAVY DUTY | GRASS PAVER

No.	BY	DESCRIPTION	DATE
1	JBK	SETUP PRELIMINARY SITE PLAN APPLICATION REVIEW COMMENTS	8-4-15

REVISIONS

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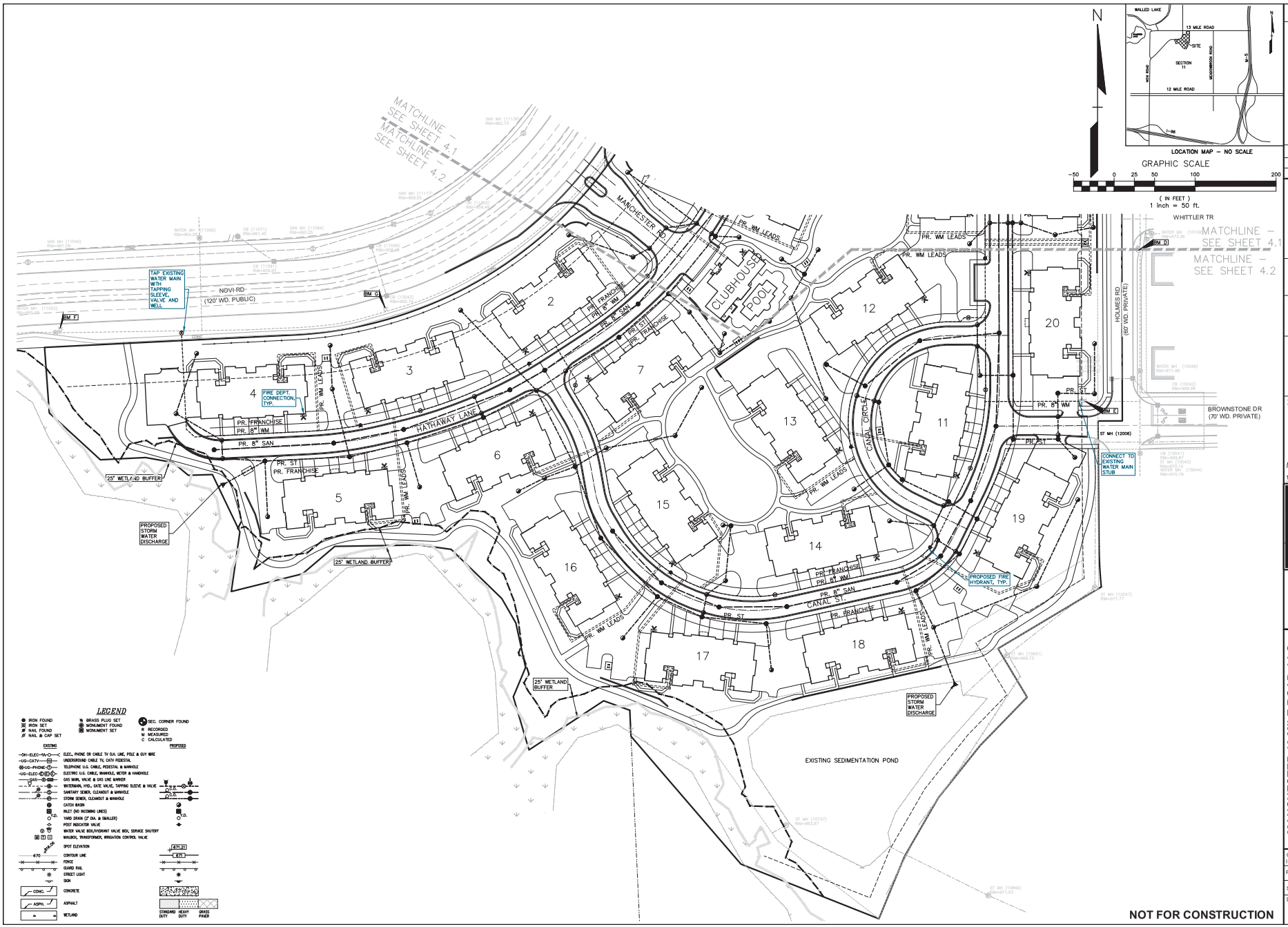
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UTILITY PLAN
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T. 1 N., R. 8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES. TMK | DWN. TMK | CHK. JBT | P.M. JBT

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ORIGINAL
ISSUE DATE: JULY 17, 2015
PEA JOB NO. 2013-220
SCALE: 1" = 50'
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No.	BY	DESCRIPTION	DATE
		REVISIONS	
1	JBT	SETUP PRO/PRE-APPLICATION REVIEW COMMENTS	6-4-15

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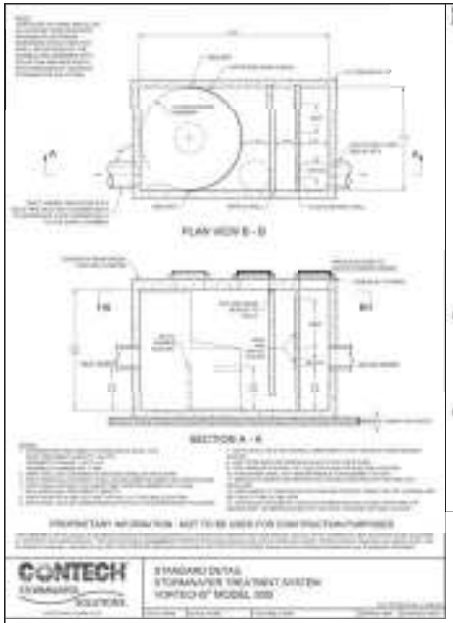
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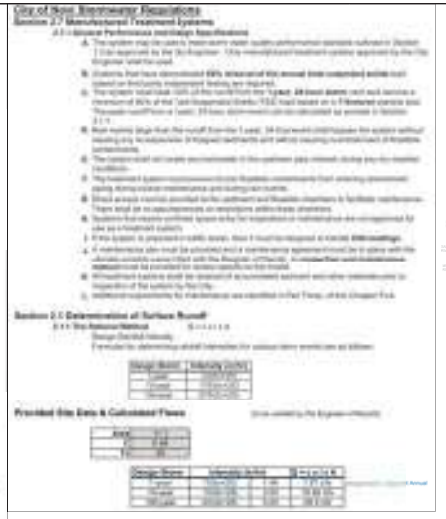
UTILITY PLAN
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T 1N., R 8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

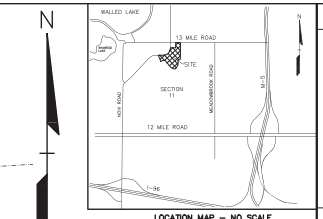
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ORIGINAL
ISSUE DATE: JULY 17, 2015
PEA JOB NO. 2013-220
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C-4.2







THE TOTAL AREA CONTRIBUTING TO THE LAKE AREA DETENTION IS 126.0 ACRES.

THE STORM WATER MANAGEMENT PLAN FOR THE VISTAS INDICATES THAT UNDER FULLY DEVELOPED CONDITIONS, THE WATER SURFACE ELEVATION OF THE LAKE WILL TEMPORARILY RISE 1.24 FEET FOR A 10 YEAR STORM AND 1.60 FEET FOR A 100 YEAR STORM.

Sedimentation Basin Design.

(Based on Oakland County Erosion Control Manual)

Job Name: Vistas of Novi

Job No.: DV95-24

Total Area Tributary (At) = 48.90

Area Label	A	C	A*C
Phase 5b	8.30	0.55	4.57
Phase 11a	4.80	0.75	3.60
Phase 12	6.80	0.75	5.10
Tollgate	23.60	0.48	11.33
Phase 11b	5.40	0.75	4.05
			0.00
Sum	48.90	3.28	28.64
Overall site average C factor :			**0.59**

Overall site C factor (C): **0.59**

Overall site acreage contributing to the basin (A): **48.90 Ac.**

VOLUME CALCULATIONS

Volume of Storage:

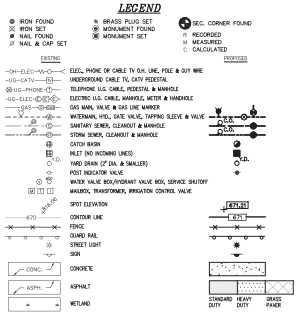
Vr = 4320 (C) (A) (1 yr storm)

= **123,737.76** cft

SEDIMENTATION - EXISTING

CONTOUR	AREA	VOLUME	CUMM	Sed. Basin Vol. req'd:
				123,738.00
960	24,750.00			
961	28,977.00	26,863.50	26,863.50	-
962	33,525.00	31,251.00	58,114.50	-
963	38,385.00	35,955.00	94,069.50	-
964	43,495.00	40,940.00	135,009.50	**963.72**

NOT FOR CONSTRUCTION



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STORM WATER MANAGEMENT PLAN
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T. 1N., R. 8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES.: TMK CHK.: TMK APP.: SES P.M.: JBT

P:\PROJECTS\2013\2013-220\CAD\SHEETS\P-5.0 - 6/4/2015 8:49:47 AM EDT

ORIGINAL
ISSUE DATE: JULY 17, 2015

PEA JOB NO. 2013-220

SCALE: 1" = 80'

DRAWING NUMBER:
P-5.0



KEEP RIGHT SIGN DETAIL



NO PARKING FIRE LANE SIGN DETAIL



NO PARKING LOADING ZONE SIGN DETAIL



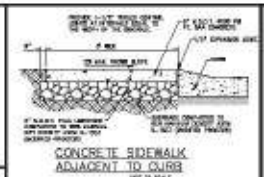
STOP SIGN DETAIL



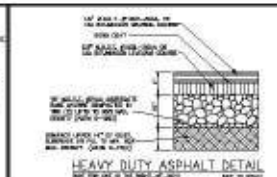
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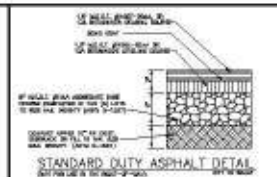
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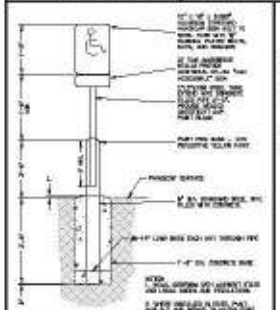
CONCRETE SIDEWALK ADJACENT TO CURB



HEAVY DUTY ASPHALT DETAIL



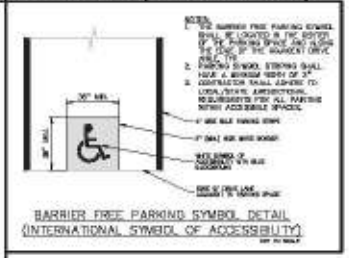
STANDARD DUTY ASPHALT DETAIL



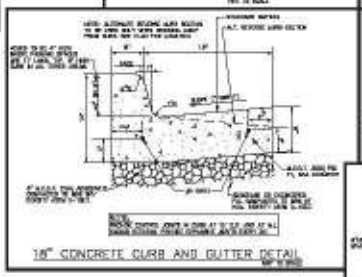
SIGN AND POST INSTALLATION IN PAVED AREAS



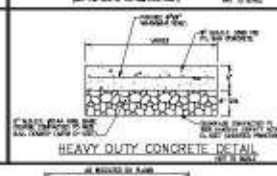
SIGN AND POST INSTALLATION IN LANDSCAPED AREAS



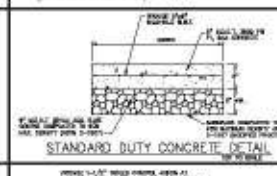
BARRIER FREE PARKING SYMBOL DETAIL (INTERNATIONAL SYMBOL OF ACCESSIBILITY)



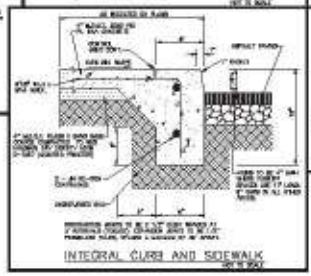
18" CONCRETE CURB AND GUTTER DETAIL



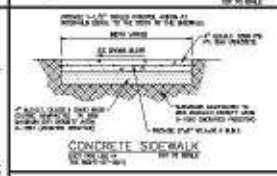
HEAVY DUTY CONCRETE DETAIL



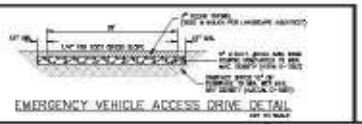
STANDARD DUTY CONCRETE DETAIL



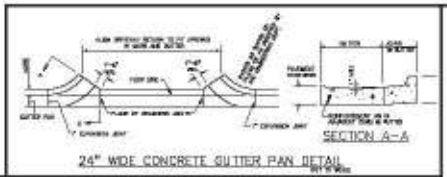
INTEGRAL CURB AND SIDEWALK



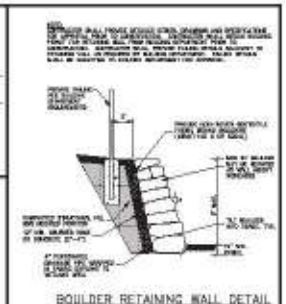
CONCRETE SIDEWALK



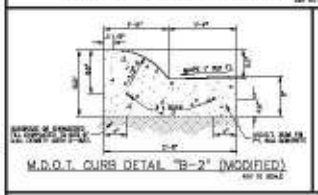
EMERGENCY VEHICLE ACCESS DRIVE DETAIL



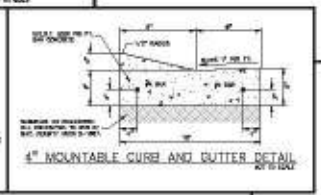
24" WIDE CONCRETE GUTTER PAN DETAIL



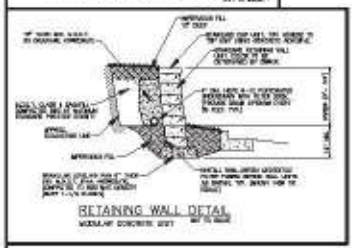
BOULDER RETAINING WALL DETAIL



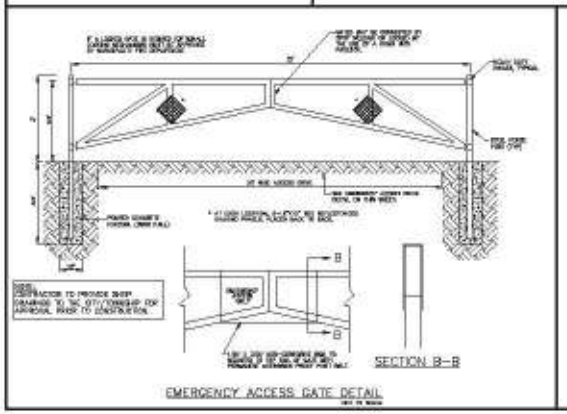
M.D.O.T. CURB DETAIL "B-2" (MODIFIED)



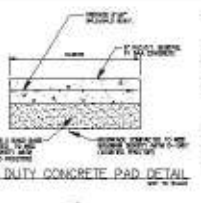
4" MOUNTABLE CURB AND GUTTER DETAIL



RETAINING WALL DETAIL



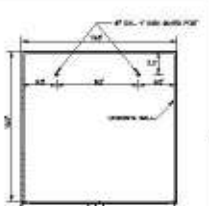
EMERGENCY ACCESS GATE DETAIL



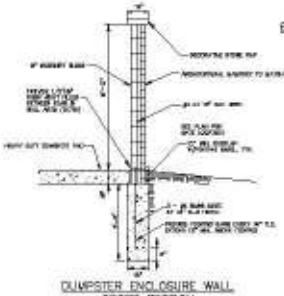
HEAVY DUTY CONCRETE PAD DETAIL



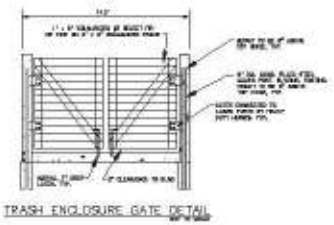
6" DIA. GUARD POST DETAIL



PLAN VIEW



DUMPSTER ENCLOSURE WALL CROSS SECTION



TRASH ENCLOSURE GATE DETAIL

TRASH ENCLOSURE DETAILS

NOT FOR CONSTRUCTION

NO.	BY	DATE	DESCRIPTION OF REVISIONS
1			CITY OF NOVI PRE-APPLICATION REVIEW COMMENTS

REVISIONS

CAUTION!!
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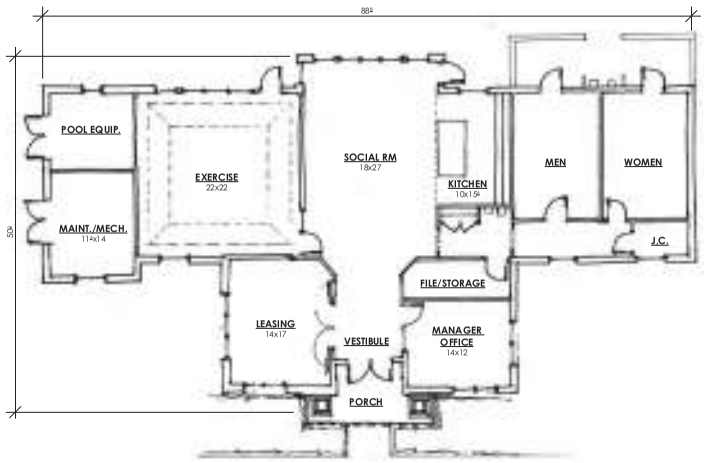
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MANCHESTER 13 MILE ROAD, LLC
1700 W BIG BEAVER RD., SUITE 120
TROY, MI 48084

DETAIL SHEET
MANCHESTER
PART OF THE NE 1/4 OF SECTION 11, T. 1 N., R. 8E.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SCA.	SES	P.M.	JBT

ORIGINAL
ISSUE DATE: JULY 17, 2015
PEA JOB NO. 2013-220
SCALE: 1" = 50'
DRAWING NUMBER:
P-6.0



FLOOR PLAN (±2966 SF) SCALE: 1/8" = 1'-0"



FRONT ELEVATION SCALE: 1/8" = 1'-0"

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HARDIE PLANK HORIZONTAL SIDING
5	TRIM & COLUMN
6	PAINTED DOORS
7	SHUTTERS
8	HARDIE PLANK PANEL
9	AWNING
10	RAILING
11	METAL ROOF
12	BRACKETS
13	LIMESTONE
14	EIFS
15	C-BLOCK (TO MATCH "B" BRICK)

NOTE: REFER TO SHEET 'A10' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.

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SHEET TITLE: **FLOOR PLAN & ELEVATION**
CLUBHOUSE
PRELIMINARY

CLIENT/PROJECT:
MANCHESTER 13 MILE RD, LLC
MANCHESTER
ACTIVE ADULT COMMUNITY
NOVI, MICHIGAN

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REVISED SPA 08.26.15

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CAD FILENAME
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DATE
SHEET NUMBER
A1

A



ASPHALT SHINGLES: CERTAINTEED
DIMENSIONAL SHINGLE IN "WEATHERED WOOD"



BRICK: COLUMBUS BRICK CO.
"ASHLEIGH QUEEN"



STONE: BORAL - DRESSED
FIELDSTONE "CHARDONNAY"

TRIM/COLUMN/BRACKET:
METAL WRAP -
SHERWIN WILLIAMS
SW7008 "ALABASTER"

PAINTED DOORS:
BENJAMIN MOORE
HC-61 "NEW LONDON
BURGUNDY"

SHUTTERS:
MID-AMERICA CUSTOM
BOARD AND BATTEN
VINYL SHUTTERS -
JOINED "Z" STYLE #167
"BORDEAUX"

SIDING:
HARDIE PLANK
HORIZONTAL SIDING
"NAVAJO BEIGE"

B



ASPHALT SHINGLES: CERTAINTEED
DIMENSIONAL SHINGLE IN "WEATHERED WOOD"



BRICK: ACME BRICK "MENAWA QUEEN"

TRIM/COLUMN/BRACKET:
METAL WRAP -
BENJAMIN MOORE
HC-69 "WHITALL BROWN"

PAINTED DOORS:
BENJAMIN MOORE
HC-69 "WHITALL BROWN"

SHUTTERS:
MID-AMERICA
2-PANEL SHUTTER
#10 "MUSKET BROWN"

SIDING:
HARDIE PLANK
WOOD GRAIN PANEL
PAINTED
BENJAMIN MOORE
HC-173 EDGECOMB GRAY

C



ASPHALT SHINGLES: CERTAINTEED
DIMENSIONAL SHINGLE IN "WEATHERED WOOD"



BRICK: BRICKCRAFT "CUTAWBA Q/S"

TRIM/COLUMN/BRACKET:
METAL WRAP -
SHERWIN WILLIAMS
SW7004 "SNOWBOUND"

PAINTED DOORS:
BENJAMIN MOORE
HC-134 "TARRYTOWN
GREEN"

SHUTTERS:
MID-AMERICA
2-PANEL SHUTTER
#122 "FOREST GREEN"

SIDING:
HARDIE PLANK
HORIZONTAL SIDING
"COBBLESTONE"

EXTERIOR RAILINGS:
METAL
SHERWIN WILLIAMS
SW6991 "BLACK MAGIC"

AWNINGS:
METAL
BENJAMIN MOORE
HC-10 "STUART GOLD"

METAL ROOF & CABLE AWNING:
BLDG A & C:
SHERWIN WILLIAMS
SW7067 "CITYSCAPE"

RETAIL BLDG:
SHERWIN WILLIAMS
SW7068 "GRIZZLE GRAY"

EIFS:
BENJAMIN MOORE
HC-173 "EDGECOMB GRAY"

LIMESTONE:
CAPITAL STONE
"DESERT BUFF"

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HARDIE PLANK HORIZONTAL SIDING
5	TRIM & COLUMN
6	PAINTED DOORS
7	SHUTTERS
8	HARDIE PLANK PANEL
9	AWNING
10	RAILING
11	METAL ROOF
12	BRACKETS
13	LIMESTONE
14	EIFS
15	C-BLOCK (TO MATCH "B" BRICK)

NOTE: REFER TO SHEETS 'A1'-'A8' FOR MATERIAL LOCATIONS.

NOTE:
RETAIL BRICK &
C-BLOCK: SCHEME B

NOTE:
CLUBHOUSE: A, B, OR C
(DEVELOPER'S OPTION)

NOTE:
ALL MATERIALS TO BE
EQUAL OR SIMILAR

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MANCHESTER
MULTI-FAMILY COMMUNITY
NOVI, MICHIGAN

SHEET TITLE
EXTERIOR MATERIALS
SCHEME 1
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A10

REAR ELEVATION SCALE: 1/8" = 1'-0"

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HARDIE PLANK HORIZONTAL SIDING
5	TRIM & COLUMN
6	PAINTED DOORS
7	SHUTTER
8	HARDIE PLANK PANEL
9	AWNING
10	RAILING
11	METAL ROOF
12	BRACKETS
13	LIMESTONE
14	BPES
15	CAP & SOIL (TO MATCH BRICK)

NOTE: REFER TO SHEET A 101 FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.

LEFT ELEVATION SCALE: 1/8" = 1'-0"

RIGHT ELEVATION SCALE: 1/8" = 1'-0"

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SHEET TITLE
ELEVATIONS
CLUBHOUSE
PRELIMINARY

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NOVI, MICHIGAN

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PROPOSED LEFT SIDE ELEVATION - BLDG A SCALE: 1/8" = 1'-0"

RIGHT SIDE OPP. HAND



PROPOSED REAR ELEVATION - BLDG A SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION - BLDG A SCALE: 1/8" = 1'-0"

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HARDIE PLANK HORIZONTAL SIDING
5	TRIM & COLUMN
6	PAINTED DOORS
7	SHUTTERS
8	HARDIE PLANK PANEL
9	AWNING
10	RAILING
11	METAL ROOF
12	BRACKETS
13	LIMESTONE
14	EIFS
15	C-BLOCK (TO MATCH "B" BRICK)

NOTE: REFER TO SHEET 'A10' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.

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ELEVATIONS
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A3



PROPOSED LEFT SIDE ELEVATION - BLDG B SCALE: 1/8" = 1'-0"

RIGHT SIDE OPP. HAND



PROPOSED REAR ELEVATION - BLDG B SCALE: 1/8" = 1'-0"



ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HARDIE PLANK HORIZONTAL SIDING
5	TRIM & COLUMN
6	PAINTED DOORS
7	SHUTTERS
8	HARDIE PLANK PANEL
9	AWNING
10	RAILING
11	METAL ROOF
12	BRACKETS
13	LIMESTONE
14	EIFS
15	C-BLOCK (TO MATCH "B" BRICK)

NOTE: REFER TO SHEET 'A10' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.

PROPOSED FRONT ELEVATION - BLDG B SCALE: 1/8" = 1'-0"

CHIMNEY NOTE:

CHIMNEY ON NOVI ROAD BUILDING ONLY

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SHEET TITLE
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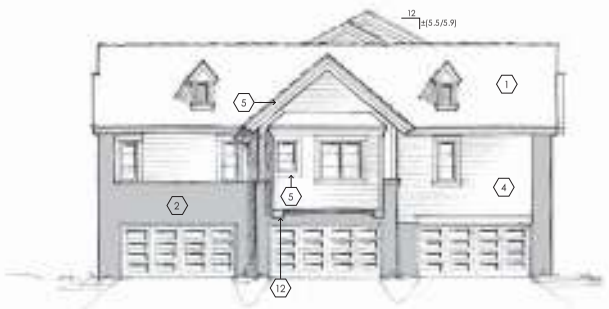
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A4



PROPOSED LEFT SIDE ELEVATION - BLDG C SCALE: 1/8" = 1'-0"

RIGHT SIDE OPP. HAND



PROPOSED REAR ELEVATION - BLDG C SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION - BLDG C SCALE: 1/8" = 1'-0"

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HARDIE PLANK HORIZONTAL SIDING
5	TRIM & COLUMN
6	PAINTED DOORS
7	SHUTTERS
8	HARDIE PLANK PANEL
9	AWNING
10	RAILING
11	METAL ROOF
12	BRACKETS
13	LIMESTONE
14	EIFS
15	C-BLOCK (TO MATCH "B" BRICK)

NOTE: REFER TO SHEET 'A10' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.

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A5



PROPOSED FIRST FLOOR PLAN (8 UNIT BLDG) SCALE: 3/16" = 1'-0"

Building Number	Number of Units	Number of Rooms	Building Length	Building Height	2 Bedroom Units	2 Bedroom/Den Units	3 Bedroom/Den Units	Room Count
1-21	8	27	136'-8"	30'-0"	5	2	1	567
22-23	5	17	94'-4"	30'-0"	3	1	1	34
Total	178	-	-	-	111	44	23	601

Typical 8 unit (buildings 1-21)
(8 d/u per building - stacked ranch and carriage units)
- (1) Unit 101 - 2br 2b w/ 2 car garage ±1278 sq ft
- (2) Unit 102 - 2br 2b w/ 2 car garage ±1251 sq ft
- (1) Unit 201 - 3br/Den 2b w/ 2 car garage ±1832 sq ft
- (2) Unit 202 - 2br/Den or 3br 2b w/ 2 car garage ±1507 sq ft
- (2) Unit 203 - 2br 2b w/ 2 car garage ±1421 sq ft

Typical 5 unit building (buildings 22-23)
(5 d/u per building - stacked ranch and carriage units)
- (1) Unit 101 - 2br 2b w/ 2 car garage ±1278 sq ft
- (1) Unit 102 - 2br 2b w/ 2 car garage ±1251 sq ft
- (1) Unit 201 - 3br/Den 2b w/ 2 car garage ±1832 sq ft
- (1) Unit 202 - 2br/Den or 3br 2b w/ 2 car garage ±1507 sq ft
- (1) Unit 203 - 2br 2b w/ 2 car garage ±1421 sq ft

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SHEET TITLE: FLOOR PLAN
MULTI-FAMILY
PRELIMINARY

CLIENT/PROJECT: MANCHESTER 13 MILE RD, LLC
MANCHESTER MULTI-FAMILY COMMUNITY
NOVI, MICHIGAN

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Typical 8 unit (buildings 1-21)
(8 d/u per building - stacked ranch and carriage units)
- (1) Unit 101 - 2br 2b w/ 2 car garage ±1278 sq ft
- (2) Unit 102 - 2br 2b w/ 2 car garage ±1251 sq ft
- (1) Unit 201 - 3br/Den 2b w/ 2 car garage ±1832 sq ft
- (2) Unit 202 - 2br/Den or 3br 2b w/ 2 car garage ±1507 sq ft
- (2) Unit 203 - 2br 2b w/ 2 car garage ±1421 sq ft

Typical 5 unit building (buildings 22-23)
(5 d/u per building - stacked ranch and carriage units)
- (1) Unit 101 - 2br 2b w/ 2 car garage ±1278 sq ft
- (1) Unit 102 - 2br 2b w/ 2 car garage ±1251 sq ft
- (1) Unit 201 - 3br/Den 2b w/ 2 car garage ±1832 sq ft
- (1) Unit 202 - 2br/Den or 3br 2b w/ 2 car garage ±1507 sq ft
- (1) Unit 203 - 2br 2b w/ 2 car garage ±1421 sq ft

Building Number	Number of Units	Number of Rooms	Building Length	Building Height	2 Bedroom Units	2 Bedroom/Den Units	3 Bedroom/Den Units	Room Count
1-21	8	27	136'-8"	30'-0"	5	2	1	567
22-23	5	17	94'-4"	30'-0"	3	1	1	34
Total	178	-	-	-	111	44	23	601

PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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SHEET TITLE: FLOOR PLAN
MULTI-FAMILY
PRELIMINARY

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MANCHESTER 13 MILE RD, LLC
MANCHESTER
MULTI-FAMILY COMMUNITY
NOVI, MICHIGAN

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ALEXANDER V. BOGAERTS + ASSOC.

- ■ PRELIMINARY 07.21.15
- □ BIDS
- □ PERMITS
- □ CONSTRUCTION

REVISIONS:
REVISED SPA 08.26.15

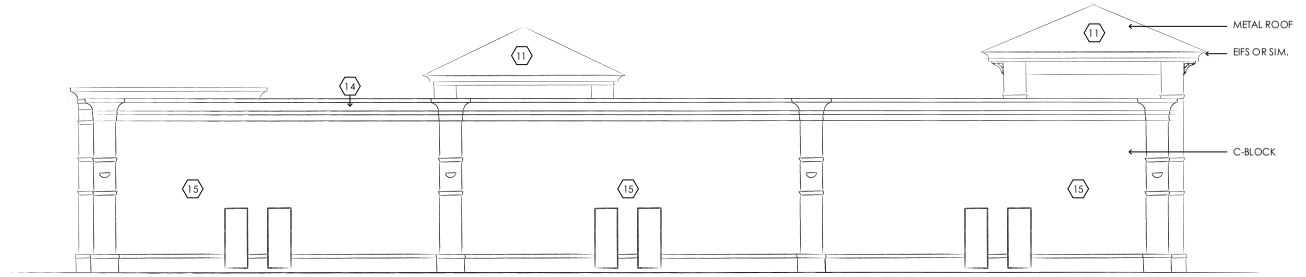
DRAWN BY
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JOB NUMBER
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SHEET NUMBER
A7



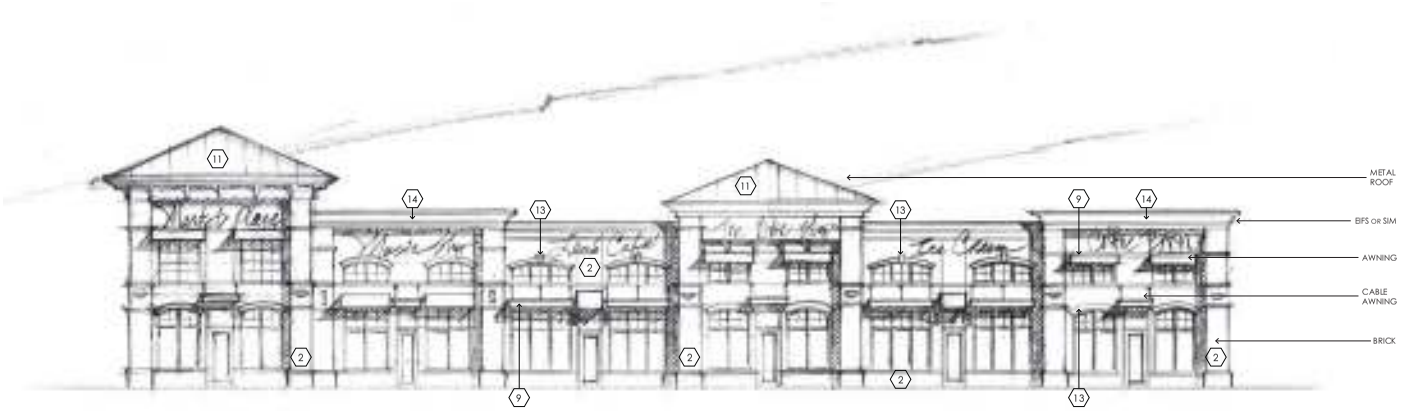
PROPOSED LEFT ELEVATION SCALE: 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION SCALE: 1/8" = 1'-0"

MANCHESTER - NOVI 13 MILE - PROPOSED RETAIL

ITEM NUMBER	MATERIAL
1	ASPHALT SHINGLES
2	BRICK
3	STONE
4	HARDIE PLANK HORIZONTAL SIDING
5	TRIM & COLUMN
6	PAINTED DOORS
7	SHUTTERS
8	HARDIE PLANK PANEL
9	AWNING
10	RAILING
11	METAL ROOF
12	BRACKETS
13	LIMESTONE
14	EIFS
15	C-BLOCK (TO MATCH "B" BRICK)

NOTE: REFER TO SHEET 'A10' FOR DETAILED MATERIAL AND MANUFACTURER INFORMATION.

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

CLIENT/PROJECT
MANCHESTER 13 MILE RD, LLC
MANCHESTER
MULTI-FAMILY COMMUNITY
NOVI, MICHIGAN

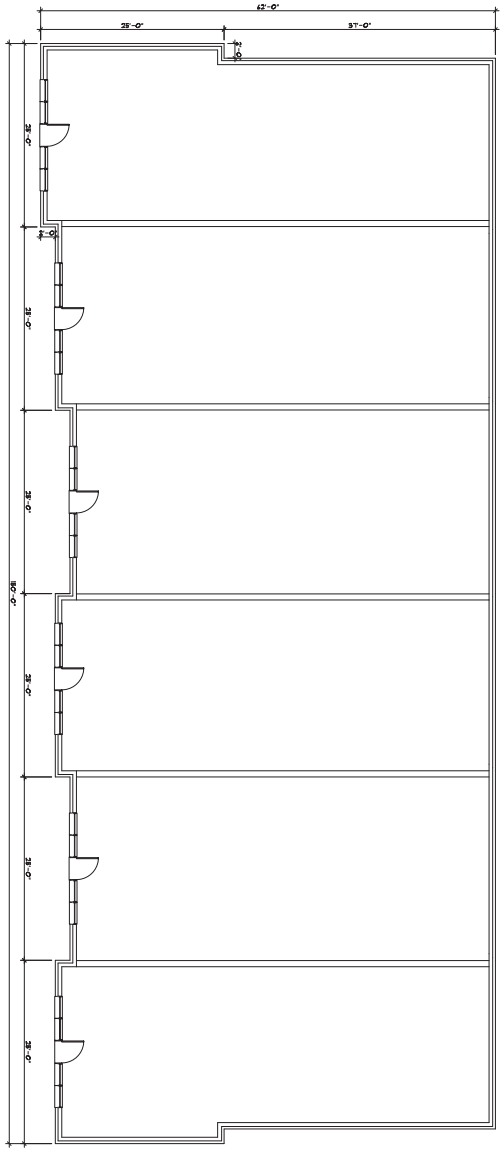
SHEET TITLE
ELEVATIONS
RETAIL
PRELIMINARY

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- ■ PRELIMINARY 07.21.15
- □ BIDS
- □ PERMITS
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JOB NUMBER
DATE
SHEET NUMBER
A8



PROPOSED FIRST FLOOR PLAN

MANCHESTER - NOVI 13 MILE - PROPOSED RETAIL

±8802 SF

SCALE: 1/8" = 1'-0"

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

A9 — SHEET NUMBER | DATE | JOB NUMBER | CHECKED BY | CAD FILENAME | DRAWN BY

REVISIONS: REVISED 3PA 08.26.15

☐ CONSTRUCTION ☐ PERMITS ☐ BIDS ■ PRELIMINARY 07.21.15

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CLIENT/PROJECT: MANCHESTER 13 MILE RD, LLC
MANCHESTER
MULTI-FAMILY COMMUNITY
NOVI, MICHIGAN

SHEET TITLE: **FLOOR PLAN**
RETAIL
PRELIMINARY

2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER EXHIBIT A
FIRST AMERICA TITLE INSURANCE COMPANY COMMITMENT NO. 582078, JULY 18 2013

The land referred to in this Commitment, situated in the County of Oakland, City of Novi, State of Michigan, is described as follows:

PARCEL A:

Part of the Northwest ¼ of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Commencing at the North ¼ corner of said Section 11; thence along the North-South line and the centerline of Thirteen Mile Road, North 88 degrees 28 minutes 23 seconds (recorded as 42 seconds) East, 335.33 feet to the Point of Beginning; thence continuing along said Section line, North 88 degrees 28 minutes 23 seconds (recorded as 42 seconds) East, 783.72 feet; thence South 08 degrees 01 minutes 37 seconds East, 121.92 feet; thence 172.24 feet along a curve to the left (having a central angle of 10 degrees 01 minutes 01 seconds, a radius of 958.10 feet, and a long chord bearing South 08 degrees 34 minutes 39 seconds East, 171.99 feet); thence 326.03 feet along a reverse curve to the left (having a central angle of 24 degrees 03 minutes 16 seconds, a radius of 1555.02 feet and a long chord bearing South 07 degrees 13 minutes 52 seconds East, 325.36 feet); thence South 00 degrees 09 minutes 44 seconds East, 171.83 feet; thence South 87 degrees 48 minutes 28 seconds West, 30.00 feet; thence South 00 degrees 09 minutes 44 seconds East, 154.74 feet; thence 58.12 feet along a curve to the left, (having a central angle of 05 degrees 22 minutes 46 seconds, a radius of 580.00 feet and a long chord bearing South 02 degrees 49 minutes 31 seconds East, 58.10 feet (recorded as South 02 degrees 04 minutes 44 seconds East, 208.04 feet)); thence South 59 degrees 31 minutes 54 seconds West, 348.09 feet (recorded as 344.62 feet); thence South 30 degrees 48 minutes 28 seconds (recorded as 36 seconds) East, 70.00 feet; thence South 44 degrees 12 minutes 28 seconds West, 85.00 feet; thence South 36 degrees 39 minutes 40 seconds West, 88.15 feet; thence South 25 degrees 58 minutes 48 seconds West, 88.14 feet; thence South 23 degrees 32 minutes 15 seconds West, 88.14 feet; thence North 68 degrees 21 minutes 56 seconds West, 189.19 feet; thence North 49 degrees 45 minutes 18 seconds West, 203.12 feet (recorded as 200.87 feet) to a point on the North-South ¼ Section line of said Section 11, which is North 00 degrees 37 minutes 00 seconds West, 1329.44 feet from the Center of said Section 11; thence along said North-South ¼ Section line, North 00 degrees 37 minutes 00 West, 701.49 feet (recorded as North 00 degrees 30 minutes 14 seconds West, 701.18 feet); thence 276.64 feet on a non-tangent curve to the left, having a central angle of 91 degrees 39 minutes 28 seconds (recorded as 91 degrees 20 minutes 37 seconds), a radius of 518.00 feet, and a long chord bearing North 21 degrees 28 minutes 37 seconds East, 276.01 feet (recorded as North 21degrees 38 minutes 48 seconds East, 272.84 feet); thence South 89 degrees 57 minutes 39 seconds East, 321.37 feet (recorded as North 89 degrees 37 minutes 39 seconds East, 321.40 feet); thence North 01 degrees 00 minutes 24 seconds West, 933.02 feet to the North line of said Section 11 and the Point of Beginning.

Tax Item No. 22-11-200-018

PARCEL B:

Part of the Northwest ¼ of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Commencing at the North ¼ corner of said Section 11, thence along the North-South ¼ line of said Section 11, North 02 degrees 07 minutes 50 seconds East, 845.27 feet to the Point of Beginning; thence continuing along said North-South ¼ line, South 02 degrees 07 minutes 50 seconds East, 885.29 feet; thence North 70 degrees 06 minutes 07 seconds West, 34.23 feet; thence South 56 degrees 59 minutes 30 seconds West, 138.31 feet; thence North 36 degrees 26 minutes 24 seconds West, 68.37 feet; thence North 62 degrees 38 minutes 36 seconds East, 33.25 feet; thence North 33 degrees 33 minutes 36 seconds West, 96.59 feet; thence North 39 degrees 20 minutes 48 seconds West, 84.88 feet; thence North 45 degrees 47 minutes 42 seconds West, 87.10 feet; thence North 81 degrees 12 minutes 57 seconds West, 83.80 feet; thence South 80 degrees 04 minutes 22 seconds West, 134.08 feet; thence South 48 degrees 44 minutes 06 seconds West, 82.47 feet; thence South 26 degrees 09 minutes 24 seconds West, 90.48 feet; thence North 26 degrees 10 minutes 36 seconds East, 74.58 feet; thence North 33 degrees 33 minutes 36 seconds West, 78.48 feet; thence South 89 degrees 10 minutes 16 seconds West, 34.02 feet; thence North 00 degrees 53 minutes 44 seconds West, 24.87 feet; thence North 79 degrees 47 minutes 56 seconds West, 91.37 feet; thence South 87 degrees 14 minutes 35 seconds West, 96.38 feet; thence North 47 degrees 27 minutes 26 seconds West, 83.53 feet; thence North 04 degrees 06 minutes 12 seconds West, 81.06 feet to a point on the Southeasterly Right of Way line of West Road (120.00 feet wide); thence along said right of way line, North 87 degrees 10 minutes 00 seconds East, 807.49 feet; thence 450.65 feet along a curve to the left (having a central angle of 50 degrees 72 minutes 40 seconds, a radius of 510.00 feet and a chord bearing North 61 degrees 33 minutes 40 seconds East, 436.33 feet) to the Point of Beginning.

Part of Tax Item No. 22-11-177-040

LEGAL DESCRIPTION PER SURVEYOR

PARCEL A:

Tax Item No. 22-11-200-018

Part of the Northwest ¼ of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Commencing at the North ¼ corner of said Section 11; thence along the North Section line and the centerline of Thirteen Mile Road, N88°28'18"E, 335.33 feet to the Point of Beginning; thence continuing along said Section line, N88°28'18"E, 783.72 feet; thence S02°07'24"E, 121.38 feet; thence 172.26 feet along a curve to the left, having a central angle of 10°06'02", a radius of 958.10 feet, and a long chord bearing S07°34'08"E, 172.03 feet; thence 326.03 feet along a reverse curve to the right, having a central angle of 24°08'27", a radius of 51.60.02 feet and a long chord bearing S07°14'59"E, 325.46 feet; thence S00°10'51"E, 171.82 feet; thence S89°41'16"W, 30.00 feet; thence S00°13'39"E, 154.74 feet; thence 58.12 feet along a curve to the left, having a central angle of 05°22'46", a radius of 580.00 feet, and a long chord bearing S02°50'54"E, 58.10 feet; thence S59°31'54"W, 348.09 feet; thence S30°48'28"E, 70.00 feet; thence S44°12'28"W, 85.00 feet; thence S36°39'40"W, 88.15 feet; thence S25°58'48"W, 88.14 feet; thence S23°32'15"W, 88.14 feet; thence N68°21'56"W, 189.19 feet; thence N49°45'18"W, 203.12 feet; thence N00°37'00"W, 1329.44 feet; thence N00°37'00"W, 701.49 feet; thence 276.64 feet on a non-tangent curve to the left, having a central angle of 91°39'28", a radius of 518.00 feet, and a long chord bearing N21°28'37"E, 276.01 feet; thence S89°57'39"E, 321.37 feet; thence N01°00'24"W, 933.02 feet to the North line of said Section 11 and the Point of Beginning, containing 38.083 acres.

PARCEL B:

Part of Tax Item No. 22-11-177-040

Part of the Northwest ¼ of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Commencing at the North ¼ corner of said Section 11; thence along the North-South ¼ line of said Section 11, S02°28'07"E, 540.17 feet to the Point of Beginning; thence continuing along said North-South ¼ line, S02°28'07"E, 465.19 feet; thence N70°39'36"W, 34.23 feet; thence S56°59'29"W, 138.32 feet; thence N36°26'55"W, 68.37 feet; thence N62°50'05"E, 33.25 feet; thence N33°39'05"W, 96.58 feet; thence N39°20'29"W, 84.52 feet; thence N45°48'56"W, 87.10 feet; thence N81°12'33"W, 83.80 feet; thence S80°04'48"W, 134.08 feet; thence S48°43'58"W, 82.47 feet; thence S26°09'48"W, 90.48 feet; thence N26°10'12"W, 74.58 feet; thence N33°39'05"W, 78.48 feet; thence S89°57'08"W, 33.80 feet; thence N00°14'49"W, 24.87 feet; thence N79°48'01"W, 96.38 feet; thence S87°28'52"W, 83.53 feet; thence N04°07'28"W, 81.16 feet to a point on the Southeasterly Right of Way line of West Road (120.00 feet wide); thence along said right of way line, N87°08'28"E, 807.08 feet; thence 450.65 feet along a curve to the left, having a central angle of 50°52'40", a radius of 510.00 feet and a chord bearing N61°52'08"E, 436.18 feet to the Point of Beginning, containing 5.087 acres.

BEARING REFERENCE

Basis of bearing for this drawing is Michigan State Plane Coordinate System per City of Novi requirements. To return to "Exhibit A" bearing system apply the rotation of 00°01'57" clockwise.

