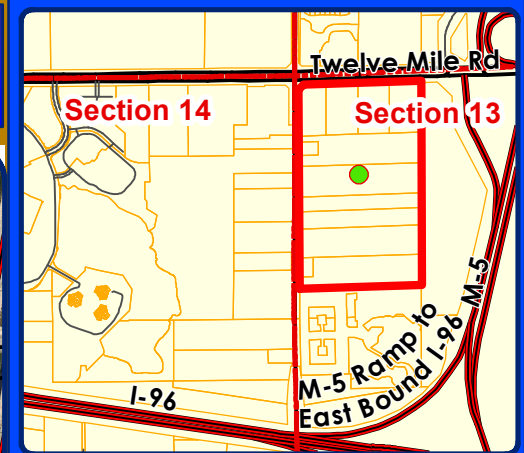
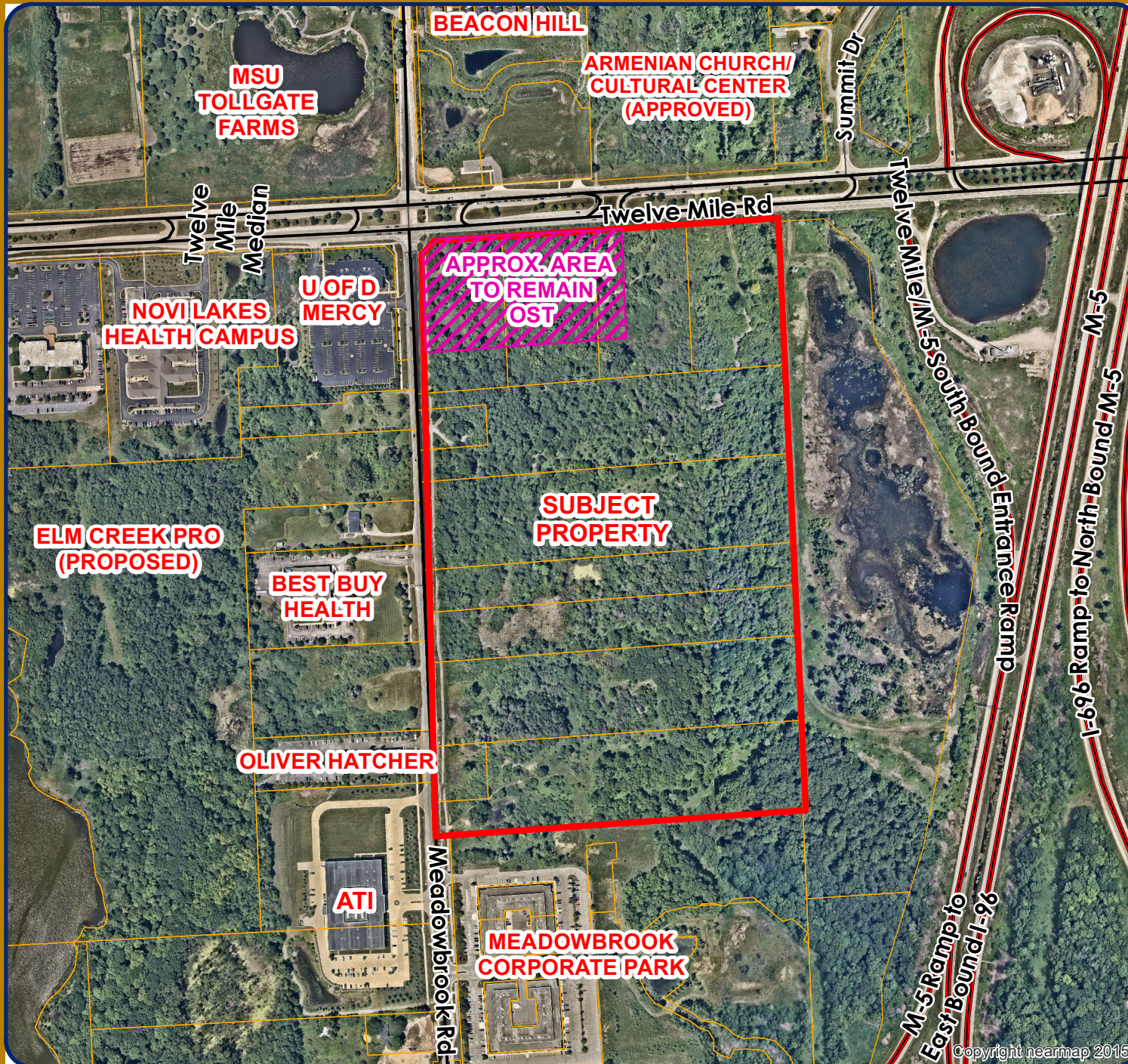


MAPS
Location
Zoning
Future Land Use
Natural Features

JZ24-31 THE GROVE

LOCATION



Legend

 Subject Area



City of Novi

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

Map Author: Lindsay Bell
Date: 9/9/24
Project: THE GROVE
Version #: 1

0 120 240 480 720 Feet
1 inch = 542 feet

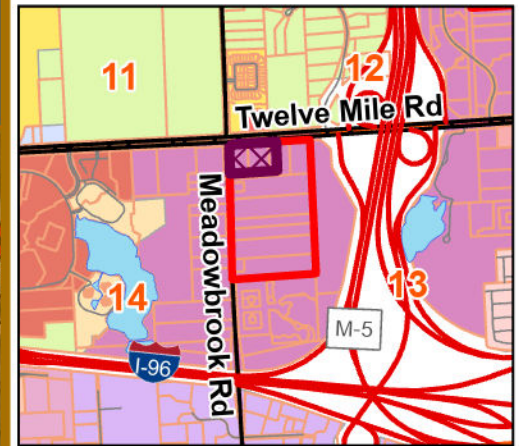
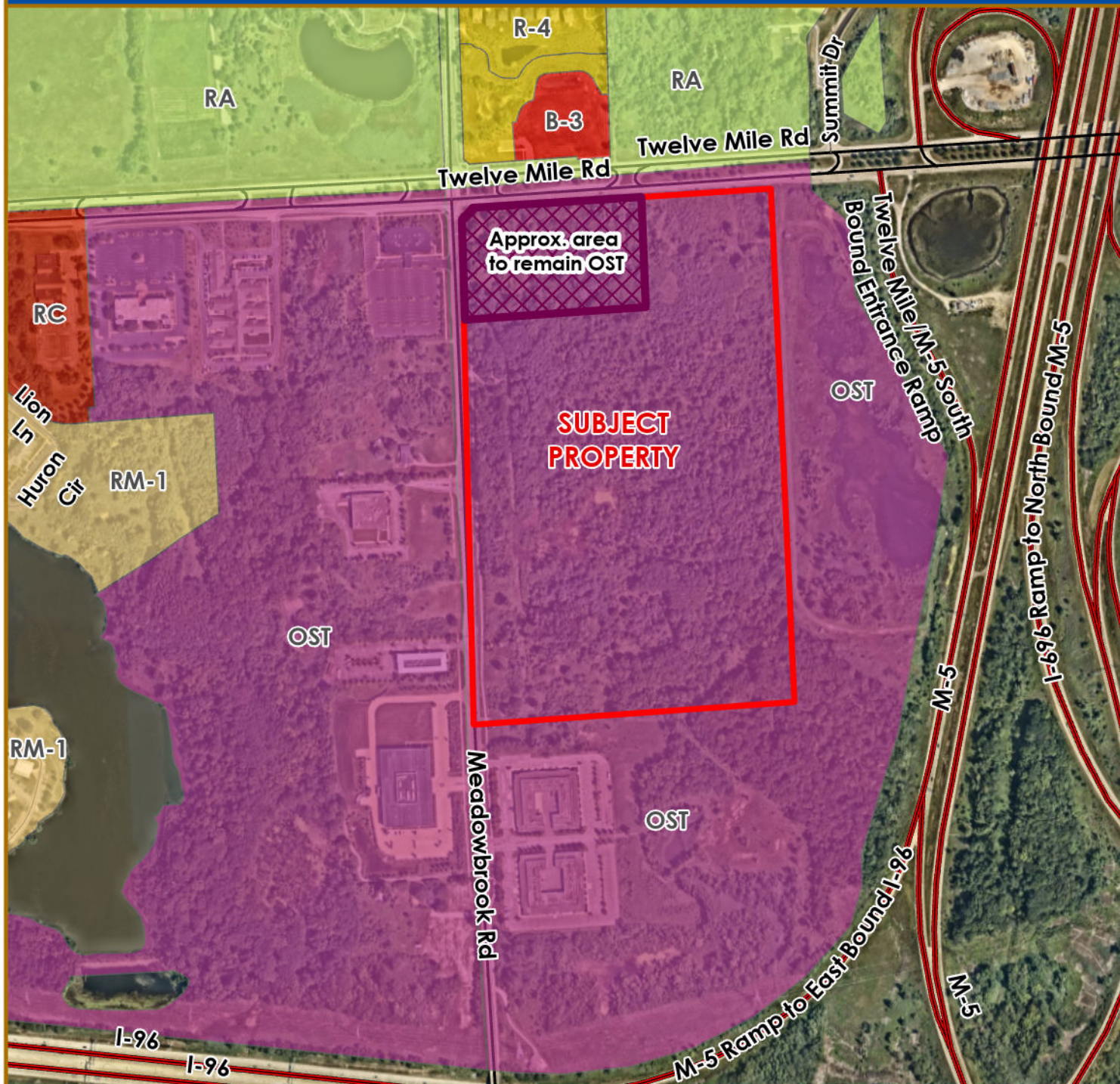


MAP INTERPRETATION NOTICE

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JZ24-31 THE GROVE ZONING



Zoning District

- B-2: Community Business
- B-3: General Business
- I-1: Light Industrial
- MH: Mobile Home
- OS-1: Office Service
- OSC: Office Service Commercial
- OST: Office Service Technology
- R-4: One-Family Residential
- RA: Residential Acreage
- RC: Regional Center
- RM-1: Low-Density Multiple-Family
- RM-2: High Density Multiple Family
- TC: Town Center



City of Novi

Dept. of Community Development
Novi City Hall
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Novi, MI 48375
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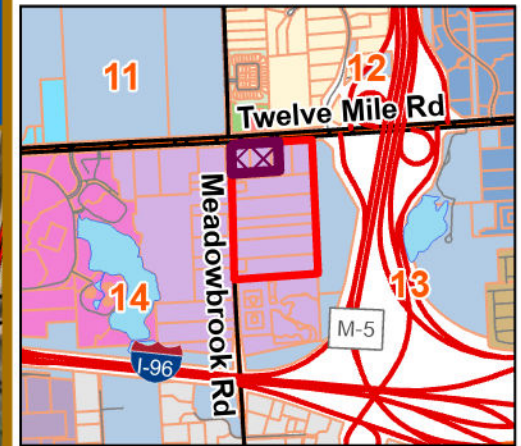
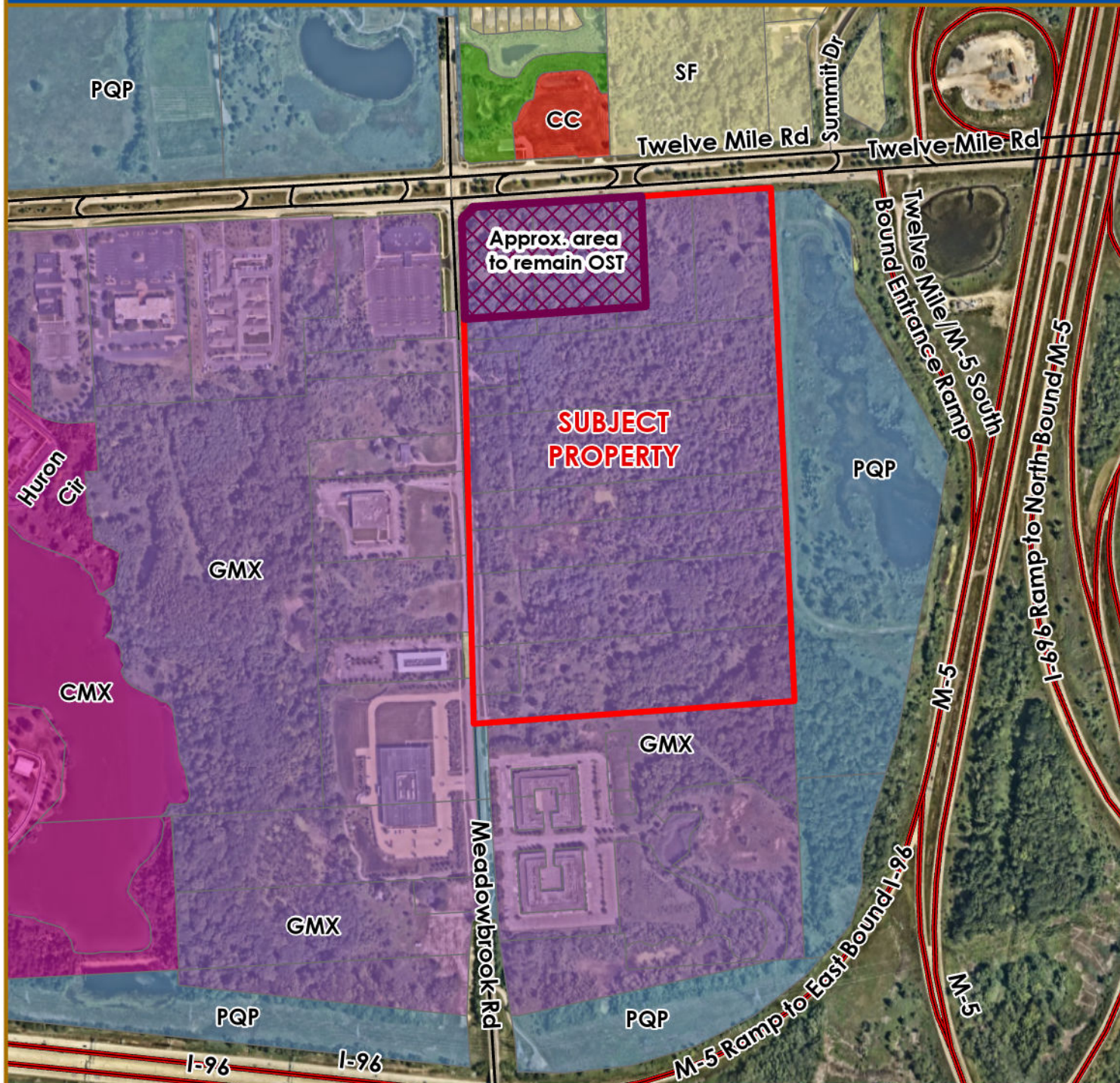
Map Author: Lindsay Bell
Date: 9/22/25
Project: The Grove
Version #: 1



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JZ24-31 THE GROVE

FUTURE LAND USE



Future Land Use (2025)

- Commercial Mixed-Use
- Community Commercial
- Community Office
- General Mixed-Use
- Industrial/Office
- Manufactured Housing
- Multiple Family
- Office, Service, Technology
- Private Park
- Public Park
- Public/Quasi-Public
- Single Family
- Town Center Mixed-Use



City of Novi

Dept. of Community Development
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 45175 Ten Mile Rd
 Novi, MI 48375
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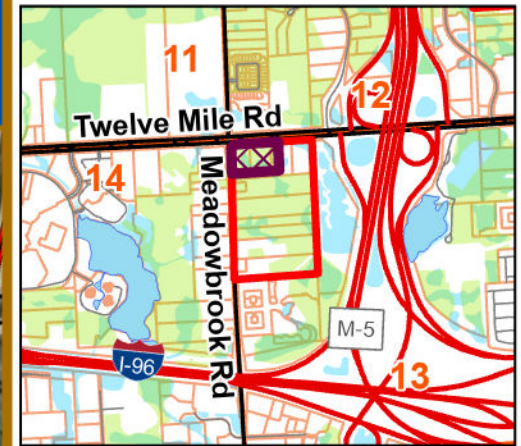
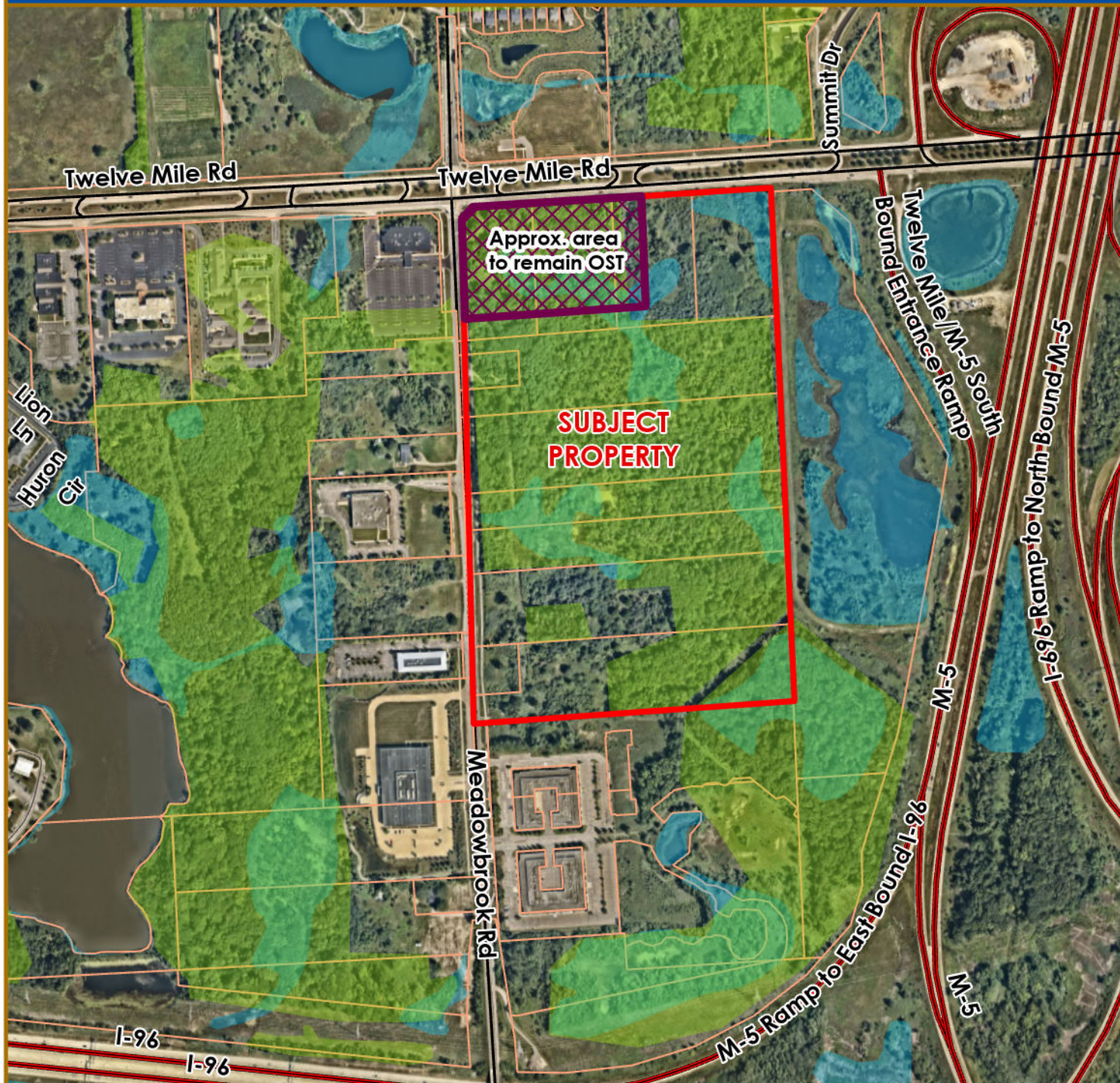
Map Author: Lindsay Bell
 Date: 9/22/25
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JZ24-31 THE GROVE

NATURAL FEATURES



Woodlands
Wetlands



City of Novi

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

0 0.04 0.07 0.15 Miles

Map Author: Lindsay Bell
Date: 9/22/25
Project: The Grove
Version #: 1



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**DRAFT PRO AGREEMENT
WITH EXHIBITS**

PLANNED REZONING OVERLAY (PRO) AGREEMENT

THE GROVE

AGREEMENT ("Agreement"), by and between **Ivanhoe Companies, LLC**, a Michigan limited liability company whose address is 6689 Orchard Lake Rd Ste 314, West Bloomfield, MI 48322 (referred to as "**Developer**"); **Trinity Health-Michigan**, a Michigan nonprofit corporation, f/k/a Mercy Health Services ("**Trinity**" or "**Owner**"), whose address is 20555 Victor Parkway, Livonia, Michigan 48152, and the **City of Novi**, whose address is 45175 Ten Mile Road, Novi, MI 48375-3024 (referred to as the "**City**").

RECITATIONS:

- A. Developer has submitted an application to rezone approximately 62 acres of land on the south side of Twelve Mile Road, east of Meadowbrook Road (Section 13). from Office Service Technology (OST) to Low Density Multiple Family (RM-1) using the City's Planned Rezoning Overlay (PRO) option to construct a 232-unit residential condominium development. The development consists of four "villages" of homes: The Meadows (67 attached units in 14 buildings), The Vistas (68 attached units in 15 buildings), The Woods (36 attached units in 8 buildings) and The Pointe (61 attached units in 14 buildings). There is also a central park area with amenities, including a pickleball court and a playground park, with an option to locate a clubhouse in that area if determined by Developer to be desired in the future.
- B. The "Property" is owned by Trinity and is more particularly described and depicted on **Exhibit A**, attached hereto and incorporated herein. The OST classification shall be referred to as the "**Existing Classification**" and the RM-1 classification shall be referred to as the "**Proposed Classification**." The Property is part of a larger land area owned by Trinity consisting of approximately 69.65 acres. The land not included in the rezoning request, consisting of approximately 7.65 acres, as more particularly described and depicted in **Exhibit B**, will be retained by Trinity (the "**Trinity Retained Property**"). Except for the limited purposes expressly stated herein (i.e., with respect to wetland mitigation), the Trinity Retained Property is not a part of or subject to this Agreement.
- C. The Proposed Classification would provide Developer with certain material development options not available under the Existing Classification and would be a distinct and material benefit and advantage to the Developer.
- D. The City has reviewed the petition from Developer to amend the Existing Classification of the Property to the Proposed Classification, including the Developer's proposed PRO Plan (including the residential uses authorized in this Agreement as the only uses permitted on the Property pursuant to this Agreement, the site layout, and the building façades, elevations, and design) attached hereto

and incorporated herein as **Exhibit C** (the "**PRO Plan**") under the terms of the Planned Rezoning Overlay (PRO) provisions of the City's Zoning Ordinance. The PRO Plan is a conceptual or illustrative plan for the potential development of the Property under the Proposed Classification. Approval by the City of the PRO Plan is not an approval to construct the proposed improvements shown thereon, as any development on the Property will require site plan approval from the City as provided by this Agreement.

The City has further reviewed both (i) the requested deviations as contained in this Agreement (the "**Deviations**") from the strict terms of the City's Zoning Ordinance and other land use ordinances and regulations (collectively, the "**City Ordinances**") and (ii) the proposed PRO Conditions (as defined in Paragraph F.iii below) offered or accepted by Developer, and has concluded that the proposed Low Density Multiple Family (RM-1) zoning district is a reasonable alternative and fulfills the intent of the Master Plan for Land Use and meets the requirements of the Zoning Ordinance as relates to Planned Rezoning Overlays because it includes site specific features as part of the PRO Conditions that are more restrictive than could otherwise be required by ordinance. because, in the specific circumstances of the project, the benefits to the public of the project outweigh an detrimental impacts of the project.