Schedule B - Section II
EXCEPTIONS

Commitment No. 582078
Date July 18, 2013

First Two: Specific Exceptions

1. Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 6177, page 666, Liber 6177, page 668, Liber 6177, page 670, Liber 6177, page 671 and Liber 6177, page 672 and Liber 6177, page 673, as to Parcel A.
2. Easement in favor of the City of Novi and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 7402, page 581, Liber 7456, page 417 and Liber 7482, page 899, as to Parcel A.
3. Easement in favor of the City of Novi and the Covenants, Conditions and Restrictions contained in Instrument recorded 7532, page 289, as to Parcel A.
4. Terms and Conditions contained in Planned Unit Development Agreement as disclosed by Instrument recorded in Liber 11965, page 279. Amendments as disclosed by Instruments recorded in Liber 12218, page 107, Liber 12987, page 150 and Liber 13023, page 70. Collateral Assignment of Planned Unit Development as disclosed by Instrument recorded in Liber 12008, page 126.
5. Terms and Conditions contained in Declaration of Covenants, Conditions and Restrictions as disclosed by Instrument recorded in Liber 13706, page 507. First Amendment to Declaration of Covenants, Conditions and Restrictions as disclosed by Instrument recorded in Liber 14813, page 575. Second Amendment to Declaration of Covenants, Conditions and Restrictions as disclosed by Instrument recorded in Liber 15855, page 669.
6. Water Main Easement in favor of the City of Novi and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 17816, page 182, Liber 17912, page 168 and Liber 17953, page 343, as to Parcel A.
7. Terms and Conditions contained in Declaration of Reciprocal Access and Utility Easement as disclosed by Instrument recorded in Liber 20982, page 521.
8. Terms and Conditions contained in Declaration of Storm Water Drainage and Soil Erosion Easement as disclosed by Instrument recorded in Liber 20982, page 547.
9. Terms and Conditions contained in Declaration of Reciprocal Temporary Construction Access Easement as disclosed by Instrument recorded in Liber 20982, page 565.
10. Easement in favor of Consumers for ingress, egress and Utilities and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 33740, page 262, as to Parcel A.
11. Easement to Grandview Express Real Properties for ingress and Egress (Lee Road) and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 33740, page 265, as to Parcel A.
12. Easement to Grandview Express Real Properties for ingress and Egress (13 Mile Road) and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 33740, page 421, as to Parcel A.
13. Terms and Conditions contained in Agreement for Grading and Easement for Grading Work as disclosed by Instrument recorded in Liber 33740, page 458, as to Parcel A.
14. Sanitary Sewer System Easement in favor of the City of Novi and the Covenants, Conditions and Restrictions contained in Instrument recorded in Liber 45605, page 58, as to Parcel A.
15. Any rights, title interest or claim thereof in that portion of the land taken, used or granted for streets, roads or highways.
17. Rights of tenants, if any, and/or any unrecorded leases.
18. Lien for unrelated ingress or sewer charges, if any.
19. All Taxes paid to and including 2011

2011 Winter Taxes PAID in the amount of $113.04
2012 Summer Taxes DUE in the amount of $11,416.78
Tax Item No. 22-11-200-018, as to Parcel A

20. All Taxes prior to and including 2011

2011 Winter Taxes PAID in the amount of $89.59
2012 Summer Taxes DUE in the amount of $1,374.33
Tax Item no. 22-11-177-040, as to Parcel B, covers more land



SECTION CORNER WITNESSES

N 1/4 corner Section 11, I-S
Found Remonumentation cap, per the portion as described and recorded in L.18850, P.420, Oakland County Records.

NE corner Section 11, S-I
Found Remonumentation cap, per the portion as described and recorded in L.18850, P.420, Oakland County Records.

CERTIFICATION

TO:

MANCHESTER 13 MILE ROAD, LLC;

FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 10(a), 11(a), AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2013.

DATE OF PLAT OR MAP: OCTOBER 28, 2013

MARC R. SCHERMAN, P.S. 53482

FLOOD ZONE

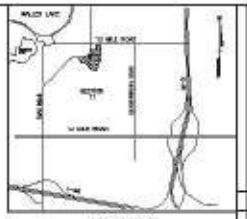
ZONE "X" PER FIRM 26125C0481F
PANEL 481 OF 701
SEPTEMBER 29, 2006

NOTES

1) THIS SURVEY IS NOT COMPLETE WITHOUT SHEETS ALTA-1.0, ALTA-1.1, ALTA-1.2, ALTA-1.3 AND ALTA-1.4
2) The description provided in the Title Work was rotated to reflect a State Grid Bearing of N88°28'18"E for the North line of said Section 11, resulting in an angular change of 00°01'57". (See bearing reference, this sheet)
3) Vertical relief contours can be found on sheets Alta 1.1 - 1.4. Contours are based on data collected under the Surveyors supervision.

EXISTING LEGEND





GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

REVISIONS

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(586) 314-1345
www.sesengineeringgroup.com

MANCHESTER 13 MILE ROAD, LLC
1000 SAN FRANCISCO, SUITE 1A
SAN FRANCISCO, CA 94109

ALTA/ACSM Land Title Survey
VISTAS OF NOVI
PART OF NORTHWEST 1/4 OF SECTION 11, T1N, R8E, CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

DRS	PRJ.	DN.	CHK.	APP.	DATE
			MS	MS	P.M.

ORIGINAL ISSUE DATE: October 28, 2013
PROJ. No. 201-2402
SCALE: 1" = 100'
DRAWING NUMBER:
ALTA-1.0

DATUM: NAVD 88

BM A ELEV: 958.08
CITY OF NOVI BM NO 1122, SE FLANGE BOLT ON HYDRANT 345'± E OF HOLMES ROAD ON SOUTH SIDE 13 MILE ROAD.

BM B ELEV: 952.14
ARROW ON HYDRANT AT SW CORNER OF HOLMES ROAD AND 13 MILE ROAD.

BM C ELEV: 967.82
ARROW ON HYDRANT AT SE CORNER OF JOYCE LANE AND HOLMES ROAD

BM D ELEV: 975.86
ARROW ON HYDRANT AT SE CORNER OF WHITTLER TRAIL AND HOLMES ROAD

BM E ELEV: 971.89
ARROW ON HYDRANT AT NW CORNER OF BROWNSTONE DRIVE AND HOLMES ROAD

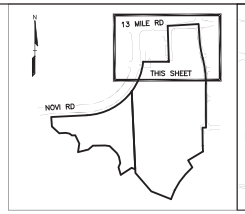
BM F ELEV: 968.41
ARROW ON HYDRANT NEAR SW CORNER OF SITE APPROX. NORTH OF WOOD LINE 45'± E OF FENCE END POST. S SIDE OF NOVI ROAD.

BM G ELEV: 963.98
ARROW ON HYDRANT ON S SIDE OF NOVI ROAD. APPROX. 830'± S OF 13 MILE ROAD

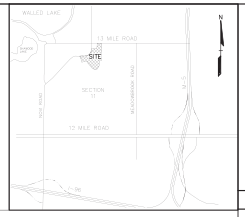
BM H ELEV: 969.13
ARROW ON HYDRANT ON E SIDE OF NOVI ROAD. APPROX. 430'± S OF 13 MILE ROAD.

BM I ELEV: 959.21
CITY OF NOVI BM NO. 1121, CHISELED "X" ON N RIM OF WM GATEWELL AT SE CORNER OF NOVI ROAD AND 13 MILE ROAD. N AND E OF SIDEWALK BEHIND BACK OF CURB.

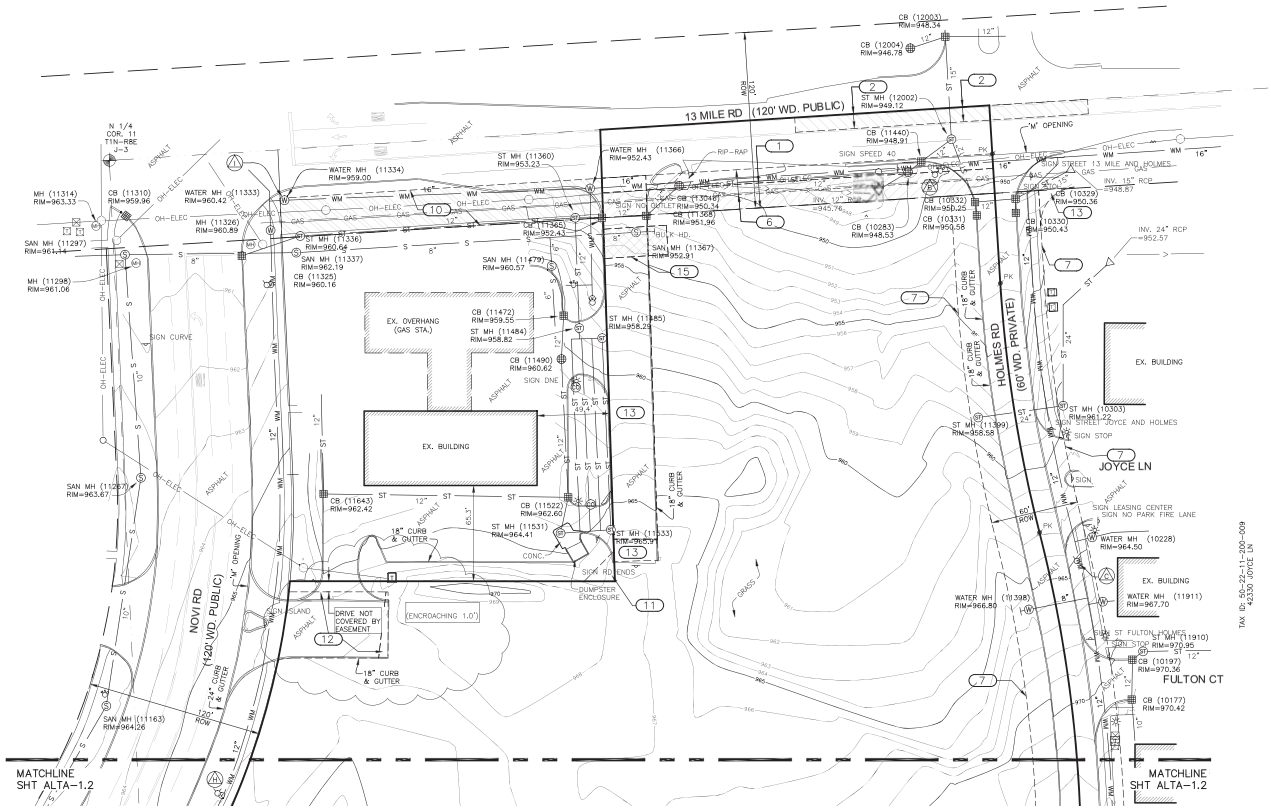
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



SITE MAP



LOCATION MAP



REFERENCE DRAWINGS

WATER MAIN & SANITARY SEWER & STORM SEWER
AS-BUILT CONSTRUCTION PLANS PREPARED BY SPALDING DEDECKER DATED 07-26-99, CITY OF NOVI UTILITY PLANS
AS-BUILT CONSTRUCTION PLANS PREPARED BY ATWELL-HICKS DATED 06-30-06, CITY OF NOVI UTILITY PLANS
AS-BUILT CONSTRUCTION PLANS PREPARED BY JOA DATED 08-27-94, CITY OF NOVI UTILITY PLANS

ELECTRIC DTE ENERGY 07-30-12 MAP ID: 232-368
TELEPHONE AT&T MAP ISSUED 08-17-12 MAP ID: EHRMW5
GAS CONSUMERS ENERGY MAP DATED 53-31-06 D. SEC. MAP NO. 01-58-11-1
CATV AT&T MAP ISSUED 07-27-12 MAP ID: EHRMW3

No.	DATE	BY	DESCRIPTION
			REVISIONS

CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR IS SOLELY RESPONSIBLE AND LIABLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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MANCHESTER 13 MILE ROAD, LLC
MANCHESTER DEVELOPMENT, LLC
CLINTON TOWNSHIP, MI 48035

ALTA/ACSM Land Title Survey
VISTAS OF NOVI
PART OF NORTH 1/2 OF SECTION 11, T1N, R8E, CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

DES.	DN.	MB	SUR.	MB	P.M.	TSS
N/A						

P:\PROJECTS\2012\12-002-THE VISTAS OF NOVI\DWG\SURVEY\12-002_ALTA.dwg

ORIGINAL ISSUE DATE: October 26, 2012

PROJ. No. 2012-002

SCALE: 1" = 40'

DRAWING NUMBER:
ALTA-1.1

DATUM: NAVD 88

BM A ELEV: 958.08
CITY OF NOVI BM NO 1122, SE FLANGE BOLT ON HYDRANT 345'± E OF HOLMES ROAD ON SOUTH SIDE 13 MILE ROAD.

BM B ELEV: 952.14
ARROW ON HYDRANT AT SW CORNER OF HOLMES ROAD AND 13 MILE ROAD.

BM C ELEV: 967.82
ARROW ON HYDRANT AT SE CORNER OF JOYCE LANE AND HOLMES ROAD

BM D ELEV: 975.86
ARROW ON HYDRANT AT SE CORNER OF WHITTLER TRAIL AND HOLMES ROAD

BM E ELEV: 971.89
ARROW ON HYDRANT AT NW CORNER OF BROWNSTONE DRIVE AND HOLMES ROAD

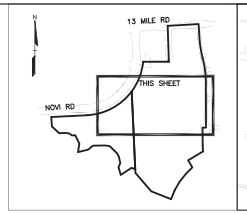
BM F ELEV: 968.41
ARROW ON HYDRANT NEAR SW CORNER OF SITE APPROX. NORTH OF WOOD LINE 45'± E OF FENCE END POST, S SIDE OF NOVI ROAD.

BM G ELEV: 963.98
ARROW ON HYDRANT ON S SIDE OF NOVI ROAD. APPROX. 830'± S OF 13 MILE ROAD

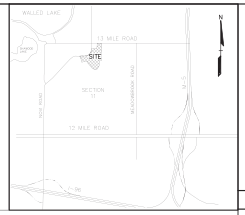
BM H ELEV: 969.13
ARROW ON HYDRANT ON E SIDE OF NOVI ROAD. APPROX. 430'± S OF 13 MILE ROAD.

BM I ELEV: 959.21
CITY OF NOVI BM NO. 1121, CHISELED "X" ON N RIM OF WM GATEWELL AT SE CORNER OF NOVI ROAD AND 13 MILE ROAD. N AND E OF SIDEWALK BEHIND BACK OF CURB.

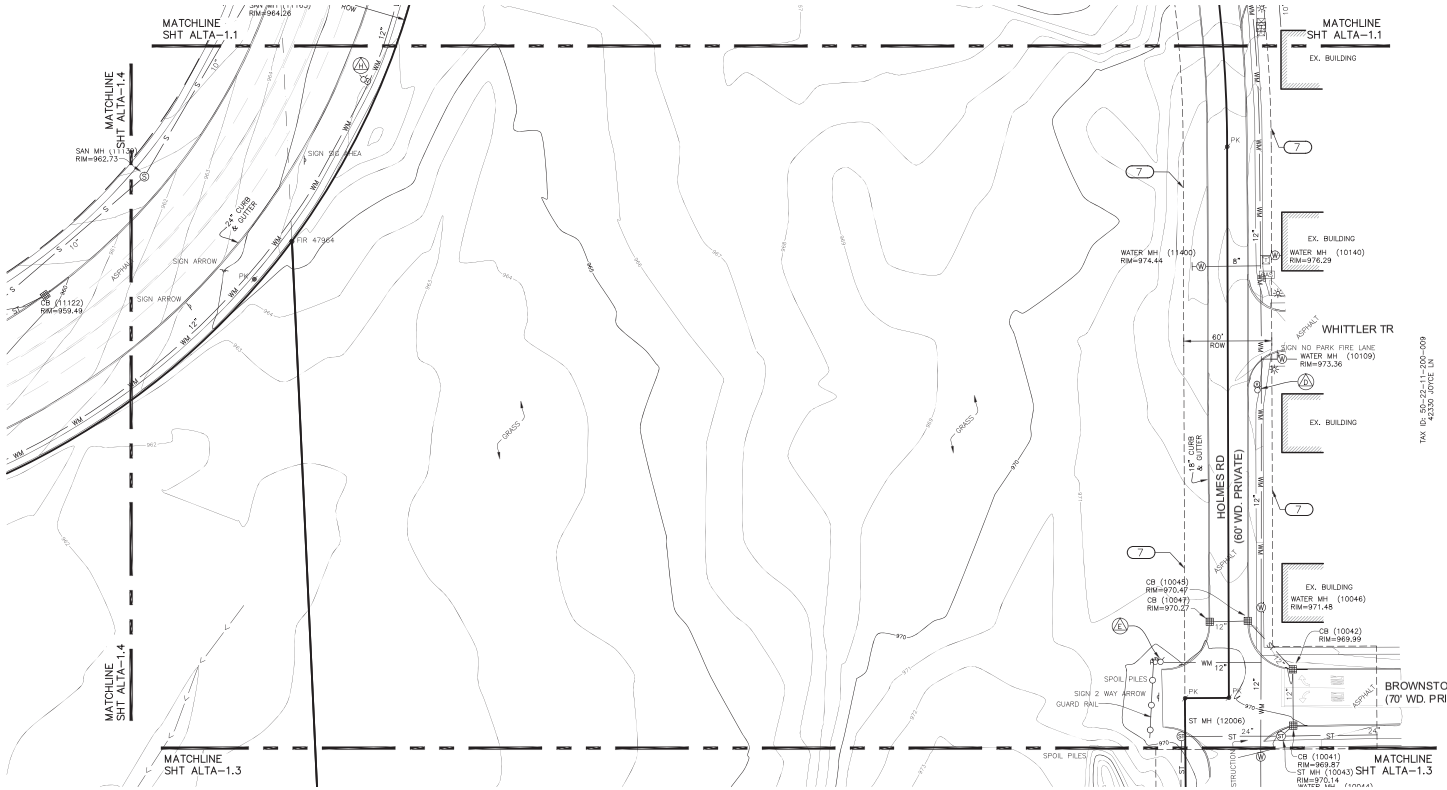
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



SITE MAP



LOCATION MAP



REFERENCE DRAWINGS

WATER MAIN & SANITARY SEWER & STORM SEWER
AS-BUILT CONSTRUCTION PLANS PREPARED BY SPALDING DEDECKER DATED 07-26-99, CITY OF NOVI UTILITY PLANS
AS-BUILT CONSTRUCTION PLANS PREPARED BY ATWELL-HICKS DATED 06-30-06, CITY OF NOVI UTILITY PLANS
AS-BUILT CONSTRUCTION PLANS PREPARED BY JOH DATED 08-27-94, CITY OF NOVI UTILITY PLANS

ELECTRIC — DTE ENERGY 07-30-12 MAP ID: 232-368
TELEPHONE — AT&T MAP ISSUED 08-17-12 MAP ID: EHRMWS
GAS — CONSUMERS ENERGY MAP DATED 03-31-06 D. SEC. MAP NO. 01-58-11-1
CATV — AT&T MAP ISSUED 07-27-12 MAP ID: EHRMWS

No.	DATE	BY	DESCRIPTION
			REVISIONS

CAUTION!!
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ALTA/ACSM Land Title Survey
VISTAS OF NOVI
PART OF NORTH 1/2 OF SECTION 11, T1N, R8E, CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

DES.	DN.	MB	CHK.	SUR.	MB	P.M.	TSS
N/A							

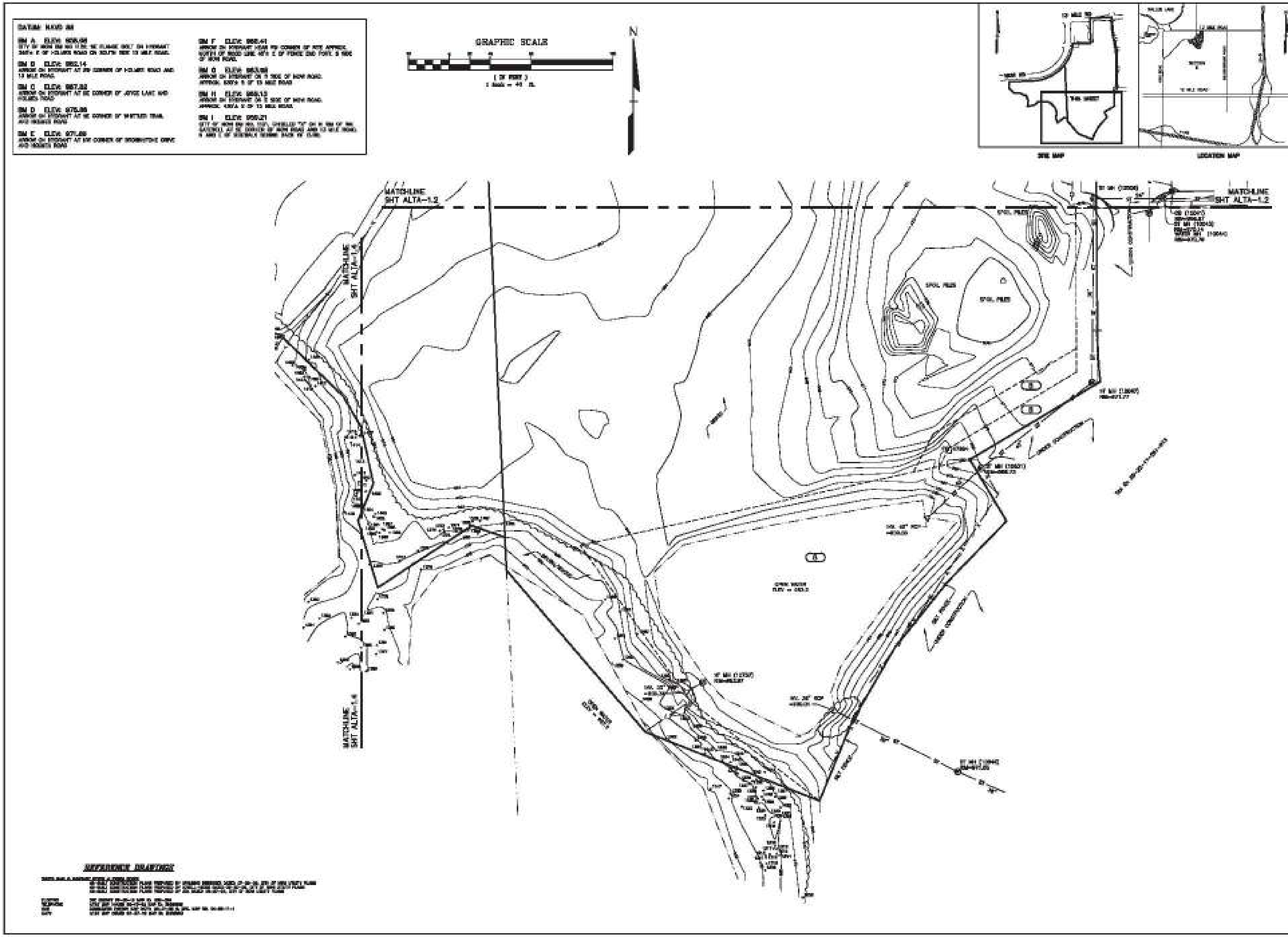
P:\PROJECTS\2012\12-002-THE VISTAS\DWG\SURVEY\12-002_ALTA.dwg

ORIGINAL ISSUE DATE:
October 26, 2012

PROJ. No. 2012-002

SCALE: 1" = 40'

DRAWING NUMBER:
ALTA-1.2



REVISIONS

NO.	DATE	BY	DESCRIPTION

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VISTAS OF NOVI
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OAKLAND COUNTY, MICHIGAN

DES.	N/A	DN.	MB	SUR.	MB	P.M.	TSS

ORIGINAL ISSUE DATE:
October 26, 2012

PROJ. No. 2012-002

SCALE: 1" = 40'

DRAWING NUMBER:
ALTA-1.3

DATUM: NAVD 88

BM A ELEV: 958.08
CITY OF NOVI BM NO 1122. SE FLANGE BOLT ON HYDRANT 345'± E OF HOLMES ROAD ON SOUTH SIDE 13 MILE ROAD.

BM B ELEV: 952.14
ARROW ON HYDRANT AT SW CORNER OF HOLMES ROAD AND 13 MILE ROAD.

BM C ELEV: 967.82
ARROW ON HYDRANT AT SE CORNER OF JOYCE LANE AND HOLMES ROAD

BM D ELEV: 975.86
ARROW ON HYDRANT AT SE CORNER OF WHITTLER TRAIL AND HOLMES ROAD

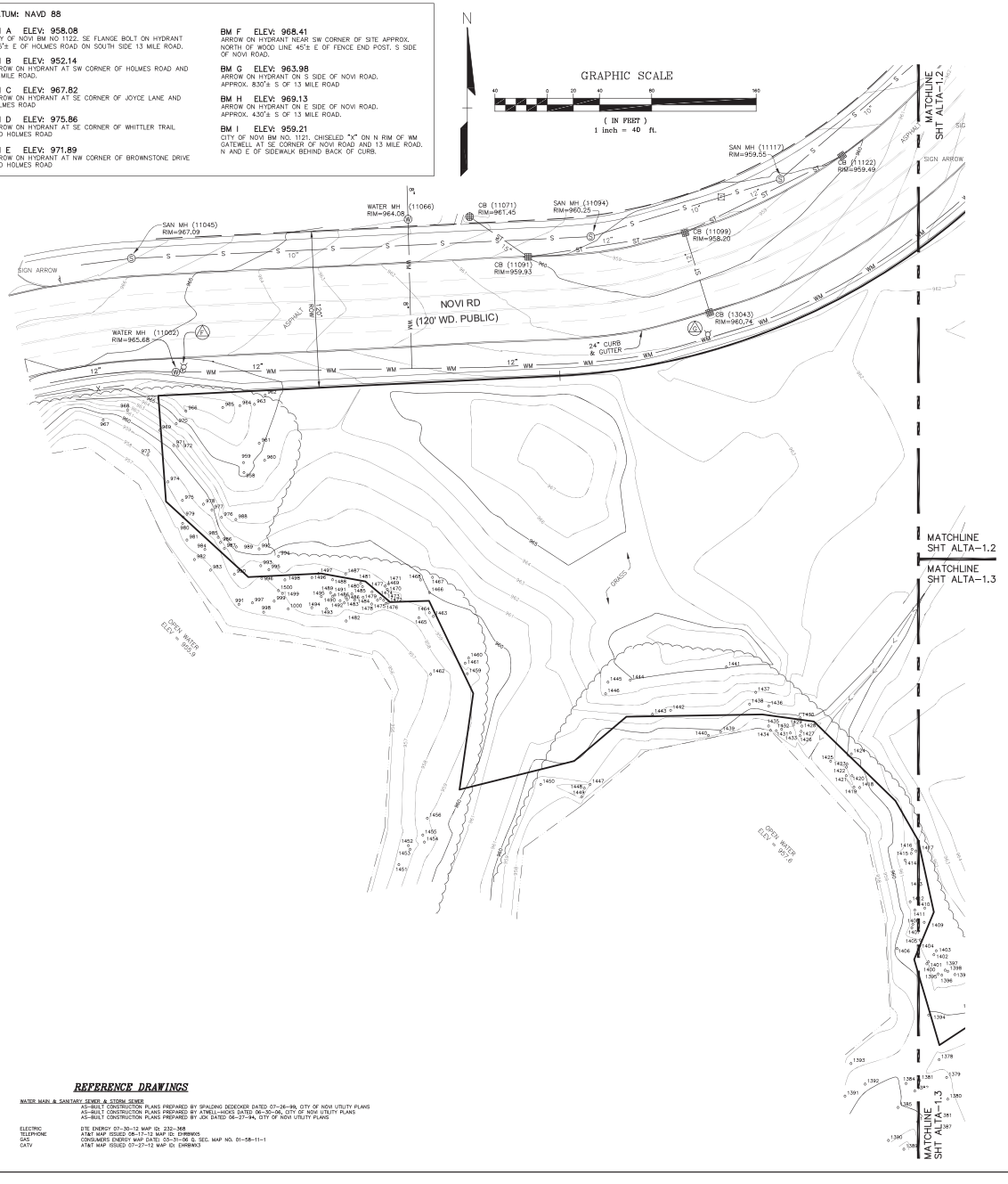
BM E ELEV: 971.89
ARROW ON HYDRANT AT NW CORNER OF BROWNSTONE DRIVE AND HOLMES ROAD

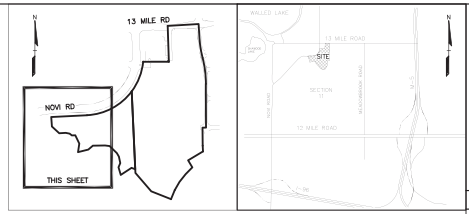
BM F ELEV: 968.41
ARROW ON HYDRANT NEAR SW CORNER OF SITE APPROX. NORTH OF WOOD LINE 45'± E OF FENCE END POST. S SIDE OF NOVI ROAD.

BM G ELEV: 963.98
ARROW ON HYDRANT ON S SIDE OF NOVI ROAD. APPROX. 830'± S OF 13 MILE ROAD

BM H ELEV: 969.13
ARROW ON HYDRANT ON E SIDE OF NOVI ROAD. APPROX. 430'± S OF 13 MILE ROAD.

BM I ELEV: 959.21
CITY OF NOVI BM NO. 1121, CHISELED "X" ON N RIM OF WM GATEWELL AT SE CORNER OF NOVI ROAD AND 13 MILE ROAD. N AND E OF SIDEWALK BEHIND BACK OF CURB.





STRUCTURE SCHEDULE

CBS 1 (10041)
RIM = 969.87
12" RCP N IE = 964.91
12" RCP SW IE = 964.66

CBS 2 (10042)
RIM = 969.99
12" RCP S IE = 965.69
12" RCP NW IE = 965.49

STMH 3 (10043)
RIM = 970.34
24" RCP E IE = 960.71
24" RCP W IE = 960.53
12" RCP NE IE = 964.72

WMH 4 (10044)
RIM = 970.79
12" N/S TP = 961.85

CBS 5 (10045)
RIM = 970.47
12" RCP SE IE = 966.43
12" RCP W IE = 966.37

WMH 6 (10046)
RIM = 971.48
12" N/S TP = 963.88

CBS 7 (10047)
RIM = 970.27
12" RCP E IE = 966.87

HYD 8 (10062)
FG = 969.14

HYD 9 (10098)
FG = 973.32

WMH 10 (10109)
RIM = 973.37
12" E/W TP = 968.15

WMH 11 (10140)
RIM = 976.29
12" E/W TP = 969.80

CBS 12 (10177)
RIM = 970.42
12" RCP N IE = 967.53
10" RCP S IE = 967.42

CBS 13 (10197)
RIM = 970.36
6" PVC NE IE = 966.97
4" PVC NW IE = 966.11
12" RCP NE IE = 965.79
12" RCP S IE = 965.88

WMH 14 (10228)
RIM = 964.51
12" E/W TP = 958.42

CBB 15 (10283)
RIM = 948.53
12" RCP NE IE = 944.39
15" RCP W IE = 944.47
12" RCP W/SW IE = 944.43

HYD 16 (10285)
FG = 949.63

STMH 17 (10303)
RIM = 961.22
24" RCP N IE = 953.40
24" RCP W IE = 953.35

CBS 18 (10329)
RIM= 950.36
12" NE IE = 946.74
12" W IE = 946.43
12" S IE = 946.85

CBS 19 (10330)
RIM= 950.43
12" RCP N IE = 946.98
6" HDPE W IE = 947.14

CBS 20 (10331)
RIM= 950.58
12" N IE = 945.32
8" W IE = 946.19

CBS 21 (10332)
RIM= 950.25
12" RCP N IE = 945.34
12" RCP E IE = 945.57
12" RCP S IE = 945.48

STMH 22 (10737)
RIM= 963.97
30" RCP SW IE = 958.10

STMH 23 (10831)
RIM= 969.73
42" RCP NE IE = 959.61
42" RCP SW IE = 959.45

STMH 24 (10846)
RIM= 971.53
36" RCP W IE = 960.83
8" HDPE S IE = 968.08
36" RCP SE IE = 960.88

HYD 25 (13000)
FG = 965.52

WMH 26 (13002)
RIM= 965.85
12" E/W TP = 960.55

SMH 27 (11045)
RIM= 967.26
STRIPPED BOLTS
COULD NOT REMOVE COVER

WMH 28 (13066)
RIM= 964.25
8" N/S E = 955.40

CBB 29 (11071)
RIM= 961.62
NOT INVENTORIED
AT TIME OF SURVEY

CBS 30 (11091)
RIM= 960.30
15" RCP NE IE = 954.50
15" RCP NW IE = 954.55

SMH 31 (11094)
RIM= 960.42
30" SDR E IE = 936.45
30" SDR W IE = 936.48

CBS 32 (11099)
RIM= 958.37
12" RCP W IE = 954.95
12" RCP NE IE = 955.07
12" RCP SE IE = 954.97

HYD 33 (11305)
FG = 961.90

SMH 34 (11117)
RIM = 959.72
10" SDR S W IE = 936.07
10" SDR N E IE = 936.02

CBS 35 (11122)
RIM = 959.66
12" RCP S W IE = 955.92
6" HDPE S W IE = 956.38
6" HDPE N E IE = 955.98

SMH 36 (11139)
RIM = 962.90
10" SDR N IE = 935.61
10" SDR S IE = 935.68

HYD 37 (11153)
FG = 967.06

SMH 38 (11163)
RIM = 964.43
10" SDR N IE = 935.33
10" SDR S IE = 935.36

SMH 39 (11267)
RIM = 963.84
10" SDR S IE = 934.74
10" SDR N IE = 934.84

SMH 40 (11297)
RIM = 961.31
10" SDR W IE = 934.19
10" SDR S IE = 934.21
8" SDR E IE = 942.36

MH 41 (11298)
RIM = 961.23
CABLE/TELE VAULT

CBS 42 (11310)
RIM = 960.13
12" RCP S W IE = 950.71
6" HDPE SW IE = 956.77

MH 43 (11314)
RIM = 963.50
CABLE/TELE VAULT

CBS 44 (11325)
RIM = 960.34
12" RCP E IE =

MH 45 (11326)
RIM = 961.06
CABLE/TELE VAULT

HYD 46 (11329)
FG = 962.08

WMH 47 (11333)
RIM = 960.59
12" N/S TP = 952.25

WMH 48 (11334)
RIM = 959.17
16" E/W TP = 952.27

STMH 49 (11336)
RIM = 960.81
12" E IE = 954.31
12" W IE = 955.71

SMH 50 (11337)
RIM = 962.36
8" SDR E IE = 943.56
8" SDR W IE = 943.62

STMH 51 (11360)
RIM = 953.40
12" RCP E IE = 947.80
12" RCP W IE = 948.08
12" RCP S IE = 947.75

CBS 52 (11365)
RIM = 952.60
12" RCP E IE = 947.44
12" RCP W IE = 948.12
6" HDPE SW IE = 949.30

WMH 53 (11366)
RIM = 952.60
16" E/W TP = 947.38
12" S TP = 947.15

SMH 54 (11367)
RIM = 953.08
8" SDR E IE = 944.38
8" SDR W IE = 944.43

CBS 55 (11368)
RIM = 952.13
12" RCP NE IE = 947.89
12" RCP W IE = 947.57
6" HDPE SW IE = 948.53

WMH 56 (11388)
RIM = 966.93
12" E/W TP = 960.71

STMH 57 (11399)
RIM = 958.72
24" RCP E IE = 953.65

WMH 58 (11400)
RIM = 974.57
12" E/W TP = 968.03

CBS 59 (11440)
RIM = 949.05
12" RCP NE IE = 944.35
4" HDPE SW IE = 945.28
12" RCP S W IE = 944.23

HYD 60 (11465)
FG = 957.80

CBS 61 (11472)
RIM = 959.68
12" RCP S IE = 949.78

SMH 62 (13479)
RIM = 960.71
6" SDR S IE = 952.46
6" SDR N E = 952.31

STMH 63 (11484)
RIM = 958.95
10" HDPE S IE = 951.77
12" RCP N IE = 947.84

STMH 64 (11485)
RIM = 958.43
NO PIPES VISIBLE

CBR 65 (11490)
RIM = 960.76

CO 66 (11493)
RIM = 961.93

CO 67 (11536)
RIM = 964.54

CBS 68 (11522)
RIM = 962.74
10" RCP N IE = 955.00
12" RCP W IE = 955.09
12" RCP SW IE = 954.86

STMH 69 (11531)
RIM = 964.55
10" RCP N IE = 954.34

STMH 70 (11533)
RIM = 966.05
UDERGROUND DETENTION

CBS 71 (11643)
RIM = 962.56
12" RCP N IE = 955.46
12" RCP E IE = 955.41

STMH 72 (11910)
RIM = 971.09
12" RCP SW IE = 965.49
12" RCP E IE = 965.55

WMH 73 (11911)
RIM = 967.83
12" E/W TP = 960.30

CBS 74 (12043)
RIM = 960.88
12" RCP NW IE = 955.04
6" HDPE SE IE = 957.01

STMH 75 (12002)
RIM = 949.12
12" RCP S IE = 944.14
15" RCP N IE = 943.98
12" RCP SW IE = 944.17

CBB 76 (12046)
RIM = 950.48
12" RCP E IE = 941.01
12" RCP SW IE = 944.86

STMH 77 (12047)
RIM = 971.91
36" RCP N IE = 960.76
42" RCP SW IE = 960.56

CBS 78 (12003)
RIM = 948.34
15" RCP S IE = 943.84
12" RCP W IE = 943.79
12" RCP E IE = 943.74

CBB 79 (12004)
RIM = 946.79
12" RCP E IE = 943.99

STMH 80 (12006)
RIM = 969.47
BURRIED STRUCTURE
AREA UNDER CONST.

REFERENCE DRAWINGS

WATER MAIN & SANITARY SEWER & STORM SEWER
AS-BUILT CONSTRUCTION PLANS PREPARED BY SPALDING DEDECKER DATED 07-26-99, CITY OF NOVI UTILITY PLANS
AS-BUILT CONSTRUCTION PLANS PREPARED BY ATWELL-HICKS DATED 06-30-06, CITY OF NOVI UTILITY PLANS
AS-BUILT CONSTRUCTION PLANS PREPARED BY JOB DATED 08-27-94, CITY OF NOVI UTILITY PLANS

ELECTRIC — DTE ENERGY 07-30-12 MAP ID: 232-368
TELEPHONE — AT&T MAP ISSUED 08-17-12 MAP ID: EHRMW05
GAS — CONSUMERS ENERGY MAP DATED: 03-31-06 D. SEC. MAP NO. 01-58-11-1
CATV — AT&T MAP ISSUED 07-27-12 MAP ID: EHRMW03

REVISIONS

No.	DATE	BY	DESCRIPTION

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CLINTON TOWNSHIP, MI 48035

ALTA/ACSM Land Title Survey
VISTAS OF NOVI
PART OF NORTH 1/2 OF SECTION 11, T1N, R8E, CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

DES.	DN.	MB	SUR.	MB	P.M.	TSS

P:\PROJECTS\2012\12-002-THE VISTAS\DWG\SURVEY\12-002_ALTA.dwg

ORIGINAL ISSUE DATE:
October 26, 2012

PROJ. No. 2012-002

SCALE: 1" = 40'

DRAWING NUMBER:
ALTA-1.4

DATUM: NAVD 88

BM A ELEV: 958.08
CITY OF NOVI BM NO 1122. SE FLANGE BOLT ON HYDRANT 345'± E OF HOLMES ROAD ON SOUTH SIDE 13 MILE ROAD.

BM B ELEV: 952.14
ARROW ON HYDRANT AT SW CORNER OF HOLMES ROAD AND 13 MILE ROAD.

BM C ELEV: 967.82
ARROW ON HYDRANT AT SE CORNER OF JOYCE LANE AND HOLMES ROAD

BM D ELEV: 975.86
ARROW ON HYDRANT AT SE CORNER OF WHITTLER TRAIL AND HOLMES ROAD

BM E ELEV: 971.89
ARROW ON HYDRANT AT NW CORNER OF BROWNSTONE DRIVE AND HOLMES ROAD

BM F ELEV: 968.41
ARROW ON HYDRANT NEAR SW CORNER OF SITE APPROX. NORTH OF WOOD LINE 45'± E OF FENCE END POST. S SIDE OF NOVI ROAD.

BM G ELEV: 963.98
ARROW ON HYDRANT ON S SIDE OF NOVI ROAD. APPROX. 830'± S OF 13 MILE ROAD

BM H ELEV: 969.13
ARROW ON HYDRANT ON E SIDE OF NOVI ROAD. APPROX. 430'± S OF 13 MILE ROAD.

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CITY OF NOVI BM NO. 1121, CHISELED "X" ON N RIM OF WM GATEWELL AT SE CORNER OF NOVI ROAD AND 13 MILE ROAD. N AND E OF SIDEWALK BEHIND BACK OF CURB.