The City therefore finds that the project as a whole is in the public interest. Without the PRO Conditions as set forth herein and Developer's (and/or its successors⁻ and assigns⁻) continuing obligations to comply with the terms of this Agreement, however, the City would not have made such a finding and would not have approved the rezoning to the Proposed Classification or the Deviations.

- E. Developer desires to proceed with obtaining the site plan and engineering approval and the issuance of permits required to develop the Property in accordance with the approved PRO Plan (collectively, the "**Development**"). The City desires to ensure that all of the land that is depicted on the PRO Plan is developed in accordance with, and used only for the specific residential uses permitted by this Agreement, the related documents and undertakings of Developer, and all applicable laws, City Ordinances, regulations, and standards of the City and other regulatory bodies. This Agreement will govern the development of the Property and is to be recorded with the Register of Deeds for the County of Oakland following execution by the parties.
- F. As an integral part of the Developer's request to the City for rezoning to the Proposed Classification, Developer agrees to develop and construct the sanitary sewer, storm water sewer system, utilities, municipal water system, roads, sidewalks, and other infrastructure necessary to develop and use the Property in conformance with the following undertakings and forbearances by Developer (such undertakings and forbearances hereafter referred to as the "**Undertakings**"):

- i. **Uses Permitted.** The PRO Plan proposes a 232-unit multiple-family for-sale condominium development. Over 50% of the units can accommodate and are available for primary bedrooms on the ground level to accommodate aging-in-place. The development consists of four “villages” of homes: The Meadows (67 attached units in 14 buildings), The Vistas (68 attached units in 15 buildings), The Woods (36 attached units in 8 buildings) and The Pointe (61 attached units in 14 buildings). There is also a central park area with amenities, including an optional pickleball court and a playground park, with an option to locate a clubhouse in that area if determined by Developer to be desired in the future. A couple of different designs are provided for the clubhouse depending on size of building selected.

The development is accessed by two entrances off Meadowbrook Road, and one from 12 Mile Road. The stormwater plan requires an interconnected system with 6 detention ponds of various sizes, along with the existing wetland system. Signage has not been reviewed and is not included as a part of this PRO Agreement.

The City’s wetland review included both the Property and the Trinity Retained Property, and each of the delineated wetlands on both properties meets the criteria of providing wildlife habitat as well as flood and storm control. The total permanent wetland impact area on both properties is approximately 1.44 acres out of the total 9.64 acres present on both properties. The full requirement for mitigation is proposed to be provided on-site, and includes an area on the Property for mitigation of wetlands required for the future development of the Trinity Retained Property (to be constructed when the Trinity Retained Property is developed).

The PRO Plan appears to remove about 73% of the identified regulated trees on the woodland survey for the Property. Approximately 250 credits are proposed to be planted on-site, with the remaining credits to be paid into the Tree Fund. A woodland impact analysis for the development of the Trinity Retained Property shall be undertaken at such time as that Trinity Retained Property is proposed for development.

The façade materials for the buildings are in full compliance with City standards. In addition, the level of detail and overall character of the designs qualify as an enhancement of the area beyond what could be required by the ordinance, which is in line with the intent of the PRO Ordinance.

- ii. **Compliance with Applicable Laws and Regulations.** Except as expressly authorized herein, the Property shall be developed in accordance with this Agreement, the PRO Plan, all applicable State, County and City

statutes, codes, ordinances, regulations, and the City Ordinances, including all applicable requirements of the Zoning Ordinance under the Proposed Classification, and further including all storm water and soil erosion requirements and measures during the design and construction phases of the Development and during the subsequent use of the Property as contemplated in this Agreement (collectively, the “**Legal Requirements**”).

The deviations from the provisions of the City Ordinances, rules, or regulations are depicted in the PRO Plan and are approved by this Agreement; however, except as to the Authorized Deviations listed below, the Property shall be subject to and developed in accordance with all applications, reviews, approvals, permits, and authorizations required under applicable Legal Requirements, including, but not limited to, site plan approval, storm water management plan approval, woodlands and wetlands permits, façade approval, landscape approval, and engineering plan approval.

- iii. **PRO Conditions.** As part of its approval of the PRO Plan and this Agreement, the City Council made certain findings as required by the Zoning Ordinance. Those findings were based in part on the fact that the Developer has agreed that the following conditions shall apply to the Property (collectively, the “**PRO Conditions**”). The Developer (or its successors or assigns) shall be responsible for obtaining all permits, licenses, or approvals required for the development, construction, use, and occupancy of the Development.

- a. Development Enhancements offered by Developer.

- 1. Developer shall construct an approximately one-acre park area, accessible to residents and the general public, with pedestrian and bike rest stop area, at the northeast corner of the site along 12 Mile Road. The park area shall be completed prior to the issuance of the first final certificate of occupancy (“**FCO**”) for the Vistas. Notwithstanding the above, the park area shall be completed within five (5) years of the issuance of the first building permit within the Development. The Master Deed(s) for the unit owners within the Development shall include a notice that the park is for use by the public and the Development, but shall be maintained by the Developer and the Association, thereafter. Signs identifying the park as public access shall be installed as part of the construction of the park area. The signage shall be maintained permanently by the Developer, and the Association after transition of control.

2. Developer shall construct an approximately one-mile loop "Grove Nature Area Trail", accessible to residents and the public, that extends from the newly created park area along the east property line of the Property, providing scenic views of the adjacent 30-acre natural wetland area (not within the Development) as well as natural features of the Property. The Grove Nature Area Trail shall be completed as shown in an approved Phasing Plan prior to the issuance of the first FCO for the Vistas or the Woods, whichever first occurs. Notwithstanding the above, the Grove Nature Trail shall be completed within five (5) years of the issuance of the first building permit within the Development. The Master Deed for the Development shall include a notice that the trail is for use by the public and the unit owners in the Development, but shall be maintained by the Developer and the Association, thereafter. Signage identifying the public trail shall be installed as part of the construction of the Grove Nature Trail prior to the issuance of the first FCO for each Phase along the trail.
3. In order to address the impact of additional use of Beacon Hill Park by the new residents and planned access and interconnectivity for Novi residents and Grove Nature Trail, Developer agrees to provide the City with \$25,000 prior to the first preconstruction meeting after approval of the Stamping Set, to be used by the City at its discretion for Beacon Hill Park improvements, art, services and/or maintenance. Enhancements of the public trailhead would benefit the overall community.
4. Developer shall construct approximately 700 feet of 10-foot-wide pathway gap on the south side of 12 Mile Road to create a connection from the existing bike path, located along the east side of Meadowbrook Road, and the new sidewalk being constructed with The Grove within the first phase of the Development and prior to the issuance of the first FCO. Trinity agrees to provide Developer with such construction and other easements over the Remaining Trinity Property to the extent required to construct the pathway. Off-site easements/right-of-way for the pathway shall be dedicated to the City prior to the issuance of Stamping Sets for the Development.
5. Subject to SMART approval as to the precise location and design, Developer shall relocate the SMART bus stop to the east and enhance the area with landscaping and seating along

12 Mile Road. At least 8 bike parking spaces shall be provided. The bus stop improvements shall be completed as part of the first phase of the Development, prior to the issuance of the first FCO.

6. Developer shall preserve approximately 1/3 of the property as open space with most of the units abutting or overlooking open space, as shown on the PRO Plan.
7. Developer shall construct an 8-foot wide shared-use public pathway within the Development to provide pedestrian and bicycle connectivity between Meadowbrook Road and 12 Mile Road. The pathway will be constructed at the time buildings adjacent to the pathway are constructed and shall be completed within two (2) years of the issuance of the first FCO within each such phase. The Master Deed for the Development shall include a notice that the pathway is for use by the public and the unit owners in the Development, but shall be maintained by the Developer and the Association, thereafter. Signage identifying the public pathway shall be installed at the entrance to the pathway along Meadowbrook and the entrance of the pathway and 12 Mile Road upon completion of the pathway. Notwithstanding the above, the pathway shall be completed within five (5) years of the issuance of the first building permit within the Development.
8. Developer shall provide conservation easements protecting approximately 10 acres of woodland and woodland replacement areas and approximately 15.5 acres of wetland and wetland mitigation areas, which represents over 47% of the property and could not be required under typical development conditions, to be recorded prior to the issuance of the first building permit within the Development. Developer shall develop a plan for the removal of invasive species from the wetland areas for City review with the final site plan submittal, and implement the first removal treatment prior to the issuance of the first building permit for the Development. Wetland and woodland signage delineating protected areas shall be installed prior to the issuance of the first FCO for each Phase. The signs must be permanently maintained as posted by the Developer, and the Association after transition of control.
9. The Development shall be limited to approximately 4.23 dwelling units per acre, which is a lower density from what

would be permissible in the RM-1 zoning district (up to 7.3 dwelling units per acre permitted).

10. Developer shall dedicate approximately 1,648 lineal feet of future right-of-way (60-foot width) along the entire Meadowbrook Road frontage, a total land area of about 2.32 acres, prior to issuance of the first building permit within the Development.
11. Developer shall provide the community amenities shown in the PRO Plan, except as otherwise stated in this Section above, prior to the issuance of the first FCO in each phase accordance with the phasing plan to be approved as part of the site plan approval process. Developer, at its option, may construct a clubhouse and/or pool or other amenities where the pickleball court and playscape are currently shown. Provision of amenities shall occur with development of The Meadows. The clubhouse shall meet all requirements of the Zoning Ordinance at the time of site plan approval for the clubhouse, which may occur at a later date after approval of the preliminary or final site plan. Any changes to recreation amenities will require submittal of a site plan for review and approval following the City's standard procedures. Amenities may be changed but not eliminated.
13. Building height within the Development shall be limited to 30 feet, which is less than the 35 feet permitted in the RM-1 District.
14. Developer shall construct the off-site road and entranceway improvements as shown on the PRO Plan by phase, prior to the issuance of the first FCO within each Phase of the Development.
15. If pickleball court(s) are proposed at the time of Final Site Plan submittal, a noise impact statement shall be submitted showing that the activity, with any noise mitigation measures required, will comply with the City's Performance Standards, as set forth in Section 5.14 of the City of Novi Zoning Ordinance, as amended.
16. Developer shall provide the following sustainable design features:

- a. Pre-wired garages for one 48 amp 240-volt EV charger (60 amp circuit).
- b. All appliances used within the development must be EnergyStar-rated or applicable equivalent standards.
- c. All applicable plumbing fixtures shall be WaterSense labeled or applicable equivalent standard.
- d. Building material on the exterior façade of a majority of the exterior elevations shall be energy-efficient, durable, and low maintenance, including brick and composite siding.
- e. Developer shall use energy-efficient glass/glazing and insulation materials.
- f. Developer shall offer a tankless water heater option.
- g. Install smart scheduling technology for sprinklers incorporating weather and soil moisture measurements.
- h. Developer shall construct the pathway network and infrastructure as shown on the PRO Plan that reduces emissions and promotes pedestrian connectivity with bike/pedestrian friendly streets, and bicycle parking in units throughout the site prior to first unit building permit in each Phase and/or as set forth above.
- i. Developer shall provide benches made with recycled materials to be used throughout the open space areas prior to the issuance of the first FCO for each Phase.

17. Developer shall include a notice in the Master Deed and Bylaws that the Trinity Retained Property is zoned OST and may be developed with any of the uses permitted in that district, and is designated in the Master Plan as General Mixed Use.

- c. Access: The timing of the installation of roads, drives, and curb cuts shall be determined at the time of preliminary site plan approval, including phasing plan approval, if requested and approved. Roads, drives, and curb cuts shall be complete to the extent required for occupancy in accordance with Chapter 26.5 of the City of Novi Code of Ordinances, as amended.

Developer shall ensure that once constructed, all required vehicular and pedestrian access shall remain open to all required parts of the Development and be properly maintained, including but not limited to the public and private sidewalks, street sign and traffic control measures and exterior light fixtures.

- d. Water and Sewer: Developer shall construct and install the improvements and/or connections tying into the municipal water and sewage systems.