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AS-BUILT CONSTRUCTION PLANS PREPARED BY JOE DATED 08-27-94, CITY OF NOVI UTILITY PLANS

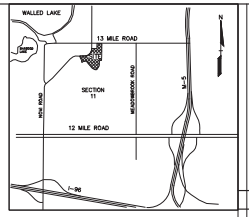
ELECTRIC DTE ENERGY 07-30-12 MAP ID: 232-368
TELEPHONE AT&T MAP ISSUED 08-17-12 MAP ID: EHRENKS
GAS CONSUMERS ENERGY MAP DATE: 03-31-08 D. SEC. MAP NO. 01-58-11-1
CATV AT&T MAP ISSUED 07-27-12 MAP BY EHRENKS

TREE SCHEDULE

TAG NO.	SIZE	SPECIES
958	15"	CHERRY
959	10"	CHERRY
960	18"	COTTONWOOD
961	18"	COTTONWOOD
962	7"	BOXELDER
963	8"	ELM
964	10"	CHERRY
965	10"	MAPLE
966	12"	MAPLE
967	12"	MAPLE
968	16"	MAPLE
969	9"	MAPLE
970	12"	MAPPLE
971	6"	MAPLE
972	15"	CHERRY
973	15"	HICKORY
974	6"	HICKORY
975	14"	MAPLE
976	12"	DOUBLE HICKORY
977	10"	HICKORY
978	10"	HICKORY
979	10"	HICKORY
980	10"	HICKORY
981	12"	MAPLE
982	8"	DOUBLE MAPLE
983	8"	MAPLE
984	8"	HICKORY
985	10"	HICKORY
986	9"	HICKORY
987	6"	CHERRY
988	14"	DOUBLE CHERRY
989	12"	MAPLE
990	8"	DOUBLE ELM
991	9"	MAPLE
992	9"	COTTONWOOD
993	8"	COTTONWOOD
994	15"	COTTONWOOD
995	12"	COTTONWOOD
996	8"	COTTONWOOD
997	20"	COTTONWOOD
998	8"	MAPLE
999	24"	COTTONWOOD
1000	7"	COTTONWOOD
1308	6"	ASH
1309	8"	WILLOW
1310	12 / 14 "	TWIN WILLOW
1311	8"	WILLOW
1312	10"	WILLOW
1313	6"	WILLOW
1314	14"	COTTONWOOD
1315	6"	TWIN COTTONWOOD
1316	18"	COTTONWOOD
1317	8"	WILLOW
1318	6"	WILLOW
1319	8"	WILLOW
1320	12"	TWIN COTTONWOOD
1321	6"	COTTONWOD
1322	14"	COTTONWOOD
1323	15"	COTTONWOOD
1324	8"	WILLOW
1325	8"	COTTONWOOD
1326	6"	COTTONWOOD
1327	8 / 12"	TWIN COTTONWOOD
1328	10"	COTTONWOOD
1329	7"	COTTONWOOD
1330	14"	COTTONWOOD
1331	10"	COTTONWOOD
1332	7"	COTTONWOOD
1333	9"	COTTONWOOD
1334	12"	COTTONWOOD
1335	8"	COTTONWOOD
1336	14"	COTTONWOOD
1337	6"	COTTONWOOD
1338	8"	COTTONWOD
1339	8"	COTTONWOOD
1340	6"	COTTONWOOD
1341	12"	COTTONWOOD
1342	8"	COTTONWOOD
1343	9"	COTTONWOOD

TAG NO.	SIZE	SPECIES
1344	12 / 12 / 6"	TRIPPLE COTTONWOOD
1345	7"	COTTONWOOD
1346	12"	COTTONWOOD
1347	7"	ELM
1348	12"	WILLOW
1349	20"	COTTONWOOD
1350	6 / 6 / 8 "	TRIPPLE ELM
1351	50"	WILLOW
1352	12"	COTTONWOOD
1353	6"	LOCUST
1354	6"	LOCUST
1355	7"	LOCUST
1356	10"	LOCUST
1357	6"	LOCUST
1358	14"	MAPLE
1359	8"	ELM
1360	12"	LOCUST
1361	8"	MAPLE
1362	14"	WILLOW
1363	22"	WILLOW
1364	8"	BOXELDER
1365	12 / 6"	TWIN WILLOW
1366	12"	MAPLE
1367	6"	ELM
1368	9"	MAPLE
1369	10"	MAPLE
1370	10"	MAPLE
1371	6"	ELM
1372	8"	MAPLE
1373	6"	MAPLE
1374	6"	MAPLE
1375	10"	WALNUT
1376	14 / 6"	MULTI MAPLE
1377	6"	ELM
1378	8"	MAPLE
1379	6"	ELM
1380	8"	MAPLE
1381	6"	ELM
1382	6"	MAPLE
1383	8"	MAPLE
1384	9"	MAPLE
1385	7"	MAPLE
1386	8"	MAPLE
1387	8"	POPLAR
1388	6"	POPLAR
1389	8"	MAPLE
1390	9"	MAPLE
1391	8"	MAPLE
1392	8"	MAPLE
1393	10"	MAPLE
1394	12"	MAPLE
1395	12"	COTTONWOOD
1396	14"	COTTONWOOD
1397	6"	MAPLE
1398	6"	MAPLE
1399	14"	COTTONWOOD
1400	8"	COTTONWOOD
1401	12"	COTTONWOOD
1402	12"	COTTONWOOD
1403	12"	COTTONWOOD
1404	12"	COTTONWOOD
1405	6"	WILLOW
1406	12"	ELM
1407	6"	TRIPPLE COTTONWOOD
1408	12"	TWIN COTTONWOOD
1409	14"	COTTONWOOD
1410	14"	COTTONWOOD
1411	20"	COTTONWOOD
1412	10"	MAPLE
1413	18"	COTTONWOOD
1414	18"	COTTONWOOD
1415	6"	COTTONWOOD
1416	7"	BOXELDER
1417	8"	BOXELDER
1418	6"	TWIN MAPLE
1419	8 / 6"	TWIN MAPLE
1420	10"	MAPLE
1421	6"	MAPLE
1422	6"	ELM

TAG NO.	SIZE	SPECIES
1423	6"	MAPLE
1424	10"	MAPLE
1425	10"	TRIPPLE MAPLE
1426	6"	MAPLE
1427	7"	WALNUT
1428	8"	MAPLE
1429	8"	MAPLE
1430	8"	MAPLE
1431	8"	MAPLE
1432	6"	MAPLE
1433	6"	MAPLE
1434	6"	TWIN MAPLE
1435	6"	MAPLE
1436	12"	MAPLE
1437	12"	MAPLE
1438	8"	MAPLE
1439	10"	TWIN MAPLE
1440	10"	TWIN MAPLE
1441	10"	CHERRY
1442	7"	CHERRY
1443	15"	WALNUT
1444	7"	CHERRY
1445	6"	CHERRY
1446	8"	CHERRY
1447	14"	TWIN WILLOW
1448	6"	MAPLE
1449	6"	MAPLE
1450	12"	WILLOW
1451	10"	WILLOW
1452	7"	MAPLE
1453	6"	MAPLE
1454	6"	TRIPPLE MAPLE
1455	12"	MAPLE
1456	8"	COTTONWOOD
1457	14"	MAPLE
1458	8"	TWIN MAPLE
1459	8"	MAPLE
1460	7"	CHERRY
1461	22"	MAPLE
1462	9"	MAPLE
1463	12"	CHERRY
1464	8"	WALNUT
1465	6"	CHERRY
1466	15"	COTTONWOOD
1467	15"	COTTONWOOD
1468	14"	MAPLE
1469	9"	MAPLE
1470	6"	COTTONWOOD
1471	7"	COTTONWOOD
1472	12"	COTTONWOOD
1473	8"	COTTONWOOD
1474	8"	COTTONWOOD
1475	12"	COTTONWOOD
1476	9"	COTTONWOOD
1477	10"	COTTONWOOD
1478	10"	COTTONWOOD
1479	10"	COTTONWOOD
1480	9"	COTTONWOOD
1481	8"	MAPLE
1482	7"	MAPLE
1483	12"	COTTONWOOD
1484	9"	COTTONWOOD
1485	10"	COTTONWOOD
1486	12"	COTTONWOOD
1487	12"	COTTONWOOD
1488	7"	COTTONWOOD
1489	7"	COTTONWOOD
1490	8"	COTTONWOOD
1491	7"	COTTONWOOD
1492	8"	COTTONWOOD
1493	12"	COTTONWOOD
1494	14"	COTTONWOOD
1495	9"	ELM
1496	7"	MAPLE
1497	8"	COTTONWOOD
1498	7"	MAPLE
1499	7"	COTTONWOOD
1500	12"	COTTONWOOD



LOCATION MAP

NOTE:
INDICATES TREE TO BE REMOVED

No.	DATE	BY	DESCRIPTION
			REVISIONS

CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE BASED ON RECORDS AND OTHER INFORMATION AVAILABLE TO SES. SES DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE COMPLETE OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISS DIG FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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MANCHESTER 13 MILE ROAD, LLC
MANCHESTER DEVELOPMENT, LLC
CLINTON TOWNSHIP, MI 48035

ALTA/ACSM Land Title Survey
VISTAS OF NOVI
PART OF NORTH 1/2 OF SECTION 11, T1N, R8E, CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

DES.	DN.	MB	SUR.	MB	P.M.	TSS

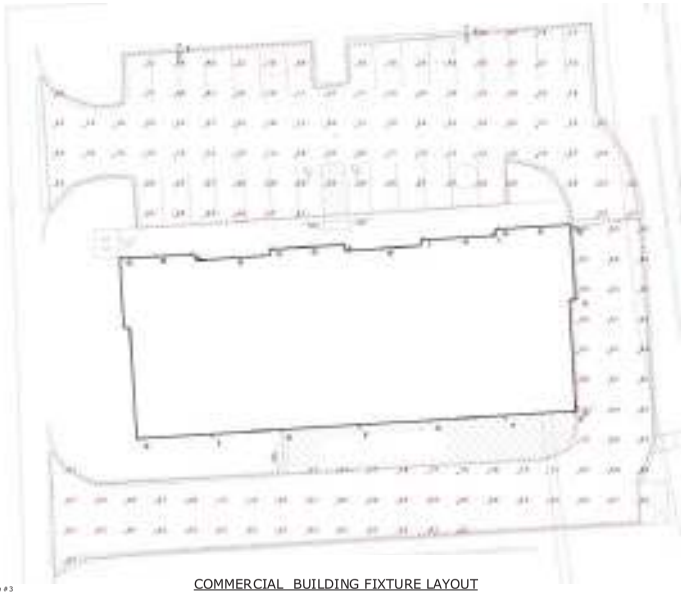
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ORIGINAL ISSUE DATE:
October 26, 2012

PROJ. No. 2012-002

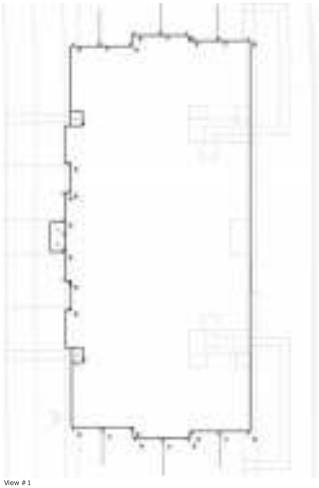
N/A

DRAWING NUMBER:
ALTA-1.5



View # 3

COMMERCIAL BUILDING FIXTURE LAYOUT



View # 1

TYPICAL BUILDING FIXTURE LAYOUT



View #2

ENTRY FIXTURE LAYOUT

Plan View
Scale - 1" = 50'

Schedule

Symbol	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Number Lamps	Wattage	Label
	90	Maxim Lighting	87611WTBZ	Surface Mounted LED Canopy Light	LED	MAXIM.IES	2800	0.8	1	15	A
	448	Generic	Carriage Light by Owner	Wall Mounted Carriage Light		CARRIGBLT.IES	1000	0.8	1	100	B
	129	AMERICAN LIGHTING	FL-301-30-DB	Wall mounted LED floodlight	LED	ies_FL-301-30-XX.IES	2538.8	0.8	1	31.9	C
	1	Holophane	WA100HP0XSX6	WASHINGTON POST LITE - GLASS	100W CLEAR HPS	WA100HP0 0XS X6.ies	9500	0.8	1	128	D
	2	Holophane	WA100HP0XSX6	WASHINGTON POST LITE - GLASS	100W CLEAR HPS	WA100HP0 0XS X6.ies	9500	0.8	1	128	E
	3	Lithonia Lighting	WST LED 2 10A700/40K SR3 MVOLT	WST LED WITH 1 MODULE, 20 LEDs, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	LED	WST_LED_2_10A700_40K_SR3_MVOLT.ies	4055.095	1	1	47	F
	13	Bega-US	3992LED	Cast aluminum housing, spun semi-circular patterned aluminum reflector with clear glass enclosure, above cast grey enamel aluminum lower reflector, spun semi-circular patterned aluminum upper reflector with clear glass upper enclosure	Two white LEDs	3592LED.ies	897.4022	1	1	26.271	G
	6	BEGA	3988LED	1184-5	J11400 278	3588LED.ies	5613.076	1	1	45.37	H
	2	VISA LIGHTING	OW1040	PERFORATED WHITE ACRYLIC DIFFUSER ENCLOSED IN PERFORATED FRAME WORK, DIFFUSE WHITE PAINTED INTERIOR BACK PANEL.	TWO 13-WATT COMPACT FLUORESCENT, EACH RATED 900 LUMENS	OW1040-2QF13.IES	900	1	2	26	I
	2	Lithonia Lighting	DSXO LED 40C 1000 50K TFTM MVOLT HS	DSXO LED WITH (2) 20 LED LIGHT ENGINE, TYPE TFTM OPTIC, 5000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSXO_LED_40C_1000_50K_TFTM_MVOLT_HS.ies	9059.684	1	1	138	J

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min	Symbol
Canal Court	0.3 fc	0.9 fc	0.0 fc	N/A	N/A	+
Comercial Drive	0.8 fc	13.7 fc	0.0 fc	N/A	N/A	+
Comercial Parking	1.6 fc	5.5 fc	0.1 fc	55.0:1	16.0:1	+
Hatteway Manchester	0.3 fc	2.0 fc	0.0 fc	N/A	N/A	+
Typical Building Paking - 1 side B	1.4 fc	6.0 fc	0.1 fc	60.0:1	14.0:1	+
Typical Building Parking - 1 side	2.1 fc	5.2 fc	0.2 fc	26.0:1	10.5:1	+
Typical Building Parking - 2 sides A	2.6 fc	5.8 fc	0.3 fc	19.3:1	8.7:1	+
Whitworth	0.2 fc	1.0 fc	0.1 fc	10.0:1	2.0:1	+

Note
1. Luminaire mounting height varies.
2. Light Loss Factor is as shown in the Luminaire Schedule.
3. Horizontal illuminance is shown on grade. Units are in footcandles.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken
under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions.

MANCHESTER RESIDENTIAL COMMUNITY
PHOTOMETRIC SITE PLAN

Designer
RSA/MF
Date
9/1/2015
Scale
Not to Scale
Drawing No.
Summary

commercial retail landscape requirements:

greenbelt (Novi Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF 13- MILE ROAD FRONTAGE 206'±		
ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	5.8	6
THREE (3) SUBCANOPY TREE PER 20 LIN. FT.	10.3	10
street trees (13 Mile Road)		
TOTAL LIN. FT. OF 13-MILE ROAD FRONTAGE 206'±		
ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 45 LIN. FT.	5.8	6
parking lot trees (OFFICE-CATEGORY-1)		
PARKING SPACE AREA 4,173 SQFT.		
PARKING AREA FORMULA 417 SQFT.		
4,173 SQFT. X .10 (10 %) = 417.3 SQ.FT.)		
VEHICULAR ACCESS AREA 13,560.34 SQFT.		
VEHICULAR AREA FORMULA 136 SQFT.		
(13,560. SQFT. X .01 (1%) = 135.60 SQ.FT.)	REQUIRED	PROVIDED
TOTAL AREA OF INTERIOR LANDSCAPE ISLANDS AREA 555 SQ.FT	744 SQ.FT	
417 SQFT. + 136 SQ.FT. = 553 SQ.FT.)		
TOTAL NO. OF PARKING LOT TREES 7.37 TREES	9 TREES	
553 SQ.FT. LANDSCAPE ISLANDS / 75 =7.37 TREES)		
building foundation		
BUILDING FOUNDATION LANDSCAPE AREA 3,448 SQFT.	3,500+ SQFT.	
(431' (PERIMETER) X 8' = 3,448 SQFT.)		

woodland tree replacement summary

TOTAL NO. OF TREES ON SURVEYED 542
TOTAL NO. OF TREES TO BE REMOVED 6
NO. OF NON-REGULATED TREES REMOVED 1
NO. OF REGULATED TREES REMOVED 5

TOTAL REPLACEMENT TREE CREDITS REQUIRED 10

NO. TREE REMOVED	TREE SIZE	REPLACEMENT RATIO	REPLACEMENT CREDIT REQUIRED
1	8"-11"	1:1	1
3	12"-20"	2:1	6
1	12"-20"	3:1	3

*SEE TREE SURVEY PLAN PREPARED BY SDS ENGINEERING GROUP, L.L.C. FOR SIZES, LOCATIONS AND DETAILS, AND ENGINEERING PLANS FOR REMOVAL PLAN

TOTAL REPLACEMENT TREE CREDITS PROVIDED 10
6-2 1/2" DECIDUOUS TREE @ 1.0-CREDIT 6
6-7' MIN. HIGH EVERGREEN @ .67-CREDIT 4

ALL TREE REPLACEMENT PLANTINGS TO BE LOCATED AND INSTALLED IN CONSERVATION EASEMENT AREAS (GREENBELT, PARK/OPEN SPACE, AND DETENTION POND)

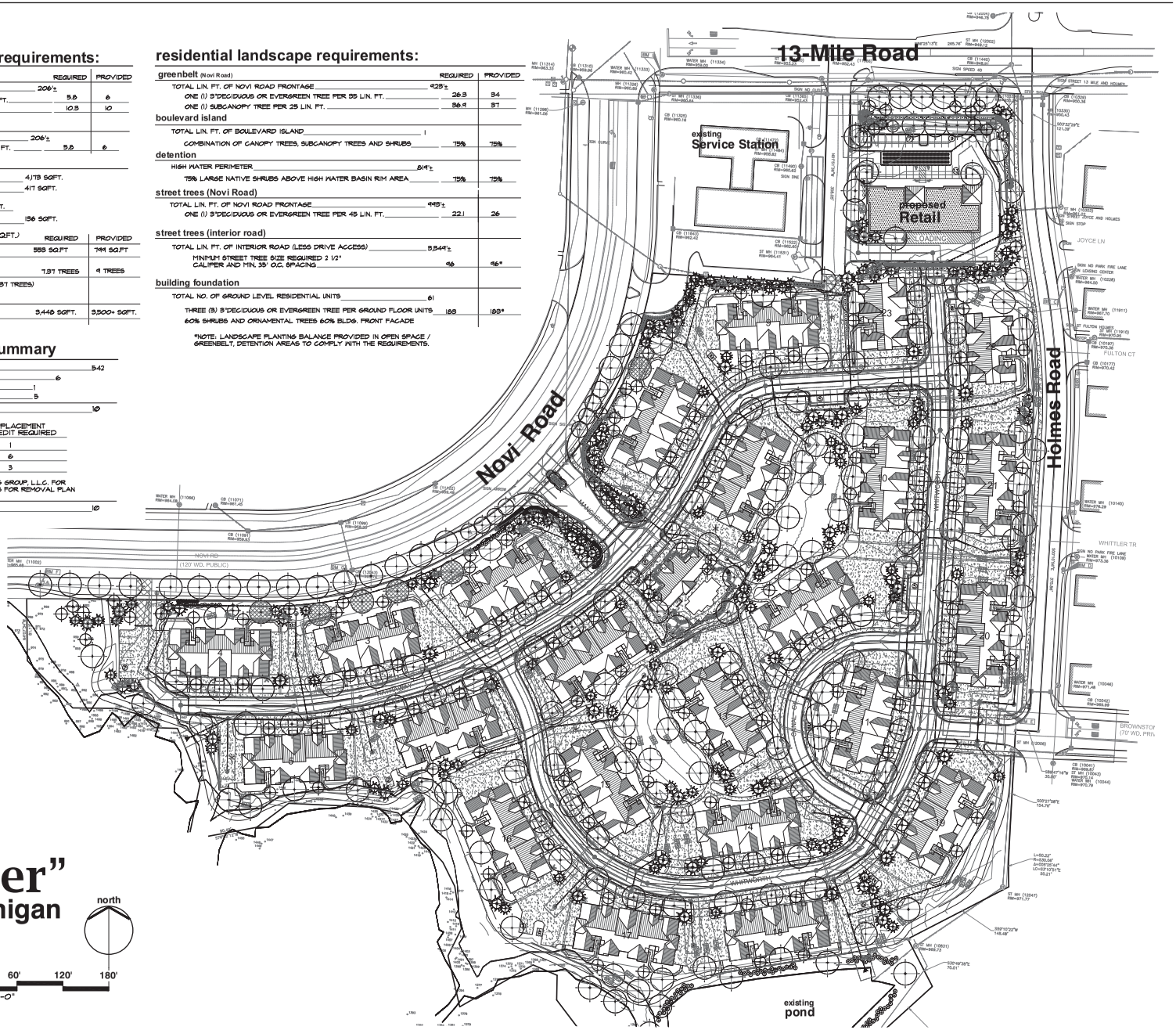
residential landscape requirements:

greenbelt (Novi Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF NOVI ROAD FRONTAGE 425'±		
ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	26.3	34
ONE (1) SUBCANOPY TREE PER 25 LIN. FT.	36.9	37
boulevard island		
TOTAL LIN. FT. OF BOULEVARD ISLAND 1		
COMBINATION OF CANOPY TREES, SUBCANOPY TREES AND SHRUBS	75%	75%
detention		
HIGH WATER PERIMETER 814'±		
75% LARGE NATIVE SHRUBS ABOVE HIGH WATER BASIN RIM AREA	75%	75%
street trees (Novi Road)		
TOTAL LIN. FT. OF NOVI ROAD FRONTAGE 998'±		
ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 45 LIN. FT.	22.1	26
street trees (interior road)		
TOTAL LIN. FT. OF INTERIOR ROAD (LESS DRIVE ACCESS) 3,544'±		
MINIMUM STREET TREE SIZE REQUIRED 2 1/2" CALIPER AND MIN. 35' O.C. SPACING	96	96*
building foundation		
TOTAL NO. OF GROUND LEVEL RESIDENTIAL UNITS 61		
THREE (3) 3"DECIDUOUS OR EVERGREEN TREE PER GROUND FLOOR UNITS	188	188*
60% SHRUBS AND ORNAMENTAL TREES 60% BLDG. FRONT FACADE		

*NOTE: LANDSCAPE PLANTING BALANCE PROVIDED IN OPEN SPACE / GREENBELT, DETENTION AREAS TO COMPLY WITH THE REQUIREMENTS.

sheet index

overall landscape plan LS-1
planting detail LS-2
planting detail LS-3
planting detail LS-4
plant material list & details LS-5
site amenity plan LS-6
entrance monument & sign LS-7
site section LS-8



north

scale: 0' 30' 60' 120' 180'
1"= 60'-0"

landscape plan for:

"Manchester"

City of Novi, Michigan

FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416

seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1438

client:

MANCHESTER 13 MILE ROAD, LLC
40680 Garfield Road, Suite 1A
Clinton Township, Michigan 48038
ph. (248) 770-3677

project:

Manchester
A planned Multi-Family Community

project location:

City of Novi, Michigan
13-Mile Road & Novi Road

sheet title:

OVERALL GENERAL LANDSCAPE PLANTING VIEW

job no./issue/revision date:

LS15.059.06 SPA 6-15-2015
LS15.059.07 SPA 7-15-2015
LS15.059.09 SPA 9-8-2015

drawn by: JP, KH, AP
checked by: FP
date: 6-15-2015

notice:

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines

The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy, contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no: LS15.059.06

sheet no: LS-1 of 8

landscape legend

deciduous trees
(Maples, Celtis occidentalis, Zelkova serrata, Oaks, Lindens, Nyssasylvatica, etc...)

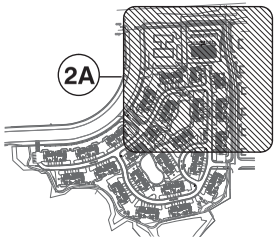
ornamental trees
(Eastern Redbud, Crabs, Hawthorn, Serviceberry, etc...)

evergreen trees
(White Pine, Austrian Pine, Spruces)

deciduous shrubs
(viburnum, forsythia,burning bush,cotoneaster dogwood,etc.)

evergreen shrubs
(junipers, yews, hollies, arborvitae, boxwood,etc.)

perennials and/or seasonal flowers
(Daylily, Sedum, Ornamental Grasses, Black Eyed Susan, etc...)



key reference map

NO SCALE

LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE. SEE ENGINEERING PLANS FOR GRADES.

CROSS HATCHING DENOTES PROPOSED TREE CREDITED TOWARD TREE REPLACEMENT REQUIREMENTS

SEE SHT. LS-3 FOR ADJACENT LANDSCAPE PLATINGS

EXISTING PEDESTRIAN WALK

PROPOSED UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS.

PROPOSED STREET TREES TO BE LOCATED BETWEEN WALK AND ROAD CURB. NO TREES TO BE INSTALLED OVER ANY EXISTING OR PROPOSED INGROUND UTILITIES. SEE ENGINEERING PLANS FOR LOCATION.

PROPOSED 5' HIGH DECORATIVE METAL OR WROUGHT IRON FENCE- SEE SHEET LS-7 FOR DETAILS

PROPOSED DECORATIVE STONE ENTRANCE MONUMENT AND SIGN LOCATION - SEE SHEET LS-7 FOR DETAILS

MAINTAIN TAXUS YEWS AS A 'KNIT' 30" HIGH TRIMMED HEDGE.

LAWN AREAS TO RECEIVE IRRIGATION &SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE. SEE ENGINEERING PLANS FOR GRADES.

R.O.W. LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE. SEE ENGINEERING PLANS FOR GRADES.

25' VEHICULAR CLEARVIEW LINE

PROPOSED RETAINING WALL -SEE ENGINEERING PLANS FOR GRADES

LAWN AREAS TO RECEIVE IRRIGATION &SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE. SEE ENGINEERING PLANS FOR GRADES.

6' HIGH DECORATIVE VINYL FENCE ADJACENT TO RETAINING WALL

LAWN AREAS TO RECEIVE IRRIGATION &SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE. SEE ENGINEERING PLANS FOR GRADES.

PROPOSED STREET TREES TO BE LOCATED BETWEEN WALK AND ROAD CURB. NO TREES TO BE INSTALLED OVER ANY EXISTING OR PROPOSED INGROUND UTILITIES. SEE ENGINEERING PLANS FOR LOCATION.

PROPOSED RETAINING WALL -SEE ENGINEERING PLANS FOR GRADES

PROPOSED 5' WIDE INTERIOR COLLECTOR WALK

LAWN AREAS TO RECEIVE IRRIGATION &SOD ON FINISH GRADES. PROVIDE POSITIVE DRAINAGE. SEE ENGINEERING PLANS FOR GRADES.

PROPOSED RESIDENTIAL BUILDING -SEE ARCHITECTURAL PLANS FOR SITE PLAN, UTILITY LAYOUT, BUILDING ARCHITECTURE & DETAILS.

PROPOSED COMMUNITY FACILITY -SEE ARCHITECTURAL PLANS FOR SITE PLAN, UTILITY LAYOUT, BUILDING ARCHITECTURE & DETAILS.

ALL PROPOSED LANDSCAPE PLANTINGS LOCATED WITHIN ROAD R.O.W. TO OBTAIN AND RECEIVED CITY OF NOVI AND OAKLAND COUNTY APPROVAL/WAIVER PRIOR TO INSTALLATION

2A landscape planting detail

SCALE: 1" = 40'-0"

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Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
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ph. (248) 770-3677

project:

Manchester
A planned Multi-Family Community

project location:

City of Novi, Michigan
13-Mile Road & Novi Road

sheet title:

LANDSCAPE PLANTING DETAIL

job no./issue/revision date:

LS15.059.06	SPA	6-15-2015
LS15.059.07	SPA	7-15-2015
LS15.059.09	SPA	9-8-2015

drawn by: JP, KH, AP

checked by: FP

date: 6-15-2015

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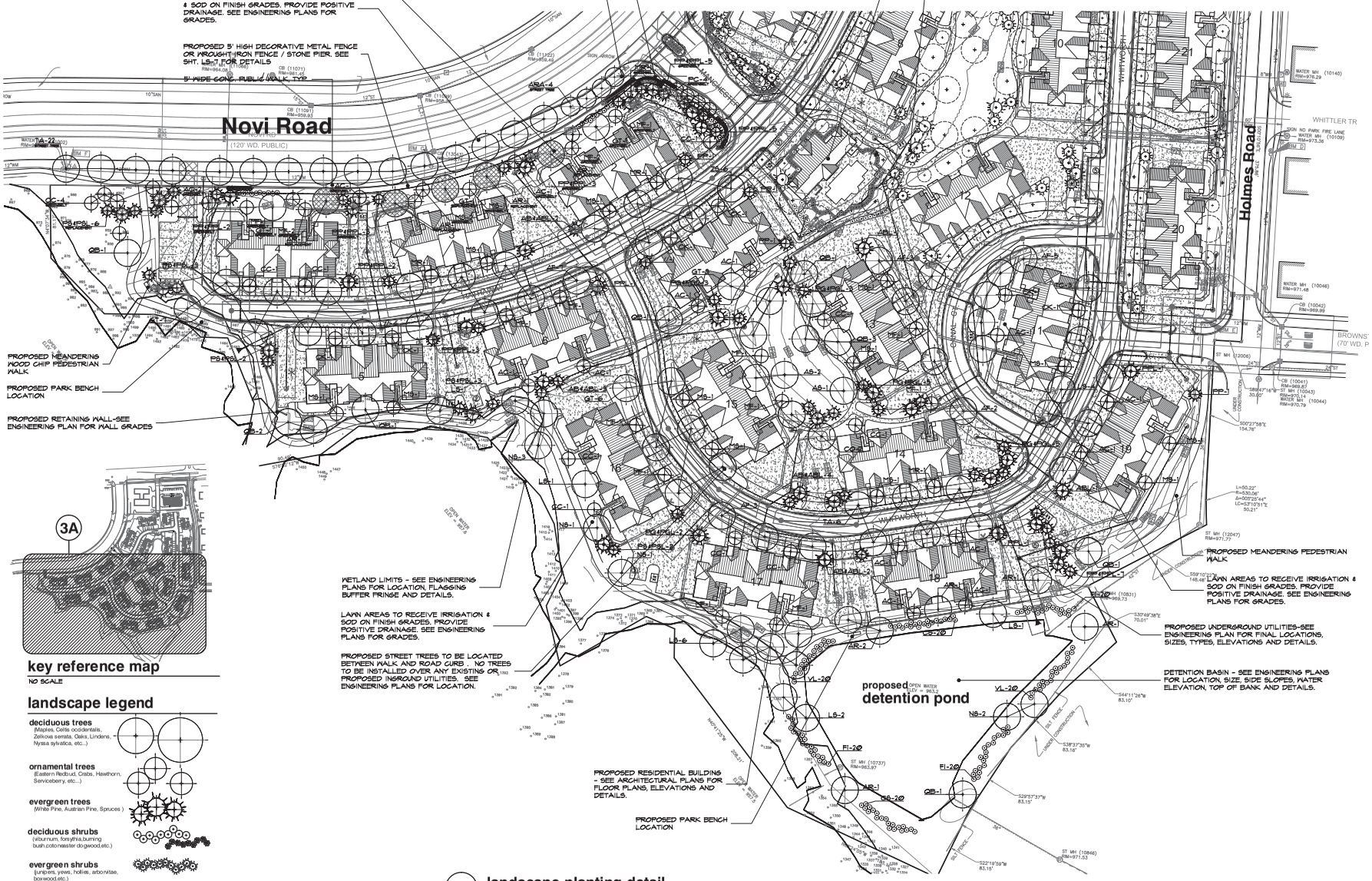
Do Not scale drawings. Use figured dimensions only

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 For free location of public utility lines

The location and elevation of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no: LS15.059.06

sheet no: LS-2 of 8



3A

key reference map

NO SCALE

landscape legend

deciduous trees
(Maples, Celtis occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc...)

ornamental trees
(Eastern Redbud, Crabs, Hawthorn, Serviceberry, etc...)

evergreen trees
(White Pine, Austrian Pine, Spruces)

deciduous shrubs
(viburnum, forsythia,burning bush,cotoneaster dogwood,etc.)

evergreen shrubs
(Junipers, yews, hollies, arborvitae, boxwood,etc.)

perennials and/or seasonal flowers
(Daylily, Sedum, Ornamental Grasses, Black Eyed Susan, etc...)

3A **landscape planting detail**

SCALE: 1" = 40'-0"

ALL PROPOSED LANDSCAPE PLANTINGS LOCATED WITHIN ROAD R.O.W. TO OBTAIN AND RECEIVED CITY OF NOVI AND OAKLAND COUNTY APPROVAL/WAIVER PRIOR TO INSTALLATION

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416

seal:

FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1438

client:

MANCHESTER 13 MILE ROAD, LLC
40680 Garfield Road,
Suite 1A
Clinton Township, Michigan
48038
ph. (248) 770-3677

project:

Manchester
A planned Multi-Family Community

project location:

City of Novi, Michigan
13-Mile Road & Novi Road

sheet title:

LANDSCAPE PLANTING DETAIL

job no./issue/revision date:

LS15.059.06	SPA	6-15-2015
LS15.059.07	SPA	7-15-2015
LS15.059.09	SPA	9-8-2015

drawn by:
JP, KH, AP

checked by:
FP

date:
6-15-2015

notice:

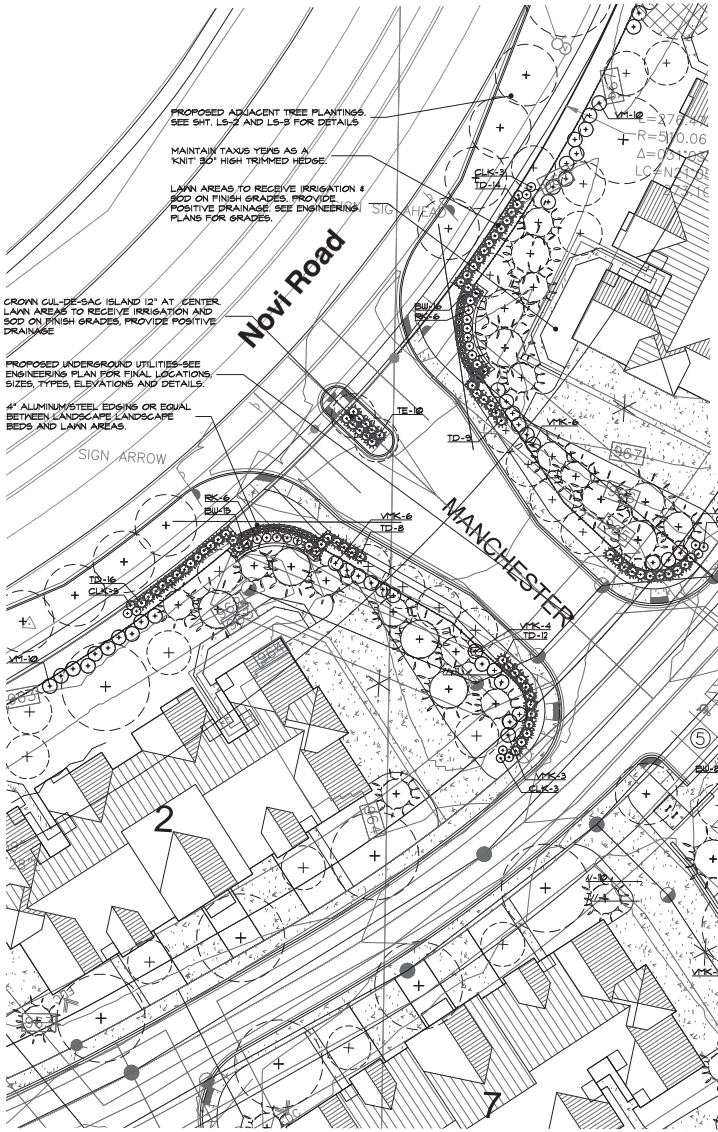
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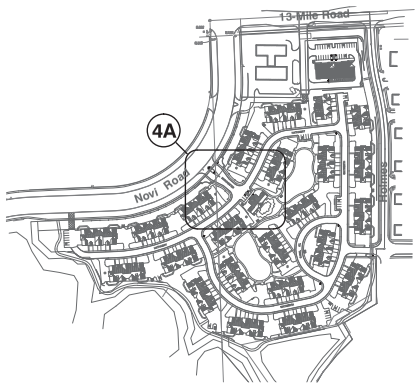
project no:
LS15.059.06

sheet no:
LS-3 of 8



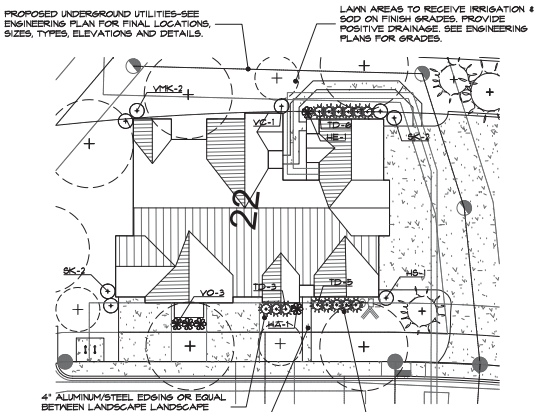
4A landscape planting detail

SCALE: 1" =20'-0"



key reference map

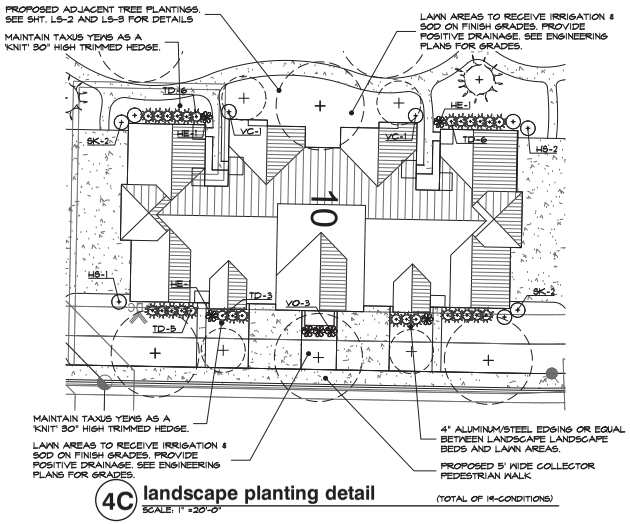
NO SCALE



4B landscape planting detail

SCALE: 1" =20'-0"

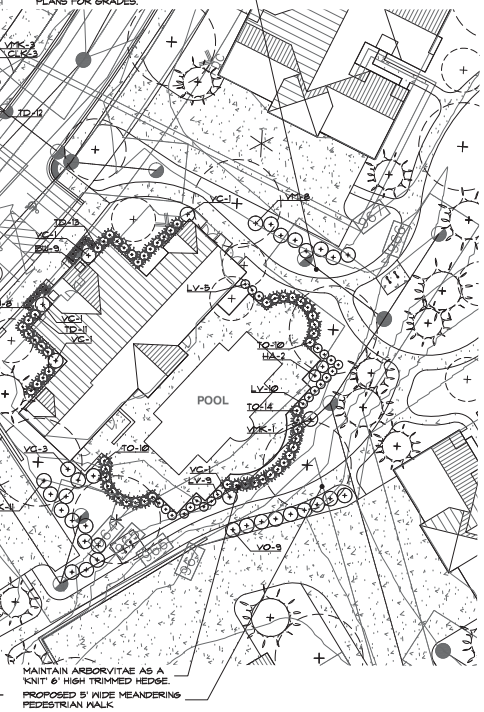
(TOTAL OF 2-CONDITIONS)



4C landscape planting detail

SCALE: 1" =20'-0"

(TOTAL OF 14-CONDITIONS)



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ph. (248) 770-3677

project:

Manchester
A planned Multi-Family Community

project location:

City of Novi, Michigan
13-Mile Road & Novi Road

sheet title:

ENTRY & BLDG. FOUNDATION LANDSCAPE PLANTING

job no./issue/revision date:

LS15.059.06 SPA 6-15-2015
LS15.059.07 SPA 7-15-2015
LS15.059.09 SPA 9-8-2015

drawn by: JP, KH, AP

checked by: FP

date: 6-15-2015

notice:

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project no: LS15.059.06

sheet no: LS-4 of 8

plant material list

key	quant. LS-2	quant. LS-3	quant. LS-4 (as a cl.)	quant. LS-4 (as a cl.)	botanical name	common name	size	comments
					LARGE AND SMALL DECIDUOUS TREES			
TL	3	-	-	-	LIRIODENDRON TULIPIFERA	TULIP TREE	3" B&B	
ARA	6	6	-	-	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" B&B	
AF	9	20	-	-	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	3" B&B	
GT	13	19	-	-	GLEDITSIA TJ. 'SKYCOLE	SKYLINE HONEYLOCUST	3" B&B	
TA	12	21	-	-	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICANA LINDEN	3" B&B	
TC	8	3	-	-	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" B&B	
LS	6	15	-	-	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	3" B&B	
QB	5	12	-	-	QUERCUS BICOLOR	WHITE SWAMP OAK	3" B&B	
NS	-	7	-	-	NYSSA SYLVATICA	BLACK GUM	3" B&B	
AR	18	9	-	-	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" B&B	
CO	7	5	-	-	CELTIS OCCIDENTALIS	HACKBERRY TREE	3" B&B	
ZS	5	6	-	-	ZELKOVA SERRETA	GREEN VASE ZELKOVA	3" B&B	
CK	11	6	-	-	CORNUS KOUSA	KOUSA DOGWOOD	3" B&B	
CC	5	13	-	-	CERCIS CANADENSIS	EASTERN REDBUD	3" B&B	
AC	20	14	-	-	AMELANCHER X.G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10' B&B	MULTI-STEM
MF	12	16	-	-	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" B&B	
MS	10	16	-	-	MALUS SNOWDRIFT	SNOWDRIFT CRABAPPLE	2" B&B	
MR	2	4	-	-	MALUS 'ROYALTY'	ROYALTY CRABAPPLE	2" B&B	
PC	6	4	-	-	PYRUS 'CHANTICLEER'	CLEVELAND SELECT PEAR	3" B&B	
					SHRUBS			
SK	-	-	-	84	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	5 CONT.	
RK	-	-	-	12	ROSA X. 'CHEWPERADVENTURE''	OSA EASY MANGO SALSA ROSE	5 CONT.	
HA	-	-	2	2	HYDRANGEA ANNEBELLE	ANNABELLE HYDRANGEA	5 CONT.	
VO	-	-	13	63	VIBURNUM OPULUS 'NANUM'	NANUM VIBURNUM	5 CONT.	
RAG	35	-	-	-	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 CONT	
VMK	10	-	31	4	VIBURNUM X.S 'MOHAWK'	MOHAWK VIBURNUM	3' B.B.	
VM	36	-	28	-	VIBURNUM X.S 'MARIESII'	DOUBLEFILE MARIESII VIBURNUM	5 CONT.	
CS	-	40	-	-	CORNUS STOLONIFERA	REDTWIG DOGWOOD	3' B&B	
HE	-	-	-	18	HYDRANGEA H. 'ALPENGLUHEN'	GLOWING EMBERS HYDRANGEA	5 CONT.	
LV	31	-	22	-	LIGUSTRUM X. 'VICARY'	GOLDEN VICARY PRIVET	3' B.B.	
HS	-	-	-	59	HIBISCUS SYRIACUS	ROSE OF SHARON	3' B.B.	
VC	3	-	6	40	VIBURNUM CARLESII	KOREAN SPICE FRAGRANT VIBURNUM		
					LARGE AND SMALL EVERGREENS			
TD	-	-	95	360	TAXUS X.H. 'DENSIFORMIS'	JAPANESE DENSE YEW	24" B&B	32" O.C. SPACING
TE	-	-	10	-	TAXUS X.H. 'EVERLOW'	EVERLOW YEW	24" B&B	32" O.C. SPACING
BW	-	-	48	-	BUXUS 'WINTER GEM'	WINTER GEM BOXWOOD	18" B&B	18" O.C. SPACING
TO	11	-	34	-	THUJA OCCENDENTALIS 'TECHNY'	MISSION ARBORVATEA	6' B&B	36" O.C. SPACING
PP	48	22	-	-	PICEA PUNGEN	COLORADO GREEN SPRUCE	8' B&B	
PPL	25	15	-	-	PICEA PUNGEN	COLORADO GREEN SPRUCE	10' B&B	O
AB	8	6	-	-	ABIES CONCOLOR	CONCOLOR WHITE FIR	8' B&B	
ABL	5	7	-	-	ABIES CONCOLOR	CONCOLOR WHITE FIR	10' B&B	O
PG	13	11	-	-	PICEA GLAUCA	WHITE SPRUCE	8' B&B	
PGL	8	7	-	-	PICEA GLAUCA	WHITE SPRUCE	10' B&B	O
PS	-	10	-	-	PICEA STROBUS	EASTERN WHITE PINE	8' B&B	
PSL	-	6	-	-	PICEA STROBUS	EASTERN WHITE PINE	10' B&B	O
					PERENNIALS AND GRASSES			
CKF	-	-	12	-	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 CONT.	
PAH	16	-	-	-	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5 CONT.	

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION, VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE
5. IF NECESSARY.
6. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF NOVI AND LANDSCAPE ARCHITECT
7. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
8. PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
9. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
11. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK.
12. 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
13. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
14. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
15. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
16. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
    a.) SHADE TREES ..... 5 FT.
    b.) ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) ..... 10 FT.
    c.) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY ..... 2 FT.
17. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
18. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED
19. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH: BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
20. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH, BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS, ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
21. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
22. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
23. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

landscape maintenance notes:

THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS:

1. LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN. ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
2. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
3. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
4. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.
5. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE APPROPRIATED PROCEDURES, ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEW AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.

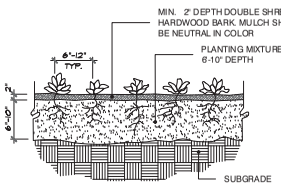
transformer pad planting detail

SCALE 1"=20'-0"

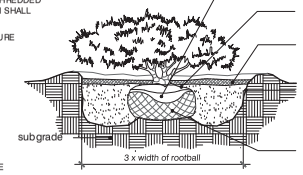
TRANSFORMER PAD
TRANSFORMER
8' CLEARANCE BOUNDARY AT TRANSFORMER DOOR FRONT
TRANSFORMER DOOR FRONT
2' TYP. CLEARANCE BOUNDARY ALONG TRANSFORMER SIDES AND BACK
LANDSCAPE SCREENING (Burning Bush, Forsythia, Viburnum, or Lilac)

A MINIMUM OF 2' SEPARATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE HOUSE, THEN THE SAME CONDITIONS EXIST. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT (`8-11-98)

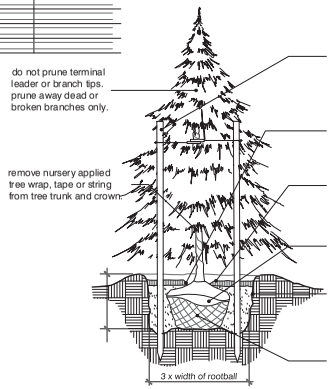
SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS, TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER DETROIT EDISON REQUIREMENTS.



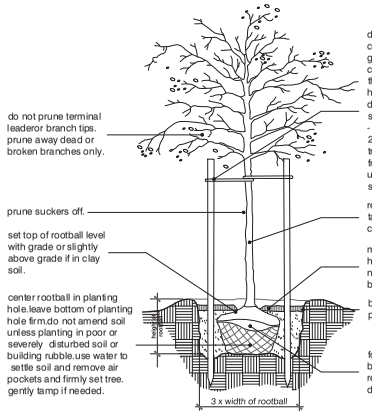
perennial planting detail
no scale



shrub planting detail
no scale



evergreen planting detail
no scale



tree planting detail
no scale

Plant Material List, Planting Details and Notes

FELINO A. PASCAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
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FELINO A. PASCAL LANDSCAPE ARCHITECT No. 1433

client:

MANCHESTER 13 MILE ROAD, LLC
40680 Garfield Road, Suite 1A
Clinton Township, Michigan 48038
ph. (248) 770-3677

project:

Manchester
A planned Multi-Family Community

project location:

City of Novi, Michigan
13-Mile Road & Novi Road

sheet title:

PLANT MATERIAL LIST, PLANT DETAIL and NOTES

job no./issue/revision date:

LS15.059.06 SPA 6-15-2015
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drawn by: JP, KH, AP
checked by: FP
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notice:

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project no: LS15.059.06

sheet no: LS-5 of 8



DECORACTIVE POLE AND STREEET LIGHTS MANUFACTURED BY HALOPANE

LIGHT FIXTURE: WASHINGTON SERIES-ACRYLIC
MODEL NO. AW100HP12B5DNB

POLE: WADSWORTH SERIES
MODEL NO. AW100HP12B5DNB

POLE HIGH: 12' HIGH
FINISH: BLACK

POLE DIAMETER: 5"
POLE BASE: 12"

6A decorative pole and light
TOTAL OF 9-CONDITIONS



6B bike rack
2 7/8" O.D. STEEL TUBE BIKE RACK.
MANUFACTURED BY DUMOR SITE FURNISHING • P.O. BOX 142 MIFFINTOWN, PA 17059 • TOLL FREE 800-598-4018 • WWW.DUMOR.COM

MODEL 125-30 • BLACK • 5 FOOT LONG OR EQUAL (TOTAL OF 9-CONDITIONS)

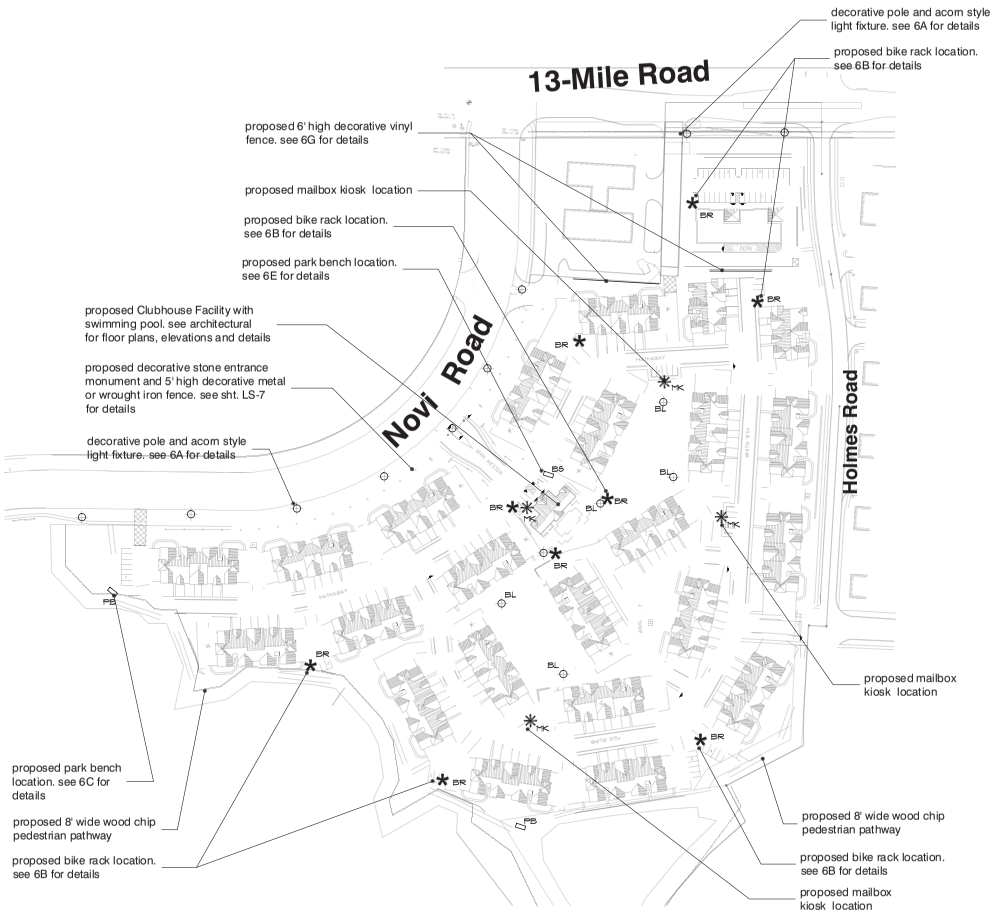


6D 6' wide park bench seat
6' WIDE DOUGLAS FIR BENCH SEAT BY DUMOR, INC. MODEL NO. 34-60D (5-1) BLACK- POLYESTER POWER-COATED FINISH FRAME OR EQUAL
(2-CONDITIONS)



6E bench seat
DUMOR SITE FURNISHINGS
P.O. BOX 142, MIFFLINTOWN, PA 17059
WEB: WWW.DUMOR.COM
PH. 800-598-4018

MODEL No. BENCH 57 (5'PL) OR EQUAL
SLATS: RECYCLED PLASTIC
LENGTH: 6'-0"
FINISH: BLACK
(1-CONDITION)



site amenity reference location plan

SCALE: 1" =100'-0"

legend

- BR — BIKE RACK
- MK — MAILBOX KIOSK
- BS — BENCH SEAT
- PB — PARK BENCH SEAT
- DECORATIVE POLE & LIGHT FIXTURE
- BL — BOLLARD LIGHT FIXTURE



6F mailbox kiosk
FINAL LOCATION AND MAIL SLOT REQUIREMENT PER US POSTAL SERVICE STANDARDS AND REQUIREMENTS.
(4-LOCATIONS)



6G bollard light
BY LITHONIA LIGHTING OR EQUAL
MODEL: DSXB LED 10-SERIES LED BOLLARD 8'DIA.X42" HGT.) OR EQUAL
(6-LOCATIONS)



6G decorative vinyl fence
6' HIGH DECORATIVE VINYL FENCE BY POLYVINYL FENCE SYSTEM OR EQUAL

City of Novi landscape notes:

GENERAL NOTES:

1) PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE CITY OF NOVI AND CURRENT AMERICAN ASSOCIATION OF NURSERYMENS STANDARDS.
2) PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS. REPLACE FAILING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
3) PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSURY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
4) MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE (3" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERRENIALS.
5) CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.
6) DATE OF INTENDED LANDSCAPE INSTALLATION TO BE FALL 2017.