All water and sewer improvements shall be designed and constructed by Developer in accordance with the approved PRO Plan and all applicable Legal Requirements, subject to final engineering plan approval at the time of site plan review. Such water and sanitary sewer facilities, including any on-site and off-site facilities, if any, extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of the Developer, and shall be completed and approved by phase as determined at the time of site plan approval before issuance of any building permits for any building within that phase and in accordance with Chapter 26.5 of the City of Novi Code of Ordinances.

- e. Storm Water: The storm water management system for the Property shall be approved by the City as part of the review and approval of the site plan for the Property. In general, the storm water collection, pre-treatment, storage, and transportation facilities shall be included as part of the final engineering plan independently approved for the Development. The Development shall be constructed to achieve a storm water management system that assures that the quality and quantity of storm water will be in accordance with all applicable ordinances, regulations, and laws and shall be completed and approved by phase as determined at the time of site plan approval before issuance of any building permits for any building within that phase and in accordance with Chapter 26.5 of the City of Novi Code of Ordinances. Soil borings as required by the City's Engineering Design Manual will be provided with final site plan submittal.

- f. Phasing: The Development may be constructed in a single or multiple phases. If the Development is to be constructed in phases, a phasing plan must be provided at the time of Preliminary Site Plan submittal. Each phase, together with proceeding phases, must be able to stand on its own with regard to roads, utilities, open space, parking, emergency access, landscaping and other requirements of the City's Ordinances. Further details of each phase are required with the Final Site Plan stage, including all grading, utilities, access roads and

paths, landscaping, buildings, amenities, wetland mitigation design, woodland replacements, and hydrant coverage. Required cost estimates shall be broken down by each phase. Separate pre-construction meetings and financial guarantees will be required for each phase proposed. The phasing plan may be revised by the Developer, subject to City review and approval for compliance with this Agreement and City Ordinances.

- iv. **Performance Guarantees.** The City shall require Developer (or its contractors as may be applicable) to provide performance and financial guarantees for the completion of the improvements by phase in accordance with an approved phasing plan, including, without limitation, road, right-of-way improvements, water mains, sanitary sewers, storm drains, site amenities, and landscaping and tree planting activities. Such financial guarantees shall cover the site improvements for the project as provided in the City Code. Such financial guarantees may include cash deposits, surety bonds or letters of credit as allowed by the current provisions of the City's Code. Deposit and administration of financial guarantees shall be subject to the requirements and conditions of Chapter 26.5 of the City of Novi Code and any other related rules or regulations. Any deviations or requests for relief from this provision shall be considered by City Council as a deviation from Chapter 26.5, and will not require an amendment to this Agreement or PRO Plan if approved by the City Council.
- v. **Compliance with Laws.** The development and use of the Property shall be in accordance this Agreement, the PRO Plan and with all applicable laws, ordinances, and regulations including all applicable setback requirements of the Zoning Ordinance under the Proposed Classification, except as expressly authorized in this Agreement and PRO Plan, all storm water and soil erosion requirements and measures, both throughout the site during the design and construction phases of the Development and during the subsequent use of the Property as contemplated in this Agreement, and all traffic laws.
- vi. **Other City Authority.** Nothing in this Agreement shall prevent the City from exercising its regulatory and other authority with respect to the Property and the Development in a manner consistent with the PRO Plan and this Agreement.
- vii. **Application Fees; Connection Fees.** The Developer shall be responsible to pay all application and review fees as and when required under the City Ordinances, including but not limited to planning, engineering, legal, and any consultant fees in connection with the review and approval of the Development. Such amounts shall be due upon invoice, and failure to pay amounts owed shall entitle the City to cease review, approval, and/or issuance of permits. In addition, the Developer shall pay all required water

and sewer connection and tap charges and fees, without reduction, as provided in the City Ordinances, separately for each phase as and when required. Such fees may be timely paid by others in connection with the development of individual unit owners.

- viii. **Property Maintenance Obligations.** Until such time as the Developer turns over to a condominium association or associations such maintenance obligations for the Development or any phase thereof, Developer agrees, at its expense, to operate, maintain, repair, manage, and improve the entire Development site during buildout of all phases of the Development. Developer shall be responsible to preserve and maintain the roads, unless and until dedicated to the public, parks, open space, storm water drainage facilities, driveways, sidewalks and pathways, and any and all areas disturbed in connection with the Development to ensure that the same continue to function as intended, and are stabilized, and meet all standards of applicable laws and ordinances for property maintenance, including, but not limited to regular snow and ice removal. Developer shall establish a regular and systematic program of maintenance for the development to ensure that the physical condition and intended function of such areas and facilities shall be perpetually preserved and maintained.

Notwithstanding any other remedies in this Agreement, in the event that Developer shall at any time fail to carry out the responsibilities above, and/or in the event of a failure to preserve and/or maintain such areas or facilities in reasonable order and condition, the City may serve written notice upon Developer setting forth the deficiencies in maintenance and/or preservation. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time, and place of the hearing before the City Council, or such other Council, body, or official delegated by the City Council, for the purpose of allowing Developer to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken.

At the hearing, the time for curing the deficiencies and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council or other body or official designated to conduct the hearing determines that the required maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall have the power and authority, but not the obligation, to enter upon the Property, or cause its agents or contractors to enter upon the Property, and perform such maintenance and/or preservation as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation, including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of 25% of the total of all costs and expenses incurred,

shall be paid by Developer, and such amount shall constitute a lien on the property.

The City may require the payment of such monies prior to the commencement of work. If such costs and expenses have not been paid within 30 days of a billing to the Developer, all unpaid amounts may be placed on the delinquent tax roll of the City and shall accrue interest and penalties, and be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against Developer, and, in such event, the Developer shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

- ix. **Staff and Consultant Review Letters.** Developer shall comply with all conditions listed in the staff and consultant review letters not inconsistent with the terms of this Agreement as set forth in **Exhibit D**. City approval of the Final Site Plan shall be deemed satisfaction of the conditions listed in the staff and consultant review letters.
- x. **Developer and Owner Representations.** Developer and Owner (to the extent provided below) hereby makes the following acknowledgments, representations, and warranties to City, which representations and warranties shall be true and correct as of the date hereof:
 - a. Developer is duly organized and validly existing, in good standing under the laws of the state of Michigan, authorized to do business under the laws of the state of Michigan and has all requisite power and authority to own and operate its assets and properties, to carry on its business as now being conducted, and to enter into and perform the terms of this Agreement. Developer has provided City with an accurate and complete copy of its Articles of Organization and Certificate of Good Standing in effect as of the date of this Agreement ("Organizational Documents") and agrees to provide accurate and complete copies of any revisions or modifications to the Organizational Documents.
 - b. Developer and Owner have no notice of and there is no pending litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect Developer or its principals from carrying out the covenants and promises made herein.
 - c. Developer is financially able to complete the Development.

- d. Developer shall construct all improvements for the Development in a good and workmanlike manner employing quality contractor(s), construction manager(s), and other professional possessing the requisite experience and competency to construct such improvements.
- e. Developer represents that it has sufficient control of its contractors, employees, agents, suppliers, clients, and other consultants that it can comply with all provisions of this Agreement.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. **Developer Obligations and Rights.** Upon execution of this Agreement by the parties:
 - a. The Property shall be developed only in accordance with the Undertakings, the PRO Plan, the PRO Conditions, Legal Requirements, City Ordinances (as amended), and this Agreement (collectively, the "**PRO Documents**");
 - b. Developer shall comply with the PRO Documents;
 - c. Developer shall forbear from acting in a manner inconsistent with the PRO Documents;
 - d. Developer shall complete all actions necessary to carry out all of the obligations in the PRO Documents.
 - e. This Agreement authorizes Developer to pursue and obtain preliminary and final site plan approvals and other City permits and approvals consistent with the PRO Plan and this Agreement.
2. **Authorized Deviations.** The following deviations from the standards of the Zoning Ordinance are hereby authorized pursuant to §7.13.2.C.i.c.(2) of the City's Zoning Ordinance:
 - a. A Zoning Ordinance deviation from Section 3.1.7.D to reduce the building setbacks from 75 feet to 50 feet along the north, east, and south property lines, as sufficient screening appears to be proposed.
 - b. A Zoning Ordinance deviation from Sec. 3.8.2.D to revise the required orientation of the buildings from a minimum of 45 degrees in certain locations. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas.

- c. A Zoning Ordinance deviation from Sec 3.8.2.H to reduce the building separation distance from the calculated formula as shown on the Building Separation Table on Sheet SP-3.6 of the PRO Plan. This deviation enables the layout of this project to fit within the available space while minimizing wetland and woodland impacts.
 - d. A Zoning Ordinance deviation from Section 5.10 allows for perpendicular parking on the major drives. This deviation is requested due to the impracticality of providing a minor road (defined as less than 600 feet in length) given the site constraints (woodlands, wetlands, and property configuration). Perpendicular parking for guests is proposed on four Major Drives (Simi Drive, Beckham Drive, Elle Parkway, and Ari Crest) in several locations, where driveways are also proposed. The parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.
 - e. A Zoning Ordinance deviation from Section 5.10 to allow on-street parking on curves with less than a 230-foot centerline radius. The deviation is supported as the parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.
 - f. A landscape deviation from Section 5.5.3.A.ii to not provide a 4-foot, 6-inch to 6-foot-high landscape berm on a proposed RM-1 district adjacent to an OST district on the north, east and south side. This deviation is supported because of topography and the provision of dense landscaping and/or preserved trees along the property lines.
 - g. A landscape deviation from Section 5.5.3.B.ii for the required greenbelt berm and plantings along 12 Mile and Meadowbrook Road due to the existing natural areas to be preserved, and a heavily landscaped detention basin.
3. **Revocation of Rights.** In the event Developer attempts to or proceeds with actions to complete improvement of the Land in any manner other than as described herein and shown on **Exhibit B**, or if Developer refuses to or cannot comply with the PRO Conditions, the City shall be authorized to revoke all outstanding building permits and certificates of occupancy issued for such building and use.
4. **Modifications; Required Amendments.** Minor modifications to the approved PRO Plan(or any preliminary or final site plan approved hereafter) may be approved administratively if the Zoning Ordinance (interpreted as though the approved PRO Plan is an approved site plan for purposes of this Paragraph only) would otherwise allow an administrative site plan review and approval, so long as the City Planner determines that the modifications (i) are minor, (ii) do not deviate

from the general intent of the PRO Plan, and (iii) do not result in increased impacts on the surrounding development and existing infrastructure. The Planning Commission shall also be permitted to authorize amendments to the PRO Plan in its review of the site plans for the Development, with regard to parking-related, landscaping-related, and façade-related requirements, provided it would otherwise have that authority under the Zoning Ordinance.-

Revisions to the PRO Plan, preliminary site plan and/or final site plan approved thereafter, such as to the types and locations of amenities offered to residents (but not the elimination of amenities), reducing the number of residential units within a building envelop by enlarging or revising the interior residential unit size or layout, reducing the size of buildings, interchanging one unit type for another approved unit type among the Villages, a non-material change to a dimensional variation (as determined by City Staff), or certain revisions to building facades may be considered Minor Modifications which may be approved administratively based on the standards provided above in parts (i)–(iii), and provided that the modifications do not involve a greater number of residential units, any reduction to open space requirements, new deviations from ordinance standards, or to the elimination or material change to any of the Developer Enhancements set forth in this Agreement (paragraph F.iii.a.1-18). A revision such as detaching individual units from multi-family buildings in one or more of the Villages or material change to a dimensional variation, or significant changes to the approved façade materials or quantities, or other modifications of a similar scope (as determined by City Staff) would be considered a Major Modification requiring approval of the Planning Commission, or Amendment of the PRO Agreement if deviations outside the authority of the Planning Commission are requested.