DECIDUOUS & EVERGREEN TREE:

1) TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2) DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.
4) REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.

SHRUB:

1) SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE. IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2) DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSLIGHTLY AND COULD CAUSE GIRDLING.

TREE PROTECTION:

1) EITHER PLASTIC OR WOOD ORANGE SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIPLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
2) STAKES SHALL BE METAL 'T' POLES SPACED NO FURTHER THAN 5' ON CENTER.
3) FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DRIPLINE OF THOSE TREES TO BE SAVED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
4) FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
5) UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.
6) NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN, THIS SHALL INCLUDE, BUT NOT LIMITED TO,
   a. NO SOLVENTS OR CHEMICALS WITHIN THE PROTECTED AREAS.
   b. NO BUILDING MATERIALS OR CONSTRUCTION EQUIPTMENT WITHIN THE PROTECTED AREAS.
   c. NO GRADE CHANGES, INCLUDING FILL, WITHIN THE PROTECTED AREAS.
   d. NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT PERMISSION FROM THE PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLANDS REVIEW BOARD.
   e. ANY REQUIRED SWALE NEEDS TO BE DIRECTED AROUND THE PROTECTED AREAS. IN INSTANCES WHERE SWALES ARE APPROVED THRU A PROTECTED AREA THE SWALES NEED TO BE HAND DUG. MACHINERY OF ANY KIND IS PROHIBITED.
7) REGULATED WOODLANDS OR REGULATED TREES ADJACENT ADJACENT TO THE PROPERTY ARE ALSO REQUIRED TO BE PROTECTED WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.

misc. notes:

1. REFERENCE ENGINEERING PLANS FOR EXISTING AND PROPOSED FINAL UTILITIES, WALLS, AND FENCE LOCATIONS
2. REFERENCE ENGINEERING PLANS FOR GRADING WITH MIN. 2' INTERVALS
3. REFERENCE ENGINEERING PLANS FOR WOODLAND SURVEY OF EXISTING TREES OVER 8" INCLUDING PROPOSED PROTECTION FENCE LOCATIONS
   *SEE TREE SURVERY/TREE REMOVAL PLAN FOR OBERLIN PREPARED BY PROFESSIONAL ENGINEERING ASSOCIATES, INC. FOR SUMMARY TREE REPLACEMENT CALCULATIONS AND DETAILS
4. REFERENCE ENGINEERING PLANS FOR EXISTING SOILS PER USDA.

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project:
Manchester
A planned Multi-Family Community

project location:
City of Novi, Michigan
13-Mile Road & Novi Road

sheet title:
SITE AMENITY

job no./issue/revision date:

LS15.059.06	SPA	6-15-2015
LS15.059.07	SPA	7-15-2015
LS15.059.09	SPA	9-8-2015

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checked by: FP
date: 6-15-2015

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For free location of public utility lines

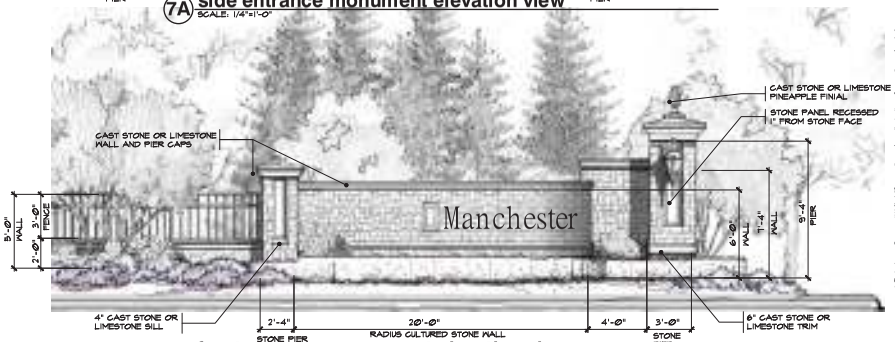
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project no: LS15.059.06

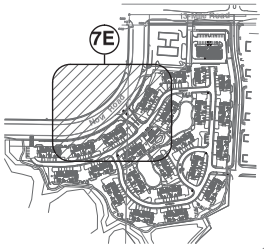
sheet no: LS-6 of 8



7A **side entrance monument elevation view**
SCALE: 1/4"=1'-0"

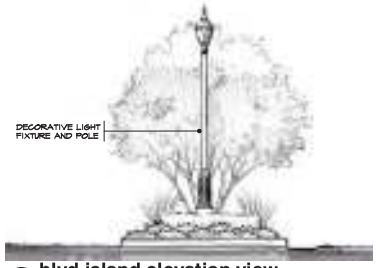


7B **front entrance monument elevation view**
SCALE: 1/4"=1'-0"

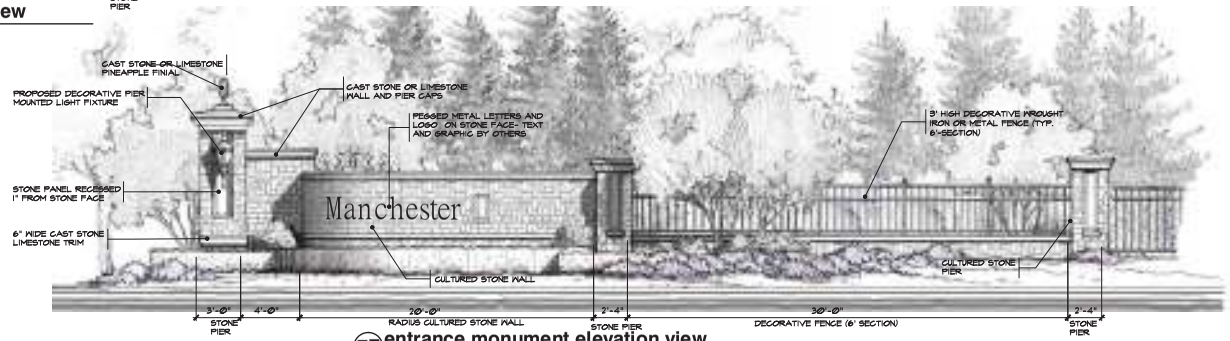


key reference map
NO SCALE

7E **entry monument site plan**
SCALE:1"=40'-0"



7C **blvd island elevation view**
SCALE: 1/4"=1'-0"



7F **entrance monument elevation view**
SCALE: 1/4"=1'-0"



7D **Novi Road elevation view**
SCALE: 1/8"=1'-0"

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project:
Manchester
A planned Multi-Family Community

project location:
City of Novi, Michigan
13-Mile Road & Novi Road

sheet title:
ENTRANCE & SIGN MONUMENT

job no./issue/revision date:
LS15.059.06 SPA 6-15-2015
LS15.059.07 SPA 7-15-2015
LS15.059.09 SPA 9-8-2015

drawn by:
JP, KH, AP
checked by:
FP
date:
6-15-2015

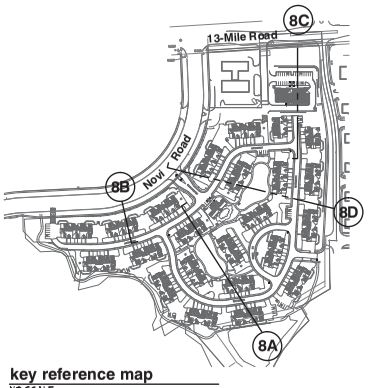
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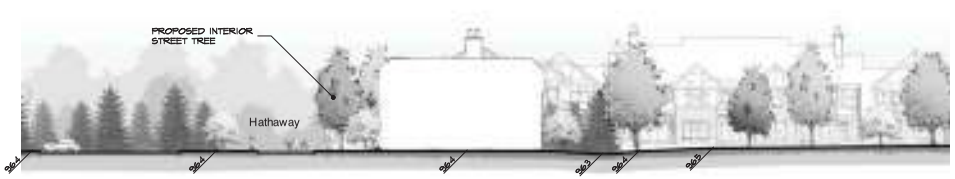
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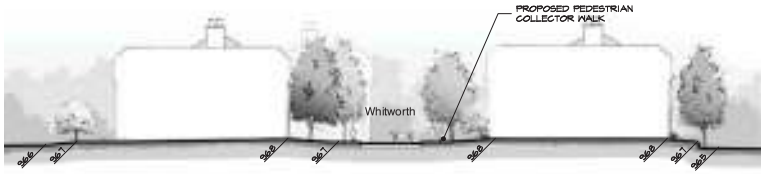
project no:
LS15.059.06

sheet no:
LS-7 of 8

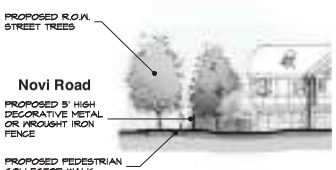


key reference map
NO SCALE

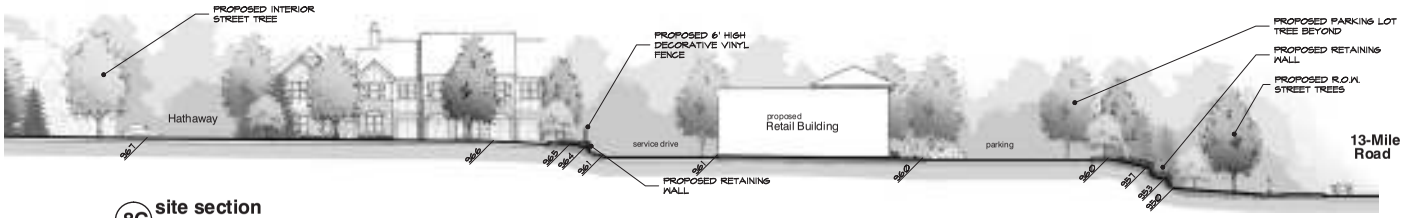




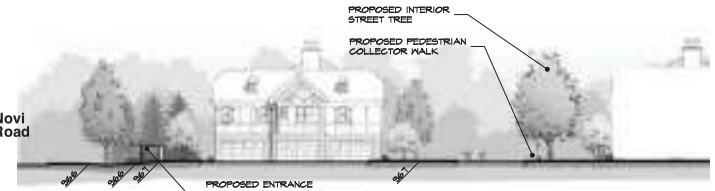
8A site section
SCALE:1"=20'-0"

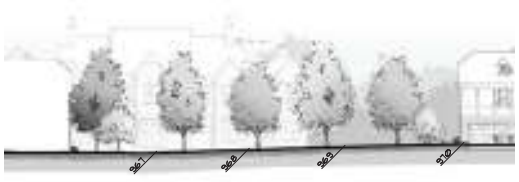


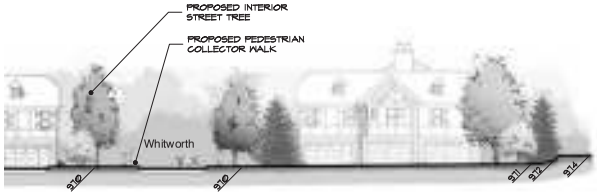
8B site section
SCALE:1"=20'-0"



8C site section
SCALE:1"=20'-0"







8D site section
SCALE:1"=20'-0"

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project:
Manchester
A planned Multi-Family Community

project location:
City of Novi, Michigan
13-Mile Road & Novi Road

sheet title:
SITE SECTIONS

job no./issue/revision date:
LS15.059.06 SPA 6-15-2015
LS15.059.07 SPA 7-15-2015
LS15.059.09 SPA 9-8-2015

drawn by:
JP, KH, AP
checked by:
FP
date:
6-15-2015

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project no:
LS15.059.06

sheet no:
LS-8 of 8



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ph. (248) 770-3677

project:

Manchester
A planned Multi-Family Community

project location:

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13-Mile Road & Novi Road

sheet title:

OVERALL GENERAL LANDSCAPE PLANTING VIEW

job no./issue/revision date:

LS15.059.06	SPA	6-15-2015
LS15.059.07	SPA	7-15-2015
LS15.059.09	SPA	9-8-2015
LS15.059.11	SPA	11-10-2015

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project no:
LS15.059.06

sheet no:
LS-1



2A **landscape planting detail**
SCALE: 1" = 40'-0"

key reference map
NO SCALE

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Manchester
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project location:

City of Novi, Michigan
13-Mile Road & Novi Road

sheet title:

LANDSCAPE PLANTING DETAIL

job no./issue/revision date:

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LS15.059.07	SPA	7-15-2015
LS15.059.09	SPA	9-8-2015
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project no:
LS15.059.06

sheet no:
LS-2



key reference map

NO SCALE

landscape legend

3A landscape planting detail

SCALE: 1" = 40'-0"

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LANDSCAPE PLANTING DETAIL

job no./issue/revision date:

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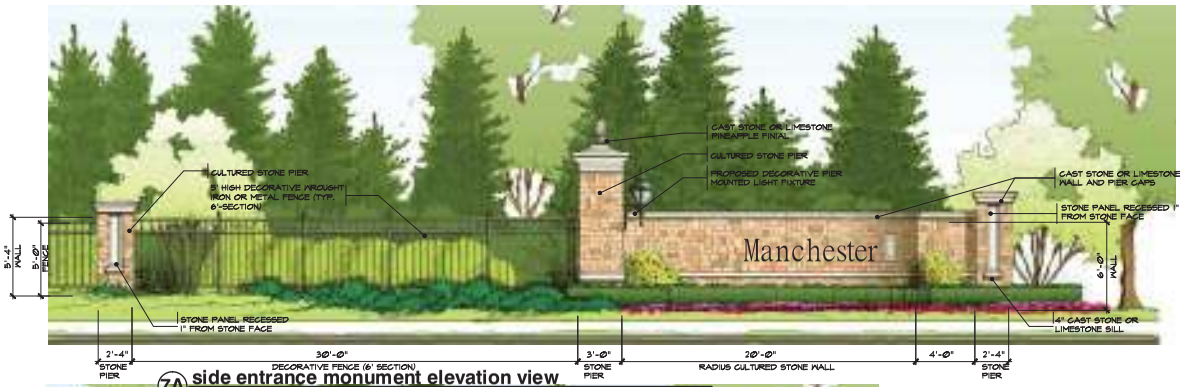
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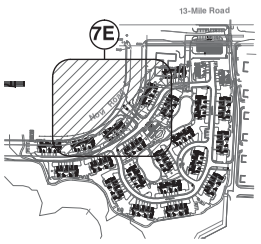
sheet no:
LS-3



7A **side entrance monument elevation view**
SCALE: 1/4"=1'-0"

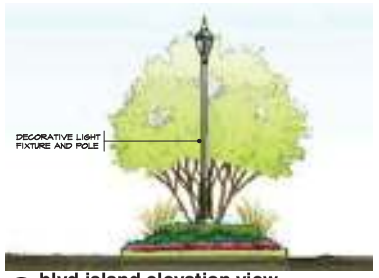


7B **front entrance monument elevation view**
SCALE: 1/4"=1'-0"



key reference map
NO SCALE

7E **entry monument site plan**
SCALE: 1"=40'-0"



7C **blvd island elevation view**
SCALE: 1/4"=1'-0"



7F **entrance monument elevation view**
SCALE: 1/4"=1'-0"



7D **Novi Road elevation view**
SCALE: 1/8"=1'-0"

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job no./issue/revision date:		
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project no: LS15.059.06

sheet no: LS-7






Market Place
Music Shop
Ice Cream

Sandstone/The Vistas Timeline
(Excerpt from 13 Mile/Novi Road Land Use Study)

Sandstone/The Vistas Timeline

1986

Original mixed use development concept presented.

City creates PUD zoning standards to facilitate development. Concept included:

- 564 Stacked Flats Units
- 620 Attached Single Family Units
- 309 Detached Single Family Units
- 24,500 sq ft commercial uses

1991

Sandstone PUD Approved.

- Phased mixed use development
- Commercial center
- Detached homes, townhomes, and apartments
- Central plaza served as focus of development in the commercial center

1995

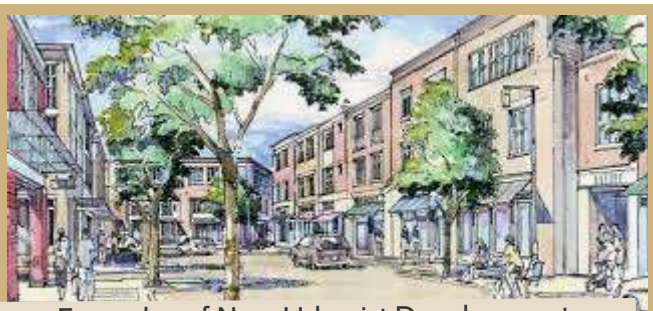
Sandstone PUD Amended.

- Renamed The Vistas
- 1,119 dwelling units: Mix of Single Family Homes, Townhomes, and Multiple Family
- 100,000 sf commercial/retail
- Plan influenced by New Urbanism and City Beautiful movements.
- All residents would be within walking distance of the Village Commercial Center

Single Family Homes and Townhomes - built 2000







Examples of New Urbanist Development

The Kentlands, MD (1988)



2002

Litigation results in Consent Judgment.

- Affects the PUD and "Remaining PUD" phases
- Commercial uses increased to 170,000 sf
- Continues residential dwelling components
- Development examples include local strip centers
- One fast-food restaurant with drive-thru permitted



Example of commercial development (Westwind Village, West Bloomfield, MI) included in the 2002 Consent Judgment.





Commercial development at 13 Mile/Novi Road. Approximately 24,000 sf

2015

New Development Proposed.

- 189 multiple family dwellings
- No commercial uses

Applicant Response Letter
Ordinance Deviations

Civil Engineers | Land Surveyors | Landscape Architects
experienced. responsive. passion for quality.
Corporate Office: 2430 Rochester Court • Suite 100 • Troy, MI 48083
t: 248.689.9090 • f: 248.689.1044 • www.peainc.com

November 13, 2015
PEA Project No: 2013-220

City of Novi Planning Department
45175 Ten Mile Road
Novi, MI 48375

RE: PLANNING REVIEW RESPONSE – ORDINANCE DEVIATIONS
MANCHESTER
CITY FILE NUMBER: JSP 15-52

Staff has identified the following deviations from the Zoning Ordinance in their November 2, 2015 Preliminary Site Plan review. We offer the following responses to these deviations and respectfully request approval of these deviations by the City Council. If approved, these deviations will be incorporated into the amended Consent Judgement:

1. **Residential Building Setbacks - *Request a City Council waiver for the Novi Rd setbacks***

   Based on the fact that the projects proposed building setbacks and site design are consistent with the original design intent of the existing adjacent neo-traditional site plan; which promotes locating the architecture closer to the street and sidewalks creating a sense of welcoming the pedestrian to the front yard and front door; with a strong emphasis on architectural detailing and the pedestrian; rather than setting the buildings as far away as possible creating a large pedestrian barrier with greenbelts and berms.

2. **Total number of rooms - *Request a City Council waiver for exceeding the maximum number of rooms***

   The proposed buildings have 2Br, 2br/Den and 3Br units all with 2car attached garages which have been incorporated in the project based on a very strong market demand. Furthermore the original allowable project density was 15 du/acre; we are proposing (8.3 du/ac) which is well below the original allowable project density.

   Typical 8 unit (buildings 1-7, 9-21)
   (8 d/u per building - stacked ranch and carriage units)

   (1) Unit 101 - 2br 2b w/ 2 car garage ±1278 sq ft
   (2) Unit 102 - 2br 2b w/ 2 car garage ±1251 sq ft
   (1) Unit 201 - 3br/Den 2b w/ 2 car garage ±1832 sq ft
   (2) Unit 202 - 2br/Den or 3br 2b w/ 2 car garage ±1507 sq ft
   (2) Unit 203 - 2br 2b w/ 2 car garage ±1421 sq ft

Typical 5 unit building (buildings 8, 22, 23)
(5 d/u per building - stacked ranch and carriage units)

(1) Unit 101 - 2br 2b w/ 2 car garage ±1278 sq ft
(1) Unit 102 - 2br 2b w/ 2 car garage ±1251 sq ft
(1) Unit 201 - 3br/Den 2b w/ 2 car garage ±1832 sq ft
(1) Unit 202 - 2br/Den or 3br 2b w/ 2 car garage ±1507 sq ft
(1) Unit 203 - 2br 2b w/ 2 car garage ±1421 sq ft

Building Number	Number of Units	Number of Rooms	Building Length	Building Height	2 Bedroom Units	2 Bedroom/ Den Units	3 Bedroom/ Den Units	Room Count
1-7, 9-21	8	27	136'-8"	30'-0"	5	2	1	540
8, 22, 23	5	17	94'-4"	30'-0"	3	1	1	51
Total	175	-	-	-	109	43	23	591

3. **Building Orientation** - ***Request a city council waiver for 45 degree building orientation from property lines and minimum RM-1 setbacks parking to building***

Based on the fact that the projects proposed building setbacks and site design are consistent with the original design intent of the existing adjacent neo traditional site plan; which promotes locating the architecture closer to the street, sidewalks and parking; creating a sense of welcoming the pedestrian to the front yard and front door; with a strong emphasis on architectural detailing and the pedestrian. The buildings parallel the interior perimeter property lines of the site and park areas allowing for maximum views and interaction with the parks and existing natural features; rather than setting them at 45 degree angles which skew views to the parks and natural features.

4. **Minimum Distance between the buildings** - ***Request a City Council waiver for minimum distance between buildings***

Based on the fact that the projects proposed building setbacks and site design are consistent with the original design intent of the existing adjacent neo traditional site plan; which promotes locating the architecture closer together in pedestrian oriented building clusters with the design goal of saving large areas of natural features and creating parks.

5. **Off-Street Parking or related drives** - ***Request a City Council waiver for required RM-1 min. 25-ft setback parking to building***

Based on the fact that the projects proposed building setbacks and site design are consistent with the original design intent of the existing adjacent neo traditional site plan; which promotes locating the architecture closer to the street, sidewalks and parking; creating a sense of welcoming the pedestrian to the front yard and front door; with a strong emphasis on architectural detailing and the pedestrian.

6. Dumpster – *Request a City Council waiver for dumpster located in rear yard*

Dumpster is located in "extended rear yard". We feel the dumpster is in the best location for screening purposes.

7. Engineering DCS Variances - *Request a City Council waiver for sidewalk location to be a minimum of 5-ft from the back of curb.*

a. We will work with staff during the final site plan submittal to provide approved storm water management. A DCS variance request will be submitted for the use of a Mechanical Pre-Treatment Device. It should be noted that the site will be under one-owner and sedimentation maintenance will be required and enforced as part of the development restrictions, in addition to the required agreement with the City.

b. The site if proposed to be a neo-traditional development. The buildings and driveways are pulled forward to encourage a walkable community. A waiver is requested for walks to be located directly behind the curb.

8. Landscape Ordinance Deviations - *Request a City Council waiver for berm, screening, street trees and foundation landscape*

a. Adjacent to Public Rights-of-Way, Berm (Wall) & Buffer

Novi Road

- *A request for a City Council waiver for not providing berm along Novi Road frontage.*
- A decorative metal fence and stone piers is proposed in-lieu of a berm. To be consistent with the design intent of a neo-traditional community, the proposed decorative fence and stone pier will promote the building architectural details to be closer to the sidewalk and street, creating a visual upscale neighborhood. See entrance & sign monument plan on sht. LS-7 for proposed fence and pier elevations and details.

Thirteen Mile Road

- *A request for a City Council waiver for the street trees plantings located behind the side walk and berm between side walk and parking.*
- A stepped retaining wall is proposed due existing site conditions. The parking and building will be located 10'± high above 13-Mile Road. Landscape plantings provided will create an attractive screening.

b. Screening between Residential and Non-residential – Berm.

- *A request for a City Council waiver for 6'-8' high berm between residential and commercial use.*
- In-lieu of a berm, a 6' high decorative fence is proposed located on top of a 4' high retaining wall with landscape plantings, including evergreen trees along the commercial use. Additional landscape plantings will be provided to include a row of Arborvitae planted below the retaining wall to provide additional visual and noise screening.

c. Street Tree Requirements
Thirteen Mile Road Street Tree
- *A request for a City Council waiver for the street trees to be located behind the side walk.*

Multi-family Internal Street Tree
- *A request for a City Council waiver for some of the internal street trees required to be located elsewhere on the site.* Labels designated for street tree plantings will be added on the landscape plans to provide aid in the verification of trees.

d. Building Foundation Landscape
Commercial
- *A request for a City Council waiver for the 60% of its building facade (between building and parking) with greenspace area.*
- Proposed building foundation (greenspace) will be provided in parking islands and landscape area between proposed commercial and existing service station. Landscape plantings will include a mix of shrubs, perennials, grasses and annuals.

9. Section 9 Façade Waiver - *Request a City Council waiver for Section 9 Façade*

The design goal for the site was to design a site plan which respects the surrounding properties and sites existing natural features, while taking advantage of the views to these natural features. The site as designed and architecture act as a transition to the existing single family to the south and west. We've designed two story multifamily buildings; which are smaller in scale that the 2 ½ to 3-story existing multifamily to the east and thus relate more harmoniously with the adjacent existing single family. We're proposing three different building styles; we've aligned the buildings to show an attractive elevation along Novi Road in keeping with the original neo-traditional master plan for the project as seen in the single family Saratoga Circle across the street. The intent was to create a wonderful diverse blend of architecture throughout the project with a mix of traditional Tudor, transitional and contemporary architectural styles which would provide a variety of interest and relate to the architectural diversity around the site and throughout the city. The buildings have a mix of brick, asphalt singles, horizontal hardie plank siding, metal wrapped trim and decorative metal balcony railings. The materials and colors selected are durable low maintenance materials that reinforce the diversity of the architectural styles. The buildings measure approximately 30-ft. to the midpoint of the roof. We've designed a mix of 2Br and 2Br/Dens and 3-bedrooms ranging in size from ±1251 to 1832-sf; all of the units have two car attached garages. We believe the project will be a wonderful addition to the community and complement the original intent of the overall existing development.

We feel the above waiver requests are consistent with the surrounding developments and enhance the neo-traditional planning of this development. On behalf of the Manchester 13-Mile Road design team, we respectfully request these waivers from City Council.

If you have any questions or require any additional information, please feel free to contact us.

Sincerely,
PEA, Inc.

John B. Thompson, PE
Senior Project Manager

cc: Michael Furnari, Manchester 13 Mile Road, LLC
Barry Stulberg, Stulberg Consulting
Matt Quinn, Seglund, Gabe, Quinn Elowsky & Pawlak, PLC
Mark Abanatha, Alexander V. Bogaerts + Associates, P.C.
Joel Pascual, Felino Pascual & Associates, Inc
Michael Labadie, Flies & Vandenbrink
Jeff King, King & MacGregor Environmental, Inc.

Applicant's Response letter
To Staff and Consultant
Site Plan Review letters

Civil Engineers | Land Surveyors | Landscape Architects
experienced responsive passion for quality
Corporate Office: 2430 Rochester Court • Suite 100 • Troy, MI 48083
t: 248.689.9090 • f: 248.689.1044 • www.peainc.com

November 13, 2015 (revised 12/01/15)
PEA Project No: 2013-220

City of Novi Planning Department
45175 Ten Mile Road
Novi, MI 48375

RE: PRELIMINARY SITE PLAN (Amendment to existing Consent Judgement)
PLANNING REVIEW RESPONSE
MANCHESTER – Planned Multi-family Residential Development
CITY FILE NUMBER: JSP 15-52

We have received the following review checklists/letters:

1) Plan Review Center Report – Preliminary Site Plan dated November 2, 2015
2) Planning Review Chart dated October 19, 2015
3) Engineering Review dated October 7, 2015
4) Plan Review Center Report- Landscape Review dated October 8, 2015
5) Landscape Review Summary Chart – Preliminary Site Plan dated October 8, 2015
6) Wetland Review of the Preliminary Site Plan (PSP15-0130) – ECT dated October 8, 2015
7) Woodland Review of the Preliminary Site Plan (PSP15-0130) – ECT dated October 8, 2015
8) Traffic Review for Preliminary Meeting 10/8/2015 (PSP15-0113) – AECOM October 8, 2015
9) Façade Ordinance Review – Preliminary Site Plan (PSP15-0130) – DRN & Assoc October 8, 2015
10) Fire Department Review dated September 30, 2015

We have attached the following:

1) This response letter addressing the comments from the review letters.
2) Site lighting response letter from Strategic Energy Solutions.
3) A narrative addressing the deviations listed in the review letters.
4) A PDF version of the Site Plan Drawings with no changes made.
5) A color rendering of the Site Plan, Elevations and Perspectives.

We offer the following revisions and clarifications in response to the review letter comments:

Planning Review:

1) **Open Space Area** – additional benches and focal points of interest will be included on future landscape plans. The open space for the courtyard area between buildings 7, 13, 14 and 15 was included in the 54,100-sf for Area "A" (see Dwg. P-2.3)
2) **Maximum Dwelling Unit Density/Net Site Area** – Densities will be calculated per total land areas rather than per phase.
3) **Pedestrian Connectivity** –a sidewalk will be added to connect the residential to the commercial area near units 9 and 23.
4) **Parking** – Unit 8 will be revised to be a 5 unit building, rather than 8. The smaller unit will allow a 14 space parking lot to be added near the clubhouse. Two additional spaces were also added along

the roadway. Total parking for Clubhouse = 21-spaces. Again, we stress that the clubhouse will not be rented for private gatherings. It will mainly be used as a leasing office and pool changing facility. The site is a walkable community and it is intended that many residents will walk or ride bikes to the club house.

5) **Minimum number of Bicycle Parking** – The Site Amenity Plan (LS-6 of 8) shows the correct locations and detail for the bike racks. This information will be removed from the Site Plan Drawings to avoid confusion.
6) **Entryway lighting** – Currently there are nine light poles along Novi and 13 Mile road (see LS-6 of 8). These poles and additional fixture information will be incorporated into the updated photometric plan. See attached Site Lighting Response from Strategic Energy Solutions.
7) **Economic Impact Statement** – The estimated cost of the proposed buildings and site improvements is $26,000,000. The number of anticipated jobs created during construction is 186. The number of anticipated jobs created after building is occupied is 28.
8) **Signage** – it is noted that Jeannie Niland will be contacted regarding sign permits when that time comes.
9) **Property Split/Combination** – The intent is to combine the two existing parcels and split off the commercial corner.
10) **Other Reviews** – see below.

Engineering Review

The Site Plan, Storm Water Management and Engineering Design items noted will be addressed on the Final Site Plan Submittal, as requested.

Landscape Review:

1) **Existing Trees** - Existing trees to be removed will be highlighted on Topographic Survey sheet.
2) **Adjacent to Public Rights-of-Way, Berm (Wall) & Buffer**

Novi Road

- *A request for a City Council waiver for not providing berm along Novi Road frontage.*
- A decorative metal fence and stone piers is proposed in-lieu of a berm. To be consistent with the design intent of a neo-traditional community, the proposed decorative fence and stone pier will promote the building architectural details to be closer to the sidewalk and street, creating a visual upscale neighborhood. See entrance & sign monument plan on sht. LS-7 for proposed fence and pier elevations and details.
- Greenbelt landscape calculations will be revised per Alta survey dimension and landscape plantings will be provided as required.

Thirteen Mile Road

- *A request for a City Council waiver for the street trees plantings located behind the side walk and berm between side walk and parking.*
- A stepped retaining wall is proposed due existing site conditions. The parking and building will be located 10'± high above 13-Mile Road. Landscape plantings provided will create an attractive screening.
- Greenbelt landscape calculations will be revised per Alta survey dimension and landscape plantings will be provided as required.

3) **Screening between Residential and Non-residential – Berm**
   - *A request for a City Council waiver for 6'-8' high berm between residential and commercial use.*
   - In-lieu of a berm, a 6' high decorative fence is proposed located on top of a 4' high retaining wall. Landscape buffer plantings is proposed which includes evergreen trees between residential and commercial. Additional landscape plantings will be provided to include a row of Arborvitae planted below the retaining wall to provide additional visual and noise screening.

4) **Street Tree Requirements**

   Novi Road Street Tree
   - Street tree calculations will be revised per Alta Survey frontage dimension, and street plantings will be provided as required.

   - Thirteen Mile Road Street Tree
   - Street tree calculations will be revised per Alt Survey frontage dimension and required street plantings will be provided
   - *A request for a City Council waiver for the street trees to be located behind the side walk.*

   Multi-family Internal Street Tree
   - *A request for a City Council waiver for some of the internal street trees required to be located elsewhere on the site.* Labels designated for street tree plantings will be added on the landscape plans to provide aid in the verification of trees.

5) **Parking Lot Landscape** - Parking lot interior landscaping calculations will be revised and interior parking lot trees will provided as required. Islands will be a minimum 10' wide.
6) **Parking Lot Perimeter Canopy Trees** - Perimeter parking lot canopy tree calculations will be provided and perimeter parking lot trees needed will be added on the landscape plan. Labels designated for perimeter parking lot trees will be added.
7) **Transformer/Utility Box Screening** - Typical transformer planting detail has been provided on Sht. LS-5. Final required locations will be added on the landscape plan per Detroit Edison and city standards. Proposed plantings will be included on the plant material list.
8) **Building Foundation Landscape**

   Commercial
   - *A request for a City Council waiver for the 60% of its building facade (between building and parking) with greenspace area.*
   - Proposed building foundation (greenspace) will be provided in parking islands and landscape area between proposed commercial and existing gas station. Landscape plantings will include a mix of shrubs, perennials, grasses and annuals.

   Multi-Family
   - Proposed canopy or evergreen tree plantings will be located within designated building area as permitted. Labels will be added on the landscape plans to provide aid in the verification of trees designated for ground floor dwelling unit requirements.

9) **Planting Notations and Details** - Standard notes and details will be updated as necessary per the notes on the Landscape Chart.
10) **Storm Basin Landscape** - All proposed landscape planting within the storm basin will be native to Michigan and will be included in the plant material list.
11) **Irrigation** - Irrigation plan for the landscape areas will be provided during final site plan
12) **Snow Deposit** - Location of snow storage areas will be provided for both residential and commercial on the landscape plan and snow will be removed from site for snow events.

13) **Corner Clearance** - Corner clearance zones on all the internal drives and commercial drives will be shown on landscape plan

Wetland Review:

We have met with MDEQ as part of the pre-application process, and after some deliberation, MDEQ has determined that a permit will be necessary to discharge our site stormwater to the on-site wetlands. Once we have finalized the details of our pre-treatment/management of the stormwater, we will be submitting a MDEQ permit application. MDEQ is now aware of the history of the use of that on-site wetland by adjacent properties for similar purposes, so we anticipate that a permit will be forthcoming once we submit the application.

1) No permanent impact is proposed to the wetland. Sheet 3.2 provides the location and proposed volume of wetland buffer impacted. Earthen slopes from these areas would have significantly impacted the buffer so retaining walls were added to minimize or eliminate the impact.
2) Detailed design/calculations, summary of Stormwater management and cross-sections will be provided on the Final Site Plan Submittal, as requested.

Woodland Review:

ECT recommended approval of the Preliminary Site Plan for woodlands. Their comments will be incorporated into the Final Site Plan Submittal, as requested.

Traffic Review:

1) **General Comments** – no comment
2) **Potential Traffic Impacts** – no comment (TIS is acceptable)
3) **External Site Access & Operations** –
   a. Existing Brownstone driveway will be dimensioned on the Final Site Plan Submittal, as requested.
   b. Island length on the Manchester entrance will be revised to meet City standards (Figure IX.3) on the Final Site Plan Submittal, as requested.
4) **Internal Site Access & Operations** –
   a. Typical Roadway meeting City standards will be addressed on the Final Site Plan Submittal, as requested.
   b. On-street parking and proper signage will be addressed on the Final Site Plan Submittal, as requested.
5) **Signing & Pavement Marking** –
   a. On the Final Site Plan Submittal, we will provide "Yield" signs in-place of "Stop" Signs at minor three-leg intersections adequate sight distance is available
6) **Bicycle & Pedestrian** – no comment (in compliance)

Façade Ordinance Review:

As indicated in DRN's review letter the materials and colors selected reinforce the diversity of the architectural styles. We are requesting a Section 9 Wavier from City Council. Detailed architectural drawings will be provided on the Final Site Plan Submittal. We understand they will be reviewed for consistence with the approved conceptual drawings.

Fire Department Review:

1) Turning radii into parking lots will be reviewed to achieve 150' access requirement.

On behalf of the Manchester design team, we would like to thank you for your assistance with this project and look forward to building this exciting project. If you have any questions or require any additional information, please feel free to contact us.

Sincerely,
PEA, Inc.

John B. Thompson, PE
Senior Project Manager

cc: Michael Furnari, Manchester 13 Mile Road, LLC
Barry Stulberg, Stulberg Consulting
Matt Quinn, Seglund, Gabe, Quinn Elowsky & Pawlak, PLC
Mark Abanatha, Alexander V. Bogaerts + Associates, P.C.
Joel Pascual, Felino Pascual & Associates, Inc
Michael Labadie, Flies & Vandenbrink
Jeff King, King & MacGregor Environmental, Inc.

Staff and Consultant
Site Plan Review letters

Planning Review

PLAN REVIEW CENTER REPORT

November 02, 2015

Planning Review

Manchester

JSP15-52

Petitioner

Manchester 13 Mile LLC

Review Type

Preliminary Site Plan (Amendment to existing Consent Judgement)

Property Characteristics

- Site Location: south of Thirteen Mile road and east of Novi Road (Section 11)
- Site Zoning: RA-Residential Acreage with previously approved Consent Judgement
- Adjoining Zoning: North: RM-1- Low density multi-family; East and South : RA-Residential Acreage; West: R-4-One-family residential
- Adjoining Uses: Multi-family residential to the east and north, single family residential on all other sides with commercial on northwest side.
- School District: Walled Lake School District
- Site Size: 21 acres
- Plan Date: 09-14-15

Project Summary

The subject property was originally approved by a Planned Unit Development Agreement dated July 1, 1991 as part of Sandstone Development. On April 10, 1995 the project name was changed to Vistas Planned Unit development in which the subject property was referred to as Phase 11, 12 and 13. A consent judgement was recorded on July 24, 2002, in which the recommended use for the subject property was commercial. The Applicant is currently proposing to amend the consent judgement to allow multiple housing for the subject property.

The applicant is proposing a rental multi-family residential development which consists of 23 buildings with 178 units in total, a community clubhouse, and corresponding amenities and site improvements in the site that measure 21 acres. The applicant is proposing to construct the development in three phases. Phase 1 includes 88 units and a clubhouse, Phase 2 includes 90 units and Phase 3 with commercial building and corresponding site improvements.

Land Use Study

A land Use study was performed by Clearzoning to review possible changes in the approved land use. The Planning Commission held a public hearing on May 27, 2015 to review the study to the City Council. The Planning Commission approved a motion to forward the study to the City Council in support of either alternative 1 or 2, as listed in the study (also listed below for reference) or any other alternative that the City Council feels is appropriate. This motion was made based on the feedback received from the public, and as an alternative to the limitation of consent judgement for commercial use.

Option 1: Multiple-family residential with a density of up to nine dwelling units/acre on up to 18 acres. The remaining three acres, located near the frontage of one of the two arterial streets (13 Mile and/or Novi Road), could be mixed use with ground floor retail/restaurant. Up to two additional floors could offer residential dwelling units. Given the proximity of the park and lake, commercial uses that have a recreation or health focus might be a great fit, including equipment rentals, fresh local food, and training facilities. Additionally, given the stated market for multiple family (young professionals and empty nesters), office space geared at those who work from home offices could be a real benefit to the nearby community.

Option 2: Multiple-family residential with a density of up to nine dwelling units/acre on the entire 21-acre parcel. At least one public amenity, such as those noted above, should be included in the development to encourage a community feeling between new and existing residents.

The applicant presented a plan similar to one of the study's recommendations.

Recommendation
Approval of the ***Preliminary Site Plan is recommended***, contingent upon the following comments to be addressed satisfactorily with Final Site Plan and the listed deviations approved by the City Council.

Ordinance Requirements
This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 * (Zoning Districts) Article 4 (Use Standards), Article 5 (Site Standards) and any other applicable provisions of the Zoning Ordinance.

Items in **bold** below must be addressed by the applicant.

*Residential and Commercial portion of the current site plan is reviewed based on the applicable required conditions and standards for RM-1 district and B-3 district respectively, which are the comparable zoning district for what the applicant is proposing. The corresponding Planning chart also lists old PUD (Planned Unit Development) requirements as they apply to this site plan for reference.

1. Open Space Area: The proposed open space exceeds the minimum area requirements that include pathways, courtyards, clubhouse and pool. A woodchip trail is proposed along south side of property with benches along trail, and small preserved woodland at the southwest corner of property. **Please add the courtyard area, which is surrounded by buildings 7, 13, 14 and 15 to the Open Space calculations as well. Staff also recommends adding additional benches and focal points of interest to further enhance the development.**

2. Maximum Dwelling Unit Density/Net Site Area (Sec. 3.1.7.D): The applicant has calculated the densities based on the phase boundaries. **Staff has updated the densities provided based on the actual net site area. Please refer to the chart for further details and update the site notes on the site plan to reflect the correct densities.**

3. Pedestrian Connectivity (Sec. 3.8.2.G): Where feasible sidewalks shall be connected to other pedestrian features abutting the site. Internal sidewalks are connected to Brownstone apartments to public sidewalk along Thirteen Mile Road and one to public sidewalk along Novi Road. Connections are provided to trails and commercial area as well. **Sidewalks recommended between units 9 and 23 to provide a direct connect the new residential homes to Commercial/Retail**

4. Parking (Sec. 5.2.): The proposed site plan exceeds the minimum required parking for the entire development (466 required, 744 provided). However, there is not enough parking provided in front of the clubhouse. The applicant has indicated the club house will not be rented for private gatherings. It is mostly used for leasing services and pool changing facilities. Mail areas are spread out throughout the community. **The applicant has not proposed enough parking around the clubhouse with an intent that the residents will primarily walk or bike to the location.**

5. Minimum number of Bicycle Parking (Sec. 5.16.1): Proposed bike spaces exceeds the minimum required. **Update the required and proposed calculations under site data. Provide the layout plan detail as required.** The plans indicate hoops at two locations, but the detail on Sheet LS-6 indicate a different design, **please clarify the type of design proposed for bike racks.**

6. Entryway lighting (Sec. 5.7): One street light is required per entrance. One pole light is proposed at the Novi street entrance. **Applicant agreed to consider proposing lighting along the Novi and 13 Mile ROW to light the public sidewalk. More information is required with regard to type of fixtures etc. Applicant to work with engineering and DTE on the location and type of the fixtures are proposed in the right of way**

7. Economic Impact Statement: **Please provide the following information with the revised submittal**
    a. Total cost of the proposed building & site improvements
    b. Number of anticipated jobs created (during construction & after building is occupied, if known)

8. 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.

9. Property Split/Combination: **Clarify the intent of the property split in the response letter. Property split needs to be recorded prior to stamping set approval**

10. Other Reviews:
    a. Engineering Review: Couple of DCS variances identified. Additional comments to be addressed during Final Site Plan. Engineering recommends approval.
    b. Landscape Review: Landscape has identified couple of deviations from the code. Additional comments to be addressed during next submittal. Landscape recommends approval.
    c. Wetland Review: A Wetlands Permit and a wetland buffer authorization would be required for proposed impacts. Additional comments to be addressed during Final Site Plan. Wetlands recommend approval.
    d. Woodland Review: A Woodland Permit would be required for proposed impacts. Additional comments to be addressed during Final Site Plan. Woodlands recommend approval.
    e. Traffic Review: Additional comments to be addressed during Final Site Plan. Traffic recommends approval.
    f. Facade Review: A section 9 waiver is required for multiple deviations. Façade recommends approval supporting the waiver as it meets the intent of the ordinance.
    g. Fire Review: Additional comments to be addressed during Final Site Plan. Fire recommends approval.

Ordinance Deviations

Staff has identified the following deviations from the zoning Ordinance. The attached Planning Review Chart provides more details. The deviations can be approved by the City Council and the deviations should be included in the amended consent judgement

1. Residential Building Setbacks (Sec 3.1.7.D)& (Sec 3.1.12.D): Proposed setbacks from Novi Road are not consistent with any of the three minimums established by the RM-1 ordinance, retracted PUD ordinance and previously approved Vistas PUD. Proposed setbacks are not meeting the minimum required. Please refer to the chart for further details. **According to the applicant, the setbacks are consistent with neo- traditional site planning which promotes locating architecture closer to the street. Refer to applicant's letter for more details. Staff recognizes that the proposed setbacks are consistent with the neighboring multi-family development.**

2. Total number of rooms (Sec. 3.8.1): Total No. of rooms shall be less than the net set area in square feet divided by 2000. The proposed site plan exceeds the maximum allowed rooms (Allowed 410 rooms, proposed 601 rooms). Retracted PUD Ordinance does not limit the maximum number of rooms.

3. Building Orientation (Sec. 3.8.2.D): Where any multiple dwelling structure and/ or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line. The proposed buildings are oriented at 0 degrees from property line. **Applicant has provided a narrative explaining the building design style and intent behind the layout. Please label the distance any wall of a dwelling structure that contains openings involving living areas and the off-street parking and related drives for all buildings on sheet P-2.1 and P-2.2**

4. Minimum Distance between the buildings (Sec. 3.8.2.H): The ordinance provides a calculation to determine the minimum distance between buildings. The proposed site plan proposes two types of building. **Staff has calculated the minimum distance provided based on the information provided, verified the distances on the plan and identified that except for a few instances, staff has identified deviations from 2 feet to 21 feet from the minimum required standard. The deviation is mostly prominent among the buildings around the central courtyards. Please refer to chart for corresponding calculations.**

5. Off-Street Parking or related drives (Sec. 3.8.2.F): Off-street parking and related drives shall be no closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas. **Applicant indicated that building 6 and 22 are the two locations where the distance is less than 25 feet. Please label the distance any wall of a dwelling structure that contains openings involving living areas and the off-street parking and related drives for all buildings on sheet P-2.1 and P-2.2**

6. Dumpster (Sec 4.19.2.F): Dumpsters shall be located in rear yard. **Proposed dumpster at the retail building is located in the exterior side yard.**

7. Engineering DCS Variances: Engineering has identified two variances in their review letter.

    a. **Mechanical pretreatment is not allowed for site of this size. Provide a sedimentation basin or an approved sedimentation pretreatment method.**
    b. **Revise sidewalk location to be a minimum of 5 feet from the back of curb.**

8. Landscape Ordinance Deviations: **Landscape review has identified multiple deviations with regards to the berm, screening and street tree requirements from the Landscape Ordinance that can be approved by the City Council as part of the amendment to the consent judgement. Please refer to the Landscape review letter for more details.**

9. Section 9 Façade Waiver: The minimum amount of brick is not provided on the rear and side elevations all residential buildings (Buildings A, B & C). The percentage of asphalt shingles exceeds the Ordinance maximum on the Clubhouse. The minimum amount of brick is not provided and the percentage of C-Brick exceeds the Ordinance maximum on the rear and side elevations of the Clubhouse. A section 9 waiver is required for multiple deviations. Façade recommends approval supporting the waiver as it meets the intent of the ordinance. Refer to letter for more details.

Response Letter
With this submittal, all reviews are recommending approvals. Please provide the following by November 13, 2015 to be able to schedule the project on next City Council meeting agenda for November 23, 2015.

1. A response letter addressing **ALL** the comments from **ALL** the review letters.
2. A narrative addressing the deviations listed in the review letters.
3. A PDF version of the all Site Plan drawings. **NO CHANGES MADE.**
4. A color rendering of the Site Plan, if any.

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

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

Street and Project Name
This project name will need approval of the Street and Project Naming Committee. **Please contact Richelle Leskun (248-347-0579 or rleskun@cityofnovi.org) in the Community Development Department for additional information.**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.

Sri Ravali Komaragiri – Planner

PLANNING REVIEW CHART

Review Date: October 19, 2015
Review Type: Preliminary Site Plan
Project Name: JSP15-52 Manchester
Plan Date: September 14, 2015
Prepared by: Sri Komaragiri, Planner, **E-mail:** skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant before approval of the Final Site Plan. Underlined items need to be addressed on the Stamping Sets.

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
Zoning and Use Requirements					
The subject property was originally rezoned by a Planned Unit Development Agreement dated July 1, 1991 as part of Sandstone Development. On April 10, 1995 the project name was changed to Vistas Planned Unit development in which the subject property was referred to as Phase 11, 12 and 13. A consent judgement was recorded on July 24, 2002, in which the recommended use for the subject property was commercial. The Applicant is currently proposing to amend the consent judgement to allow multiple housing for the subject property. Residential and Commercial portion of the current site plan is reviewed based on the applicable required conditions and standards for RM-1 district and B-3 district respectively, which are the comparable zoning district for what the applicant is proposing.					Staff has compared the proposed site plan with the previously retracted PUD Ordinance to provide another reference point of review. The applicant is not expected to make changes based on the comments from this column.
Master Plan *(adopted August 25, 2010)*	Single Family Residential	Multi-family residential and	Yes		
Area Study	The site does not fall under any special category	NA	NA		
Zoning *(Effective December 25, 2013)*	R-4: underlying zoning	RM-1: Low- Density Multiple Family B-3: General Business District	Yes	Consent Judgement dated July 24, 2002 should be amended accordingly	
Uses Permitted (Sec 3.1.7.B & C)	Sec. 3.1.7.B. - Principal Uses Permitted. Sec. 3.1.7.C. – Special Land Uses Permitted.	Multi-Family Residential and Commercial/Retail	Yes	Consent Judgement dated July 24, 2002 should be amended accordingly	

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
Height, bulk, density and area limitations *(Sec 3.1.7.D)*					
Frontage on a Public Street. *(Sec. 5.12)* **Access To Major Thoroughfare** *(Sec. 5.12)*	Frontage on a Public Street is required	The site has frontage and access to Thirteen Mile and Novi Road	Yes		
Minimum Zoning Lot Size for each Unit in Ac *(Sec 3.8.1)*	RM-1 and RM-2 Required Conditions				
Minimum Zoning Lot Size for each Unit: Width in Feet *(Sec 3.8.1)*					
Open Space Area	200 sf of Minimum usable open space per dwelling unit For a total of 178 dwelling units, required Open Space: 35,600 SF	Open Space plan (P-2.3) is provided. A total of 11,288 usable space within the building is provided A total of 150,641 SF of total open space on Site is provided which includes pathways, courtyards, clubhouse and pool. Woodchip trail proposed along south side of property with benches along trail, and a small preserved woodland at the southwest corner of property.	Yes	**The current Open space meets the requirements. However, the space between buildings 7, 13, 14 and 15 should be included in the overall calculations as well.** ***Additional benches and focal points of interest would enhance the development.***	*Open space shall be conveniently and equitably located through the PUD. It shall be functionally intended and maintainable. Focal points of interest required at the entry points through use of art, civic design etc. Natural amenities such as ravines wooded areas or wild life habitats to be preserved.* ***More amenities recommended.***
Maximum % of Lot Area Covered (By All Buildings)	*25%*	20.3%	Yes		Lot coverage of all uses including accessory buildings cannot exceed

Item	Required Code		Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
						25%. **In compliance**
Building Height *(Sec. 3.20)*	35 ft. or 2 stories whichever is less		2 stories or +/- 30 ft.	Yes		35 ft. or 3 stories or as regulated by FAR, whichever is lower. **In compliance**
Minimum Floor Area per Unit *(Sec. 3.1.7.D)*	Efficiency	400 sq. ft.	Not proposed	NA	**The applicant is proposing Three phases for this site plan**	*Maximum floor area ratio for all uses in the PUD cannot exceed 0.35.* **Staff's calculation for 23 buildings with 178 units with a varied range of 1250 sf to 1832 sf, the FAR for 21.039 acres (916,459 SF) is 0.34**
	1 bedroom	500 sq. ft.	Not proposed	NA		
	2 bedroom	750 sq. ft.	Minimum of 1251 Sq. ft.	Yes		
	3 bedroom	900 sq. ft.	Minimum of 1421 sq. ft.	Yes		
	4 bedroom	1,000 sq. ft.	Not Proposed	NA		
Maximum Dwelling Unit Density/Net Site Area *(Sec. 3.1.7.D)*	Efficiency	--	--	Yes	**On P-2.0, add these values under Site Data and update the density calculations according to Total Residential Acreage and not Phase areas.** **Total Site Acres: 21.04 Acres** **Total Net Acreage, excluding ROW: 19.94 Ac** **Total Residential Site Acreage: 18.81 Ac** **Total Commercial Site Acreage: 1.13 Ac** **Total ROW Acreage: 1.1 Ac**	27. d.1.The maximum density for a PUD districts shall not exceed the average residential density for the area included in the PUD area Land area used for density calculations shall exclude future ROW. **In compliance**
	1 bedroom	10.9	--			
	2 bedroom	7.3	5.90 DUA (111 – 2BR units /18.81 Ac)			
	3+ bedroom	5.4	3.56 DUA (67- 3+ BR units/18.81 Ac)			
Phasing			The applicant is proposing to develop the site in three phases. Phase 1: 88 units and the clubhouse Phase 2: 90 units Phase 3: Commercial	Yes	**Densities shall be calculated per total land area and not the phase areas**	*Any phase containing commercial use shall have a residential area containing at least 100 units.* **Phase 3 is commercial alone, and is currently planned to be**

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
		Development			**built last. Phase 1 and 2 will have a total of 178 units together.** All phases shall not dependent on subsequent phases for safe and convenient access. **In compliance**
Residential Building Setbacks *(Sec 3.1.7.D)& (Sec 3.1.12.D)*					
Front (along Novi Road and Thirteen Mile Road)	RM-1: 50 ft. B-3: 30 ft.	RM-1: 35 ft. to Novi Road B-3: 50 ft. to Thirteen Mile Road	No	**The Vistas PUD Townhouse and Multiple Family approved to the east, allowed 50 feet to 13 Mile, and 30 feet to Meadowbrook. Proposed setbacks from Novi Road are not consistent with any of the three minimums established by the RM-1 ordinance, retracted PUD ordinance and previously approved Vistas PUD.** **The deviations can be approved by the City Council. According to the applicant, the setbacks are consistent with neo-traditional site planning which promotes locating architecture closer to the street. Refer to applicant's letter for more details.** Please show and label "proposed" front, side and rear setback lines on	*50 ft yard when fronting public street;* **35 ft provided along Novi Road** **50 ft along Thirteen Mile Road and 20 ft along Holmes (future public street)** *40 ft landscape buffer along perimeter, not fronting public street;* **No buffer provided, except near pond.** *35 ft along Collector Street within PUD;* **18 ft to 30 ft. provided between buildings and internal collector road**
Rear (South)	RM-1: 75 ft. B-3: 20 ft.	RM-1: 25 ft. B-3: NA	No		*40 ft landscaped area between residential and commercial uses;* **Approximately 20 feet of landscaping provided**
Exterior Side (along Holmes Road)	RM-1: 50 ft. B-3: 30 ft.	RM-1 20 ft. B-3: 40 ft.	No		Modifications can be approved by the City Council based on topographic conditions, existing trees and other vegetation or other site

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
				the plan. Mark the shortest distance between the buildings and the nearest property line.	conditions etc.
Parking Setback *(Sec 3.1.7.D) (Sec 3.1.12.D)Refer to applicable notes in Sec 3.6.2*					
Front	20 ft.	20 ft. on all sides.	Yes		
Rear	10 ft.		Yes		
Side	10 ft.		Yes		
Note To District Standards *(Sec 3.6.2)*					
Exterior Side Yard Abutting a Street *(Sec 3.6.2.C)*	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	Yard abutting Holmes drive is considered exterior side yard. See above for proposed setbacks	**No**	**50 feet required, 20 feet provided**	
Off-Street Parking in Front Yard *(Sec 3.6.2.E)*	Off-street parking is allowed in front yard	Parking is proposed in front yard for retail and meets the parking setback requirements	Yes		
Distance between buildings *(Sec 3.6.2.H)*	It is governed by sec. 3.8.2 or by the minimum setback requirements, whichever is greater	RM-1 code has additional requirements for distance between buildings	No	Refer to other comments in this review chart for more details.	
Wetland/Watercourse Setback *(Sec 3.6.2.M)*	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetland buffers exist on site	Yes?	**Retaining wall and woodchip trail appear to encroach into wetland setback.**	
Parking setback screening *(Sec 3.6.2.P)*	Required parking setback area shall be landscaped per sec 5.5.3.	A landscape plan is provided	Yes?	**Please refer to landscape review for additional information**	
Modification of parking setback requirements *(Sec 3.6.2.Q)*	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q	Unable to determine	NA	Any deviations for this site plan will be approved by the City Council as part of the amendment to the consent judgement	

Item	Required Code		Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
B-3, RM-1 and RM-2 Required Conditions *(Sec 3.8)& (Sec 3.10)*						
B-3 Required Condition *(Sec. 3.10.3.A)*	No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. Pedestrian exits or emergency doors are permitted on such building facades.		Proposed loading space is located in the rear yard away from Thirteen Mile and Novi Road.	Yes		
Total number of rooms *(Sec. 3.8.1)*	Total No. of rooms < Net set area in SF/2000 8,19,363 SF/2000 = 410		Total number of rooms = 601	No	**Total proposed number of rooms is exceeding the maximum number of rooms allowed for this property.** **Any deviations for this site plan can be approved by the City Council as part of the amendment to the consent judgement**	Retracted PUD Ordinance does not limit the maximum number of rooms.
Public Utilities *(Sec. 3.8.1)*	All public utilities should be available		All public utilities are available	Yes		
Maximum Number of Units *(Sec. 3.8.1.A.ii)*	Efficiency < 5 percent of the units		Not Proposed	NA		
	1 bedroom units < 20 percent of the units		Not Proposed	NA		
	Balance should be at least 2 bedroom units		All are either 2 or 3 bedroom units	Yes		
Room Count per Dwelling Unit Size *(Sec. 3.8.1.C)* **An extra room such as den count*	**Dwelling Unit Size**	**Room Count ***		Yes	For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room,	
	Efficiency	1	Not proposed			
	1 bedroom	2	Not proposed			
	2 bedroom	3	3			

Item	**Required Code**		**Proposed**	**Meets Code**	**Comments**	**Retracted PUD requirements** *(in italics)* **and Comments (in bold)**
towards an extra room	3 or more bedrooms	4	4 (2 bedroom units with a den are also calculated as 3 or more bedroom units)		dining room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways, and storage. Plans presented showing one (1), two (2), or three (3) bedroom units and including a "den," "library," or other extra room shall count such extra room as a bedroom for the purpose of computing density.	
Setback along natural shore line *(Sec. 3.8.2.A)*	A minimum of 150 feet along natural shore line is required.		No natural shore line exists within the property	NA		
Structure frontage *(Sec. 3.8.2.B)*	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.		All structures front on proposed private drive	Yes		
Maximum length of the buildings *(Sec. 3.8.2.C)*	A single building or a group of attached buildings cannot exceed 180 ft.		136'-8"	Yes		
Modification of maximum length *(Sec. 3.8.2.C)*	Planning Commission may modify the extra length up to 360 ft. if		Applicant is not proposing extra length than allowed	NA		
	Common areas with a minimum capacity of 50 persons for recreation or social purposes					

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.				
Building Orientation *(Sec. 3.8.2.D)*	Where any multiple dwelling structure and/ or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.	Building oriented at 0 degree from property line	No	**Applicant has provided a narrative explaining the building design style and intent behind the layout.**	Orientation of buildings was not provided in the retracted PUD Ordinance.
Yard setback restrictions *(Sec. 3.8.2.E)*	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area	The site plan appears to be in conformance	Yes		
Off-Street Parking or related drives *(Sec. 3.8.2.F)*	Off-street parking and related drives shall be No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas or	**Applicant indicated that building 6 and 22 are the two locations where the distance is less than 25 feet.**		**Please label the distance any wall of a dwelling structure that contains openings involving living areas and the off-street parking and related drives for all buildings on sheet P-2.1 and P-2.2**	
			No		
	No closer than 8 ft. for other walls or		Yes		
	No closer than 20 ft. from ROW and property line	Appears to be in conformance	Yes		

Item	Required Code	Proposed	Meets Code	Comments	**Retracted PUD requirements** *(in italics)* **and Comments (in bold)**
Pedestrian Connectivity *(Sec. 3.8.2.G)*	5 feet sidewalks are required to permit safe and convenient pedestrian access.	All sidewalks along the private drive are 5 feet wide. Walkways connecting sidewalks to the building entrances are 3 feet wide, which is generally acceptable under the building code.	Yes	Label the width of all sidewalks on the plans.	All parts of PUD should be interconnected by a non-motorized safety path including bicycle path systems. All buildings shall have pedestrian access from a public or private sidewalk.
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Internal sidewalks are connected to Brownstone apartments to public sidewalk along Thirteen Mile Road and one to public sidewalk along Novi Road. Connections are provided to trails and commercial area as well	**No**	**Sidewalks recommended between units 9 and 23 to provide a direct connect the new residential homes to Commercial/Retail**	
	All sidewalks shall comply with barrier free design standards	Note added to the sheet	Yes		
Minimum Distance between the buildings *(Sec. 3.8.2.H)*	**(**Total length of building A **+** total length of building B **+** 2(height of building **+** height of building B)**)**/6	Length of Building A (1 - 21): 136'-8" Length of Building B(22-23): 94'-4" Height of both buildings: 30' Minimum distance between building A and building B= 58' 6" Minimum distance between building A and building A= 65' 6" Minimum distance between building B and building B= 51' 4"	No	**Except for a few instances, staff has identified deviations from 2 feet to 21 feet from the minimum required standard** **Any deviations for this site plan can be approved by the City Council as part of the amendment to the consent judgement**	*Distance between residential and commercial building shall not be less than 150 feet.* ***60 feet provided.*** **Not in Compliance** *Distances between buildings other than single family structures shall conforms to the requirements for such uses where permitted in the ordinance*. **Refer to left column for comments**

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
Minimum Distance between the buildings *(Sec. 3.8.2.H)*	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	Buildings are setback by at least 30 ft. from each other	Yes		
Parking, Loading and Dumpster Requirements					
Number of Parking Spaces Residential, Multiple-family *(Sec.5.2.12.A)* Planned Commercial or Shopping Centers *(Sec. 5.2.12.C)*	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms For 111 Two BR units, required spaces = 222 spaces For 67 Three or more BR units, required spaces = 168 spaces **Total required for residential units = 391 Spaces** One (1) for each 250 square feet gross leasable area (GLA) for developments under 400,000 square feet (4.0 spaces per 1,000 square feet GLA) **For 8,802 Commercial space, required spaces=29**	**PHASE 1:** 55 Two BR Units: 111 Spaces 33 Three BR Units: 83 Spaces Clubhouse: 46 Spaces including 2 Handicap Spaces **TOTAL REQUIRED: 240 Spaces** **Garage Spaces: 176** **In front of Garage: 152** **Parking Lot: 25** **On-street parking: 5** **Clubhouse: 5** **TOTAL PROVIDED: 363** **PHASE 2:** 56 Two BR Units: 112 Spaces 34 Three BR Units: 85 Spaces **TOTAL REQUIRED: 197 Spaces** **Garage Spaces: 180**	Yes?	The applicant has indicated the club house will not be rented for private gatherings. It is mostly used for leasing services and pool changing facilities Mail areas are spread out throughout the community **The applicant has not proposed enough parking around the clubhouse with an intent that the residents will primarily walk or bike to the location.**	

Item	**Required Code**	**Proposed**	**Meets Code**	**Comments**	**Retracted PUD requirements** *(in italics)* **and Comments (in bold)**
Clubhouses	One (1) for each four (4) member families For 178 units, **required spaces = 46** **Total for the development = 466**	**In front of Garage: 156** **Parking Lot: 13** **On-street parking:3** **TOTAL PROVIDED: 352** **PHASE 3:** Commercial: 29 Spaces **TOTAL REQUIRED: 29 including 2 Handicap Spaces** **TOTAL PROVIDED: 29** **TOTAL PARKING PROPOSED FOR DEVELOPMENT: 744**			
Parking Space Dimensions and Maneuvering Lanes *(Sec. 5.3.2)*	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	9 ft. x 19 ft. 24 ft. two way drives	Yes		

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
Parking stall located adjacent to a parking lot entrance (public or private) *(Sec. 5.3.13)*	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Does not apply	Yes		
Barrier Free Spaces *Barrier Free Code*	2 accessible space (including 1 Van accessible) for every 26 to 50 spaces	Residential area does not have handicap spaces proposed 2 Van Accessible Spaces for Commercial Area 2 Van accessible for Clubhouse	Yes		
Barrier Free Space Dimensions *Barrier Free Code*	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	8 feet wide aisles	Yes		
Barrier Free Signs *Barrier Free Code*	One sign for each accessible parking space.	signage proposed	Yes		
Minimum number of Bicycle Parking *(Sec. 5.16.1)*	Multiple-family residential One (1) space for each five (5) dwelling units **Required: 35 Spaces** Retail Five (5) percent of required automobile spaces, minimum two (2) spaces **Required: 2 Spaces**	Bicycle Parking is proposed in multiple locations. According to the response letter **Retail Area: 4 Bike racks** **Residential Area: 40 Bike racks**	Yes	**Update the required and proposed calculations under site data**	

Item	**Required Code**	**Proposed**	**Meets Code**	**Comments**	**Retracted PUD requirements** *(in italics)* **and Comments (in bold)**
Bicycle Parking General requirements *(Sec. 5.16)*	No farther than 120 ft. from the entrance being served	Yes	Yes?	**Clarify the type of design proposed for bike racks.**	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	The plans indicate hoops at two locations, but the detail on Sheet LS-6 indicate a different design			
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk				
Bicycle Parking Lot layout *(Sec 5.16.6)*	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Locations are indicated, but the layout is not specified	Yes?	**Provide the layout plan as required**	
Dumpster *Sec 4.19.2.F*	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces	Curb side Refuse pick up is being proposed for residential development Dumpster is located in the exterior side yard Farther than 10 ft. Outside the parking setback Farther away from the barrier free spaces	Yes?	**Any deviations for this site plan will be approved by the City Council as part of the amendment to the consent judgement**	

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
Dumpster Enclosure *Sec. 21-145. (c) Chapter 21 of City Code of Ordinances*	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Brick enclosure to match the building.	Yes		
Entryway lighting *Sec. 5.7*	One street light is required per entrance.	One pole light is proposed at the Novi street entrance	Yes	**Applicant agreed to consider proposing lighting along the Novi and 13 Mile ROW to light the public sidewalk. More information is required with regard to type of fixtures etc. Applicant to work with engineering and DTE on the location and type of the fixtures are proposed in the right of way**	
Roof top equipment and wall mounted utility equipment *Sec. 4.19.2.E.ii*	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Retail building will have rooftop equipment	Yes		
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with	Rooftop screening is provided	Yes	Refer to façade review for further detail	

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
	applicable facade regulations, and shall not be visible from any street, road or adjacent property.				
Non-Motorized Facilities					
Article XI. Off-Road Non-Motorized Facilities	A 6 foot sidewalk is required along collector and arterial roads	Existing sidewalk along Novi and Thirteen Mile	NA		
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Internal sidewalks are connected to Brownstone apartments, to public sidewalk along Thirteen Mile Road and one to public sidewalk along Novi Road.	Yes		
Building Code and Other Requirements					
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk	Yes		
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes		

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes		
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Information Not Provided	No	**Please provide the information in the response letter.**	
Development/ Business Sign & Street addressing	- Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit.	Information Not Provided		For further information contact Jeannie Niland 248-347-0438.	
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	This project may need approval of the Project Name		For approval of project and street naming contact Richelle Leskun at 248-735-0579	
Property Split	The proposed property split must be submitted to the Assessing Department for approval.	The site plan indicates a property combination and/or property split.		**Clarify the intent of the property split in the response letter**. Property split needs to be recorded prior to stamping set	

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
				approval	
Lighting and Photometric Plan *(Sec. 5.7)*					
Intent *(Sec. 5.7.1)*	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Photometric Plan Provided for some areas, but not all driveway or parking areas.	No.	**Provide complete photometric plan.**	
Lighting Plan *(Sec. 5.7.A.1)*	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, **parking areas** & exterior lighting fixtures	Photometric Plan Provided for some areas, but not all driveway or parking areas.	No.	**Provide complete photometric plan.**	
Lighting Plan *(Sec.5.7.A.2)*	Specifications for all proposed & existing lighting fixtures	None provided	No	**Provide maximum fixture height.**	
	Photometric data	Provided	Yes	**Provided hours of operation for retail area, if known.**	
	Fixture height	Varied height	No		
	Mounting & design	Provided	Yes		
	Glare control devices				
	Type & color rendition of lamps	LED			
	Hours of operation	Not provided	No		
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties				
Required Conditions *(Sec. 5.7.3.A)*	Height not to exceed maximum height of zoning district (or 25 ft.	Not provided	No	**Provide maximum fixture height.**	

Item	**Required Code**	**Proposed**	**Meets Code**	**Comments**	**Retracted PUD requirements** *(in italics)* **and Comments (in bold)**
	where adjacent to residential districts or uses				
Required Conditions *(Sec. 5.7.3.B)*	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation		No	**Please add these notes to the plan**	
Required Conditions *(Sec.5.7.3.E)*	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	A maximum of 16:1 is provided	No	**Revise the photometric plan to meet the maximum allowed (4:1)**	
Required Conditions *(Sec. 5.7.3.F)*	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED	Yes		
Min. Illumination *(Sec. 5.7.3.k)*	Parking areas: 0.2 min		Yes	**Provide photometric data for walkways within retail area** **Is Commercial required?**	
	Loading & unloading areas: 0.4 min				
	Walkways: 0.2 min	Not provided	No		
	Building entrances, frequent use: 1.0 min				
	Building entrances, infrequent use: 0.2 min				
Max. Illumination adjacent to Non-Residential *(Sec. 5.7.3.K)*	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot	Not provided	No	**Provide foot candle values along property lines**	

Item	Required Code	Proposed	Meets Code	Comments	Retracted PUD requirements *(in italics)* and Comments (in bold)
	candle				
Cut off Angles *(Sec. 5.7.3.L)*	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	Not provided	No	**Provide foot candle values along property lines**	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

Engineering Review

PLAN REVIEW CENTER REPORT

10/07/2015

Engineering Review

Manchester
JSP15-0052

Applicant
MANCHESTER 13 MILE ROAD, LLC

Review Type
Preliminary Site Plan

Property Characteristics

- Site Location: S. of 13 Mile Rd. and E. of Novi Rd.
- Site Size: 21.039 acres
- Plan Date: 09/14/15

Project Summary

- Construction of a 3 condo buildings 178 units, a club house and an approximate 8,802 square foot retail space and associated parking. Site access would be provided a provide road network with curb cuts to Holmes Rd. and Novi Rd. for the residential and a connecting the retail lot to the existing access drive to 13 Mile Rd.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the east side of Novi Rd. and connecting to the 2 existing 8-inch water main stubs north of Fulton Ct. and north of Brownstone Tr. A domestic lead and a fire lead would be provided to serve the each building, along with 9 additional hydrants.
- Sanitary sewer service would be provided by an 8-inch extension of the existing sanitary sewer stub south of 13 Mile Rd. and east of the shared access drive.
- Storm water would be collected by a single storm sewer collection system, treated for sedimentation and detained in the existing off-site wetlands.

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. A right-of-way permit will be required from the City of Novi and Oakland County.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).
3. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
4. The Non-domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package.
5. Provide a traffic control plan for the proposed road work activity (City roads).
6. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
7. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
8. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
9. Provide a phasing plan for the utilities, storm sewer, and paving.
10. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
11. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.

12. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Water Main

13. Provide a profile for all water main 8-inch and larger.
14. Provide a plan showing the required 20-foot wide water main easements.
15. Provide the size of the existing water mains being connected to.
16. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

17. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
18. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
19. Provide a sanitary sewer basis of design.
20. Provide a profile for all sanitary sewer 8-inch and larger.
21. Provide a plan showing the required 20-foot wide sanitary easements.
22. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (04/14 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

23. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. A DCS Variance request shall be provided where the cover depth cannot be provided.
24. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
25. Match the 0.80 diameter depth above invert for pipe size increases.

26. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
27. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge.
28. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
29. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
30. Illustrate all pipes intersecting storm structures on the storm profiles.
31. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
32. Show and label all roof conductors, and show where they tie into the storm sewer.

Storm Water Management Plan

33. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
34. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
35. Provide a 5-foot wide stone bridge allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
36. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
37. Provide volume calculations showing there is adequate volume in the existing sedimentation basin.
38. Mechanical pretreatment is not allowed for site of this size. Provide a sedimentation basin or an approved sedimentation pretreatment method, **or provide a DCS Variance request. Staff would not support this request.**

Paving & Grading

39. Provide a phasing plan including any temporary turn-arounds for emergency access.
40. Clarify if proposed streets are to be public or private.
41. Revise sidewalk location to be a minimum of 5 feet from the back of curb or **provide a DCS Variance request.**
42. Provide a sidewalk connection to commercial from residential.
43. Provide pathway connections to proposed woodchip trail.

44. Provide a sidewalk along the 13 Mile Rd. frontage.
45. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 6-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 6 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
46. Provide a note on the Grading Plan stating the right-of-way pathway will match existing grades at both ends.
47. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants. Note on the plan any location where the 3-foot separation cannot be provided.
48. Add the required 2-percent cross-slope to the sidewalk detail.
49. Revise the sidewalk detail to provide required 2-percent maximum cross-slope .Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.
50. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plan".

Soil Erosion

51. A City of Novi soil erosion permit is required. Please se the attached checklist for SESC requirements. An informal review can be done if SESC plans are included with the Final Site Plan.

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

52. 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.
53. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. ***The cost estimate must be itemized*** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be submitted at the time of Stamping Set submittal:

54. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to

the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.

55. A draft copy of the private ingress/egress easement for shared use of the drive entry for the retail building must be submitted to the Community Development Department.

56. 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.

57. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.

58. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

59. 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).

60. 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.

61. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.

62. 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.

63. A permit for work within the right-of-way of 13 Mile Rd. and Novi Rd. must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.

64. A permit for work within the right-of-way of Novi Rd. must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.

65. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.

66. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.

67. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.

68. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.

69. 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.

70. 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.

71. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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

Jeremy J Miller

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

Landscape Review

PLAN REVIEW CENTER REPORT

October 8, 2015

Preliminary Site Plan

Manchester

Review Type
Preliminary Site Plan Landscape Review

Job #
JSP15-0052

Property Characteristics

- Site Location: Southeast corner of 13 Mile Road and Novi Road
- Site Zoning: **RM-1 and B-3 with Consent Judgment**
- Adjacent Zoning: **RA**
- Plan Date: 9/8/2015

Ordinance Considerations

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

Recommendation:

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

General impression:

It appears that there is room on the plan can meet most, if not all, of the code requirements for landscaping, which is why preliminary approval is recommended. That said, there are a number of areas with shortfalls from the ordinance that would need approval by City Council. Those deviations are highlighted below by underlining.

The lack of the required separation berm between residential and non-residential uses seems to be the biggest shortcoming in the plan in terms of landscaping, but the wall and dense evergreen landscaping between the uses may be sufficient to overcome this shortage. City Council must approve this deviation.

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

1. A full tree survey, including size and species of trees 8" dbh and greater, has been provided.
2. **Trees to be removed should be highlighted on Topographic Survey (Sheet**

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

Novi Road

1. **Required 4 foot high (minimum) berm with 4' wide crest berm is proposed to be replaced by a decorative fence along Novi Road. The replacement of the berm with the fence is a deviation to be approved by City Council. Justification for it must be provided.**
2. **The frontage number used as basis for calculations should match that on the Alta Survey.**
3. **The calculations for the required greenbelt landscaping need to be changed to the**

requirements list on Table 5.5.3.B.ii.f. Use of the calculations as proposed is a deviation that must be approved by City Council.

Thirteen Mile Road

1. **The building is proposed to be approximately 10 feet above the level of Thirteen Mile Road. Stepped walls and the required landscaping will provide attractive screening for the project.**
2. **No berm is proposed, but as the section on Sheet L-8 indicates, no berm will be necessary. Not providing the required berm is a deviation to be approved by City Council, but it will be supported by staff for the above reasons.**
3. **The frontage number used should match that on the Alta Survey.**
4. **The calculations for the required greenbelt landscaping need to be changed to the requirements list on Table 5.5.3.B.ii.f. Use of the calculations as proposed is a deviation that must be approved by City Council.**

Screening Between Residential and Non-residential – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.A)

1. **A landscaped berm 6-8' high is required between residential and commercial uses.**
2. **The residential section is approximately 4' above the commercial use. A 6' vinyl wall and dense evergreen landscaping is proposed as a buffer between the uses instead of a berm.**
3. **This is a deviation to be approved by City Council. The applicant needs to prove that the proposed configuration will provide sufficient visual and noise screening in place of the required berm.**

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

Novi Road

1. **The frontage number used should match that on the Alta Survey and the calculations adjusted accordingly.**
2. **Eighteen (18) canopy trees and six (6) subcanopy trees are proposed along Novi Road. While the frontage calculations call for 22 canopy trees, staff feels that the proposed landscaping is acceptable and will provide an attractive streetscape and entry along Novi Road. The proposed number of street trees is a deviation that must be approved by City Council.**

Thirteen Mile Road

1. **The frontage number used should match that on the Alta Survey and the calculations adjusted accordingly.**
2. **Per the Alta frontage, 8 deciduous canopy trees are required between the sidewalk and road. There is not sufficient room in that area for planting trees, so the applicant is proposing to locate them behind the sidewalk. Providing the required street trees behind the sidewalk is reasonable, but it is a deviation that must be approved by City Council.**
3. **There is not room for 8 canopy trees to be planted and survive well, due to the need for clear vision zones for the access drive and Holmes Road. Planting just 6 trees is a deviation that will require City Council approval. Staff supports the deviation.**

Multi-family internal streets

1. **1 canopy tree per 35 lf, less driveway access points, is required. The applicant is proposing the required number of trees, but some are to be located elsewhere on the site. Locating required internal street trees in spots other than along the street is a deviation to be approved by City Council. As long as the minimum (25') and maximum (35') spacing is achieved, this deviation is supported by staff.**
2. **Please label all required street trees uniquely to aid in verification, wherever they are on the site.**

Parking Lot Landscape (Zoning Sec. 5.5.3.C.) – Commercial Section

1. **Parking lot interior landscaping calculations need to be revised per Table 5.5.3.C.iii, and the required number of trees provided. <u>The shortage in interior parking lot trees provided is a deviation to be approved by City Council.</u>**
2. **Islands need to be at least 10' wide. If the island between the two northern bays is widened to 10', an additional tree could be planted there.**

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

1. **No perimeter calculations were provided. These and perimeter trees need to be added to the plans. <u>Not providing perimeter parking lot trees is a deviation to be approved by City Council.</u>**
2. **Please label perimeter trees uniquely to distinguish them from interior or other trees.**

Transformer/Utility Box Screening (Zoning Sec 5.5.3.D.)

When transformers/utility boxes are added to the plans, be sure to screen them per the city standard detail and include the plants on the plant list.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

Commercial

1. **Building foundation landscaping is calculated correctly.**
2. **Foundation landscaping needs to consist of a mix of trees, shrubs and groundcovers, perennials, grasses, annuals and bulbs (or a mix thereof). As proposed, most of the foundation landscape areas consist of just canopy trees and sod. Please add diversity to the beds adjacent to the buildings, and in alternate locations. <u>This is a deviation to be approved by City Council.</u>**
3. **The front of the building facing Thirteen Mile Road is to have 60% of its façade in greenspace consisting of the elements listed in #2. Please add landscaping to the front of the building (between the building and the parking lot). <u>This is a deviation to be approved by City Council.</u>**

Multi-family

1. **3 canopy deciduous or large evergreen trees for each ground floor dwelling units are required.**
2. **The applicant has stated that some of the required trees are planted in the greenbelt, around the detention basin and in other open areas. Please keep most of these plantings close to the buildings.**
3. **Please label all Multi-family trees uniquely wherever they are planted to aid in verification and counting.**

Planting Notations and Details (LDM)

The standard notes and details have been provided. Please modify as necessary per the notes on the Landscape Chart.

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

1. **Storm basin landscaping is calculated correctly and appears to be located on plans correctly too.**
2. **Please be sure that all plantings proposed are large, native shrubs and are included on the Plant List.**

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

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

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

Proposed topography has been provided.

Snow Deposit (LDM.2.q.)

Be sure to label locations on both residential and commercial for snow storage that won't harm landscaping.

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

Trees scheduled to be removed must be shown on both the plan and tree chart.

Corner Clearance (Zoning Sec 5.9)

Please indicate corner clearance zones on all internal drives and commercial drives as is provided for the Novi Road entrance.

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

_____

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY SITE PLAN

Review Date: October 8, 2015
Project Name: JSP15 – 0052: MANCHESTER
Plan Date: September 8, 2015
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org; Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed for Final Site Plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan *(Zoning Sec 5.5.2. LDM 2.e)*	▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.	Yes	Yes	**1. Scale 1"=40' is acceptable for overall.** **2. Detailed plantings will require scale closer to 1"=20'.**
Owner/Developer Contact Information *(LDM 2.a.)*	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information *(LDM 2.b.)*	Name, Address and telephone number of licensed LA	Yes	Yes	
Survey information *(LDM 2.c.)*	Legal description or boundary line survey	Yes	Yes	
Project Information *(LDM 2.d.)*	Name and Address	Yes	Yes	
Miss Dig Note (800) 482-7171 *(LDM.3.a.(8))*	Show on all plan sheets	Yes	Yes	
Zoning *(LDM 2.f.)*	Include all adjacent zoning	Yes	Yes	
Sealed by LA. *(LDM 2.g.)*	Requires original signature	Yes	Yes	Seal needed for final site plans/stamping sets
Landscape Plan Requirements (LDM (2))				
Proposed topography. 2' contour minimum *(LDM 2.e.(1))*	Provide proposed contours at 2' interval	Yes	Yes	
Existing plant material Existing woodlands or wetlands *(LDM 2.e.(2))*	Show location type and size. Label to be saved or removed. Plan shall state if none exists.	Yes	No	**Alta 1.4 should highlight in some manner trees to be removed.**
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces,	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 2.e.(4))	vehicular use areas, and R.O.W			
Soil type *(LDM.2.r.)*	As determined by Soils survey of Oakland county	Yes	Yes	
Existing and proposed utilities *(LDM 2.e.(4))*	Overhead and underground utilities, including hydrants	Yes	Yes	
Clear Zones *(LDM 2.e.(5))*	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	Yes/No	Yes/No	**Clear zone is shown at Novi Road, but not for interior drives. Please add those as well.**
Berms and ROW Planting				
All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of top soil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements *(Zoning Sec 5.5.A)*	▪ Refer to Residential Adjacent to Non-residential berm requirements chart	6' tall opaque vinyl wall plus densely planted spruces in place of berm between commercial and units 22 and 23.	No	• **Visual screening appears to be acceptable but some indication of noise reduction between loading zone and residential needs to be shown.** • **Please provide some sort of pedestrian access points more convenient for residents than walk around outside of site.** • **Planning Commission waiver will be required to replace berm with wall.** • **Justification must be provided.**
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements *(Zoning Sec 5.5.3.A.(5))*	▪ Refer to ROW landscape screening requirements chart for corresponding requirements.	No	Yes/No	**<u>Novi Road</u>** **1. Decorative iron fence with landscaping proposed in lieu of berm.** **2. Justification for substitution must be given.**

Item	Required	Proposed	Meets Code	Comments
				3. Waiver from Planning Commission must be requested for substitution. **<u>13 Mile Road</u>** **1.** Site is higher than 13 Mile Road. Walls and height provide benefits that berm would provide. **2. A Planning Commission waiver is required to not provide berm, but will be supported for above reasons.**
Planting requirements *(LDM 1.a.)*	<u>Novi Road</u> • 1 deciduous canopy or large evergreen tree per 35 lf frontage • 1 subcanopy tree per 25 lf frontage <u>13 Mile Road</u> • 1 deciduous canopy or large evergreen tree per 35 lf frontage • 1 subcanopy tree per 20 lf frontage	<u>Novi Road</u> • 34 deciduous or evergreen trees • 37 subcanopy trees <u>13 Mile Road</u> • 6 deciduous or evergreen trees • 10 subcanopy trees	<u>Novi Rd</u> Yes (total number of 71 is acceptable) <u>13 Mile Rd</u> No	**<u>Novi Road</u>** **Per Alta Survey, total Novi Road frontage is 1095 lf. Please adjust calculations and trees provided.** **<u>13 Mile Road</u>** **Per Alta survey, 13 Mile Frontage is 265.73'. Please adjust calculations and trees provided.**
Street tree requirements *(Zoning Sec 5.5.3.B.ii)*	<u>Novi Road</u> • 1 deciduous canopy tree per 45 lf • 1095/45 = 24 trees <u>13 Mile Road</u> • 1 deciduous canopy tree per 35 lf • 265.73/35 = 8 trees <u>Internal Roads – multifamily Development</u> • 1 canopy tree per 35 lf of lineal interior roadway less driveways, etc. – spacing minimum 25 ft, maximum 35 ft. • 3349lf/35 = 96 trees	<u>Novi Road</u> • 18 canopy trees • 8 subcanopy trees 13 Mile Road • 6 trees located behind sidewalk <u>Interior Roads</u> •	<u>Novi Road</u> Yes <u>13 Mile Rd</u> No	**<u>Novi Road</u>** **Per Alta Survey, total Novi Road frontage is 1095 lf. Please adjust calculations and trees provided.** **<u>13 Mile Road</u>** **1. Per Alta survey, 13 Mile Frontage is 265.73'. Please adjust calculations and trees provided.** **2. Waiver to not plant 2 trees and locate street trees behind sidewalk would be supported by staff due to lack of room between sidewalk and road, utilities and clear zones.** **<u>Internal Roads</u>** **1. Please show clear**

Item	Required	Proposed	Meets Code	Comments
				zones for internal roads **2. Please label all interior street trees as such, even those planted elsewhere, to help verify counts.**
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	▪ Label contour lines ▪ Maximum 33% ▪ Min. 5 feet flat horizontal area	No	No	**1. Decorative iron fence with landscaping proposed in lieu of berm.** **2. Justification for substitution must be given** **3. City Council may approve this deviation** **4. Indicate if any overhead wires exist and if so, dimension distance from wires to trees.**
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	Yes/No	Yes/No	**Construction details for CMU walls are provided.**
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		No	No	**1.** Per plans P3.1 and C3.2, all walls are 3' or less. **2. If any wall is taller than 3.5', that wall will need to be designed, signed and sealed by an engineer.**
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements *(LDM 1.c)*	▪ Clear sight distance within parking islands ▪ No evergreen trees	No	No	**Please indicate clear zone areas at entries to access drive for retail area.**
Name, type and number of ground cover (LDM 1.c.(5))	▪ As proposed on planting islands	Yes	Yes	Sod is called out.
General *(Zoning Sec 5.5.3.C.ii)*				
Parking lot Islands	▪ A minimum of 300 SF	No	No	**1. Please label SF of**

Item	Required	Proposed	Meets Code	Comments
(a, b. i)	to qualify ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC			**each island counted toward requirement.** **2. Please widen central northern island to 10 BOC to BOC and add canopy tree there.**
Curbs and Parking stall reduction *(c)*	▪ Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	
Plantings around Fire Hydrant *(d)*	▪ No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No	No	
Landscaped area *(g)*	▪ Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Contiguous space limit *(i)*	Maximum of 15 contiguous spaces	Yes	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district *(Zoning Sec 5.5.3.C.iii)*				
A = Total square footage of parking spaces not including access aisles x 10%	▪ A = x 10% = sf ▪ 4173 * 10% = 417sf			Indicate VUA areas on plan.
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	▪ B = x 5% = sf ▪ Paved Vehicular access area includes loading areas 13560 * 5% = 678 sf			**Please correct calculation.**
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	▪ C = x 1% = sf	NA		
Category 2: For: I-1 and I-2 *(Zoning Sec 5.5.3.C.iii)*				
A. = Total square footage of parking spaces not including access aisles x 7%	▪ A = 7% x 8,615 sf = 603 sf	NA		
B = Total square footage of additional Paved vehicular use areas (not including	▪ B = 2% x 23,047 sf = 460 sf	NA		

Item	Required	Proposed	Meets Code	Comments
A) under 50,000 SF) x 2%				
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	▪ C = 0.5% x 0 sf = 0 SF	NA		
All Categories				
D = A+B or A+C Total square footage of landscaped islands	▪ A + B = x SF ▪ 417 + 678 = 1095 sf	799 sf	No	**Please check calculations for required area.**
E = D/75 Number of canopy trees required	▪ X SF/75=x Trees ▪ 1095/75 = 15 trees	9	No	**1. Please check calculations for required area/trees.** **2. Please provide required trees and label uniquely for count verification.**
Perimeter Green space	▪ 1 Canopy tree per 35 lf ; x lf/35=x trees ▪ Perimeter green space canopy Plantings required at 1 per 35 LF. Sub-canopy trees can be used under overhead utility lines.	None	No	**1. Please show perimeter tree calculations.** **2. Please add trees and label to distinguish them from other tree requirements.**
Snow deposit *(LDM.2.q.)*	▪ Show snow deposit areas on plan	No	No	**Indicate snow deposit areas on landscape plan, or add note to plans stating that snow will be removed from site for snow events requiring plowing.**
Parking land banked	▪ NA	No		
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF *Zoning Sec 5.5.3.D.ii. All items from (b) to (e)*	<u>Commercial</u> ▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. ▪ **431 lf x 8ft = 3,448 SF** ▪ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space <u>Multi-family Housing</u>	<u>Commercial</u> ▪ 3,500 sf ▪ 0 lf foundation plantings along 13 Mile building frontage <u>Multi-family</u> 183 trees – some planted at units others planted in open space/ greenbelt, detention areas.	Yes/No	<u>Commercial</u> 1. Required area for foundation plantings at building and nearby are provided. **2. Required foundation landscaping should be a mix of trees, subcanopy trees, shrubs, ornamental grasses, perennials and other flowers, not lawn. Please add**

Item	Required	Proposed	Meets Code	Comments
	▪ 3 deciduous or evergreen trees per dwelling unit on ground floor ▪ **61 * 3 trees = 183 trees**			**additional landscaping in all foundation planting areas.** **3. No plantings on front of building, facing 13 Mile Road are provided. Please provide landscaping at front of building. Can be short shrubs or other plantings below windows, but some sort of planting in front needs to be provided.** Multifamily **1. Required foundation trees should be in vicinity of buildings as much as possible.** **2. Please label foundation trees as such in all areas where they are located so the counts can be verified.**
Transformers/Utility boxes *(LDM 1.e from 1 through 5)*	▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors	NA		**1. Show utility box locations and screening on preliminary site plans.** **2. Include City of Novi screening detail on plans.**
Detention/Retention Basin Planting requirements *(Sec. 5.5.3.E.iv)*	▪ Clusters shall cover 70-75% of the basin rim area	Yes	Yes	**Be sure that all species are included on Plant List, meet requirement to be "large, native shrubs".**
Plant Material Requirements (LDM 3)				
General Conditions *(LDM 3.a)*	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	**Please add note to site plan**
Plant Materials & Existing Plant Material *(LDM 3.b)*		Yes	Yes	
Landscape tree credit *(LDM3.b.(d))*	▪ Substitutions to landscape standards	No		

Item	Required	Proposed	Meets Code	Comments
	for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM			
Plant Sizes for ROW, Woodland replacement and others *(LDM 3.c)*	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	No		
Plant size credit *(LDM3.c.(2))*	NA	No		
Prohibited Plants *(LDM 3.d)*		No		
Recommended trees for planting under overhead utilities *(LDM 3.e)*	▪ Label the distance from the overhead utilities	No		
Collected or Transplanted trees *(LDM 3.f)*		No		
Nonliving Durable Material: Mulch *(LDM 4)*	▪ Trees shall be mulched to 4"depth and shrubs, groundcovers to 3" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes		No	No	1. Plant list has been provided. 2. Quantities of seed and sod will be needed for Final Site Plans.
Root type		No	No	
Botanical and common names	Refer to LDM suggested plant list	No	No	
Type and amount of lawn		No	No	
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	**Please change mulch layer thickness for trees to 4"**
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Tree stakes and guys. *(LDM Deciduous Tree Detail)*	Wood stakes. Fabric guys.	No	No	**Please add detail for tree guying. Available upon request.**
Landscape Notations – Utilize City of Novi Standard Notes				
Installation date *(LDM 2.l. & Zoning Sec 5.5.5.B)*	▪ Provide intended date	Yes	Yes	**Please modify Maintenance note #4 on sheet #LS-5 to "until the prepared soil becomes frozen or November 15, whichever comes first"**
Maintenance & Statement of intent *(LDM 2.m & Zoning Sec 5.5.6)*	▪ Include statement of intent to install and guarantee all materials for 2 years. ▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	City of Novi Landscape notes have been added to Sheet LS-5
Plant source *(LDM 2.n & LDM 3.a.(2))*	▪ Shall be northern nursery grown, No.1 grade.	Yes	Yes	See above
Irrigation plan *(LDM 2.s.)*	▪ A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		Need for final site plan
Cost estimate *(LDM 2.t)*	▪ For all new plantings, mulch and sod as listed on the plan	No	No	Need for final site plan
Other information *(LDM 2.u)*	▪ Required by Planning Commission	NA		
Establishment period *(Zoning Sec 5.5.6.B)*	**2 yr. Guarantee**	Yes	Yes	City of Novi Landscape notes have been added to Sheet LS-5
Approval of substitutions. *(Zoning Sec 5.5.5.E)*	▪ City must approve any substitutions in writing prior to installation.	Yes	Yes	City of Novi Landscape notes have been added to Sheet LS-5

NOTES:

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

Wetland Review

ECT
Environmental Consulting & Technology, Inc.