5. **Condition Precedent.** The parties acknowledge that Developer does not yet hold title to the Property, and that commencement of construction of the Development will occur after Developer or its assignees or designees close on the acquisition of the Property from Trinity (the "Condition Precedent"). If Developer or its assignees or designees does not acquire the Property from Trinity and the right to acquire the Property from Trinity has terminated, then either Trinity or the City may elect to terminate this Agreement by written notice to the other parties. The recording of deed(s) vesting title to the Property in Developer (or its successors or assigns) shall automatically be deemed satisfaction of the Condition Precedent and, upon such deemed satisfaction of the Condition Precedent, this paragraph 4 shall automatically be null and void. If required by applicable City Code, the City will process an application to separate the Property from the Trinity Retained Property so that separate tax identification numbers can be issued for each property prior to commencement of the Development.

6. **General Provisions:**

- a. The Zoning Board of Appeals (the "ZBA") shall have no jurisdiction over the Property or the application of this Agreement until after site plan approval and construction of the Development as approved therein. In no event shall the ZBA be permitted to vary any terms or conditions of this Agreement. As signage has not been reviewed as part of this Agreement, the applicant shall apply for sign permits under the typical process. If variances from the sign ordinance are required, the applicant shall be permitted to seek relief from the ZBA.
- b. A breach of this Agreement shall constitute a nuisance *per se*, which shall be abated. Developer and the City therefore agree that, in the event of a breach of this Agreement by Developer, the City, in addition to any other relief to which it may be entitled at law or in equity, or any other provisions of this Agreement, shall be entitled under this Agreement to relief in the form of specific performance (except as to construction of the buildings, unless construction of a building has commenced) and an order of the court requiring abatement of the nuisance *per se*. In the event of a breach of this Agreement, the City may notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in the breach hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Developer liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, reasonable attorneys' fees, expert witness fees and the like.
- c. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event the Developer desires to propose an amendment, an application shall be made to the City's Department of Community Development, which shall process the application in accordance with the procedures set forth in the Zoning Ordinance.
- d. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if

this Agreement did not contain the particular part, term, or provisions held to be invalid.

- e. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.
- f. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's rights to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.
- g. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties as and when provided herein.
- h. This Agreement and all of its covenants, restrictions, and conditions are made for the benefit of the Property and the community and shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. The Parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement. All references to the "Developer" in this Agreement shall also include all respective heirs, successors, and assigns of Developer, all future owners of any parcels or units created by the proposed land divisions or condominium(s). The City shall have the right to enforce the Agreement and its covenants, restrictions, and conditions against Developer or its heirs, successors, and assigns.
- i. This Agreement shall be recorded in the Oakland County Register of Deeds.
- j. Developer has negotiated with the City the terms of the PRO Plan, the PRO Conditions, and this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of

the Parties. Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the PRO Plan and PRO Agreement, and Developer shall not be permitted in the future to claim that the effect of the PRO Plan and PRO Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of the PRO Plan and PRO Agreement causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Developer, and the City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer specifically has offered and agreed to proceed with the Undertakings, the PRO Conditions, and any other obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer, all of which Undertakings, PRO Conditions, and other obligations Developer and the City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the City and Developer, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended.

Developer further agrees and acknowledges that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the PRO Plan, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare.

- k. Developer acknowledges that, at the time of the execution of this Agreement, Developer has not yet obtained site plan or engineering approvals for the Property. Developer acknowledges that the Planning Commission and City engineering staff/consultants may impose additional conditions other than those contained in this Agreement during site plan and engineering reviews and approvals as authorized by law; provided, however, that any such additional conditions shall not be inconsistent with the PRO Plan and this Agreement and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement.

- l. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between the Parties.
- m. The Recitations contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement. Headings are descriptive only. The Exhibits attached hereto are as follows:

Exhibit A - Description & Depiction of the Property

Exhibit B – Description & Depiction of the Trinity Retained Property

Exhibit C - PRO Plan

Exhibit D – Staff and Consultant Review Letters

- n. This Agreement is intended as the complete integration of all understandings between the Parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.
- o. The Parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The Parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.
- p. Where there is a question with regard to applicable regulations for a particular aspect of the Development, construction and use of all or any portion of the Property, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no express provisions of the PRO Plan and this Agreement which apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as such Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PRO Plan and this Agreement and does

not delay, change or eliminate any development rights authorized by the PRO Plan and this Agreement. In the event of a conflict or inconsistency between two or more provisions of the PRO Plan (including notes thereto) and/or this Agreement or between such documents and applicable City ordinances the more restrictive provision, as determined in the reasonable discretion of the City, shall apply.

- q. The Parties acknowledge and agree that they have had the opportunity to have the PRO Plan and this Agreement reviewed by legal counsel.
- r. This Agreement is subject to termination and/or expiration in accordance with and as provided by the City's Zoning Ordinance.
- s. This Agreement may be signed in counterparts.

{Signatures begin on following page}

DEVELOPER:
IVANHOE COMPANIES, LLC, a Michigan
Limited Liability Company

By: _____
Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this _____ day of _____, 2026, before me appeared Gary Shapiro of **IVANHOE COMPANIES, LLC, a Michigan Limited Liability Company**, on its behalf.

Notary Public
_____ County
Acting in _____ County
My commission expires: _____

{Signatures continue on following page}

**TRINITY HEALTH-MICHIGAN, a Michigan
Non-Profit Corporation, f/k/a Mercy
Health Services**

By: _____
Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this _____ day of _____, 2026, before me appeared
_____ **of TRINITY HEALTH-MICHIGAN, a
Michigan Non-Profit Corporation, f/k/a Mercy Health Services**, on its behalf.

Notary Public
_____ County
Acting in _____ County
My commission expires: _____

{Signatures continue on following page}

CITY OF NOVI

By: Justin Fischer
Its: Mayor

By: Cortney Hanson
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this _____ day of _____, 2026, before me appeared **Justin Fischer and Cortney Hanson**, who stated that they had signed this document of their own free will on behalf of the **City of Novi** in their respective official capacities, as stated above.

Notary Public
_____ County
Acting in _____ County
My commission expires: _____

Drafted by:

Elizabeth Kudla Saarela
Rosati, Schultz, Joppich & Amstbuechler, PC
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-5627

When recorded return to:

Cortney Hanson, Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

{Exhibits commence on following page}

Exhibit A

Description & Depiction of the Property

EXHIBIT 'A'

NW. CORNER
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

TWELVE MILE ROAD
WIDTH VARIES (PUBLIC)
NORTH LINE SECTION 13

N. 1/4 CORNER
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

N86°04'24"E 576.61'
S. R.O.W. LINE
TWELVE MILE RD.

N02°46'55"W
447.12'

N86°17'12"E 761.29'

N02°21'34"W
124.04'

N85°28'50"E
43.03'

C/L MEADOWBROOK ROAD
WIDTH VARIES (PUBLIC)

N02°21'34"W 1648.15'
WEST LINE SECTION 13

THE GROVE
61.83 ACRES

S02°27'39"E 2215.15'

SCALE: 1" = 300'



POINT OF
BEGINNING

S86°00'06"W 1381.65'

CENTER OF
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

N02°21'34"W
329.52'

EAST - WEST 1/4 LINE SECTION 13

W. 1/4 CORNER
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

REVISIONS			EXHIBIT 'A' THE GROVE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN		DATE	SCALE HOR: 1" = 300'	
ITEM	DATE	BY			3-12-26	FIELD BOOK NO.	
			ZEIMET WOZNAK & ASSOCIATES Consulting Civil Engineers 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.	© COPYRIGHT 2026
					AJW	22149	
					DRAWN BY	SHEET NO.	
					PTG	1/2	

EXHIBIT 'A'

THE GROVE LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE N. 02°21'34" W. 329.52 FEET ALONG THE WEST SECTION LINE OF SECTION 13, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD (WIDTH VARIES), TO THE POINT OF BEGINNING; THENCE CONTINUING N02°21'34"W 1648.15 FEET ALONG SAID WEST SECTION LINE; THENCE N. 85°28'50" E. 43.03 FEET TO A POINT ON THE 43 FOOT WIDE EASTERLY RIGHT-OF-WAY LINE OF SAID MEADOWBROOK ROAD, AS DESCRIBED FROM WARRANTY DEED LIBER 11987, PAGE 63 AND LIBER 12016, PAGE 168, OAKLAND COUNTY RECORDS; THENCE N. 02°21'34" W. 124.03 FEET ALONG SAID DESCRIBED LINE; THENCE N. 86°17'12" E. 761.29 FEET; THENCE N. 02°46'55" W. 447.12 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF TWELVE MILE ROAD (WIDTH VARIES); THENCE N. 86°04'24" E. 576.61 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13 (AS MONUMENTED); THENCE S. 02°27'39" E. 2215.15 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF MEADOWBROOK CORPORATE PARK CONDOMINIUM, PLAN NO. 1485, RECORDED IN LIBER 38286, PAGE 609, OAKLAND COUNTY RECORDS; THENCE S. 86°00'06" W. 1381.65 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 2,693,340 SQUARE FEET (61.83 ACRES) MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

REVISIONS			EXHIBIT 'A' THE GROVE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN		DATE	SCALE HOR: 1" = 300'	
ITEM	DATE	BY			3-12-26	FIELD BOOK NO.	
			Z EIMET W OZNIAK & ASSOCIATES Consulting Civil Engineers 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.	© COPYRIGHT 2026
					AJW	22149	
					DRAWN BY	SHEET NO.	
					PTG	2/2	

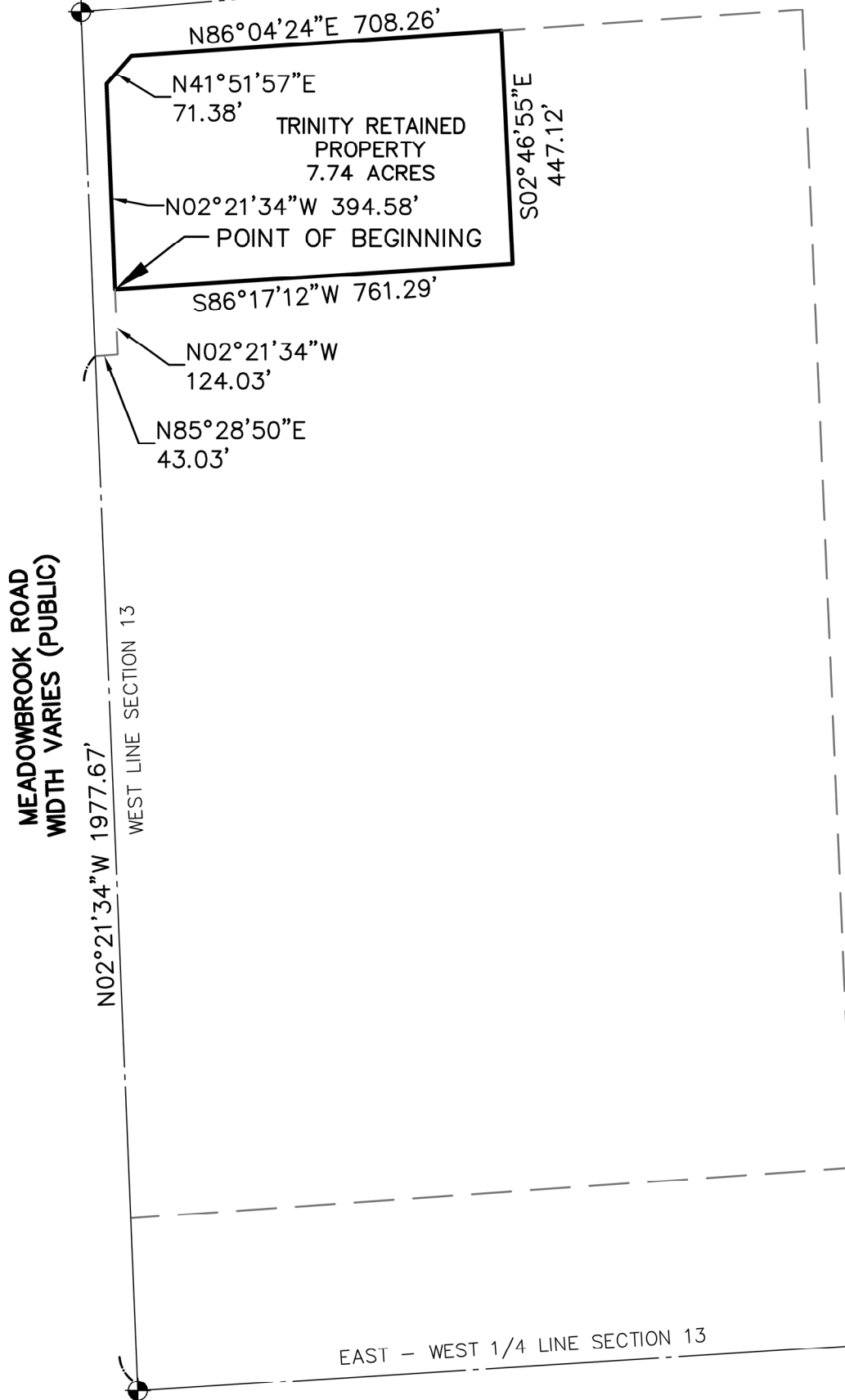
Exhibit B

Description & Depiction of Trinity Retained Property

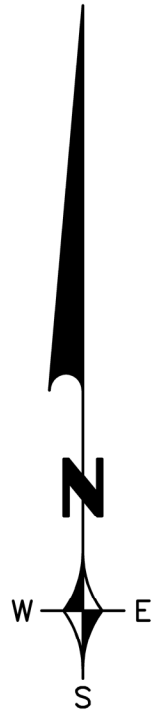
NW. CORNER
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