October 8, 2015

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

Re: Manchester 13 Mile Road, LLC
Wetland Review of the Preliminary Site Plan (PSP15-0130)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Manchester multi-family community project prepared by Felino A. Pascual and Associates dated September 8, 2015 (Plan). An overall engineering site plan prepared by PEA, dated July 17, 2015 was also reviewed. The Plan(s) were reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT also visited the site on August 26, 2015 in order to verify wetland boundaries.

The site plan proposes the development of 23 multi-family residential building buildings (in two phases), a clubhouse and pool, roads, utilities, as well as a commercial/retail building to be located on the north end of the development (phase 3). The site storm water will be routed to an existing sedimentation pond located in the southeast section of the site. It appears as if at least one (1) vortech storm water pre-treatment unit has also been proposed in order to treat storm water quality.

The parcel is currently idle and mostly an open old field, with woodland and wetland areas located at along the southern property boundary. Based on the essentiality criteria outlined in the City of Novi's Wetland and Watercourse Protection Ordinance, ECT believes that all of the wetland areas appear to be essential (i.e., exhibit storm water storage function as well as provide wildlife habitat) and regulated under ordinance. In addition to wetlands, the City of Novi also regulates a 25-foot buffer around all existing wetlands. Impacts to the wetland buffer will require approval and authorization from the City of Novi.

Wetland Impact Review

The current plan does not appear to indicate any proposed direct wetland impacts, however the supplemental information provided by the applicant notes that per a previous Consent Judgment (dated July 24, 2002), the proposed development is permitted to use the wetlands as storm water detention for a 100-year rainfall event. This information also noted that based on a Declaration of Storm Water Drainage and Sedimentation Basin Easement by Sandstone Associates, LLC, the applicant understands that the existing sedimentation basin was designed to provide sediment control for the adjacent residential developments, as well as the proposed commercial development as defined in the consent judgment. The applicant also states that due to the proposed site grading, the entire development may not be able to discharge via gravity sewer into the sedimentation basin. Accordingly, the applicant may chose to have a second discharge point to the adjacent wetlands. A

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mechanical pretreatment device (i.e., Contech Vortech system or equal) will be installed to collect the 1-year rainfall event for sediment control. Finally, the applicant states that as the proposed residential use is less impervious than the commercial development allowed by the Consent Judgment, no on-site detention will be required. In the event that storm water detention is required, we request the City consent to the use of over-sized storm sewer pipes for the purpose of detention.

The Plan does appear to propose impacts to wetland buffers. As such the project would require a City of Novi Authorization to Encroach the 25-foot Wetland Buffer. Although proposed impact areas do not appear to be quantified on the Plan, several (3) areas of fill within the wetland buffer appear to be proposed totaling 886 cubic feet (33 cubic yards). These impacts appear to be associated with a proposed 3' tall retaining wall just south of Building 4, as well as a 1.5' tall retaining wall south of Building 5.

ECT encourages the Applicant to minimize all impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed Plan in order to preserve all wetland buffer areas. As stated above, 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*".

Comments

1. The current Plan does not graphically indicate the areas of permanent impact to the wetland buffer. Future site plan submittals should indicate, label and quantify acreages of any proposed impacts to wetlands and/or 25-foot wetland buffers on the Plan.

2. To properly evaluate potential wetland impacts, detention calculations and a summary of the depth and duration of stormwater planned for storage in the wetlands should be included in subsequent plan submittals.

Permits

It appears as though a City of Novi *Wetland Authorization to Encroach the 25-Foot Natural Features Setback* would be required for the proposed impacts.

Recommendation

ECT recommends approval of the Preliminary Site Plan with the condition that the applicant address the concerns noted above under the ***Comments*** section in subsequent site plan submittals.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Matthew Carmer, P.W.S.
Senior Scientist

cc: Sri Komaragiri, City of Novi Planner

Woodland Review

ECT
Environmental Consulting & Technology, Inc.

October 8, 2015

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

Re: Manchester 13 Mile Road, LLC
Woodland Review of the Preliminary Site Plan (PSP15-0130)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Manchester multi-family community project prepared by Felino A. Pascual and Associates dated September 8, 2015 (Plan). The Plan and supporting documentation were reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The proposed development is located on the south side of Thirteen Mile Road, east of Novi Road (Section 11). The site plan proposes the development of 23 multi-family residential building buildings (in two phases), a clubhouse and pool, roads, utilities, as well as a commercial/retail building to be located on the north end of the development (phase 3). The parcel is currently idle and mostly an open old field, with woodland and wetland areas located at along the southern property boundary.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on September 22, 2015. ECT found that the *Overall Landscape Planting View* (Sheet LS-1 of 8) and the woodland tree replacement summary appear to accurately depict the location, species composition and the size of the existing trees. ECT took diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan was consistent with the field measurements.

The vast majority of the site does not contain regulated woodland. The regulated woodland area is found only along the extreme southern edge of the proposed project, generally within wetland or wetland buffer areas.

Woodland Impact Review

Per the *Tree Removal List* the Plan proposes the removal of **5** live, regulated trees with d.b.h. greater than or equal to 8 inches, requiring a total of **10** replacement credits.

Comments

1. A Woodland Permit from the City of Novi is required for proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.

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2. The applicant has proposed 6 - 2 ½ inch deciduous tree and 6 – 7-foot minimum evergreen trees as replacement tree credits. The Plan also notes that all tree replacement plantings are to be located and installed in conservation easement areas (ie. greenbelt, park/open space, and detention pond). Subsequent Plan submittals should more clearly indicate the specific location of the replacement trees.

3. 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 trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*

4. 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.

Recommendation
ECT recommends approval of the Preliminary Site Plan for woodlands.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Matthew Carmer

Matthew Carmer, C.A.
Senior Scientist

cc: Rick Meader, City of Novi, Licensed Landscape Architect
Sri Komaragiri, City of Novi Planner

Traffic Review

AECOM
27777 Franklin Road
Suite 2000
Southfield, MI 48034
www.aecom.com

248.204.5900 tel
248.204.5901 fax

October 8, 2015

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

SUBJECT: Manchester Traffic Review for Preliminary Meeting 10/8/2015
PSP15-0113

Dear Ms. McBeth,

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

1. **General Comments**
    a. The applicant, Manchester 13 Mile Road, LLC, is proposing to construct a planned multi-family residential community south of 13 Mile Road between Novi Road and Wexford Holmes Road.
    b. The property consists of 21.039 acres with a total proposed density of 9.46 density units per acre, an open space of 1.37 acres, and 1.13 acres of commercial used property.
    c. The site is currently zoned as RA, Residential Acreage.
2. **Potential Traffic Impacts**
    a. The applicant provided a traffic impact study which reviews the effects that the proposed development may have on the roadway.
    b. The provided impact study is generally acceptable.
        i. Two left turn movements of minor street approaches fall below an acceptable level of service (LOS) D during only one peak hour per day; however, the additional delay produced by the added traffic from the proposed development is considered negligible. All other approaches at study intersections maintain an acceptable LOS.
3. **External Site Access and Operations** – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.
    a. Provide detailed (dimensioned) plans for the proposed site, including but not limited to:
        i. Turning Radii of existing Brownstone Driveway
    b. The island length of the Manchester entrance does not meet City standards. Refer to Figure IX.3 from the Code of Ordinances to ensure compliance with City standards.
4. **Internal Site Access and Operations -** Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.
    a. The applicant should review Sec. 11-198 of Article VIII of Chapter 11 of the City of Novi Code of Ordinances to verify that the design of the roadway typical section is in compliance with City standards

AECOM

b. The applicant should clarify if on-street parking is to be allowed on both sides of the roadway. If on-street parking is not allowed on both sides of the roadway, proper no parking signs (R8-3 or R8-3a) should be added.

5. **Signing and Pavement Marking** – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.
    a. The applicant should consider the installation of yield signs (R1-2) instead of stop signs (R1-1) at minor three-leg intersections provided that there is adequate sight distance.
6. **Bicycle and Pedestrian** – The proposed sidewalks and bicycle parking are in compliance with City of Novi standards.

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

Sincerely,

AECOM



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



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

Façade Review

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: drncc@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

October 8, 2015

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 REVIEW – **Preliminary Site Plan**
Manchester, PSP15-0130
Façade Region: 1, Zoning District: RA

Dear Ms. McBeth:

The following is our updated Facade Review based on the conceptual drawings dated 8/26/15, prepared by Alexandre V Bogaerts, Architects. The percentages of materials proposed for each model are as shown in the tables below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the bottom row. Materials that are in non-compliance with the Facade Schedule are highlighted in bold.

Building A (Sheet A-3)	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick	30%	**20%**	**20%**	**20%**	100% (30% Min)
Horizontal Siding, James Hardi	35%	45%	45%	45%	50% (Note 11)
Asphalt Shingles	25%	25%	25%	25%	25%
Wood Trim	10%	10%	10%	10%	15%

Building B (Sheet A-4)	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick	30%	**20%**	**20%**	**20%**	100% (30% Min)
Hardi Panels	35%	45%	45%	45%	50% (Note 11)
Asphalt Shingles	25%	25%	25%	25%	25%
Wood Trim	10%	10%	10%	10%	15%

Building C (Sheet A-5)	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick	35%	**25%**	**25%**	**25%**	100% (30% Min)
Horizontal Siding	35%	45%	45%	45%	50% (Note 11)
Asphalt Shingles	25%	25%	25%	25%	25%
Wood Trim	5%	5%	5%	5%	15%

Clubhouse (Sheet A-1&2)	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick or Stone	35%	30%	30%	30%	100% (30% Min)
Horizontal Siding, James Hardi	15%	20%	15%	15%	50% (Note 11)
Asphalt Shingles	**45%**	**45%**	**35%**	**35%**	25%
Wood Trim, Columns, etc.	5%	5%	20%	20%	15%

Commercial Bldg. (Sheet A-8)	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Brick	55%	**15%**	30%	30%	100% (30% Min)
EIFS Cornice	20%	10%	0%	0%	25%
Limestone	5%	0%	0%	0%	50%
Standing Seam Metal	10%	0%	15%	15%	25%
Flat Metal (canopy)	5%	0%	5%	5%	50%
Awning	5%	5%	5%	5%	10%
C Brick	0%	**75%**	**45%**	**45%**	25%

Front Entrance Monument (Sheet LS-7)	Front	Rear	Right Side	Left Side	Ordinance Maximum (Minimum)
Cultured Stone	65%	65%	NA	NA	100% (30% Min)
Limestone	15%	20%	NA	NA	50%
Wrought Iron	20%	15%	NA	NA	50%

As shown above the minimum amount of brick is not provided on the rear and side elevations all residential buildings (Buildings A, B & C). The percentage of asphalt shingles exceeds the Ordinance maximum on the Clubhouse. The minimum amount of brick is not provided and the percentage of C-Brick exceeds the Ordinance maximum on the rear and side elevations of the Clubhouse. In general the buildings are well-proportioned and exhibit significant articulation of roof lines. Extensive architectural details such as shutters, brackets, balustrades and cornices are indicated on the residential buildings and clubhouse. The front entrance monument is constructed of high quality material and features creative integration of extensive landscape features. The color samples depicted on sheet A-10 indicate carefully coordinated colors and textures of all materials.

It should be noted that the drawings are conceptual in nature. It is anticipated that construction drawings will be submitted at a later date and will consistent with the conceptual drawings with respect to these details.

Recommendation – It is our recommendation that the drawings are consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the aforementioned deviations from the Façade Ordinance. This recommendation is contingent upon construction drawings being submitted at a later date which will be reviewed for consistence with the approved conceptual drawings.

Notes to the Applicant:

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

2. The Façade Ordinance requires screening of roof top equipment from all vantage points both on and off site. It is assumed that the parapets are raised sufficiently to screen any roof top equipment. If roof equipment screens are used they must be consistent with the Façade Ordinance.

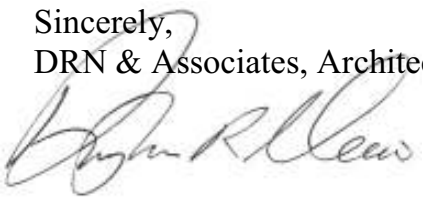
3. Dumpster enclosure should match the associated building and must comply with the Façade Ordinance.

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

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

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

Fire Review

CITY COUNCIL

Mayor
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Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

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Director of EMS/Fire Operations
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Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

September 30, 2015

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

RE: Manchester Project

PSP#15-0130

Project Description: A multi-family development consisting of 23 residential buildings and two commercial building on the Southeast corner of Novi Rd. and Thirteen Mile

Comments:

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the exterior wall of the first story of the building. ***(International Fire Code)***

Recommendation:

1. **Improve the turning radii into parking lots.**

   Exterior walls on the residential buildings are greater than 150' from fire department access points on the roadways, improve turning radii into parking lots to FD standards to meet 150' requirements.

   Recommendation is approval with the above correction.

Sincerely,

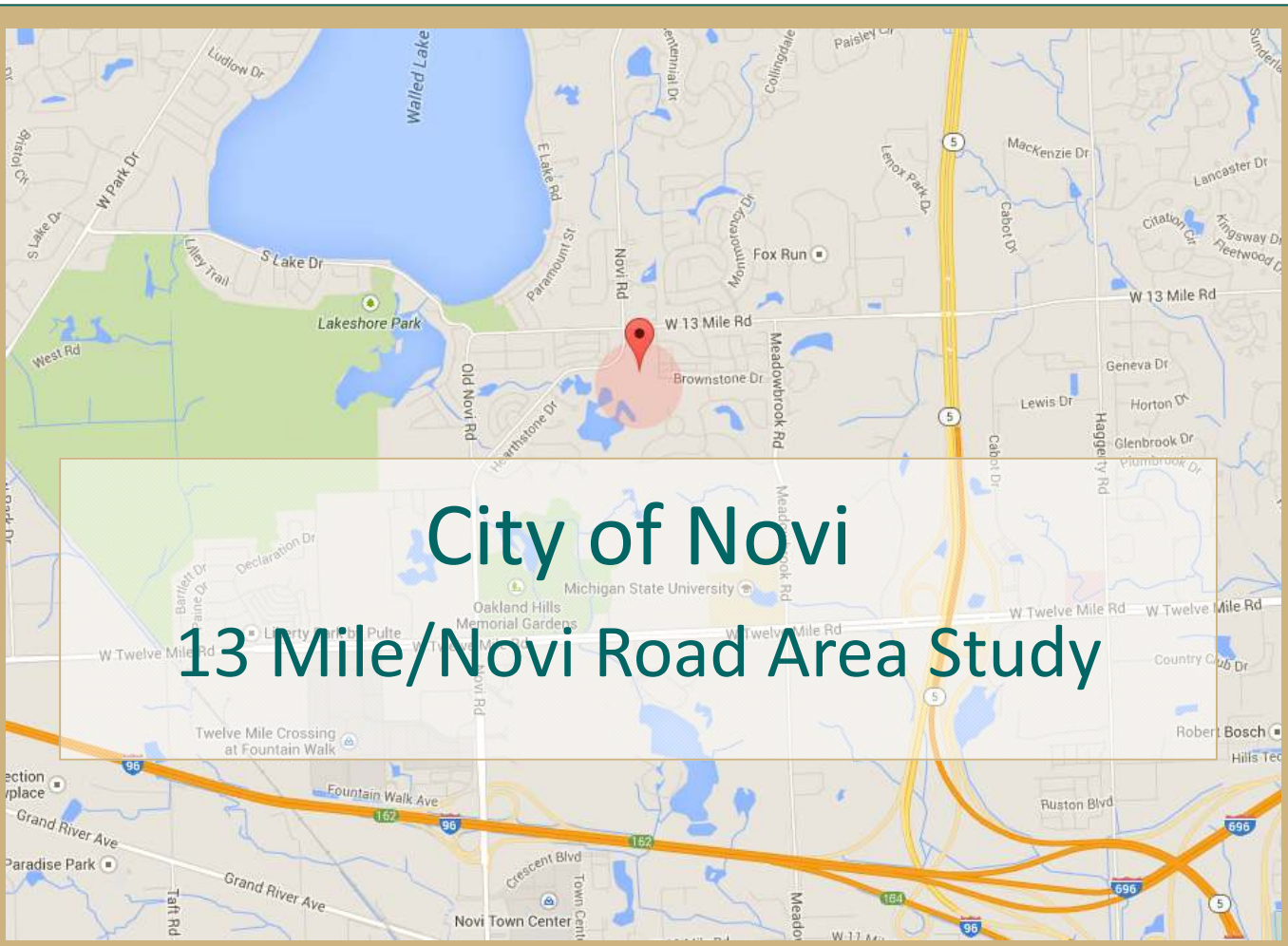
Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

13 Mile/Novi Road Land Use Study



City of Novi

13 Mile/Novi Road Area Study

A Market Assessment and Land Use Study

May 14, 2015

cityofnovi.org

clearzoning

Acknowledgements

City Council
Bob Gatt, Mayor
David Staudt, Mayor Pro Tem term
Andrew Mutch
Wayne Wrobel
Laura Marie Casey
Gwen Markham
Doreen Poupard

Planning Commission
Tony Anthony
David Baratta
Robert J. Giacopetti
David Greco
Michael J. Lynch
Mark Pehrson
Ted Zuchiewski

City Manager
Pete Auger

Community Development Department
Charles Boulard, Community Development Director
Barbara McBeth, Deputy Community Development Director
Kristen Kapelanski, Planner
Sri Komaragiri, Planner

Clearzoning, Inc.
The Chesapeake Group (TCG)

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The Study Area

Executive Summary

This land use study was prompted by a request from a property owner interested in developing a 21-acre parcel on 13 Mile and Novi Roads. Development of this parcel is subject to a 2002 consent judgment (CJ) that specifies that this parcel will be developed with up to 170,000 sq ft of commercial uses. The owner wishes instead to build 189 multiple family dwelling units that would be available for rent. Through an assessment of the history of development in this area, existing land uses, and the market for commercial development, this study explores alternatives for consideration by the City as it reviews the applicant's request.

While commercial development is plentiful in Novi, there is not much within the mile surrounding the subject property, particularly of a community or local nature. Significant regional shopping opportunities exist south of 12 Mile Road, but it is a destination type of retail, as opposed to retail that provides goods and services that people may need on a daily basis.

The land use study included the following elements:

- Review of development in the area
- Assessment of existing land use
- Market assessment
- Public input
- Recommendations for land use options

Review of Development in the Area

The subject parcel is part of a mixed use development that was originally approved in 1991. The concept included a variety of housing types (ranging from live-work units to multiple family to single family homes) with a commercial center that would serve the nearby neighborhoods. Much of the residential components have been built, or are still being built. Aside from a gas station and drug store, none of the other commercial development has occurred.

Assessment of Existing Land Use

The subject property is located with frontage on Novi Road (an arterial) and 13 Mile (a minor arterial) in the north section of the City. The 21-acre parcel is undeveloped and is surrounded by nearby residential developments, including detached single family homes, attached single family townhomes, multiple family dwellings, and manufactured housing. There is a 13,380 sq ft drug store and 8,000 sq ft gas station/convenience store on opposite corners of 13 Mile and Novi Road. The area includes sidewalks on the main roads (13 Mile and Novi Roads). Aside from the drug store and gas station, there are no other commercial uses within walking distance of the property.

Market Assessment

The market assessment prepared for the subject property generally finds that the amount of commercial development permitted by the consent judgment (170,000 sq ft) would be more than could be supported by the area, given the current



Concept provided by the property owner

number of households combined with the existing commercial development in the City and assuming 2020 market conditions. The assessment finds a demand for more housing in the City, especially multiple family housing for seniors over age 55 and millennials under age 34.

Public Input

A public open house was held on April 13, 2015, and residents had the opportunity to view land use and market information as well as speak with the property owner about his plans for development. Comments provided at the meeting and in follow-up comment cards and emails suggest that many nearby residents are not in favor of big box commercial development or multiple family rental housing, but could see the property developed with single family homes and some neighborhood-type commercial. Some residents did support the multiple family proposal. There was no clear consensus from residents who attended the meeting. See summary of comments included in the Appendix.

Alternatives

Given that residential is the dominant land use in the area, it seems reasonable to continue residential uses on this parcel. However, looking at current land use trends and market demands for walkable communities, it also is reasonable to include a commercial component in the development of this parcel. A mix of uses that would incorporate 20,000-25,000 sq ft of commercial uses (about three acres), such as wine bars, restaurants, markets, and office space would provide some local goods and services within walking distance of the many residents who live in this area. Additionally, it is desirable to include some type of community use in this development, such as a playground, sport court, community meeting room, or fitness facility to help this development be incorporated into the existing neighborhoods.

Additional efforts may include outreach to empty nesters in the City to encourage existing residents to consider a new lifestyle**.** Further, young professionals should be encouraged to get involved in City organizations, such as the Chamber of Commerce and service clubs, to help instill a feeling of belonging, rather that just passing through.

This study identifies two options for consideration if the City Council determines to move forward with a request to change the Consent Judgment. These are in addition to doing nothing, which keeps the current agreement in place. It should be noted that any development will be reviewed in more detail for compliance with the Zoning Ordinance as part of the site plan review process.



View from the subject property looking towards the 260-unit multiple family housing development on the east side of the parcel. Rents in this development range from $1,299-$1,699/month.



View from the subject property looking towards the single family homes to the south. Build out of the development has recommenced following the Great Recession.

Option 1: Multiple family residential with a density of up to nine dwelling units/acre on up to 18 acres. The remaining three acres, located near the frontage of one of the two arterial streets (13 Mile and/or Novi Road), would be mixed use with ground floor retail/restaurant. Up to two additional floors could offer residential dwelling units.

Option 2: Multiple family residential with a density of up to nine dwelling units/acre on the entire 21-acre parcel. At least one public amenity, such as those noted above, should be included in the development to encourage a community feeling between new and existing residents.

Sandstone/The Vistas Timeline

1986

Original mixed use development concept presented and approved.

City creates PUD zoning standards to facilitate development. Concept included:

- 564 Stacked Flats Units
- 620 Attached Single Family Units
- 309 Detached Single Family Units
- 24,500 sq ft commercial uses

1991

Revised Sandstone PUD Approved.

- Phased mixed use development
- Commercial center
- Detached homes, townhomes, and apartments
- Central plaza served as focus of development in the commercial center

1995

Sandstone PUD Amended - The Vistas.

- Renamed The Vistas
- 1,119 dwelling units: Mix of Single Family Homes, Townhomes, and Multiple Family
- 100,000 sf commercial/retail
- Plan influenced by New Urbanism and City Beautiful movements.
- All residents would be within walking distance of the Village Commercial Center

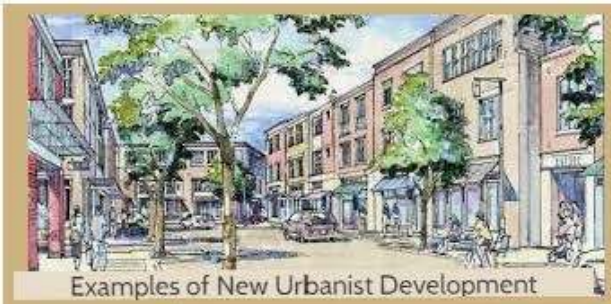


Single Family Homes and Townhomes - built 2000

2002

Litigation results in Consent Judgment.

- Affects the PUD and "Remaining PUD" phases
- Commercial uses increased to 170,000 sf
- Continues residential dwelling components
- Development examples include local strip centers
- One fast-food restaurant with drive-thru permitted



Examples of New Urbanist Development



The Kentlands, MD (1988)



Example of commercial development (Westwind Village, West Bloomfield, MI) included in the 2002 Consent Judgment.

2015

New Development Proposed.

- 189 multiple family dwellings
- No commercial uses



Commercial development at 13 Mile/Novi Road. Approximately 24,000 sf

History of Development

1986. A development known as “Sandstone” was approved in the 13 Mile Road/Novi Road area. The project contained about 300 acres. Of this, 220 acres was to be open space (about 70% of the entire parcel), 245,000 sq ft of commercial/retail space, and 1,493 units of residential housing. This plan was never implemented, but set the stage for planned unit developments and mixing of residential and commercial uses.

1991. Sandstone was acquired by a different property owner and the PUD was amended to reduce the number of housing units to 1,119, reduce the commercial space to 80,000 sq ft and remove the previously planned golf course. The plan continued to envision a mixed use concept.



Example of 1980’s New Urbanist development: The Kentlands in Maryland (photo by Robert Steuteville)

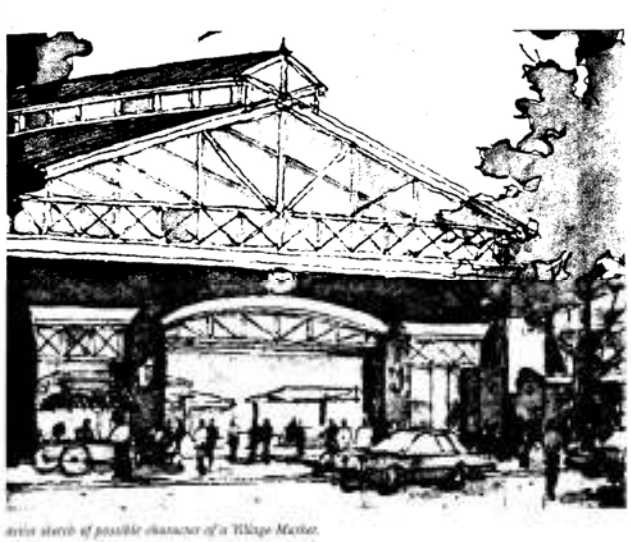
1995. The PUD was amended again in 1995 when the property changed names, going from the Sandstone development to the Vistas. The overall vision was to create a mixed use development that included a variety of detached and attached single family residential housing units along with 100,000 sq ft of commercial uses to serve the new neighborhoods (see map next page). The concept was heavily influenced by the New Urbanist movement of the late 1980's-early 1990's and was unlike anything developed in southeast Michigan. The 1995 “Revised Area Plan” describes the plan as having “more in common with small towns such as Northville, Harbor Springs and Birmingham than typical suburban subdivisions found throughout the greater metropolitan Detroit area.” If the property had been built as planned, with residential dwellings all within walking distance of a central commercial core that contained a mix of retail and restaurants, it would likely have influenced similar developments in the region. Even today, a true "village center" concept that successfully blends residential and commercial in a non-resort setting has not been completed in Michigan, where traditional strip style commercial predominates.

The New Urbanism movement emerged in the 1980’s as a way to revitalize urban environments as well as develop vacant property. Early examples include: Seaside and Celebration in Florida, Orenco Station in Oregon, Habersham in South Carolina, and the Kentlands in Maryland. Features of new urban development include compact mixing of uses, walkable human scaled neighborhoods, and shared public spaces.

2002. A lawsuit involving this developed resulted in a consent judgment. The subject parcel became known as the “Remaining PUD.” This judgment did not change the mixed use concept for the development, but did allow for a change in the approach to the mixing of uses. Rather than a “village center” type of commercial—live/work units and dense retail/office/restaurant uses—the example developments included as exhibits in the consent judgment were strip commercial developments. The consent judgment allowed an increase of total commercial space, up to 170,000 sq ft on the “Remaining PUD.” While the example developments included some higher quality materials, the building form was not much different than anything else being developed in the region. Following



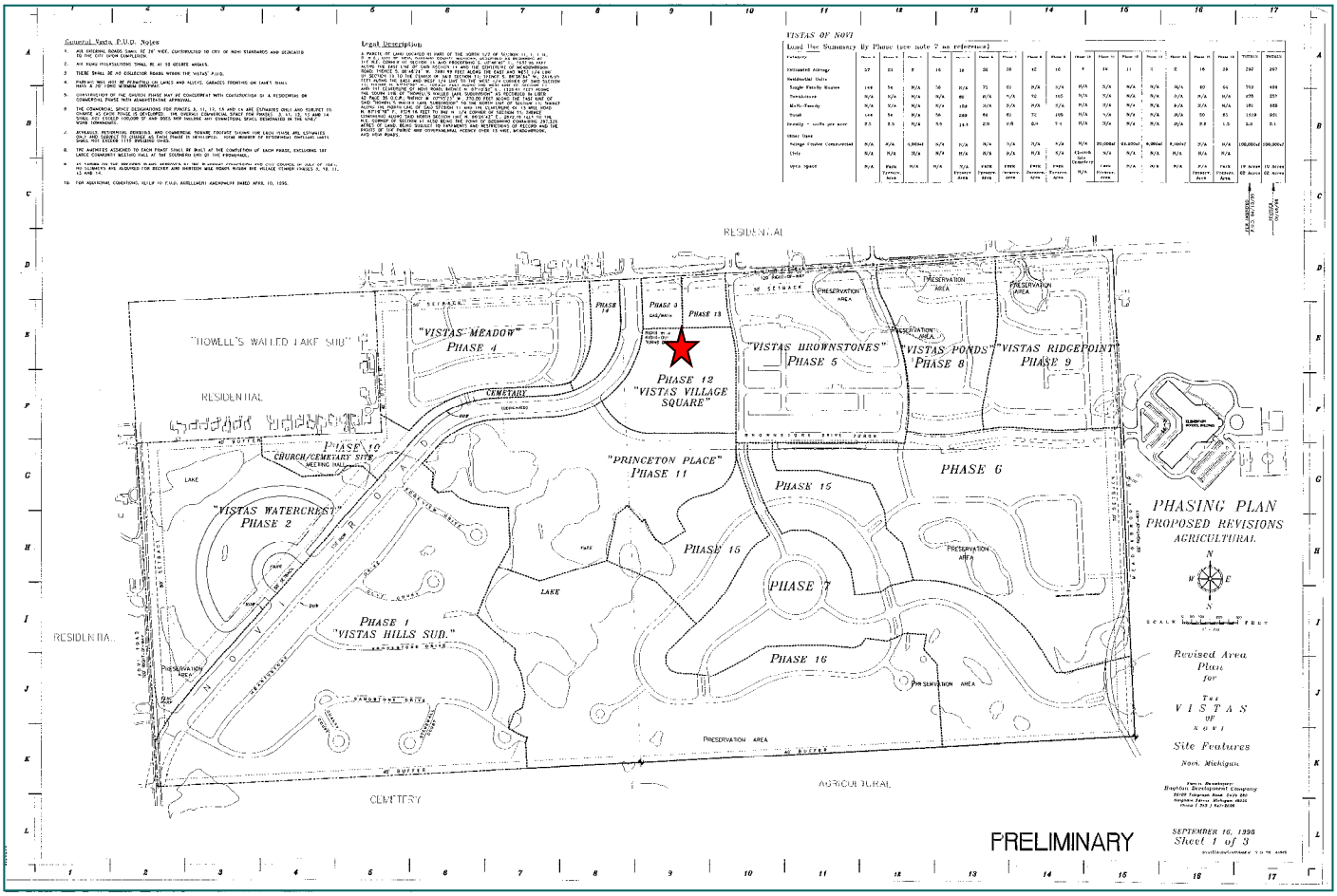
The Vistas Village Center will include cafes and neighborhood markets. Note: Artist character sketch, actual construction may vary significantly.



Artist sketch of possible character of a Village Market.

Images from the 1995 Vistas PUD application

Phasing Plan included in 1995 PUD amendment for the Vistas of Novi. The subject parcel was known at the time as phases 11, 12 and 13.



this action, housing units continued to be added to the overall development. In 2006, a drug store was built on the southwest corner of 13 Mile and Novi Roads, and in 2009 a gas station with convenience store was built on the southeast corner. The 21-acre subject parcel remained undeveloped.

2015. The property owner approached the city with a plan to build 189 units of multiple family residential rather than any of the up to 170,000 sq ft of commercial allowed by the consent judgment. The proposed development limits building height to two stories at a density permissible by the ordinance. The property owner is asking the city to support an amendment of the consent judgment. Before moving forward with this request - which lies within the City Council's sole discretion - the City Council asked for a land use study to better understand the market, the land use in the area, and the needs of residents surrounding the property. The Consent Judgment covered several areas within the original development area. Much of the compromise on various land uses has already been implemented or taken advantage of by the developer. This property is one piece of that larger compromise.







The 2002 consent judgment includes several examples of commercial development that would guide building form for the subject parcel. These standard strip commercial developments are quite different than the originally proposed compact mix of uses. Starting on top right: Gateway Center in West Bloomfield, Bloomfield Plaza in Bloomfield Township., and Country Creek Commons in Oakland Township

Intentionally blank

Existing Conditions

Assessment of Existing Land Use

The subject property is located with frontage on Novi Road (an arterial) and 13 Mile (a minor arterial) in the north section of the City. This portion of the City is largely bounded by Haggerty Road to the east and I-96 to the south. The current 21-acre parcel is currently undeveloped. Surrounding the parcel are residential developments, including detached single family homes, attached single family townhomes, multiple family dwellings, and manufactured housing. There is a 13,380 sq ft drug store and 8,000 sq ft gas station/ convenience store on opposite corners of 13 Mile and Novi Road. Additional commercial uses are found to the north at 14 Mile and Novi Roads, 14 Mile and M-5 (the east side), and to the south at 12 Mile and Novi Roads.

Sidewalks are located on 13 Mile and Novi Roads. The City's non-motorized transportation plan shows high-priority bike lanes proposed along 13 Mile Road between Lakeshore Park to the west of the subject property and M-5 to the east.

The drug store, gas station/convenience store, local schools, and Lakeshore Park are the primary destinations within a walking distance of those living in the area.

The future land use map shows the subject parcel is planned for local commercial; it is zoned PUD. City maps are included in the appendix.

Approximately 850 housing units have been built to date of the 1,119 units originally approved. Construction of detached units is currently ongoing.



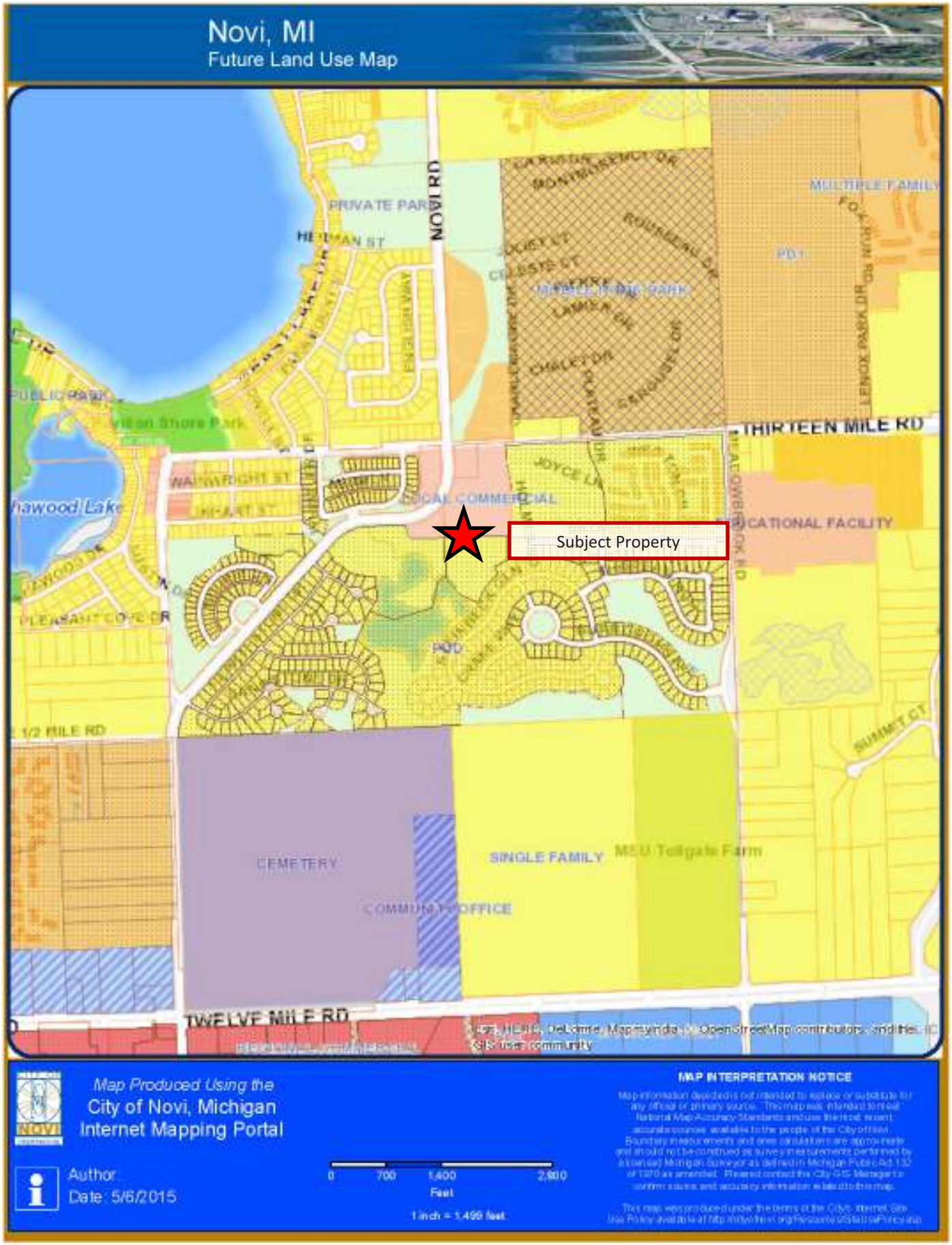
City of Novi: 13 Mile/Novi Road

Study Area Land Use

An overview of the composition of land uses in the study area and the relationship between them.



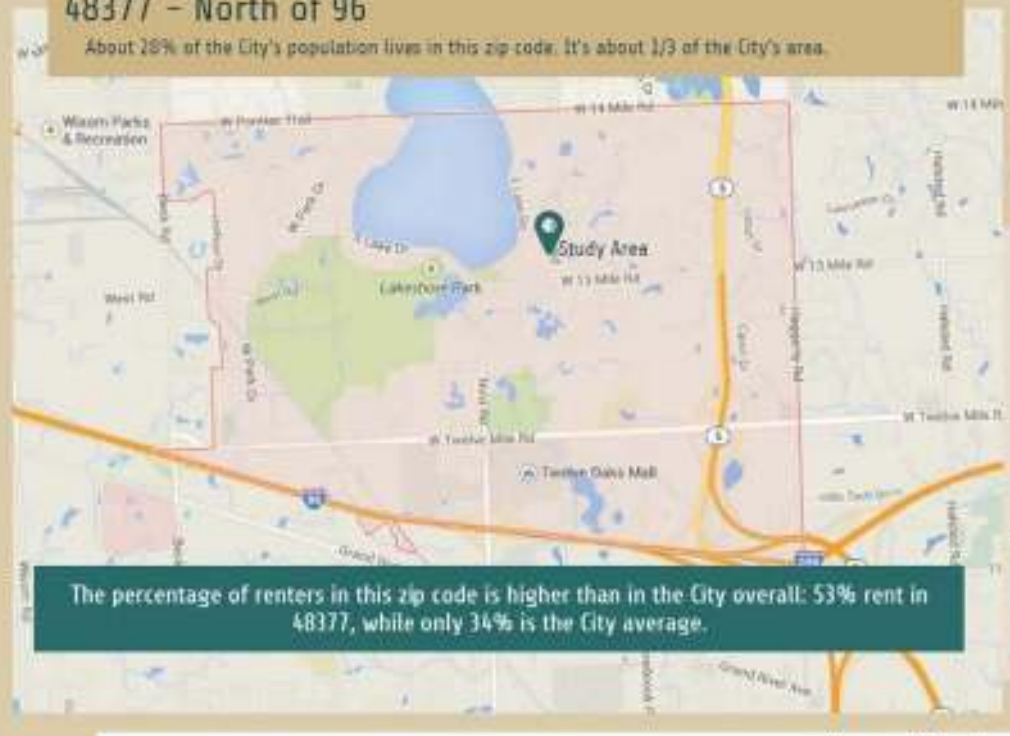
The Future Land Use Map shows the subject property is designated "Local Commercial" with the surrounding area designated residential. The Master Plan identifies "local commercial" as lands designated for convenience shopping for residents within nearby neighborhoods. It includes retail, personal service establishments, and small offices.


Novi, MI
Future Land Use Map
NOVI RD
THIRTEEN MILE RD
TWELVE MILE RD
Subject Property
PRIVATE PARK
PUBLIC PARK
MULTIPLE FAMILY
PD1
PD2
OFFICE
CEMETERY
SINGLE FAMILY
MSU Tollgate Farm
SUMMIT CT
Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal
Author
Date: 5/6/2015
0
700
1,400
2,800
Feet
1 inch = 1,499 feet
MAP INTERPRETATION NOTICE

48377 demographics

48377 – North of 96

About 28% of the City's population lives in this zip code. It's about 1/3 of the City's area.



The percentage of renters in this zip code is higher than in the City overall: 53% rent in 48377, while only 34% is the City average.

The population density in this area is comparable to that of the City as a whole.

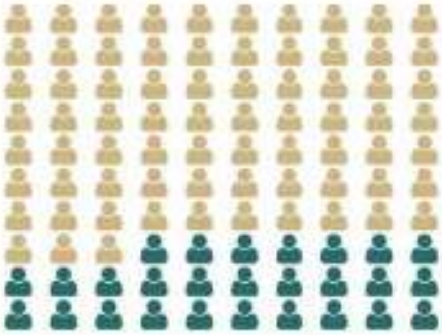
Zip Code Median HH Income: $81,029

City Median HH Income: $106,754

The City, and this zip code, exceed State's Median HH Income of $64,753

Diversity

About 3/4 of the City's population is White: the remaining 25% is comprised mainly of Blacks (5.9%) and Asians (17.9%)



The composition of the minority is slightly different in 48377, with 7.8% Black and 14.2% Asian.

Age Makeup

13% of the City's population is over 65 years old.

18.5% of the 48377 population is over 65 years old.

26% of the City's population is 19 years or younger.

20% of the 48377 population is 19 years older or younger.

One-person households make up 33% of the City's total households.

One-person households make up 48% of the households in 48377.

Market Assessment

Demographics of the Area

The graphic on the preceding page highlights the demographics of the area as defined by its zip code (48377), provided as background. The market assessment that studies the viability of the approved scale of commercial development follows.

National and State Factors Important to Novi and the Proposed Development

There are demographic and other changes within the United States and Michigan that impact the opportunities and the future for Novi and the proposed modification to the Sandstone Consent Judgment. These include but are not limited to:

- Birth and fertility rates have fallen to the lowest level in the history of the country, resulting in fewer numbers of youth and lower long-term future household creation.
- The marriage rates are also at the lowest level in the country's history and continue to decline. The traditional two parents with two children household is now a minority of the population in general and will become even a smaller segment in the future.
- The average age of residents in the United States continues to increase, impacting the current and future labor force, housing needs, and other segments of the economy.
- The country's population continues to diversify in terms of origin, ethnicity, race and other related factors.
- Both the Baby Boomers households (between the ages of 50 and 68) and younger adult households (between the ages of 21 and 30) are seeking different housing options, greater mobility and different environments than have past generations. While some seek a more intense urban environment, growing numbers seek rural settings with employment opportunity.
- The two fastest growing components of the population, both the Baby Boomers households (between the ages of 50 and 68) and younger adult households (between the ages of 21 and 30) are increasingly seeking and participating in passive and other recreational activity and new forms of entertainment.
- The young adult population relocates and shifts employment at a faster pace than any previous generation.
- Baby Boomers have been a substantial market force for the past fifteen years. However, their importance in the commercial and residential markets will dwindle in the next fifteen years as they continue to age.
- An aging population will likely increase the demand for office space and related services in various professional areas, such as health care, while diminishing demand in others.
- Aging in place and aging in communities where residents have lived for much of their lives are of increasing importance to larger segments of the population.

There is increased demand for housing that satisfies short-term needs of large population segments.

According to published Population Reference Bureau reports, there were roughly 76.4 million Baby Boomers in the United States in 2014. From 1946 to 1964, which are the years of birth associated with the Baby Boomers, there were 76 million born. Of these, roughly 11 million died, resulting in roughly 65.2 million survivors. The number of residents associated with the ages of the Baby Boomers has increased due to immigration to the United States, as the number of immigrates in this age range has outweighed the number that has died. The Baby Boomers are now between the ages of 50 and 68.

Table 1 - US Births for Select Years (Baby Boomers)*

Years	Numbers
1946	3,411,000
1954	4,078,000
1957 (peak year)	4,300,000
1964	4,027,000

*Developed by The Chesapeake Group based on information from CNN.com.

The table above illustrates a breakdown of the number of "baby boomers" by select peak years. In addition and as a result of medical advances and lifestyle changes, there is a large segment of the population living well into their seventies and eighties. There are an estimated 27.8 million people living in the United States who are 70 or older. Collectively, the Baby Boomers combined with the population that is 70 or older represent about one-third of the total population in the country. According to a recently published study by the Joint Center for Housing Studies at Harvard University, the number of households headed by someone at least 70 years of age will grow by 42% between 2015 and 2025; and the actual number of these households will jump by 8.3 million.

Changes in Manufacturing & Technology

Changes in manufacturing and technology trends within the United States, Michigan and the global economy will impact commercial opportunities. They include but are not limited to those that follow.

- Manufacturing is changing significantly through changing technology, technology application and the introduction of new materials. The changing technology diminishes the importance of labor as a cost factor and increases the importance of transportation relative to other cost factors. Therefore, for many products, production facilities located in population centers or adjacent areas will have a competitive advantage in the future.
- The technological change in manufacturing will result in the return of the production of many products to the United States. Manufacturing is likely to expand rapidly in the next ten years, which could provide local opportunities.

Changing manufacturing processes and technology is and will continue to have an impact on retail space.

- Manufacturing changes, such as on-demand production through additive manufacturing/3D printing, will impact retail and related space in significant ways in the future, resulting in lower retail space demand as the need to keep large inventories diminishes. The amount of supportable space is likely to diminish as a result.
- The trend among big box stores and other retailers to fulfill online orders from stores versus warehouses could positively impact retail opportunities. (This somewhat counters the need for lower inventories on-site, as a result of increased on-demand production and the expansion of internet sales.)
- Expansion of and new delivery methods will also likely diminish the need for inventory and retail space.

Local Patterns—Residential & Retail

Residential

According to figures noted by MEDC, 38.9% of the population in Michigan resided in the Southeast region in 2012. Roughly 26.1% of the population was 19 years of age or under and almost 38% of the population was 55 years of age or older. The population in the Southeast Region of Michigan was estimated to have declined by 1.4% over the previous five years.

According to the 2010 United States Census, there were roughly 55,000 people in 22,000 households living in Novi. About 35% of the households had children under the age of 18 living at home. About 54% of these households were composed of married couples.

From calendar year 2013 through February of 2015, the total number of permits issued for new housing in Novi was 428. In both 2013 and 2014 the numbers were consistent with just about 200 issued per year. During that time only five units of non single-family housing was permitted. Furthermore, SEMCOG has estimated that Novi's population is expected to increase marginally through 2035. Assuming continued growth

Table 2 - Number of New Residential Permits Issued in the City of Novi*

Year	2013	2014	2015 (thru February)
Single-family	197	198	28
Other than Single-family	0		0
Total	197	5	0
	197	203	28

*U. S. Census Bureau.

in housing units, the average number of people living in each unit will continue to decline at a significant rate well into the future.

The primary reason for the decline in the number of people per household is the aging of the population now living in Novi. SEMCOG forecasts that generally the only growth in population will be those 65 years of age or older through 2040.

Retail

Novi has been and continues to be a regional hub for retail activity. Retail serves both the larger region and the local population. For the proposed Sandstone Consent Judgment sites, the retail component was intended largely to serve the needs of Novi residents based on the scale.

SEMCOG has forecasted that employment in retail will diminish in the future. Such contraction can result from a number of factors including:

- Contraction of space
- Changes in technology in production and delivery
- Changes in selling methods
- A combination of all of the above

Table 4 indicates that even if household growth continues SEMCOG expects a decline in retail employment of about 5% well into the future.

At the onset of the Great Recession, The Chesapeake Group (TCG) prepared a market assessment for Novi. A major component of TCG's 2007 Market Assessment was demand forecasts for retail space. While the forecast was based on many factors, future retail space demand was predicated on the construction of between 400 and 600 dwelling units per year from 2008 through 2015. This equated to a total dwelling unit increase of between 3,200 and 4,800 dwelling units through 2015. This estimate of future housing growth was premised upon historic growth patterns in Novi and some potential to capture new households created by those between the ages of 21 and 30.

As previously noted, these figures are well above those that have occurred since the technical end of the Great Recession. Furthermore, future retail space demand in Novi (as is the case elsewhere) will be negatively impacted by:

- The previously defined United States and Michigan demographic trends.

Table 3 - SEMCOG Projected Population for the City of Novi by Age Category for Five Year Intervals Through 2040*

Age Group	2010	2015	2020	2025	2030	2035	2040	Change 2010 - 2040
75+	3,355	3,791	4,415	5,396	6,545	7,760	8,650	5,295
65-74	2,893	4,267	5,413	6,441	6,838	6,495	5,970	3,077
60-64	2,689	3,405	3,981	3,968	3,675	3,284	3,028	339
35-59	21,832	21,571	19,770	17,726	16,898	16,682	17,048	-4,784
25-34	6,723	6,551	6,594	7,433	7,289	6,789	6,715	-8
18-24	3,630	4,806	4,729	4,523	4,246	4,165	4,158	528
5-17	10,898	10,447	9,635	9,154	9,008	9,047	9,177	-1,721
Under 5	3,204	3,326	3,268	3,291	3,262	3,122	3,151	-53
Total	55,224	58,164	57,805	57,932	57,761	57,344	57,897	2,673

*U.S. Census Bureau and SEMCOG 2040 Forecast.

Table 4 - SEMCOG Forecasted Jobs for the City of Novi by Industry*

Forecasted Jobs By Industry	2010	2015	2020	2025	2030	2035	2040	Change 2010 -2040
Natural Resources, Mining, & Construction	1,559	1,828	1,904	1,933	1,940	2,009	1,917	358
Manufacturing	1,719	1,807	1,764	1,670	1,639	1,547	1,436	-283
Wholesale Trade, Transportation, Warehousing, & Utilities	4,114	4,268	4,145	4,126	4,064	4,225	4,227	113
Retail Trade	**7,823**	**7,723**	**7,561**	**7,569**	**7,507**	**7,476**	**7,413**	**-410**
Knowledge-based Services	6,982	8,035	8,346	8,456	8,398	8,473	8,858	1,876
Services to Households & Firms	3,593	4,064	4,183	4,364	4,697	4,855	4,832	1,239
Private Education & Healthcare	5,342	6,164	6,657	6,914	7,235	7,522	8,026	2,684
Leisure & Hospitality	5,109	5,328	5,133	5,160	5,220	5,473	5,710	601
Government	1,687	1,685	1,726	1,757	1,782	1,801	1,808	121
Total	37,928	40,902	41,419	41,949	42,482	43,381	44,227	6,299

*SEMCOG 2040 Forecast produced in 2012.

- The previously defined United States, Michigan and global manufacturing and technology change.

In the "best case" scenario without any new growth in housing units in Novi, the current retail space will be maintained at the same level it is at the present time. However, a more realistic scenario is that without additional housing unit growth and because of the noted national and local factors there will be a decline in supported space.

The amount of supported space would decline also as a result of:

- The diminished size of the average household resulting either in increased vacancies or eventual redevelopment.
- The aging of the population resulting in a shifting of product purchase and priorities.
- An increase in numbers of residents on fixed incomes or diminished incomes.

Therefore, any increases in potential retail space in Novi will most probably be attributable to increases in demand created by growth in housing units/"rooftops" in the foreseeable future. Based upon an anticipated 200 unit per year growth in housing units in the future as achieved in recent years, this study estimated the sales and supportable space associated with the new units for 2015 and 2020.

It is noted that total or aggregate retail sales figures represent a compilation of sales associated with ten major categories and the types of operations within those categories. The ten major categories of retail goods and related services are as follows:

- Food, such as groceries and related merchandise generally purchased for home preparation or consumption
- Eating and drinking, consisting of prepared food and beverages generally consumed on the premises or carried to another location
- General merchandise, including variety stores, department stores, and large value oriented retail operators
- Furniture and accessories, including appliances and home furnishings
- Transportation, including the sale of new and used automotive and other personal vehicles and parts
- Drugstores, including those specializing in health and beauty aids or pharmaceuticals
- Apparel and accessories
- Hardware and building materials, including traditional hardware stores, garden centers and home improvement centers
- Auto services, including gasoline and vehicle repair

Table 5 - Estimated Category and Aggregate retail Goods and Related Services Sales and Supportable Square Footage of Space for the City of Novi for 2015, 2020 and the Total*

Category	2015 Sales	2020 Sales	Total Sales	2015 Space	2020 Space	Total Space
Food	$2,046,000	$6,820,000	$8,866,000	3,255	10,848	14,103
Eat/Drink	1,667,000	5,555,000	7,222,000	3,969	13,226	17,195
General Merchandise	2,238,000	7,459,000	9,697,000	13,284	44,270	57,554
Furniture	245,000	818,000	1,063,000	565	1,882	2,448
Transportation	2,114,000	7,045,000	9,159,000	6,928	23,088	30,018
Drugstore	1,039,000	3,464,000	4,503,000	1,019	3,396	4,415
Apparel	534,000	1,781,000	2,316,000	1,481	4,941	6,424
Hardware	1,231,000	4,103,000	5,334,000	5,017	16,719	21,736
Vehicle Service	1,583,000	5,278,000	6,862,000	3,854	12,850	16,705
Miscellaneous	1,403,000	4,677,000	6,079,000	5,605	18,678	24,277
AGGREGATE	$14,100,000	$47,000,000	$61,101,000	44,977	149,898	194,875

*Developed by The Chesapeake Group, Inc., 2015.

- Miscellaneous, including a plethora of retail goods and services ranging from florists to paper goods

Many of today's better known retailers fall into more than one category. For example, many of the "big box" merchandisers, such as Meijer, often have traditional supermarket components within their operations.

A productivity level is the sales per square foot figure essential to pay all costs of operation and provide a reasonable return on investment. Sales productivity levels vary for each sub-category, type of business operation, or store type. The productivity levels vary from low figures for bowling centers to thousands of dollars for others. Supportable space is derived by dividing the amount of sales by the appropriate productivity level. Both the spending patterns and productivity levels are likely to change over time. All year 2020 sales estimates are in 2015 constant dollars, excluding any inflation.

Table 5 contains the category and aggregate sales and supportable space generated by the additional rooftops for the past few years and the anticipated growth in housing units from 2015 through 2020. The estimates include all sales and space at any and all locations. The estimates include spending on operations:

- Located in Novi
- Located outside of Novi in surrounding areas
- Located outside of Novi in other areas of Michigan
- When on vacations both within and outside of Michigan and the United States
- When visiting friends, family, or others outside of Michigan
- At or near second homes for those appropriate
- Via the internet or catalogs

A previous analysis of retail demand prepared for Novi by The Chesapeake Group indicated that long-term viability of commercial areas is dependent upon the market penetration or the share of households that conduct business in an area. Whether through online purchases, vacations, visitations, work, or numerous other means, many dollars and resulting space are exported to commercial not located in the home market of Novi. Furthermore, the proportions of purchases going to space outside the home market is likely to increase in the future because of the previously noted changes in manufacturing and distribution, facilitating continued growth of online and catalog activity.

Only a minority of the growth in spending and supportable space associated with the new housing is likely to be captured in Novi. Overall growth in space generated from new Novi households is estimated at 195,000 square feet by 2020. Assuming a 40% to 50% capture of dollars or space, new supportable space is likely to be in the range of 78,000 to 97,500 square feet for all of Novi from those living in Novi.

The above newly supported space could result in new construction or filling of existing or future vacant spaces in Novi.

Conclusions with Respect to the Proposed Sandstone Consent Judgment Changes

The proposed modification to the 2002 Sandstone Consent Judgment governing the property seeks to change from permitted commercial land uses to multiple-family housing use. The Consent Judgment allows for up to 170,000 square feet of commercial space. The applicant asserts that the allowance for commercial land uses is no longer reasonable, and the proposed residential development would be an upgrade from what has been anticipated.

The conclusions that can be drawn from this market assessment prepared by are:

- The amount of commercial space allowed under the Consent Judgment is well beyond what the market is likely to be capable of supporting without cannibalization of other space in Novi. If any commercial space is marketable on the site, it is well below that which is allowed under the Judgment.
- If only consideration is given to the existing residents of Novi, there is a growing demand for multi-family housing for seniors alone. Expansion of multi-family unit stock in Novi would afford existing residents the opportunity to continue to live and age in the community in which they have lived for much or the better part of their lives. Giving consideration to only this one segment of the housing market, the proposal to move from commercial to quality multi-family housing units would objectively meet some of the growing market needs.
- As presented, there has not been much real growth in non -single-family housing units in Novi in the last few years. A large proportion of households under the age of 32 are increasingly mobile and are seeking non-permanent residences. Large proportions of these seek quality rental units and plan on living in one community for shorter durations than other generations have in the past. This is a result of many factors not the least of which is the desire or need for mobility in employment. Without significant options for this market segment, Novi will miss the opportunity to attract such residents initially and will result in these households having a lower probability of living in Novi at such time that they may seek greater permanence in the future.

Therefore, the preliminary analysis indicates that a shifting in use from commercial to multi-family housing is possible from a market perspective.

This market assessment cannot address the issue of density, nor the density or change in use compatibility with other immediate area activity or Novi in general, rent levels, or the need for any type of conventional or non-conventional financing at this time.

Additional Background Information

Following the presentation of the initial findings at the open house and to the Planning Commission subcommittee, questions were raised about rental housing in the City of Novi A comparison between rates of home ownership and number of units in multi-unit structures follows in the table below. The number of housing units in multi-unit structures includes both owned and rented units, but is provided to illustrate the percentage of housing units that are not detached single family homes.

This information illustrates that the City of Novi's homeownership rate of 66% is just about the same as the United States as a whole, and very similar to nearby Farmington Hills, Walled Lake, and Plymouth. The percentage of housing units in multi-unit structures (non-single family detached homes) of 34% is similar to those same nearby communities. Median gross rents (estimated, and in 2013 dollars) is fairly consistent throughout the area, with the City of Novi's rate of $994 just about average, given the communities included in the comparison. A current search of rental rates indicates that rents have likely increased since those estimates were calculated.

Table 6 - Comparison of Selected Housing Information—City of Novi and Regional Communities

	US	Novi	Farmington Hills	Walled Lake	Commerce Twp	Livonia	Plymouth	Rochester Hills	Auburn Hills	Troy
Housing units, April 1, 2010	131,704,730	24,226	36,178	3,689	15,807	40,401	9,132	29,494	21,412	32,907
Persons per household	2.63	2.42	2.32	2.18	2.71	2.55	2.14	2.57	2.35	2.68
Homeownership Rate	65%	66%	63%	61%	90%	85%	60%	76%	49%	75%
Housing units in multi-unit structures, percent	26%	34%	35%	33%	20%	10%	39%	22%	44%	21%
Median gross rent	$904	$994	$976	$905	$1,259	$968	$848	$1,064	$906	$1,049
Median selected monthly owner costs* -with a mortgage	$1,540	$2,047	$1,871	$1,348	$1,703	$1,467	$1,778	$1,889	$1,431	$1,873
Median household income	$53,046	$80,108	$69,700	$46,319	$78,514	$68,973	$73,389	$78,160	$52,509	$85,685

Source: US Census—2009-2013 5-year estimate

*Selected monthly owner costs include: utilities, heating fuel, condo fee, insurance, mortgage

Traffic

It is appropriate to include information about the impact of traffic generated by the permitted land use (170,000 sq ft of commercial or 189 multiple family residential units) on this area. In the table below, the trip generation comparison shows the considerable number of vehicular trips generated by the scale of commercial development permissible by the Consent Judgment.

Table 7 - Trip Generation Comparison, Apartments v. Retail[1]

Land Use	ITE Use #	Size	Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Apartments	220	189 d.u.	1,269	19	77	96	79	43	122
Shopping Center	820	170^{K} S.F.	9,588	101	62	163	410	445	855

[1] Forecast based on rate data and methodology recommended by the Institute of Transportation Engineers in its *Trip Generation Manual – 9th Edition* (2012).

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Alternatives

Based on the land use study, market assessment, and public input, amending the Consent Judgment on the property in terms of reducing the prescribed amount of commercial area is an option that is appropriate to consider for this parcel. It does not appear that there is a market for the 170,000 sq ft prescribed. In addition, the amount of traffic generated by such a use would have an impact on of the area.

However, the applicant's proposal to add 189 units of multiple family housing as the parcel's only land use, reinforces land use patterns of the past—where residential uses are separated from commercial uses. This isolation of residential away from shopping, restaurants, offices, and entertainment compels people to drive everywhere, when using a non-motorized form of transportation would alleviate local traffic and improve public health.

In much of the region, we see single family homes in some areas, commercial uses in other areas, and multiple-family residential in still other areas. To access these distinct areas often requires getting in the car and driving, sometimes even between adjacent neighborhoods. Our country's emphasis on home ownership (and, subsequently, the preservation of property values) has also led to land use policies that prioritize single-family neighborhood areas while often marginalizing other types of residential uses, especially multiple-family residential in the form of apartments for rent.

This context (maintaining a separation of land uses and preservation of single family neighborhoods) could be at the root of concerns expressed by residents over the development proposed for the subject parcel. It is understandable that existing residents might be worried that incoming renters will be people who do not care about the neighborhood or the community and will not take care of their surroundings.

And yet, the applicant and the market assessment both suggest that the renters will likely fall into two groups: empty nesters and young professionals. This development could represent an opportunity for the City to do two things: 1) encourage empty nesters to stay in the community as long as possible, and 2) attract young professionals to the City with hopes they become life-long residents.

From the market assessment, we learned that both of these demographic groups are seeking low maintenance housing that will allow them to do other things with their time. In addition, both groups seek walkable communities – whether in dense urban cities or small compact suburban areas. With the proximity of Lakeshore Park and Pavilion Shore Park, along with future plans for bike lanes on 13 Mile Road, this area would benefit from additional reasons to walk or bike. Having small commercial uses within reach may afford local residents with opportunities to incorporate physical activity into their daily lives, such as while shopping and working.

Having small commercial uses within reach may afford local residents with opportunities to incorporate physical activity into their daily lives, such as while shopping and working.

The original vision for the area was to create a small neighborhood commercial center that would have served the residents in the immediate area. Looking at the land use in the area, it seems that there are opportunities to add uses that serve the daily needs of local residents. This could mean restaurants, wine bars, food shops, markets, offices, and the like.

The market assessment suggests that the existing number of households in the area could support 20,000-25,000 sq ft of commercial uses. In addition, the subject parcel might also offer other amenities that could be used by adjacent residents either free or for a fee, such as a community room, playground, sport court, fitness facility, or co-working space. Examples of small mixed use developments and community facilities are provided on the pages that follow.

This study therefore identified two options for the City to consider in regards to this project if the City Council determines to amend the Consent Judgment at all, given the status of the overall consent judgment:

Option 1: Multiple family residential with a density of up to nine dwelling units/acre on up to 18 acres. The remaining three acres, located near the frontage of one of the two arterial streets (13 Mile and/or Novi Road), could be mixed use with ground floor retail/restaurant. Up to two additional floors could offer residential dwelling units. Given the proximity of the park and lake, commercial uses that have a recreation or health focus might be a great fit, including equipment rentals, fresh local food, and training facilities. Additionally, given the stated market for multiple family (young professionals and empty nesters), office space geared at those who work from home offices could be a real benefit to the nearby community.

Option 2: Multiple family residential with a density of up to nine dwelling units/acre on the entire 21-acre parcel. At least one public amenity, such as those noted above, should be included in the development to encourage a community feeling between new and existing residents.

Supplemental Reading: Additional information on community livability, multiple family housing trends



The Lofts at Village Center in Mt. Prospect, IL is a small-scale mixed-use building. It includes 34 loft-style condominiums ranging in size from 825 to over 2,075 square feet. The top floor apartments include vaulted and cathedral ceilings. The first floor includes over 23,000 square feet of retail. Resident parking is provide in the basement, and is accessed via a shared below-grade garage which is shared with the adjacent building. This project was designed by architect Matthew Haylock of Gurnee, IL.



The Lofts at Gateway Centre in West Chicago, IL is a 2-story mixed-use building that includes 15 loft-style condominiums above 11,000 sf of 1st floor retail. The variety of gabled metal-clad roofs, as well as over sized windows, give way to dramatic 2nd floor living spaces with vaulted ceilings. This project was designed by architect Matthew Haylock of Gurnee, IL.

Incorporating “placemaking” elements into the project, including public open spaces, art, and gathering areas, will not only enhance the future development, but will also foster a richer community feeling in this area.



A co-working space, like the ones pictured above and below, can offer people opportunities to meet, collaborate, or simply serve as an alternative work environment for those who work at home. There are typically fees associated with these spaces.





Hosting food truck rallies (like the one shown above, located in an office center parking lot on Haggerty Road and High Pointe Boulevard) would be a great way to bring people together.

Examples of community amenities that would enhance development in this area, including (from top to bottom): public art, a plaza/picnic area, community building, and











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Appendix

Public Input Summary

Public Input Comments
City of Novi – Open House April 13, 2015 - Area Plan Update – 13 Mile/Novi Roads

1. **Open house comment #1**
   - The only entry/exit for the future residents of "Manchester" community is located on a bend on Novi Road. This is going to cause MAJOR problems for traffic wanting to turn LEFT – especially in peak hours.
   - Need to make sure there is no negative impact on the existing waterways/water system from runoff.
   - There is no allowance for the abundance of bird & wildlife – where do they "relocate" to?
   - Why can't this land be used for parkland which it was supposed to be when taxpayers money paid for it? We have no real parkland.
   - What is the impact of these properties on the property values of surrounding subdivisions?
   - The number of heavy vehicles. *--PTO*

2. **Open house comment #2**
   - I prefer residential over any commercial use.
   - 189 units can cause a real problem for traffic. At this time, it appears as though there is one exit onto Novi Road. Doesn't sound too safe.
   - The condition of Novi Road between 12 & 13 Mile presently is in.
   - I'd rather it be residential surrounded by woods like the Woods of Novi development allowing wild life the ability to move around and through the area.
   - If some of the areas surrounding a development could be picnic tables or playgrounds would be good too.

3. **Open house comment #3**
   - My preference is for the City of Novi to purchase the 21 acres and convert it to a recreational area. Ball diamonds, soccer field, trails, nature area …
   - There should be additional park area for the northern Novi residents.
   - I am opposed to large retail or fast food restaurants. No bars of cell towers, commercial businesses.
   - 75 acres off of 12 Mile Rd was given as part of a judgement, so no additional park area is on the north side of Novi, which was promised to the residents.
     Please provide feedback and feel free to contact me. *Thanks. --Edward Soltysiak*
     edward soltysiak@sbcglobal.net

4. Open house comment #4

Prefer:

- Single family detached condo or home
- Like PUD approach to control development
- Passive to Semi Act park space (ie) volleyball; soccer pavilion, esthetic fountain
- Walking access from Community adjacent to and on east side of Novi
- No commercial (?) less than 10%

5. **Open house comment #5**

- As a nearby resident I am strongly opposed to multiple family homes being built in our area. This area has been slowly improving over time and adding another apartment complex would derail this progress. It will decrease surrounding home values and negatively impact our schools.
- Our school district (Walled Lake) suffers because of the high amount of transient families living in the area. More apartments will contribute to our struggling high school. It doesn't matter if these apartments are expensive. The families who rent will be transient and not invested in the long-term success of our schools. Owned units would be more appropriate.

6. **Open house comment #6**

- I am drastically opposed to having the "high end" apartments built. There are numerous apt buildings in the area. I am concerned that this will bring in transition families or individuals rather than true residents. When asked what the benefit to current residents are, the developer was silent and couldn't supply any benefits. As a new Novi resident, (November 2014) in The Woods of Novi, at age of 31 about to start a family, I am hoping to see commercial or mix commercial with maybe a specialty grocery store be added to the community rather than apartments. *--Darcy Donakowski*

7. Open house comment #7

Opposed to one large rental community. Renters do no usually care about upkeep as well as property owners. How about a mixed community of owners and renters

8. Open house comment #8

- Don't think we need 189 rental apartments in this area. I would favor mixed use or single family homes

9. **Open house comment #9**

I live in the Woods of Novi and while I believe the area is in need of more residential I do not believe it should be rental properties. There is a sector of the population within the Baby Boom Group that are looking for "transition" housing with main level master suites. Many of my neighbors are in the empty nester group and are looking for main level living. If they don't find this option in the area,

where they would like to stay. They will move out of Nov where the transition housing options are available. I don't believe Novi wants to lose its desirable citizens, but that will be the end result. The transition options could be more multilevel with spare bedrooms on the second level for family and guests, as long as the master suite is on the first floor. *Thanks. -- John Hulyk 248-669-8286 (I am resident board member for the Homeowners' Association of the Woods of Novi Subdivision.)*

10. Open house comment #10

- I feel we can use a combo of residential and commercial use for local residents.

11. Open house comment #11

- I think that you should include a child care facility in the development. *--David Baratta*

12. Open House Comment #12

- Mixed use development would be optimal in my opinion.
- More rental in this part of Novi, even $2000/mo rentals don't seem necessary given the %age of current rental property.
- I would love to see mixed-use development similar to what Cherry Hill tried to be, with architectural consistency between commercial and residential.
- I fear an all commercial development would end up being a strip mall.
- Distinguish Novi with the uniqueness

13. Open house comment #13

- We already have so many rentals in our area. However, a mixed-use development would sure add so much to our area. Thanks for allowing this input and don't be fooled by developers. *--Joan Koeppen*

14. Open house comment #14

- I would prefer mixed use in this area. The "high end" development would bring too much congestion to the area.
- Mixed use with possibly some open area for a small park would be ideal.
- I am strongly opposed to building apartment at this site. There are already multiple apartments in this area.

15. Open house comment #15

- This section of the city already has a large renter population. More than half at 54%. We do not need more renters.
- A subdivision of higher valued single-family homes will increase surrounding property values, thus increasing tax revenue.
- What does more transients and "temporary" living do to our schools?

- Mixed use might work but what draws residents to the area? They can't walk to anything (restaurants, bars, shops) as it stands now. This will be another failed attempt just like Main Street.
- Single family homes with a higher price tag will improve the median HH income which is currently well below city median.
- Park and recreation in this space is preferred to draw more people into the area and fill the vacancies that already exist.
- Let's bring single family homes in to make Novi, 48377 area, a better family environment as opposed to the 48% of single person households.
- I am against any level of rented dwellings add to the city. We have enough.

16. Open house comment #16

- Do not mind a housing development, however, would prefer possible high end condos or single family. (Too many rentals in the area) --*Sam Lot 7 Vistas*

17. Open house comment #17

- I would like to see that land developed – supermarket & residential. The supermarket should be high end (not like Walmart).
- I would like to see all the roads improved … Holmes Rd., 13 Mile Road and Novi Road.

18. Open house comment #18

- The area in discussion has much apartment already. I am against the addition of more apts. Especially feel it affects our school district (W. Lake) of residents of northern Novi.
- Concern of what happens if apt units are not filled. Strongly opposed to idea of apartments for 13/Novi land. Would prefer mixed development; however concerned that other areas of Novi – "Main Street" has not been able to strive. Concerned that this will be the same case. Mixed use is the lesser of the evils.
- No more rental properties should be added to this area.

19. Open house comment #19

- I would like this area to become a natural area for the public. The city lost a lot of park area as a result of the lawsuit and this is an ideal way to get it back.
- Novi need to balance its building and development plans with some green areas that improve the quality of life. Thank you.

20. Open house comment #20

- Concern: is just <u>more</u> apartments. Single family side-condo or homes is much more desirable. I would be open for mixed use such as "story board" with retail & apartment style condos.

21. Open house comment #21

- Please stop the building and reserve land for a park. Think about the wildlife!! We are being selfish & money hungry!

22. Open house comment #22

- What is the market on high end rentals?
- What might be the effect on property values at Tollgate Ravines?
- Would prefer to see high end single family homes.
- Could price of the proposed units vary to a lower limit than proposed, thereby, lowering the existing property values, eg. Tollgate Ravines? ie. Below the $2000 min.

23. Open house comment #23

- Mixed use seems best use and should include residency, park. & commercial (coffee shop, yogurt, etc – not chains).

24. Open house comment #24

- No multi-family dwelling. Mixed use only with dedicated park space!

25. Open house comment #25

- I have no problems with a mixed type of development, but I do feel a good portion of the development should be commercial. I live in Meadowbrook Townhomes less than ½ mile from the area in question. We do not have a grocery store within 2 miles – the closest Kroger is 12 Mile & Halsted. I do think having some restaurants in walking distance can help promote a healthier lifestyle – increasing walking or biking to the area.
- If residential units are built, there should at least be some that allow option to purchase. Thanks.

26. Open house comment #26

- The apartments would be better than commercial, not mixed use. *--Mark Adams*

27. Open house comment #27

- We live in the neighborhood in front of the land. Ideas we thought would be:

  Grocery store – Kroger & Meijer are 15 minutes away

  Community pool for surrounding neighborhoods.

- Nothing that would bring too much traffic.

28. Open house comment #28

- Would like a community pool
- Would like a grocery store. Others are far away in each direction.

Email comments:

1. I'm a home owner in Novi (sub: Novi Woods), and I just learned the proposed plan to build and apartment complex in the land located in 13 mile and Novi Rd. I think that land would be better used , if single family homes are built there. Please consider the opinion of the residents of the city, when deciding on this important subject. *Regards, Omar Guzman*

2. I'm a resident of Novi, Mi and we live at 13 mile and Novi Rd. This is right where there is a new proposed land development of rental properties by a developer or potential commercial use. We have a young family of four plus paws and feel that with our wonderful community being very residential and family oriented, that this property should be used for permanent single family homeowners versus rentals. We care for our beautiful and safe community and want it to stay this way. Homeowners have more stake and concern along with responsibility versus a one year rental tenant.

   Also, please do not allow more commercial properties to go up there. We would like to keep any feel of a peaceful residential community left without over-saturating our area with strip malls, office buildings, store/business fronts which could change the last bit of quaintness we may have.

   Another option for this land could be a functional community shared space such as walking trails, tennis courts, basketball courts, community pool etc., that the north end of Novi could greatly benefit from.

   Thank you listening to our concern and voicing our opinion and thoughts for us and the community we love*!* *--Angie Savani*

3. I attended the Open House regarding the 21acre vacant parcel of land at 13 Mile Road and Novi Road. I submitted a lengthy comment indicating I agreed with residential use, but not in favor of rental property. I also mentioned the need for "transitional" housing for empty nesters. I didn't think to put my name or phone number on the comment sheet, so I thought I would email that information in case anybody wishes to discuss it further. *--John Hulyk 248-669-8286. (I am resident board member for the Homeowners' Association of the Woods of Novi Subdivision.)*

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: [SPAM-GFI] - Novi Road/13 Mile Planning

From: Paul Mercier [mailto:coachmercier@gmail.com]
Sent: Tuesday, April 14, 2015 9:59 AM
To: McBeth, Barb
Subject: [SPAM-GFI] - Novi Road/13 Mile Planning

Ms. McBeth:

Hello, my name is Paul Mercier. I have been a Novi resident for just over one year, and my wife and I live with our 2 ½-year-old son (with one on the way) in the Woods of Novi neighborhood just north of 13 Mile. We moved to Novi from the east side of Livonia because we were seeking a safer, more welcoming community for our growing family. Unfortunately, my wife and I were unable to attend the recent open house in regard to the undeveloped land south of 13 Mile on Novi Rd. My wife is a physician, and I am a high school teacher who coaches baseball, so our schedules prevented us from making it. However, I am writing this e-mail to express my displeasure with the proposed development ideas for the land, and to suggest some possible alternatives.

To start, the 189 multiple-family dwellings that have been proposed would be a bad idea. My wife and I, like the majority of our neighbors, bought our home for a few main reasons: proximity to the lake, high home values, and security. While proximity to the lake will not change, I fear that the latter two reasons could be negatively impacted with the addition of more rental units.

Currently, there are quite a few multi-family dwellings in the area with a transient population. It is within these communities that the majority of the crime within our nearby community takes place. Every year, at our annual neighborhood association meeting, a member of the Novi Police will report that, “Woods of Novi is a safe place with very little crime; the majority of our calls in this area are for break-ins or other crimes in the nearby apartments.” If this is true, which I assume it would be coming from a Novi officer, then adding another site with similar properties seems quite foolish. Furthermore, a simple Google search for reviews of the Singh properties on the same plot of land will reveal many unhappy residents who complain about the existing properties. Families want to feel secure in their homes, in their neighborhoods, and in the surrounding community; however, if a rise in crime occurs in a nearby development, those securities fade away quite quickly. The city spent a lot of money completing sidewalks for easier accessibility. That money will go to waste if citizens do not feel as safe walking, and even though the level of crime may not rise to a devastating level, perception is reality. If people perceive the properties to be unsafe, they will believe it, and avoid them.

Additionally, we paid a handsome sum for our home which was worth it to us because of the aforementioned reasons. Within the last year, the value of our home has only risen, and the investment we made into the local

community seems like a good one. However, adding more rental units to the area will surely only decrease our home's value. The people looking to buy homes in a new community tend to be people around my age-range (I am 32). But, these people are looking for neighborhood homes that are built within a safe, welcoming, aesthetically-pleasing community. It is for these reasons that some of the neighboring cities to the west (South Lyon, New Hudson, Milford, and Brighton) are booming with newer homes and younger residents. Adding a multi-family dwelling will only bring more transient residents who care much less about the surrounding community.

Surely, I understand that the city would like to use the undeveloped land to make money; however, if not used properly, that area of the city could suffer greatly in the years following. Take note of the downslide in the schools and home values along Pontiac Trail in Wixom, or call our neighbors to the southeast in Livonia and Westland. The multi-family dwellings have impacted the communities in those cities negatively. I know, I was a 30-year-resident, and I work within those school systems.

Instead of the current proposal, I beg that the city consider other options. A development for single-family homes would be a welcomed proposal by many in the community. Novi was, and still is, a destination city for adults looking to move into a nice community. Tollgate Woods has resumed development; the city should consider selling to Singh, or a similar builder, to add single-family homes to the community.

Alternatively, if the city is reluctant to build more single-family homes, perhaps it should consider selling to a company to build commercial buildings with residential units attached. Buildings such as those in Downtown Plymouth or Walled Lake in which condos can be purchased atop of commercial ventures such as restaurants or stores which offer a more aesthetically-pleasing development which allows for both new residents and more options for current residents.

In sum, I understand that it makes sense, economically, to develop the land that is sitting unused. However, the city must look at the big picture and the future of the area. Adding more rental units would only attract residents who will stay for a short amount of time, with no real investment in the community. Allowing this to happen might just cause the current residents, who have made an investment in the community, to pack up and leave. I know that it would definitely be a consideration for my family.

I know that your job and the decisions you must make are not easy, so I thank your for taking the time to read this e-mail. Please consider the impact this may have on the CURRENT Novi residents.

Thank you,

Paul Mercier

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: 13 and Novi Road development

From: Lacolla, Jennifer (jennifer) [mailto:jiacolla@med.umich.edu]
Sent: Tuesday, April 14, 2015 10:36 AM
To: McBeth, Barb
Cc: larry.hammons@gm.com
Subject: 13 and Novi Road development

Dear Ms. McBeth,

My husband, two children and I are current residents of the Woods of Novi neighborhood. We understand that there is a possibility of development of apartments on the land near 13 and Novi road. As residents of this area, we would like to voice our opinion that we adamantly do NOT wish to have the development of apartments/condominiums/mobile homes in this area. We would recommend either an adult playground/work-out area or a small neighborhood of single family homes or keep area commercial. Please take this into consideration.

Thank you for your time and attention.

Regards,

Larry and Jennifer Hammons
42753 Wimbleton Way
Novi, MI 48377

Ph. 586-709-9734 (Jennifer)
Ph. 419-343-8405 (Larry)

****
Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Development of land at 13 Mile and Novi Rd.

From: Brent [mailto:brntjns8@gmail.com]
Sent: Tuesday, April 14, 2015 3:13 PM
To: McBeth, Barb
Subject: Development of land at 13 Mile and Novi Rd.

Mr. or Ms. McBeth,

I am a resident of the Woods of Novi sub-division. I was not able to attend the open house regarding the use of the land south of 13 Mile and west of Novi Road, but I understand that an apartment complex is being considered for the land. I would like to express my objection to the use of the land for that purpose.

I would much rather see the land used to create some type of a park or recreational facility. Especially given the fact that we already have two large apartment complexes on 13 Mile west of Novi, and given the fact that undeveloped land at the intersection has been recently used to build both a large gas station and a pharmacy.

I hope and trust that the city will consider my concerns and wishes as well as those of several of my neighbors in our sub.

Thank you for your time, attention, and consideration.

Respectfully
Brent L. Jones
42723 Lancelot Ct.
Novi, Mi. 48377
248-420-5875

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Land Development 13 Mile & Novi Road

From: srinivas chitrapu [mailto:csrini21@yahoo.com]
Sent: Tuesday, April 14, 2015 2:49 PM
To: McBeth, Barb
Subject: Land Development 13 Mile & Novi Road

Hello,

I live in the Vista Hills subdivision off Novi Road, b/w 12 and 13 mile roads.

Been here for over 10 years and absolutely love it, and the city as well.

One of the best things is that the mall is close by, but once we are north of 12 mile, the traffic volumes comes down and it is very pleasant for walks and the overall ambiance is excellent. The RiteAid built a few years ago and the gas station have provided convenience without any impact to the ambiance.

If the City of Novi does want to utilize the large land available, it would be preferred to be used for low traffic establishments. Single-Family homes would be the best choice (would generate revenue for the city), or perhaps a park/track (tennis courts would be great!). An apartment complex would make this location too crowded. While it may generate more revenue for the city, an apartment complex would impact the peace and quite of the area.

Thanks.

Regards,
Srinivas

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: [SPAM-GFI] - Development located at 13 mile and Novi Road

From: Darcy Schuchert [mailto:darcyrose@gmail.com]
Sent: Tuesday, April 14, 2015 11:42 AM
To: McBeth, Barb
Subject: [SPAM-GFI] - Development located at 13 mile and Novi Road

Good Morning Barbara,
I attended the civic center meeting regarding the current proposal for the "high end" rental apartments. I am a new resident to Novi in the Woods of Novi subdivision. My husband and I are in our early 30s and looking to start a family as we just purchased our forever home. There are many negatives to having some many rental communities within the city limits. Many people who move into a rental are within a transition period of their life. There are multiple rental homes in that location that are now outweighing the single family home population. My other concern is the demographic this type of development will bring into the city of Novi and the Walled Lake School District. When I asked the developer what the cost of the "high end" rental will be he indicated $2000.00 a month. With a follow up of "what happens when you can not rent these for $2000.00 a month?" He was unable to answer. $2000.00 a month is more than my current mortgage with taxes and insurance within the subdivision of Woods of Novi. Although the developer stated the market study shows that the need is there for this type of development and would be supported at the $2000.00 a month rental I just personal feel this isn't the best choice for the city. My mother is in her 60s and near retirement and would never image to increase a rental payment to 2000.00 a month while in retirement. The developer stated he was looking to grab the individual in their 20s who do not want home ownership and those in retirement looking to downsize. I am not aware of any 20 year old that would be able to spend 2000 a month. I also asked if he was to keep the zone commercial would he be willing to put a Trader Joe, Whole Foods, or another grocery store. He stated that no grocery store wants to go into that area. I would like to know what type of proof he has that no grocery store is interested in that property. We have no grocery stores that close to us with out having to cross over an expressway. I then asked the developer what if any was the benefit to the current residents in and near this area. His response was silence.

I am really hopeful that the city will listen to their current residents and take our concerns into consideration when bringing another possible rental community to the city rather than single family homes. With mortgage rates at their lowest in many years this is a great opportunity for home ownership where younger families can make Novi their forever home.

Please take our voice into consideration when reviewing his current proposal.

Thank you for your time in this matter,
Darcy Donakowski 29752 English Way Novi, MI
734-231-9018.

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Proposed delvelopment along Novi Road / 13 Mile

From: DONALD GOSHORN [mailto:donaldgoshorn@prodigy.net]
Sent: Tuesday, April 14, 2015 4:15 PM
To: McBeth, Barb
Subject: Proposed delvelopment along Novi Road / 13 Mile

I am a resident of the Vista Hills subdivision at 12&1/2 mile and Novi roads and am writing to voice my concern about the proposed apartment complex that could potentially be built on vacant land along Novi Road, south of 13 Mile road.

Adding another large, multi-family complex to an area that already has several large multi-family complexes just to the north and east of there will add significant traffic to an area that is already very congested and with extremely poor road conditions (Novi Road is in terrible condition between 12 and 13 mile roads). This additional traffic will only worsen the existing problems.

Also, the addition of another large apartment complex will increase the transient nature of the surrounding area, significantly altering the make up of the overall neighborhood.

I am not opposed to development of this site and respect the rights of the property owners to do so.

However, I believe that a large apartment complex is not the best use of that site - single family housing would be a much better overall fit for the area from an economic and demographic perspective.

Sincerely

Don Goshorn
28707 Stonewall Ct.
Novi, Michigan 48377

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: 13 mile and Novi rd.

From: Jim & Kerry Wittman [mailto:jimkerrywittman@yahoo.com]
Sent: Tuesday, April 14, 2015 7:31 PM
To: McBeth, Barb
Subject: 13 mile and Novi rd.

I would like to see a skateboard park, soccer field, ball diamond, and an amphitheater, possibly a section for a small dog park, and a playground. Not another apartment complex or condos.

Jim and Kerry Wittman

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: 13 mile and novi development

-----Original Message-----
From: Mandi [mailto:mandisokana@gmail.com]
Sent: Tuesday, April 14, 2015 8:50 PM
To: McBeth, Barb
Subject: 13 mile and novi development

Ms. McBeth,

My family has recently moved to Novi and love the area. We became aware yesterday of the city's plan to add an apartment complex in the area of 13 and novi. We strongly oppose this and feel the the land should be used for either residential homes or possible a park for our kids to play in or something of that nature. I do not support an apartment complex at all and don't think it is in the city's best interests.

Thank you for your time.
Mandi Sokana
Woods of Novi

Sent from my iPhone

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Proposed Rental Units at 13 Mile and Novi Road

From: Brian Kasal [mailto:brian.kasal@gmail.com]
Sent: Wednesday, April 15, 2015 8:11 AM
To: McBeth, Barb
Subject: Proposed Rental Units at 13 Mile and Novi Road

Dear Barbara,

I am writing to express my deep concern about the proposed apartment complex at 13 Mile and Novi Road. I live in the Woods of Novi subdivision at that intersection and as a resident of the are, I believe another apartment complex would be a blow to our area. My kids attend school in the district and we already have a problem with transient families coming through the schools with very little investment in long-term education. This has been starting to turn around with the development of more single family homes near us, but adding more apartments will hurt the progress we have made.

Also, the home buying market has finally started to turn around in our area. Another large apartment complex nearby will have a negative impact on our home values. We already have a large rental complex at the intersection of 13 Mile and Novi Road. Another one is the last thing we need.

Commercial use would be much more appropriate for this land. We do not have a convenient grocery store in the are and that is what we need. I understand that the developer has not had any luck in attracting a grocery store to that land but if he is patient it will happen. With new home development happening all over our area a grocery store is bound to see the value of that space in the near future.

My second preference would be for single family homes or the proposed mixed use of the space with condos for sale rather than apartments for rent, with retail space below. This is also a good idea.

Thank you for your consideration. Please think about the long term affects to our area when making your decision.

Brian Kasal
248-207-8254

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Land Development at Novi and 13 Mile Road

From: Emily [mailto:emilylark@gmail.com]
Sent: Wednesday, April 15, 2015 8:24 AM
To: McBeth, Barb
Subject: Land Development at Novi and 13 Mile Road

Dear Barbara,

As a resident of the Woods of Novi Subdivision at 13 Mile and Novi Road, I am writing to oppose the apartment complex that has been proposed for the land just south of our intersection. Our area has been slowly improving over the past few years and our schools are right on the brink of becoming more successful. If you add a large rental complex will will have an influx of more transient families to our area and the problems that we currently face in our Walled Lake schools will be exasperated.

The northern section of Novi has been struggling to keep up with the success of the southern part of Novi. We have been making great progress over the past few years. Please do not derail the long-term success of our area for a short-term financial gain. I believe the city as a whole will benefit more long-term by using this land for commercial use or for single family homes. I also believe that the proposed mixed use buildings (with retail space below and living spaces above) would be a much better idea than an apartment complex.

Thank you for your consideration.

Emily Kasal
42528 Wimbleton Way
Novi, MI 48377
248-770-0144

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Development of Novi Road/13Mile

From: Charles Mockridge [mailto:crmockridge@gmail.com]
Sent: Wednesday, April 15, 2015 8:51 AM
To: McBeth, Barb
Subject: Development of Novi Road/13Mile

Hello,

I am a resident of Vista Hills subdivision at Novi rd and Old Novi rd in Novi. I understand that there are plans to develop the land just south of 13 mile on Novi Rd.

This is a very beautiful piece of land with water and woods. I'd like to express my preference, and the preference of the numerous Novi residents in the area, for the use of the land. Ideally, this could be converted into a park or nature preserve given the natural beauty of the land.

Alternatively, the land could be developed into additional single family homes. Given the number of and quality of residential homes in the area, an additional neighborhood would be well received.

Finally, a commercial development with stores that would compliment the gas station and pharmacy on the corner would be well received.

The worse case scenario would be a rental or condo complex as it would reduce the value of the homes in the area and provide little value for the current residents of the area.

Thank you and please keep me informed of any petitions or channels to voice our opinions.

Charles Mockridge
28748 Quarry Ct.,
Novi, MI 48377

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: New apartments on 13 and Novi

-----Original Message-----
From: Michael Agrusa [mailto:michael.agrusa@gmail.com]
Sent: Wednesday, April 15, 2015 9:10 AM
To: McBeth, Barb
Cc: Sheryl Agrusa
Subject: New apartments on 13 and Novi

Barbara,

My wife and I live in the Woods of Novi on 13 and Novi road. We understand there is consideration for new development on Novi road north of 13 mile next to the Sunshine Market. We also understand there is talk of building an apartment complex and we vehemently oppose the idea of the apartments. The area was originally zoned for commercial, if my home owners association information is correct, and has now been rezoned for residential. Why not add a new subdivision of nice homes instead?

We have lived in Novi for 14 years and the area has changed so much, I wish I could say it's improved but that is not the case. There are plenty of apartments in Novi, especially in that area. I have friends in the police department and I know crime has increased in the area and many of them say the apartments are a significant cause of the crime.

Our home owners association is prepared and willing to petition against the development of apartments.

We recently have made the decision to move our children to private schools. That was not an option for us 14 years ago.

PLEASE let us know how to get involved to help prevent this from happening.

Thank you.