TWELVE MILE ROAD
WIDTH VARIES (PUBLIC)
NORTH LINE - SECTION 13

N. 1/4 CORNER
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.



SCALE: 1" = 300'



CENTER OF
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

W. 1/4 CORNER
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

REVISIONS			EXHIBIT 'B' TRINITY RETAINED PROPERTY CITY OF NOVI, OAKLAND COUNTY, MICHIGAN Z ZEIMET W WOZNIAK & ASSOCIATES Consulting Civil Engineers 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DATE	SCALE HOR: 1" = 300'	
ITEM	DATE	BY			3-12-26	FIELD BOOK NO.	
			DESIGNED BY AJW	JOB NO. 22149	© COPYRIGHT 2026		
			DRAWN BY PTG	SHEET NO. 1/2			

EXHIBIT 'B'

TRINITY RETAINED PROPERTY LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE N. 02°21'34" W. 1,977.67 FEET ALONG THE WEST SECTION LINE OF SECTION 13, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD (WIDTH VARIES); THENCE N. 85°28'50" E. 43.03 FEET TO A POINT ON THE 43 FOOT WIDE EASTERLY RIGHT-OF-WAY LINE OF SAID MEADOWBROOK ROAD, AS DESCRIBED FROM WARRANTY DEED LIBER 11987, PAGE 63 AND LIBER 12016, PAGE 168, OAKLAND COUNTY RECORDS; THENCE N. 02°21'34" W. 124.03 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID DESCRIBED LINE THE FOLLOWING TWO (2) COURSES: 1.) N. 02°21'34" W. 394.58 FEET; 2.) THENCE N. 41°51'57" E. 71.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TWELVE MILE ROAD (WIDTH VARIES); THENCE N. 86°04'24" E. 708.26 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S. 02°46'55" E. 447.12 FEET; THENCE S. 86°17'12" W. 761.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 337,297 SQUARE FEET (7.74 ACRES) MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

REVISIONS			EXHIBIT 'B' TRINITY RETAINED PROPERTY CITY OF NOVI, OAKLAND COUNTY, MICHIGAN		DATE	SCALE HOR: 1" = 300'	
ITEM	DATE	BY			3-12-26	FIELD BOOK NO.	
			Z EIMET W OZNIAK & ASSOCIATES Consulting Civil Engineers 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.	© COPYRIGHT 2026
					AJW	22149	
					DRAWN BY	SHEET NO.	
					PTG	2/2	

Exhibit C

PRO Plans

PLANNED REZONING OVERLAY (PRO) PLAN

THE GROVE NOVI, MICHIGAN

DEVELOPER:

IVANHOE COMPANIES
6689 ORCHARD LAKE ROAD, SUITE 314
WEST BLOOMFIELD, MI 48322
(248) 626-6114
GARY SHAPIRO

CIVIL ENGINEER:

ZEIMET-WOZNAK AND ASSOCIATES, INC.
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 www.zeimetwoznak.com
ANDY WOZNAK

LANDSCAPE ARCHITECT:

ALLEN DESIGN
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
P: (248) 467-4668
JIM ALLEN, RLA

WETLAND/WOODLAND CONSULTANT:

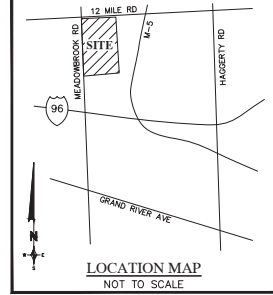
BARK ENGINEERING
3005 BOARDWALK DR. SUITE 100
ANN ARBOR, MICHIGAN 48108
P: (734) 922-4414
FRAN THOMPSON

ARCHITECT:

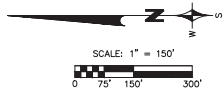
T.R.-DESIGN GROUP, LLC
6001 N. ADAMS RD., STE 202
BLOOMFIELD HILLS, MI 48304
(248) 792-3256
JASON (J.R.) RUTHIG, AIA

PLANNER:

CINCAR CONSULTING GROUP, LLC
17199 N. LAUREL PARK DRIVE, SUITE 204
LIVONIA, MI 48152
(248) 867-8942
BRAD STRADER



LOCATION MAP
NOT TO SCALE



NOTE:

THESE PLANS ARE THE PROPERTY OF ZEIMET-WOZNAK & ASSOCIATES, INC. NO CONSTRUCTION STAKING OR CONSTRUCTION INSPECTION OR CONSTRUCTIVE USE OF THESE PLANS SHALL BE MADE BY ANYONE WITHOUT THE WRITTEN AUTHORIZATION BELOW.

AUTHORIZATION BY:

ZEIMET-WOZNAK & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL ZEIMET-WOZNAK & ASSOCIATES, INC. BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSONS, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OR EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

ALL CONTRACTORS SHALL NAME ZEIMET-WOZNAK & ASSOCIATES, INC. AS ADDITIONALLY INSURED ON ALL INSURANCE POLICIES.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS 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 LOCATION AND ELEVATION OF EXISTING UTILITIES, AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

FIRE DEPARTMENT NOTES:

1. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE MATERIAL IS BROUGHT ON-SITE (IFC 2015 3312.1)
2. ALL NEW MULTIFAMILY RESIDENTIAL BUILDINGS SHALL BE NUMBERED WITH A MINIMUM 10" HIGH BY 1" WIDE NUMBERS A MINIMUM 15 FEET ABOVE THE GROUND ON THE BUILDING WHERE READILY VISIBLE FROM THE STREET SIDE.
3. FIRE APPARATUS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL HAVE A MINIMUM 50 (50) FOOT OUTSIDE TURNING RADIUS AND DESIGNED TO SUPPORT A MINIMUM OF THIRTY-FIVE (35) TONS.
4. IMMEDIATE ACCESS TO FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED AT ALL TIMES AND WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREE WALLS, OR ANY OTHER OBJECT FOR A MINIMUM OF 3'-FEET.
5. FIRE LANES SHALL BE DESIGNATED BY THE FIRE CHIEF. THE MINIMUM WIDTH OF A POSTED FIRE LANE IS 20' AND THE MINIMUM CLEAR HEIGHT OF THE FIRE LANE IS 14'.
6. PROPOSED BUILDINGS DO NOT HAVE FIRE SUPPRESSION SYSTEMS.

GENERAL SITE NOTES:

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
2. CALL MISS DIG (1-800-647-7344 / 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UNDERGROUND UTILITIES CAUSED BY HIS OPERATIONS.
4. TRENCHES UNDER OR WITHIN 3 FT. OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, AND/OR SIDEWALKS SHALL BE BACKFILLED AND COMPACTED WITH MOOT CLASS II SAND.
5. WHERE UTILITIES CROSS, PROVIDE POROUS BACKFILL TAMPED IN 12" LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY. A 6" MIN. SAND CUSHION SHALL BE PROVIDED BETWEEN UTILITIES.
6. ALL EXISTING AREAS SHALL BE PROPERLY RESTORED BY THE CONTRACTOR.
7. ALL ELEVATIONS ARE BASED ON USGS NAVD83 DATUM.
8. ALL DISTURBED AREAS SHALL BE PROPERLY RESTORED BY THE CONTRACTOR.
9. ALL SOIL EROSION AND SILT MUST BE CONTAINED ON THE SITE.
10. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE EMERGENCY ACCESS TO PROPERTY FOR THE POLICE, FIRE DEPARTMENT, AMBULANCES OR OTHER EMERGENCY VEHICLES TO PROTECT LIFE, HEALTH AND PROPERTY.
11. PAVED STREETS AND DRIVEWAYS MUST BE MAINTAINED IN A REASONABLE STATE OF CLEANLINESS AND THE CONTRACTOR SHALL REMOVE ACCUMULATIONS OF DEBRIS CAUSED BY CONSTRUCTION OPERATIONS.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHEETING, SHORING, DEWATERING, BRACING, TRENCH BOXES, ETC., TO OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
13. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, THEN A DEWATERING PLAN MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE CITY'S ENGINEERING DIVISION FOR REVIEW AND APPROVAL. ALL CONTRACTORS MUST OBTAIN A PERMIT FROM THE CITY OF NOV FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF MEADOWBROOK ROAD.
14. ALL CONTRACTORS MUST OBTAIN A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF 12 MILE ROAD.
15. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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- W-4 WETLAND SECTIONS

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COVER SHEET
THE GROVE
NOVI, MICHIGAN

DATE 1/14/24 SCALE HOR: 1" = 150'
VER: 1" = N/A
DESIGNED BY SRB JOB NO. 22149
DRAWN BY DATE SHEET SP-1

BENCHMARKS:

CITY BM #231-
"X" ON NORTH RIM OF GATE VALVE LOCATED 8 FEET
NORTH OF DRIVE INTO PRV, 45 FEET EAST OF CENTERLINE
OF MEADOWBROOK ROAD, 700 FEET NORTH OF
CENTERLINE OF 12 MILE ROAD
NORTHING: 365052.492
EASTING: 13368796.58
ELEV: 922.9876

CITY BM #312-
"X" ON NORTH RIM OF GATE VALVE LOCATED 670 FEET
EAST OF THE INTERSECTION OF MEADOWBROOK ROAD AND
12 MILE ROAD, SOUTH OF WEST BOUND 12 MILE ROAD
INTERSECTION, 4 FEET SOUTH OF BACK OF CURB
NORTHING: 364337.6108
EASTING: 13369467.09
ELEV: 917.5438
917.48 SHOT JOB #22149

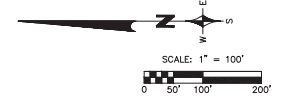
LEGEND

BOUNDARY LINE
PARCEL LINE
SECTION LINE
EASEMENTS
FENCE LINE
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS MAIN
ELECTRIC CABLE
ELECTRIC CORNER
FD MON, FCI, FIB, FIP, FCP
F-TBAR, SCI
FD MON FOUND MONUMENT
FCI FOUND CAPPED IRON
FIB FOUND IRON BAR
FIP FOUND IRON PIPE
FCP FOUND CAPPED PIPE

F-TBAR FOUND T-BAR
SCI SET CAPPED IRON
(W) MEASURED
(R) RECORD
(CL) CENTERLINE
R.O.W. RIGHT OF WAY
MANHOLE
CATCH BASIN
END SECTION
GATE VALVE
HYDRANT
WATER SHUT-OFF
F-TBAR, SCI
UTILITY POLE
GUY ANCHOR
SIGN
P.O.C. POINT OF COMMENCEMENT
SOIL BORING