Mike and Sheryl Agrusa

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Novi Road / 13 Mile Planning Area Study

From: markela.skenderi@us.mahle.com [mailto:markela.skenderi@us.mahle.com]
Sent: Friday, April 17, 2015 9:34 AM
To: McBeth, Barb
Subject: Novi Road / 13 Mile Planning Area Study

Hello Barbara,

I am a resident in Novi Woods homes and I was reviewing the proposed plan in the area.
My first preference, would be a commercial area with coffee shops and restaurants with sidewalks, playground and offices above. Something similar to downtown Northville where you can walk, grab something to eat and perhaps have a small park with a fountain where you can seat with a friend or or kids to play around.

The second preference would be to have residential homes, no apartment buildings.

Kind regards,

Markela Skenderi

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Development SE of Novi Rd/13 mile

From: Prakash Kulkarni [mailto:prakashkul@hotmail.com]
Sent: Saturday, April 18, 2015 11:33 AM
To: McBeth, Barb
Subject: Development SE of Novi Rd/13 mile

I am completely against an apartment complex in the area South of 13 mi/East of Novi Road.

I suggest the following options, with this order of preference
1) adult playground/work-out area;
2) single family homes;
3) commercial.

Definitely no apartments/mobile homes/condos.

Thank you,

Prakash Kulkarni

42945 Brookstone Drive, Novi, MI 48377

Komaragiri, Sri

To: McBeth, Barb
Subject: RE: Novi Road / 13 Mile Planning Area Study

From: Kim Levy [mailto:ker917@gmail.com]
Sent: Friday, May 01, 2015 2:38 PM
To: McBeth, Barb
Cc: Jason Levy
Subject: Novi Road / 13 Mile Planning Area Study

I am writing to provide input regarding the planning area study mentioned above. I do not believe that this area is in need of any additional multi-family rental developments, unless that development is devoted to those 55 and over. There are already multi-family developments directly next to and across from this area being studied, I do not think the area needs more. Further, the area under study surrounds Walled Lake, which already has a very active young professional rental community.

As an individual who lives .5 mile away from the area, I would rather see mixed use if the area cannot support more retail development of 100% of the area. We are desperately in need of a grocery store in the area, as all stores are located at least 3 miles away. The assisted living center located nearby seems to have done very well and the addition of owned or rental senior living centers would not put additional pressure on nearby schools. Further, the major growing sector in the US currently is the medical sector. There are very few medical office buildings located in the area under study.

The demographics and trends provided look very slanted to favor the developer's desires. While the demographics of 48377 may differ from those of 48375, that does not mean that those of us living in 48377 wish to see those demographic changes continue to grow in the direction the developer would wish. I do not believe that exacerbating these differences in demographics will increase property values in the area or improve the lives of those that have already settled here. It seems that it will only improve the lining in the pockets of the developer.

Regards,
Kimberlee Levy, JD

Planning Commission Minutes
May 27, 2015

Public Hearing on the
13 Mile/Novi Road Land Use Study

PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
MAY 27, 2015 7:00 PM
Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

cityofnovi.org

CALL TO ORDER
The meeting was called to order at or about 7:00 PM.

ROLL CALL
Present: Member Giacopetti , Member Lynch, Chair Pehrson, Member Zuchlewski,
Absent: Member Baratta (excused), Member Greco (excused), Member Anthony (excused)
Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri; Planner; Rick Meader, Landscape Architect; Tom Schultz, City Attorney

PLEDGE OF ALLEGIANCE
Member Giacopetti led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA
Moved by Member Lynch and seconded by Member Zuchlewski:

Motion to approve the May 27, 2015 Planning Commission Agenda. ***Motion carried 4-0***

AUDIENCE PARTICIPATION
No one in the audience wished to participate and the audience participation was closed.

CORRESPONDENCE
There was no correspondence

COMMITTEE REPORTS
There were no committee reports

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT
There were no Community Development Deputy Director Reports

CONSENT AGENDA – REMOVALS AND APPROVAL
Nothing to remove or approve

PUBLIC HEARINGS

1. **13 MILE/NOVI ROAD AREA STUDY**
   Public Hearing for Planning Commission's recommendation to the City Council to consider the recommendations of the 13 Mile/Novi Road Area Study for a possible change in the approved land use. The subject property is located on south side of 13 Mile Road and east side of Novi Road and measures approximately 21 acres.

Deputy Director McBeth provided a brief overview and reasons for the Land Use Study. The applicant and owner of the property, Manchester 13 Mile Road LLC, is interested in developing the vacant property located on south side of Thirteen Mile Road and east side of Novi Road for multiple family use. The developer would like to construct 189 multiple family units in a stacked-ranch style apartment complex of approximately 21 acres. The use of this property is subject to the terms of a consent judgment placed on the property as a result of litigation from the early 2000s, which specifies the land will be used for a commercial development up to 170,000 square feet. The proposed multiple family development would require City Council's approval of modifications to the existing Consent Judgment.

In order to make an informed decision on the proposed modifications, Clearzoning Inc., on behalf of the city, has undertaken a land use study to review alternatives to the approved uses for the property. An open house was held on April 13, 2015 to share information about the applicant's proposal and to seek public comment on the land use study. The study includes a history of the subject property, existing conditions, a market assessment, and supplemental information about current trends in multiple family developments, including the needs for housing for empty nesters as well as for Millennials. Public comment from the open house, and as received from the information that we solicited on the Community Development webpage, is included in the back part of study that is part of the Planning Commission's packets this evening. Additional public comments were received since the packets went out. That information is on the table in front of the Commission this evening. Sri has prepared a brief snapshot summary of the comments expressed through the open house and correspondence received. This information is included on the table as well.

The Master Plan and Zoning Committee had met and reviewed this matter last week. The Committee supported the document as it was presented along with some additional comments. This evening the Planning Commission is asked to hold the Public Hearing and if it is appropriate to make a recommendation to the City Council. Rod Arroyo and Jill Bahm from Clearzoning are here to present the Study.

Attorney Schultz stated that this request didn't have to come to the Planning Commission with this kind of proceeding, and with this kind of prolonged public involvement. There was a determination by the City Council that before the City Council decides whether or not to amend the consent judgment, they requested the opportunity to get public input in an informal way. This is the end of that process. It is all designed to help the City Council to proceed with the consent judgment or not.

Rod Arroyo introduced himself as the president of Clearzoning and Jill Bahm who is also working on this project. We are here tonight to present to you the findings and help with any questions that you might have.

This is the subject property that is located south of Thirteen Mile and east of Novi Road. As Mr. Schultz and Ms. McBeth said, this property is the subject of a consent judgment. This means that there was a settlement of a lawsuit. The City of Novi and the previous developer of the property entered into an agreement that the subject property of 21 acres can have 170,000 square feet of commercial development built. That is what is currently on the books. If the land owner came forward with a site plan for that and it met the requirements of the consent judgment that is what could be built on the property today. As has been indicated, the applicant is a new property owner. That applicant has expressed an interest in amending the consent judgment in order to permit the construction of 189 units of multiple-family residential. That is inconsistent of

what the consent judgment calls for. They have approached City Council, and as Mr. Schultz mentioned, the City Council has asked for public input as well as the input of the Planning Commission as part of this process before Council makes the final determination on whether or not the consent judgment is to be changed. Council may choose not to change it, they may choose to modify it, or they may choose some other alternative. If the parties agree it would go before the judge to amend the consent judgment.

Mr. Arroyo shares some information about the project history, market assessment that was done by our team, proposed development, a summary of the public input and some of the alternatives that have been developed.

In 1986, the City of Novi didn't really have anything in the zoning ordinance that allowed for mixed use development of the concept that was being proposed. The city amended its ordinance to actually include a new planned unit development (PUD) district. The state enabling legislation allows municipalities, if they choose, to have a PUD option which allows for flexibility in development. This allows for relaxing standards and allows for creativity in design, potentially even allowing uses that may not otherwise be permitted.

Much of the subject property originally was zoned RA and some had another classification. RA has very low density and this PUD came forward as an idea to provide something unique within the community. The development originally proposed included 564 stacked flats, 620 attached single family units, 309 detached single family and is just under 25,000 square feet of commercial. The Sandstone PUD was approved in 1991.

In 1995, we saw another dramatic evolution of the Sandstone PUD. It was renamed the Vista's. This included just over 1100 dwelling units with a mix of single family townhomes and multiple family. One hundred thousand square feet of commercial and retail was proposed.

This plan was influenced by the new urbanism movement. There are a lot of new-town developments in this country, many of which were influenced by Andres Duany and the new urbanism movement. New Urbanism goes back to the time of a small downtown and a small town community pattern where you would have a commercial center that would be the hub. You would have smaller mixed homes surrounding that commercial hub that was walkable. The idea behind the Vistas project is you would walk to the commercial core and have many homes nearby where people could walk to that central core to get daily goods and services. It would create its own small community within this area. That was the plan that was actually approved in 1995 known as the Vistas.

Mr. Arroyo presented images of some other new urbanist developments from around the country indicating on-street parking, buildings moved up to the front property line and minimal set-backs. A more walkable urban place, than you have in more traditional suburban developments. Mr. Arroyo presented an aerial with photographs of some of these developments that actually occurred within this area, including the original Vistas concept as well as some of the further development that have been built in the area. Much of this development occurred as part of the concept that came out of the original Vista's plan.

In 2002 there was litigation that resulted in a consent judgment. This affected what the portion of the PUD that had not yet been developed. As part of that settlement, commercial uses were allowed to increase to 170,000 square feet on this 21 acre subject property. The development that was envisioned for the commercial area changed from being a new urbanist-type of development to more of your traditional strip commercial. Only one fast food with a drive thru

would be permitted under the consent judgment. Mr. Arroyo showed some of the sample commercial developments that are included in the consent judgment as a model of the type of commercial that could be built under the consent judgment which affects the property today. Examples include Westwind Village in West Bloomfield and Midtown Square in Troy. These are strip commercial developments with big box retail stores, high quality building materials but are a traditional, suburban strip commercial center.

Mr. Arroyo noted that some commercial development has been constructed within the Vistas/Sandstone Project as part of the PUD. This includes the gas station on the south east corner of 13 Mile and Novi Roads. It also includes the Rite Aid at the southwest corner of 13 Mile and Novi Roads. Surrounding the subject property are some of the existing residential developments, with a combination of single family homes and multiple family homes. There are 850 housing units that have been built to date of the 1119 that were originally approved. Among these are the Vista's Brownstones, Meadowbrook Townhomes on the south side of Thirteen Mile Road. Further south is Tollgate Woods and Vista Hills, Saratoga Circle and Camden Court.

There is a lot of recreational opportunity, including Pavilion Shore Park and Lakeshore Park. Pavilion Shore Park is a newer park, consisting of eleven acres on the southern shore of Walled Lake with walking paths, a fishing pier, picnic plaza and water front seating are all part of the long range planning for the park. It was originally the site of the Walled Lake Amusement Park and the Walled Lake Casino. The city has recently been constructing new improvements to this area.

Lakeshore Park is another recreational facility that has been within the city for many years. It has beach access on Walled Lake, a trail network, cross country skiing, hiking, picnic areas, playgrounds, restrooms, sand volleyball, bike trails, and a number of group rides and events that take place throughout the summer. The city is also proposing non-motorized improvements along Thirteen Mile Road, which will help improve connectivity throughout this area and provide connections to people who live east of these recreation facilities. Most of the surrounding area is development with residential dwellings. South of Twelve Mile Road is where the bulk of retail activity takes place. Most of retail there is of a regional nature and tends to draw from a much larger area as opposed to local commercial, which is found in other locations in the city as well as in adjacent communities to the north.

Mr. Arroyo discussed the demographics of the baby boomers and the millennials. In many ways these groups tend to like the same things. They tend to look for some of the same housing styles. They are not always looking for the traditional suburban, detached single family home. They look for sidewalks, bike paths.

For this study, we have worked with the Chesapeake Group, a market analysis group. This group has been a part of the market analysis that has been done for previous Master Plans for the City of Novi. Some of the trends that are important to recognize is that birth rates have fallen to the lowest rate in US history. Marriage rates are at the lowest level rates in US history. The traditional two parents and two kids family is now the minority in terms of demographics. Population is getting much more diverse. Baby Boomers that are currently between 50-60, and Millennials that are between 21-30, are the fastest growing segments of the US population. They are seeking different housing options; they are seeking greater mobility and different environments both in urban and rural areas. The average age of US residents is getting older due to the impact of the baby boomers moving through from one cohort to another, increasing the demand for services, for health care. The current housing that has been fueling the market for

many years may not meet the future needs. We are seeing the decrease in some retail needs as we are seeing a change in the way people buy things. There is slowing growth in the number of households in this area. Of the local trends, about 39 percent of Michigan's population lives in the southeast region. Michigan's population is estimated to increase by just barely three tenths of a percent between 2010 and 2014. About 26 percent of Michigan's population was under the age of 19 and 38 percent was over 55. This shows the power of the two age groups.

Novi's population is just over 55,000 as of 2010. SEMCOG projects the city's population will grow by about 5 percent by 2040. This is much different than the growth rates that we have seen in the past. The cities over-65 population is projected to increase by 134 percent by 2040. The under-17 population is expected to decrease by 13 percent. Without housing growth, the population will likely stagnate or decline based upon the decrease in household size.

Novi has been a regional hub for retail activity. Employment in retail is expected to decrease in the future. There are a number of reasons for that: changes in technology as well as consumption patterns. Retail space needs are likely to decrease due to lower size of households and the aging population.

Mr. Arroyo said an estimate of 2020 sales based on existing retail space finds that between 78,000 and 97,500 square feet of additional retail space could be supported within the entire City of Novi. There is some existing vacant space now and there is some new construction that is already been approved that is going to take up some of that capacity. The amount of commercial space that is approved in the consent judgment - the 170,000 square feet - is likely to be more than what the market would be able to support. A smaller amount of additional retail may be supportable, but clearly there is not a market for 170,000 square feet of retail space on the subject property.

There is a growing demand for multiple family housing within the city. The aging residential population for example, some who have lived most of their adult lives within the city may be looking for options, they don't want to maintain a single family home anymore. Yet they still want to stay where they have connections within the community. Having additional multiple family housing could provide an opportunity for these residents to age within the community. Young professionals having access to a multiple family apartments may give them the opportunity to have new millennials coming in to the population. The kids going away to school may want to come back to the area. New apartments might give them some housing opportunities.

Before we look at what the property owner has proposed I think it is important to know what some of the trends are. There other approved multiple family residential units. For example there is Novi Ten Townhomes at the southeast corner of Novi and Ten Mile Road that has 93 units that are approved. Fox Run north of 13 Mile Road, west of M-5 has 96 units that are under construction in phase 2.3. There are 137 units approved in phase 2.4. The total Fox Run project including the built, under construction and approved but not yet built is just under 1500 units. Society Hill is another project that is approved at 312 units. It is located on the west of Novi Road north of 12 Mile Road.

The property owner has provided a rendering showing what the 189 multiple family units is intended to look like. The density is about 9 dwelling units per acre. These are intended to be stacked ranches. This means that you have one unit on the ground floor and one unit on the second floor. These are two story buildings provided in an attached multiple family setting.

The city staff and the Master Plan and Zoning Committee hosted an open house on April 13th. There have been a number of emails and letters as well as written comments from the open house that have been provided in the Planning Commission's packets. A general summary of the feedback indicated that there was really no clear censes that emerged from the feedback. Most of what was heard at the open house did not support big box development. Many were not in favor of multiple family housing, especially rental housing. There was some support for single family homes, retail that serves the daily needs of the neighborhood such as convenience stores, grocery stores etc.

Based on the general conclusions from the land use study, the market study assessment as well as the public input, there does not appear to be a market for what has been approved in the consent judgment.

Mr. Arroyo said, looking at the traffic generation of what is approved, which is 170,000 square feet, versus the 189 units of apartments, you can get an idea of the difference with daily traffic that would be generated. The shopping center would generate about 9,588 trips per day. The apartments would generate 1,269 trips per day. In looking at the a.m. peak hour traffic approximately 163 total trips for the shopping center versus 96 trips for the apartments. The p.m. peak hour is 855 trips for the shopping center versus 122 trips for the multiple-family development. The proposal that's been made from a traffic standpoint would certainly generate substantially less traffic than what has been approved as part of the consent judgment.

The residential development as proposed reinforces land uses of the past. The Vistas project as we know it is almost 100 percent residential. It has the gas station and the Rite Aid and for the most part it is all residential. You still have to drive somewhere to get daily goods. That is something that should be considered when looking at alternatives. One of the things discussed with the Master Plan and Zoning Committee was the importance of incorporating place-making elements into the project. They are not only going to enhance the development, they can also bring a richer community feeling in this area. It is important to remember is that there are existing residents in this area. Whatever happens on this piece of property it is important that there be some opportunity for some connection and interaction. If it is going to be residential you would want to have interaction with the residential new portion and the residential old portion. This provides the opportunity for the residents to build the community because they are in the same neighborhood. Some of the things that were discussed were a public park plaza, picnic areas, community buildings, playgrounds, water features etc. There should also be opportunities for unplanned gatherings and places to relax.

Option 1 includes multiple-family residential with a density of 9 dwelling units per acre on up to 18 acres. This is a 21 acre site. The remaining 3 acres could be developed as mixed use with ground floor retail or restaurant and up to two additional floors of residential.

Mr. Arroyo presented examples from Illinois of a ground floor retail and restaurant with upper floors consisting of multiple-family residential loft style condos. In one case there are 34 loft style condos over 23000 of retail. In the other example there are 15 condos over 11,000 square feet of retail.

Option 2 would be multiple-family units on the entire 21 acre parcel up to 9 dwelling units per acre. While also incorporating one or more of these place making elements, community gathering elements, and ways for people to connect within the neighborhood. One example is a co-working space. These are becoming more and more popular. Maybe you work from

home but you need a place to go to meet a client, or you need to conduct a meeting in a meeting room, or you need to get out of the house to have a place to work. These places they are fee based. You pay a fee, go in and share space. This could work really well in a residential with a limited area devoted to provide a service that may not necessarily be provided elsewhere.

There are two alternatives that were presented. Certainly there are other options. There is also the option of doing nothing which is to maintain the consent judgment exactly as it is.

Chair Pehrson thanked Mr. Arroyo for putting together such a detailed presentation and all the work that he did. It helps us generate thoughts going forward. I would ask the applicants if they would like to address the Planning Commission at this time and then we return to Mr. Arroyo's presentation.

Matthew Quinn appeared on behalf of Manchester and Thirteen Mile Road LLC. I believe that Mr. Arroyo's firm did an outstanding job analyzing all the information that was available to it as directed by the city. My client would hope that you would send a positive recommendation on the land use report to the City Council. As far as the alternatives are concerned I think that you can send it up with an "and/or" recommendation. I think that we can work with both the open space park area concept. That could be done as we mentioned in the sub-committee, perhaps along Thirteen Mile Road with a respite for bicycle traffic on the new pathway with a bike rack, picnic tables and playground areas for both the multiple family units and the surrounding area. Also may be considered is a fee- based use of our community building for the neighbors. We could consider that sometime in the future. We believe the market study shows that there is no current need for commercial. Perhaps the park area could later be converted if there is a need for a commercial along that small area, an additional 20,000 to 30,000 square feet. You already have about 13,000 square feet of commercial between the gas station and please note that is more than a gas station. It is a small store convenience store and the same with the drug store. It is now a convenience store with items from food to drugs. With those alternatives using the and/or we can certainly propose once we get to City Council and looking at the language of the consent judgment we can certainly work something like that out. Basically we think that Mr. Arroyo's report was spot on.

Chairperson thanked Mr. Quinn and opened the matter to audience participation.

Kelly Gies – 41682 Clemens Circle. Ms. Gies said that she did not receive a notice for this development. When we bought the home from Singh we were not told by Singh Development that the property is zoned commercial. They owed it to us as a buyer to tell us that. You also have the combined liquor store gas station. The liquor store is quite impressive from a liquor store standpoint. You have the low income houses across the street and you have the Brownstones. That was not mentioned in this presentation and I am not sure why. There are a lot of very dense dwellings there already. A park would be better suited for our needs. I will be looking out at that new development. I am not happy at all. I would not have bought the home that I did had I known that this was going to be commercial. You have about one-half million dollar homes going in around there and you want to put something that is substantially less in value. I don't know how you are going to sell the property around it. My property values will continue to decrease as a result. The area is not zoned properly. The infrastructure is not there to support the commercial. More people will be stuck because there are not enough traffic lights and or wider roadways to support that development.

Emil Cherkasov lives in Vista Hills. Mr. Cherkasov said that he is a commercial real estate broker and has been in the business for 16 years. My number one concern is this market report and the timeline dating back to the early 90's that said that there is a need for commercial. It started off with a 100,000 square feet of commercial use and then there was a consent judgment that increased it to 170,000 square feet. My question to you is why not keep it commercial? I know Clearzoning says that there is no demand for commercial. Is there proof? Has this been marketed for commercial use? Has there been a sign that says Commercial Property coming soon? I was at the open house a few weeks ago and I asked the owner Mr. Furnari, "How do you feel about having a grocery store here or commercial development". Mr. Furnari says that he would love to but there is no one looking for commercial property. After that meeting I made two calls to two major grocers' here in Michigan. Both of them sat down with me the following day and said that they would love to be there. Each of them would need about 40,000 to 60,000 square feet. You are telling me that there is no demand for commercial. The people of Novi are saying that we need something for daily needs. We have a gas station. What family goes shopping for groceries at a gas station? My question for you is why not keep it commercial? The consent judgment says that it has to be commercial. If the judge says 170,000 square feet he must know something. I am here in favor of something for the people of Novi's daily needs. I am not saying a big retail box store. I am not saying let's bring K-Mart back. I am saying that we need a grocery store, we need a coffee shop and we need a bank. We need something for the people so they don't have to travel to Commerce, Walled Lake. There are enough apartments. The apartments are barely full. If someone wants to live in an apartment they can go across the street. There are 5-6 different apartment buildings there.

Rachel Cherkasov said I am a resident of Vista Hills. My husband Emil is a Commercial Real Estate broker. After attending the open house I was surprised that only 40 or so residents turned up for that meeting. After speaking with other residents in the days that followed the open house who did received or recalled receiving the post card asking them to please attend and give us your comments. Maybe it was poor timing that the post card was sent out right before spring break. I know a lot of families went out of town and came back to a stack of mail a week later and probably tossed that post card away. My children attend Walled Lake Schools and I am on the Hickory Woods Elementary PTA. I know a lot of families. They urged me to get involved. In doing so I have the background as an automotive analyst and a computer database creator. I decided to make an independent survey for Novi residents. I am hoping that the information that I submitted to Ms. McBeth was entered in your packet. This resident survey was done for 204 residents. It was done on a short two week period mostly reaching out via Facebook. This kind of survey does not reach a huge segment of the population of Novi. What you will find is that 88 percent said please deny this request to amend consent judgment, 6 percent said approve the request, and the other 6 percent were undecided.

I am also here to discuss the fact that I take a little bit of an issue with the existing conditions of the bubble that was brought to light here. There are two things that I see wrong with it. One the bubble of the existing shows the Vista Brownstones was listed on the document is listed as attached homes. It is not attached homes. It is Brownstone Apartments that are owned by Singh Management Company. Next the neglected and existing conditions right across the street. They went so far as to show you Saratoga Circle and Camden Court yet they didn't show you what is right across the street. In that area there are two apartment complexes right next to each other. Neither one is at full occupancy. The other thing that I take issue with is, that on page 5 of the Clearzoning draft report it indicates that there was no clear consensus from residents that attended the open house. Yet, if you looked at the back of their packet they have an appendix which included the open house comments and the emails that came in from residents there were 46 in total. Of those, 44 residents that did attend the open house there was

a clear consensus. It was no apartments. In my survey results of the 204 people (which are not duplicates of the other survey results) there was not a clear consensus of what should be there but there were a lot of comments for grocery stores, for single family homes as well as for park areas. I would like that on behalf of the 204 residents that did take the survey request that the city deny the request to amend the consent judgment.

Brian Lannerstadure said he is a resident of the Woods of Novi which is the northwest quadrant of Thirteen Mile and Novi Road intersection. My preference and the preference at the homeowner meeting that we had last night is single family homes rather than apartments. Since this is not an alternative in the plan I want to address the alternatives.

Mr. Lannerstadure said, alternative one, is that the local commercial is included with residential and alternative two being completely multi-family residential. You want to create a walkable and vibrant community that will attract a stable residential base and maintain property values. If those are the only two alternatives I would hope that you would consider alternative 1. The study refers to placemaking. As stated by the planner the quality involves a mix of uses, including residential, commercial, public spaces, recreation and green spaces and walkable areas. The future land use map within the City's Master Plan identifies this site for local commercial uses. Additionally the original approved Planned Unit Development and Consent Agreement called for a mix of residential and commercial uses in a village like setting. This area already features access to a lot of these place making requirements. We have Lakeshore Park, Walled Lake and the new Pavilion Shore Park. They are all nice amenities and beautiful. Local commercial is the missing piece that could transform this area into a quality place. To completely get rid of all commercial use on this site is to be in opposition to the consent agreement, the original PUD and the City's Master Plan. The study states that the developer of this site tends to market to young professionals and empty nesters. According to the study young professionals and empty nesters actually tend to look for many of the same neighborhood attributes when deciding where to live. They are small manageable living units and active communities with recreational opportunities close by. To also have commercial uses that can be reached by foot rather than by car. By aiming for Alternative 1 with local commercial uses, the developer can promote the new development as a place with a variety of amenities. I would like to see single family homes but since this is not an option I would like to see a mix of land uses.

John Hulek, resident from the Woods of Novi stated, I would be in favor of changing the zoning to residential providing that it would be individually owned homes or condominiums. The density numbers for rental properties in that are shows it is pretty saturated right now. The last thing that we need is more rental space. If it is not feasible to do individually owned homes then I would prefer keeping the zoning the way that it is. The City of Novi has done a great job controlling the types of commercial developments that are very tasteful.

Christopher Burello also lives in the Woods of Novi Subdivision. He said the city talks a lot about building community. In fact it was a frequent theme in Mr. Arroyo's presentation about the value of community to this area. Yet to build the community proposed here is to bring in more transient rental apartment dwellers. How are we going to build community by bringing in transients? It would be far more community building to earmark that property for owner-type homes as Mr. Hulek just underscored. I am here to say to say that I would oppose any type of rental property. Let's keep the consent judgment the way it is or amend it to include home ownership.

Kelly Hough-Breen lives on Linhart Street which is part of Howell Subdivision. She said I was here a few months ago when there was a proposal to build two homes which were directly behind mine. The developer wanted to amend the consent judgment. I have several concerns about this. I know this was the result of the 72 million judgment. It was a cash land swap with the City of Novi. The consent was put in place for a reason. I am wondering if we amend the consent judgment, what type of precedent would this set for any other amendments? I don't know exactly what other land is subject to this consent judgment. I know the property directly behind our home is. Has there been any type of investigation into who has the authority to amend the consent judgment. Also it does not appear that there has been any environmental study on how development would impact the woodlands and wetlands. How will the development affect the children that are currently going to the elementary school if you bring in more transient residents. What type of impact might that have of those children's education? I am against putting in more apartments. I don't want any big box stores. The proper thing to do is let the citizens vote. This is a large piece of land and this should be handled according to the citizen's wishes. It seems that we don't necessarily have to stick to the purpose of keeping it zoned commercial strictly for commercial if you are going to open it up anyway and allow these different uses. Why not purchase it back and see if the citizens have a particular course of action they would like the city to take.

Dennis Fitzgerald said he lives on Eastman Trail in Tollgate Ravines. We are a 75 unit detached condo community. Our board submitted a letter to the Planning Commission. I want to congratulate you for taking on this Solomon like effort to give a community an awful lot of opportunity to make themselves heard. Hopefully you're taking good notes and the theme will lead you to the right decision.

Mr. Fitzgerald said my concern is the density. A total of 189 units at 9 units per acre is an issue. You play with the numbers when you reduce the land area and you find that is a15 percent reduction in the number of units. We sneak in the commercial and the apartments above that so I am not so sure that you improved the density by just knocking 3 acres off of the plan. I have no idea from the reports and the conversations how much square feet one of those buildings take. By the time the drives, walks and streets are in there is not a lot of room left for grass. With a little more grass the community is a little more home like. We have limited the amount of rentals in our community to 15 percent. I see no limit on rentals in this proposal. I have heard people bring that to your attention that density from rentals is a bad thing. I do not agree with that. To have that area in some form of residential combination makes great sense to me. The fact of reducing the amount of it that can be open to rentals makes great sense.

Mr. Fitzgerald continued, as a board we realize that when we add up the value of the homes we are managing it is approximately a twenty million dollar asset. If this property ends up to be 100 percent apartments over 18 acres my concern is the limited care of rentals to maintain their value. They are built with the architectural sameness. It is hard to find the unit that you live in unless you leave bread crumbs. The development that is front of us is going to happen whether we want it to or not. To go from 21 acres down to 18 is a joke. It is not enough to recognize what we're telling you tonight. It almost makes me think that the developers said I am not sure what they are going to like so let's throw this up on the wall and see what we can come away with. I heard them say they will be happy with any proposal that come to City Council because they can make it work. Good let's make their job a little tougher. Let's make it a little better for the city. Let them help us raise the bar in our community so that what we don't get looked on later as "what were they thinking"?

Julie Solomon lives in Bristol Corner and read the letter that she submitted:

Dear Commissioners and Council Members,
We are a Novi resident collective of 30 families. We are writing to express our concerns on the request to amend the consent judgment on the "Manchester" property located at Novi Road and 13 Mile Road.

We are families residing in or near the subject area and drive by the property numerous times every day in route to such things as grocery stores, enrichment activities, personal services, recreation, dining, and more. While a gas station and drug store located at the crossroads of Novi Road and 13 Mile Road offer some conveniences, the two alone are not enough to provide our families and community with substantial services.

North of 12 Mile Road within the City limit there are negligible convenience shopping and services. Residents in 48377 which represents 28% of the city's population and 1/3 of its total geography are being underserved by a lack of vital, daily conveniences like:

- *Grocery Stores (ex: Plum Market, Papa Joe's, Market Square, and the like)*
- *Personal services ranging from hair and nail salons, dental, orthodontics, small medical, child care*
- *Enrichment activities like dance studio, music lessons, fitness studio, etc.*
- *Dining options like bistros, delis, or even fine dining*
- *Coffee shop, smoothie/juice bar, ice cream shop, bagel shop, etc.*
- *Local boutique shopping*
- *Accessible outdoor recreation like fitness trails, soccer field, softball, tennis*

Having these types of businesses and recreation options located on the subject property would:

- *Fill the void for these vital, daily conveniences in our sizable community*
- *Significantly decrease the community's need to travel to neighboring cities to seek out these conveniences*
- *Provide nearby residents (<1 mile) with good reasons to walk or bike*
- *Enhance Novi's reputation as an attractive, livable and to scale community*
- *Bolster existing residential properties and home values by having these conveniences nearby and within walking/biking distance*

The "Manchester" proposal to add rented, multi-family dwellings on this crucial piece of land North of 12 Mile Road only serves to:

- *Increase the number of renters and transient residents in an area that are already substantially higher than the rest of the City; 53% of the population in 48377 is already renting while 34% is the City average*
- *Perpetuate the community's need to seek out conveniences and services in neighboring cities*
- *Take away one of the crucial plots of land in 48377 where local conveniences could be established*
- *Further saturate an already oversupplied rental market and outpace demand*

The City of Novi should actively encourage the development of thoughtfully designed and compatible local conveniences and small-scale businesses, parks and other open areas within walking and biking distance of this highly populated residential area.

We respectfully ask the Commissioners and Council Members to deny the landowner/developers request to amend the consent judgment. When the benefits of having these local conveniences are so great and these necessities are in such demand it makes good sense to support the needs of the existing community over the needs of any particular landowner/developer.

Sincerely,

Ms. Karin Schmitz
Mr. & Mrs. Paul Rachiele
Ms. Mary Barbi
Mr. Derek Golek
Mrs. Michelle Wong
Ms. Heidi Olekszy-Mann
Mr. Jason Levy
Mr. Raymond Kantor
Mrs. Kim Waling
Mrs. Tonia Beard
Dina Tallman
Cathy Shore
Mr. Reuben Levy
Brian Kosian
Mr. & Mrs. Jeffrey Rust Mrs.
Erica Groves
Mrs. Heather Sinanis
Mrs. Clare Teachman
Mrs. Beverly Moyer
Mrs. Kim Levy
Mrs. Elise Kantor
Mrs. Colleen Boyce
Mrs. Kristie Foust
Joseph O'Brien
Ms. Malika Cherkasov
Mrs. Sheryl Anne Tisch
Rebecca Kosian
Deanna Kavanaugh
Jamie Groves
Mr. Apostolos Sinanis
Mrs. Julie Solomon
Mr. Denny Moyer
Mrs. Dana Gorman
Mr. Bob Waling
Mr. Andrew Boyce
Jacquie Gretzinger
Mr & Mrs. Emil Cherkasov
Mrs. Catherine Beasley

Dan Koslowski said he serves with Dennis Fitzgerald on the board of Tollgate Ravines. If I were sitting in your chair I would want to know "why rentals"? We have the have the Brownstones and we have Wexford. Do we know what their occupancy rates are compared to the anticipated occupancy rates of what the developer has proposed? It is the highest area of rentals in your city. The developer proposed more rentals. The consultant did a nice job of telling us why the commercial development would not work but there was no mention regarding the existing market is doing in that area. I think that should be one of your prime concerns when making your decisions.

Jason Levy said he lives at Thirteen Mile and Novi Road and his kids go to Hickory Woods. I would like to echo what everyone has stated regarding the rental community. Mr. Levy read a letter that wife wrote: I would like to provide input regarding the planning area sturdy. I do not believe that this area is in any need of additional multifamily rental developments, unless that development is devoted to those 55 and over. There are already multifamily developments located next to and across from this area being studied. I do not think the area needs more. Further the area under study surrounds Walled Lake which already has a very active young professional rental community. As an individual who lives .5 miles away from the area I would rather see mixed use if the area does not support more retail development of 100% of the area. We desperately in need of a boutique grocery in the area as all stores are located at least 3 miles away. The assisted living center located nearby seems to have done very well. The addition of owned or rental senior living centers would not put additional pressure on nearby schools. Further the major growing sector in the U.S. currently is the medical sector. There are very few located in the area under study. The demographic trends look very slanted to the favor of the developer's desires. The demographic of 48377 may differ from 48375 that does not mean that those of us living in 48377 wish to see those demographic changes continue to grow in the direction that the developer would wish. I do not believe that exasperating these differences in demographics will increase property values in the area or improve the lives of those of that have already settled here. It seems that it will only improve the lining in the pockets of the developer. I do have one other item to mention that in their study it sites these but again if you will put something up on the website that would be great.

Mr. Levy continued, according to the Clearzoning Study, the market assessment on page 5 states there is demand for multifamily housing for boomers and millennials. However it does not give the sources for this information. In fact the assessment conflicts with the recent data coming from the National Mortgage Organization, Trade Organization, Senior Organizations, Business, Market and Financial Services as well as commercial property and Market Real Estate Services. In fact the National Association of Realtors found the millennial generation of those 34 and under represented the largest share of recent home buyers for the second consecutive year. Millennials are entering their peak buying period for single family homes and are expected to surpass baby boomers in total population. Bloomberg wrote in March that millennials have been shifting to home ownership due to higher rents. For boomers, Fannie May found that single family home consumptions by builders has yet to decline. The percent of boomers residing in single family detached homes was at least as high in 2012 as since the housing crisis. According to AARP the vast majority of older adults want to age in place so they can continue to live in their homes. Over 80 percent of adults age 65 and over want to remain in their current residence as long as possible.

Tom Welch stated that he is a resident of Tollgate Ravines. He requested a show of hands of those that appose rental properties being placed on this property.

Chair Pehrson asked if there is anyone else that wishes to address the Planning Commission at this time. There was no further response. Chair Pehrson moves on to written correspondence to be added in to the minutes.

The letter from Patrick Cusick, thanked Deputy Director McBeth for sharing the information at the Woods of Novi homeowners meeting. The homeowners have strong opinions and they are basically in favor multiple or single family dwellings provided the dwellings are not transient in nature or rental units. They are against the development of large retail on the site. They also request for 3 acres for park use.

The next letter is from Tollgate Ravines Condo homeowners. They are not opposed to developing 21 acres. They have questions regarding the square footage of each unit, the rental price, the vacancy rates in other rental properties, and wondered how long did it take to rent the other units. It would be easier to support a mixed plan of single family dwellings that limits the rental to no more than 15 percent of the total.

A letter from Gerald and Lesley Pawlak at 43165 Emerson Way. They are in favor of a multiple family project rather than a commercial retail project due to traffic problems. They request the developer to reserve a small portion of the project area for a small park. They reviewed the design of the new buildings and they think that they look very nice.

A letter from Kay Welch resident at 41447 Thoreau Ridge, stated, as a resident and owner in Tollgate Ravines, I object to the proposed development on 13 Mile-Novi Road area. This immediate area already has The Brownstones and Wexford as rental units. The Brownstones have large buildings with 260 units and Wexford has 128 townhouses units. The Planning Commission is considering adding 189 rental units that would total 577 rental units. We feel this would negatively affect Tollgate Ravines and Tollgate Woods home values. We do not feel this is the best use of this area. We ask the Planning Commission to visit our communities. Just looking at a map on paper doesn't tell the whole story.

Brian Stamp of 42355 Thirteen Mile supports the project.

Jim George supports the project.

Brian Lonnerstate at 42624 Wimbleton Way spoke previously.

Chair Pehrson stated that this concludes the audience participation and closed the public hearing. He turned the matter over to the Planning Commission for their consideration.

Member Lynch asked for some clarification from Mr. Arroyo. We spoke about this at the public hearing that the Millennials seem to be more transient than the Baby Boomers. Baby Boomers would buy a house and stay at a job for thirty years. Where exactly did you get the data from?

Mr. Arroyo replied that this data was prepared through the Chesapeake group. The birth rates are from the US Census.

Member Lynch asked about the daily trips shown in the traffic study. Mr. Lynch was surprised that there would be eight times more traffic if we had a commercial project in that area. Is this information from the forecast created by the Institute of Transportation Engineers?

Mr. Arroyo replied, yes, this is the source used by all traffic engineers.

Member Lynch stated that he read through the entire packet and also attended the open house. The clear theme was a concern about rentals. He questioned why it couldn't be developed as a regular condominium complex where people own the units. He also noted that condo associations are typically underfunded for capital reserves. With a single owner of an apartment complex, it would be more likely that the exterior of the property would be maintained. Member Lynch asked if there is any data on that aspect.

Mr. Arroyo replied that he thinks that it varies. Some condo associations receive adequate flow of income to maintain the property. For rental apartments, you can have some that are maintained impeccably and others that are maintained poorly.

Member Lynch asked Deputy Director McBeth if we have City ordinances that dictate how properties are maintained when they fall into disrepair.

Ms. McBeth responded that the City has property maintenance standards and guidelines. Those are enforced whenever needed regardless the type of property.

Member Lynch asked how long this property been zoned commercial.

Mr. Arroyo replied that since the mid-1980s it has been designated for some amount of commercial.

Member Lynch said that based on some of the comments it looks like the rental is clearly the area that people are concerned about. He asked who has the authority to amend the consent judgment?

Attorney Schultz responded that the consent judgment is between the former developer and the city. The City Council and the owner can choose to agree on how the land use is going to operate on this piece of property. There is a question that we are going to have to answer if the

Council decides to move forward: if there is anyone else that we have to give notice to when we go to court and say we want to change the consent judgment.

Member Lynch stated that he would not like to live next to a big box project. I would rather see some sort of family development with a park area. Member Lynch asked the developer why his preference is for rentals.

Michael Furnari, applicant with Manchester 13, LLC, replied that that they do not think that there is a market for attached condominiums today. This is the product that we are offering. No one actually looked at the aesthetics of our project, the floor plans, building elevations. There are three different building elevations through our community. There is no financing avenue right now for attached condominiums. We set the standards quite high for this area. The commercial has been marketed for 20 years, and no one has come forward to develop it.

Member Giacopetti asked Ms. McBeth when the parcel is zoned for multifamily if the city does or does not have the discretion to dictate whether those units are sold or leased.

Ms. McBeth said that the Planning Commission typically is not concerned if property is leased or owned.

Member Giacopetti asked if by recommending to the City Council that the use be changed to multifamily residential zoning, whether the ownership is out of the city's control.

Attorney Schultz responded that the answer is yes if we were just going from commercial to multiple zoning. However, this is a consent judgment and it is essentially a contract between the two parties and what they agree to.

Member Giacopetti asked Mr. Arroyo if his definition of retail includes food, beverage, and personal services?

Mr. Arroyo responded yes.

Member Giacopetti asked if would include restaurants, hair salon, etc.

Mr. Arroyo said the retail projections would incorporate that type of spending.

Member Zuchlewski asked are there any tenants identified at this point?

Mr. Furnari replied that we have soft market for this property. We have searched for some small commercial uses with no results.

Member Zuchlewski asked Mr. Furnari with the units that have store fronts and maybe two units/lofts above each one, what type of tenants would you put in there.

Mr. Furnari replied that we found out during the economic downturn when some developers tried to propose live/work units, that those units were a disaster in Michigan. I don't know the impacts of commercial on the bottom and residential units on the top. It has been done more in really urban areas. For the 13 Mile and Novi Road area I don't know if it would be the best solution. Maybe, like you said a nail salon, a pizzeria would work. I don't see a large grocery store going on this corner anytime soon.

Member Zuchlewski stated that he understands the average rent would be $2,000 and that was compared to an average single family house with $1,500 mortgage as an average. I also read that there were more people looking for the single family homes just for the $500 difference. I understand that we have several rentals and also new rentals underway. I don't think that the people that you are marketing to are going to have kids.

Chair Pehrson recommended to City Council that they go in with an open mind. We have raised some concerns that the staff will review before it is presented to City Council. We have asked for Economic Development studies to help us understand what the impact is relative to a commercial 170,000 square foot building to determine if that is needed. We are trying to get as much of that data as we can. This is not an either/or situation. There are two alternatives that were based on input and thoughtfulness of what the city wanted to do with this. The alternatives were prepared regardless of what the applicant was looking to do. We are not going to say that there aren't other types of options. We have discussed options such as providing residential space, creating a green space and putting in a little park. Should the economy turn and if we don't need the park due to lack of use there is the possibility of turning it in to something else. My recommendation is that the study goes forward to the City Council and offer both alternatives and certainly ask for their understanding their there thought as to a Plan B, C or D. All the information that has been gathered will be moved along in the process.

Member Giacopetti stated that there are not many large parcels left like this in Novi. We have the opportunity to shape something that is forward thinking. I support the mixed use alternative although I do acknowledge based on just on our experience with this Commission there isn't a strong commercial market. We haven't seen many commercial developments. I am sympatric to the developer from the sense that I feel that there is a weak commercial market at the moment. I feel that the city should consider an incentive to add in a commercial portion of a mixed use development, so that the developer could move forward with a residential component and ideally there would be an integrated mixed use component commercial that may or may not be filled in the short term. It may take the developer a couple years to really get that space rented out. Having the ability for the residents to walk to the retail makes is more attractive. I am really in favor of the mixed use concept. I would recommend to the City Council that they consider an incentive program for the developer, be it a tax abatement or another alternative to get the forward thinking development that the market doesn't support at the moment.

Member Lynch stated that in his opinion the best solution is high quality buildings with a park and in the future if the economy supports it, to provide some retail.

Chair Pehrson said he believes that the City should look for mixed use. We do understand that the retail might not be needed for some time. Chair Pehrson is not in favor of the park with the option of turning it into retail in the future.

Member Lynch stated that the park does accomplish the mixed-use objective. The developer pays for the park, and if there is a time when the economy supports retail that is fine. Member Lynch does not want the land to remain vacant. He thinks that there should be a park with swings and benches until the retail is supported.

Deputy Director McBeth stated that she did have a chance to talk with the Parks and Recreation Director and he confirmed that in terms of maintaining a small play structure or something like that is not something that the City would want to undertake. A larger park, with additional amenities, would be considered worthwhile.

Motion by Member Giacopetti, seconded by Member Zuchlewski.

ROLL CALL VOTE ON THE13 MILE/NOVI ROAD AREA STUDY MADE BY MEMBER GIACOPETTI AND SECONDED BY MEMBER ZUCHLEWSKI

> **Member Giacopetti moves to forward the study to the City Council in support of either alternative 1 or 2, or any other alternative that the City Council feels is appropriate. This motion is made based on the feedback received from the public, and as an alternative to the limitation of consent judgement for commercial use.** ***Motion passes 4-0***

MATTERS FOR CONSIDERATION

1. **TAWHEED CENTER OF NOVI, JSP15-35**
   Consideration of the request of TCNN for Preliminary Site Plan approval. The subject property is located in Section 27 at 24101 Novi Road on the south side of Ten Mile Road, west of Novi Road, in the OS-1, Office Service District. The subject property is 2.2 acres and the applicant is proposing to remove an existing canopy over the former drive-up lanes, re-stripe the existing parking lot and seek approval to land bank eight parking spaces.

Planner Sri Komaragiri stated that the subject property is located on the south side of Ten Mile Road and west of Novi Road, behind the Marathon gas station. It is currently zoned OS-1, Office Service district, surrounded by the same use on all side except the north. It is zoned B-3, General Business district on North. The Future Land Use map indicates Community Office for the subject property and surrounding properties. The proposed use is compatible with our Future Land use Map. There are no regulated wetlands and woodlands areas on the property.

The subject property is approximately 2.2 acres and the applicant is proposing to remove an existing canopy over the former bank drive-up lanes, re-stripe the existing parking lot and seek approval to land bank eight parking spaces. The existing building will be used for a religious center with a prayer hall and an administrative office. The applicant indicated that they will not be using a portion of the building and are reserving the space for future expansion. Because of this, the applicant is requesting to land bank 8 parking spaces to be built when they expand their current usage within the existing building. A total of 107 spaces are required and 99 are currently provided. Planning recommends approval. Staff has identified couple of waivers that would be required due to the proposed parking lot expansion.

Landscape recommends approval with an understanding that the applicant will contact Road Commission for Oakland County to propose the required trees in Novi Road's Right of way. A conditional waiver is requested for the absence of the street trees contingent upon RCOC's response to applicant's request.

Engineering recommends approval with additional comments to be addressed during Final Site Plan. Removal of existing canopy will help with the fire access around the building. Fire recommends approval. Traffic Engineering identified waivers for absence of end islands and for exceeding the maximum 15 space requirement. The applicant agreed to revise the layout to keep the number of parking spaces between islands under the maximum allowed. Traffic supports the waiver to allow barrier free aisles in lieu of required end islands taking into consideration the existing parking layout. Inclusion of access aisles is an improvement from existing condition. The current site plan did not require wetlands, woodlands and façade