SOILS LEGEND:
(PER USDA-NRCS WEB SOIL SURVEY FOR OAKLAND
COUNTY 7/28/2024)

10B	Marlette sandy loam, 1 to 6 percent slopes
10C	Marlette sandy loam, 6 to 12 percent slopes
12	Brookston and Colwood loams
23B	Stearns fine sandy loam, 1 to 6 percent slopes
27	Houghton and Adair muds
31B	Mosses loamy sand, 0 to 6 percent slopes
34B	Adair fine sandy loam, 0 to 4 percent slopes



CENTER OF
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

STATE OF MICHIGAN MDOT
22-13-100-019

STRUCTURE TABLE:

POINT	DESCRIPTION	BM	PIPE SIZE	DIRECTION	INVERT
1002	SANITARY	910.22	12"	N	886.56
			12"	S	886.62
1003	SANITARY	901.29	12"	N	884.29
			12"	S	884.29
1004	SANITARY	902.52	12"	N	882.00
			12"	S	881.96
1007	SANITARY	889.42	12"	N	876.72
			21"	SW	876.17
			18"	SE	876.44
1027	SANITARY	888.34	21"	NE	875.28
			21"	SW	875.20
1363	CATCH BASIN	911.94	15"	N	910.04
1375	SANITARY	891.35	21"	SE	874.21
			21"	NE	874.31
			8"	W	875.20
1377	SANITARY	908.06	8"	N	884.64
			8"	S	884.54
1378	GATE VALVE	909.90	T/PIPE	FULL OF WATER	904.40
1379	SANITARY	906.58	21"	N	879.44
			21"	S	879.44
1486	GATE VALVE	912.74	T/PIPE	FULL OF WATER	907.26
1515	CATCH BASIN	912.92	12"	NW	909.63
				E	909.39
				E	909.39
1547	GATE VALVE	911.45	T/PIPE	FULL OF WATER	902.79
1592	GATE VALVE	907.93	T/PIPE	FULL OF WATER	901.76
1651	CATCH BASIN	906.68	12"	N	903.61
			12"	S	904.01
			15"	E	903.85
			15"	W	903.88
6454	GATE VALVE	923.36	T/PIPE	S	913.96
6455	SANITARY	924.09	8"	NE	903.75
			8"	W	903.63
1365	CATCH BASIN	916.89	15"	N	912.87
6116	GATE VALVE	907.03	T/PIPE	FULL OF WATER	901.08
6074	GATE VALVE	907.82	T/PIPE	FULL OF WATER	901.27
6086	GATE VALVE	908.21	T/PIPE	FULL OF WATER	901.86
6473	SANITARY	922.64	8"	SW	903.43
			8"	N	903.32
6475	CATCH BASIN	921.45	12"	N	915.95
6595	CATCH BASIN	918.84	15"	N	912.48
			15"	S	912.70
6699	CATCH BASIN	916.74	15"	N	909.02
			15"	S	909.32
6727	CATCH BASIN	914.88	15"	NE	908.21
			15"	S	908.23
6752	CATCH BASIN	910.70	15"	N	908.60
			12"	E	909.08
6789	CATCH BASIN	910.06	15"	N	907.90
			12"	E	908.42
6790	CATCH BASIN	912.78	15"	N	907.38
			15"	S	907.38
6880	SANITARY	915.59	8" T/DIRT	N	886.39
			8" T/DIRT	S	886.39
			8" T/DIRT	E	886.39
6881	MH	917.50	---	N	895.73
			---	S	895.63

MEADOWBROOK
CORPORATE
CONDOMINIUM
PLAN NO. 1
L. 38285, P.

N. 1/4 CORNER
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

THE SURVEYED PROPERTY IS IN A FEDERALLY DESIGNATED FLOOD ZONE & FIRM
MAP NO. 26125C0027, EFFECTIVE DATE 9-29-2006. THE ABOVE FLOOD PLAIN
DESIGNATION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP
LISTED ABOVE. AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS
SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE
CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS
SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SEE SHEETS SP-7-SP-7.3 FOR SITE BOUNDARY INFORMATION.
SEE SHEETS SP-9-SP-9.8 FOR SITE TOPOGRAPHY AND TREE
INFORMATION.
SEE SHEET SP-8 FOR WETLAND SURVEY.
SEE SHEETS SP-9.9-SP-9.10 FOR SOIL BORING INFORMATION.

OVERALL EXISTING CONDITIONS
THE GROVE
NOVI, MICHIGAN

DATE 1/14/24 SCALE HOR: 1" = 100'
VER: 1" = N/A
DESIGNED BY SRB JOB NO. 22149
DRAWN BY PTC SHEET SP-2

TWELVE MILE ROAD
WIDTH VARIES (PUBLIC)

C/L MEADOWBROOK ROAD
WIDTH VARIES (PUBLIC)

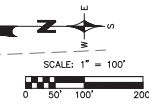
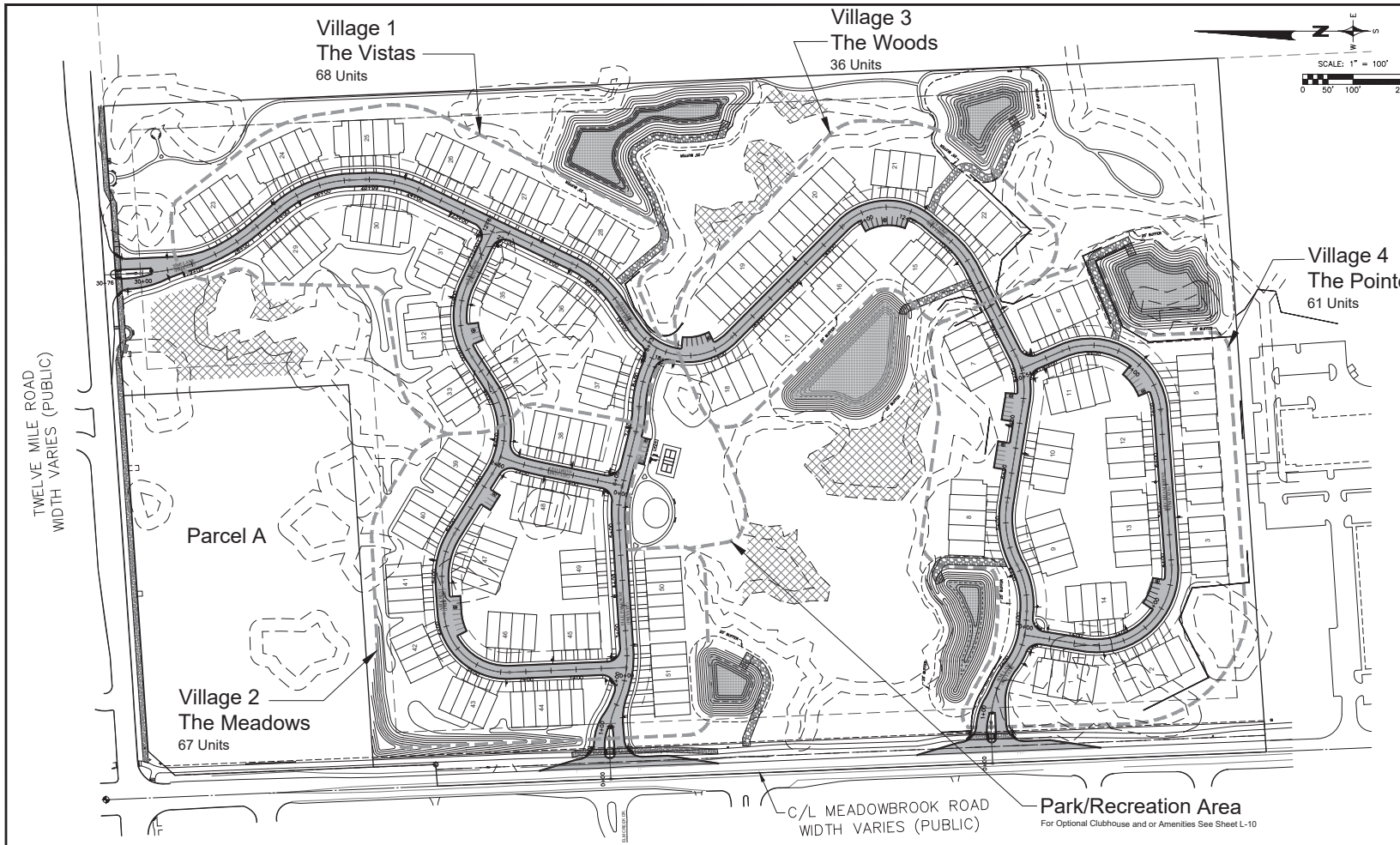
P.O.C.
NW CORNER
SECTION 13
T. 1 N., R. 8 E.
CITY OF NOVI,
OAKLAND CO., MI.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
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PRO SUBMITTAL	7/29/25								
PRO SUBMITTAL	8/22/25								
PRO UPDATE	9/12/25								

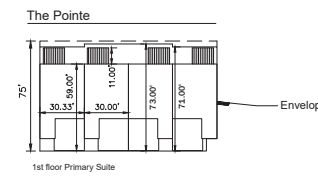
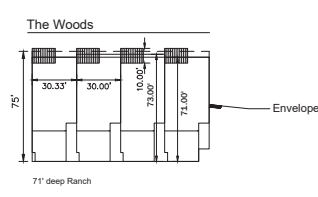
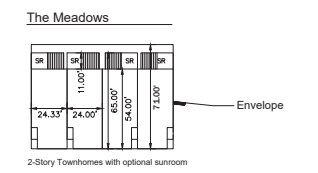
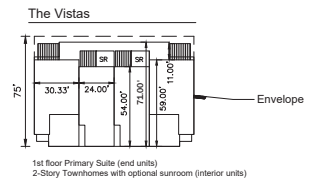
ZEIMET WOZNIAK
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Typical Building Envelopes



- Notes for all Residential Envelopes:
- Unit mix, size, and location are representative and may vary within the building envelope. Each building envelope will accommodate 3 - 6 units.
 - Unit type (ranch, 1st floor primary, townhome) are interchangeable between villages.
 - Building envelope depth may increase in some locations to accommodate a 75' deep unit. All minimum setback requirements will be maintained.
 - Decks or patios may extend a maximum of 10' beyond the building envelope into the perimeter, side to side, and side to rear setbacks.
 - Minimum Building Width is 24'.
 - Minimum Building Depth is 75'.
 - All units will have 2 or 3 bedrooms.
 - Minimum Driveway Length is 20' from Sidewalks.

Site Summary

Existing Zoning Proposed Zoning	OST PRO RM-1	<u>Unit Breakdown</u> The Vistas 68 Units The Meadows 36 Units The Woods 61 Units The Pointe 232 Units Total	<u>Parking</u> The Vistas Parking Required 276 Spaces Parking Provided 4 Spaces Off-Street Parking Garage and Drives 272 Spaces	Open Space Summary Total Green Space Provided 40.39 Acres (73.6%) Usable Open Space Required 1.15 Acres (2.1% 232 units x 200 s.f.) Usable Open Space Provided 8.84 Acres (15.8%) Additional Open Space Provided 9.21 Acres (16.8%) Total Open Space Provided 17.85 Acres (32.5%)	
Gross Site Area Less ROW Net Site Area	69.66 Acres 2.48 ac 67.18 Acres	Max. Net Density Allowed Net Density Provided 4.23 Du/Ac (232 Units / 54.85 Acres)	5.4 Du/Ac (296 - 3 Bedroom Units) 7.3 Du/Ac (400 - 2 Bedroom Units) 24' Units Shown 30' Units Shown 99 Units (43%) 133 Units (57%)	The Meadows Parking Required 280 Spaces Parking Provided 12 Spaces Off-Street Parking Garage and Drives 268 Spaces	Minimum Setbacks Provided Front Yard Min. 25' Side to Side 25' Side to Rear 30' Rear to Rear 50' Perimeter 50'
Parcel Breakdown				The Woods Parking Required 159 Spaces Parking Provided 15 Spaces Off-Street Parking Garage and Drives 144 Spaces	Building Lot Coverage Allowed 25% Proposed 21% 493,626 s.f. / 2,389,266 s.f. (54.85 Acres)
Parcel A Site Area Less ROW Net Site Area	7.8 Acres 0.16 Acres 7.64 Acres	<u>Room Breakdown</u> The Vistas 2 - 3 bdrm. (1,905 s.f. min.) The Meadows 3 bdrm. (1,905 s.f. min.) The Woods 2 - 3 bdrm. (1,958 s.f. min.) The Pointe 2 - 3 bdrm. (1,958 s.f. min.)		The Pointe Parking Required 153 Spaces (2.5 per Unit) Parking Provided 268 Spaces Off-Street Parking Garage and Drives 244 Spaces	<u>Bicycle Parking</u> Units Parking Required 47 Spaces Parking Provided 232 Spaces (Covered)
The Grove Site Area Less Wetlands 2 ac+ Less ROW Net Site Area	61.86 Acres 4.69 Acres 2.32 Acres 54.85 Acres			Park/Recreation Area Parking Provided 5 Spaces	Park/Recreation Area Bus Stop 8 Spaces 12 Spaces

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24								
PRO SUBMITTAL	7/26/25								
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MISS DIG 811
THREE FULL WORKING DAYS BEFORE YOU DIG. CALL THE MISS DIG SYSTEM.

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OVERALL SITE PLAN
THE GROVE
NOVI, MICHIGAN

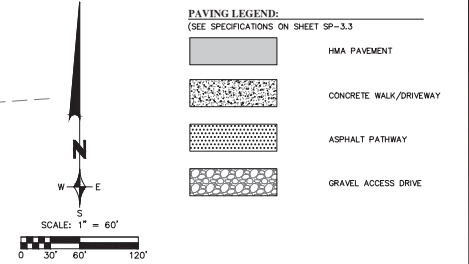
DATE: 1/14/24 SCALE: HOR: 1" = 100' VER: 1" = N/A
DESIGNED BY: SRB JOB NO.: 22149
DRAWN BY: DAB SHEET: SP-3

12 MILE ROAD
WIDTH VARIES (PUBLIC)

The Meadows

The Vistas

C.L. MEADOWBROOK ROAD
WIDTH VARIES (PUBLIC)



SIGNAGE TABLE:

SYMBOL	TYPE	MMUTCD CODE	DESCRIPTION	QUANTITY (TOTAL)
	STOP SIGN	R1-1	30"x30" OCTAGON WITH WHITE LEGEND & BORDER ON RED BACKGROUND.	10
	KEEP RIGHT	R4-7	24"x30" BLACK LEGEND & BORDER ON WHITE BACKGROUND.	3
	SPEED LIMIT	R2-1(25)	24"x30" BLACK LEGEND & BORDER ON WHITE BACKGROUND.	22
	STREET SIGN	D3-1	8" HIGH SIGN WITH 4.5" HIGH INITIAL UPPERCASE LETTERS & FOLLOWED W/LOWERCASE LETTERS & BORDERS ON GREEN BACKGROUND.	10
	NO PARKING SIGN	R8-3	12"x12" BLACK LEGEND & BORDER WITH RED CIRCLE AND SLASH ON WHITE BACKGROUND.	38
	VAN ACCESSIBLE SIGN & PLAQUE	R7-B & R7-8P	18"x12" GREEN LEGEND & BORDER ON WHITE BACKGROUND. 8"x12" GREEN LETTERS ON WHITE BACKGROUND.	1

SIGN NOTES:

1. ALL SIGNAGE SHALL COMPLY WITH THE LATEST EDITION OF MMUTCD.
2. POSTS SUPPORTING RIGHT OF WAY CONTROL (STOP OR YIELD) SIGNS END STREET NAME SIGNS SHALL BE LOCATED 4 FEET IN ADVANCE OF THE ACTUAL OR IMPLIED CROSSWALKS (IE, SIDEWALK STRIPS).
3. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF NOVI TRAFFIC CONTROL SIGN STANDARDS.
4. THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
5. SIGNS 12" X 18" OR SMALLER SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.
6. SIGNS GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.
<7. SIGN BOTTOM HEIGHT SHALL BE 7" FROM FINAL GRADE.8. SIGNING SHALL BE PLACED 2" FROM FACE/CURB OR SIDEWALK.
9. FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE.
10. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY REQUIREMENTS.

CURB AND GUTTER NOTES:

- TYPE A 4"x18" STRAIGHT FACE CONCRETE CURB AND GUTTER
- TYPE B 4"x18" MOUNTABLE CONCRETE CURB AND GUTTER
- TYPE C 4" HIGH INTEGRAL CONCRETE WALK-CURB
- TYPE D MDOT B-2 CONCRETE CURB AND GUTTER

TRASH COLLECTION NOTES:

1. TRASH COLLECTION SHALL BE CURBSIDE FOR THE MEADOWS, VISTAS, THE PONTE, AND THE CLUBHOUSE.

PAVEMENT MARKING NOTES:

1. STANDARD PARKING SPACES SHALL BE STRIPED WITH FOUR (4) INCH WIDE WHITE STRIPES.
2. ACCESSIBLE PARKING SPACES AND ASSOCIATED AISLE SHALL BE STRIPED WITH FOUR (4) INCH WIDE BLUE STRIPES.
3. WHERE ADA SPACES ABUT NORMAL SPACE, BLUE STRIPES SHOULD ABUT WHITE STRIPES.

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF WALK AS SHOWN EXCEPT PARKING STALLS WHICH ARE TO FACE OF CURB.

GENERAL NOTE:

ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI, ROAD COMMISSION FOR OAKLAND COUNTY, MDOT, OR EQLI STANDARDS AND SPECIFICATIONS HAVING JURISDICTION ON THE WORK.

TRAFFIC NOTE:

CONTRACTOR SHALL PROVIDE ALL MAINTAINING TRAFFIC CONTROL DEVICES AND WARNINGS FOR WORK WITHIN THE 12 MILE ROAD AND MEADOWBROOK ROAD RIGHTS-OF-WAY PER THE CURRENT EDITION OF THE MMUTCD, FCDD, AND MDOT.

MATCH LINE-SEE SHEET SP-3.2

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24						
PRO SUBMITTAL	7/29/25						
PRO SUBMITTAL	8/22/25						
PRO UPDATE	9/19/25						

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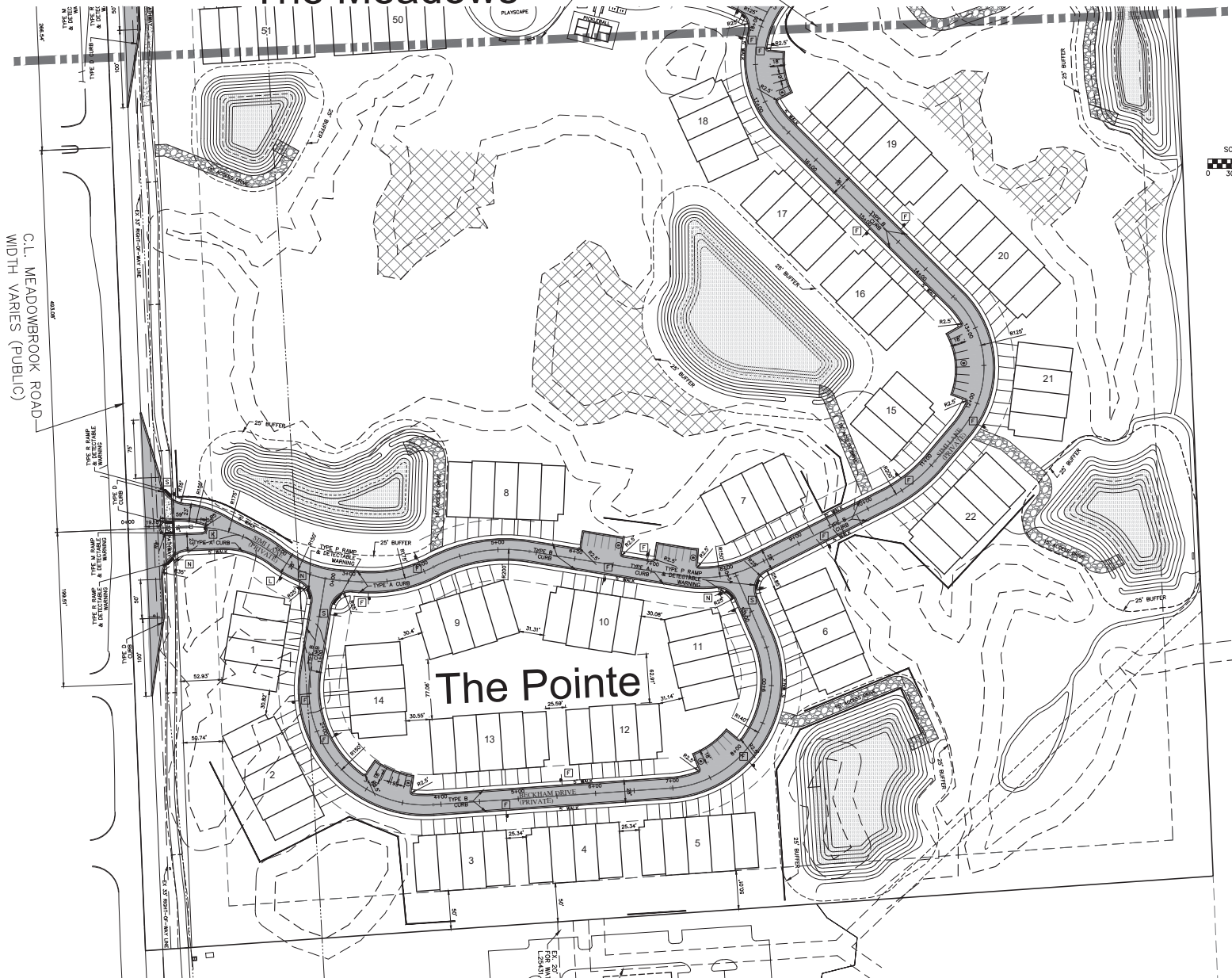
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WEST BLOOMFIELD, MI 48322 (248) 626-6114

SITE PLAN
THE GROVE
NOVI, MICHIGAN

DATE	1/14/24	SCALE	HOR: 1" = 60'
DESIGNED BY	SRB	VER:	1" = N/A
DRAWN BY	DAB	JOB NO.	22149
		SHEET	SP-3.1

The Meadows

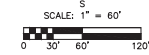
MATCH LINE-SEE SHEET SP-3.1



PAVING LEGEND:

(SEE SPECIFICATIONS ON SHEET SP-3.3)

	HMA PAVEMENT
	CONCRETE WALK/DRIVEWAY
	ASPHALT PATHWAY
	GRAVEL ACCESS DRIVE



SIGNAGE TABLE:

SYMBOL	TYPE	MUTCD CODE	DESCRIPTION	QUANTITY (TOTAL)
	STOP SIGN	R1-1	30"x30" OCTAGON WITH WHITE LEGEND & BORDER ON RED BACKGROUND.	10
	KEEP RIGHT	R4-7	24"x30" BLACK LEGEND & BORDER ON WHITE BACKGROUND.	3
	SPEED LIMIT	R2-1(25)	24"x30" BLACK LEGEND & BORDER ON WHITE BACKGROUND.	3
	STREET SIGN	D3-1	8" HIGH SIGN WITH UPPERCASE LETTERS & FOLLOWED W/LOWERCASE LETTERS & BORDERS ON GREEN BACKGROUND.	10
	NO PARKING SIGN	R8-3	12"x12" BLACK LEGEND & BORDER WITH RED CIRCLE AND SLASH ON WHITE BACKGROUND.	38
	VAN ACCESSIBLE SIGN & PLAQUE	R7-B & R7-SP	18"x12" GREEN LEGEND & BORDER ON WHITE BACKGROUND. 8"x12" GREEN LETTERS ON WHITE BACKGROUND.	1

SIGN NOTES:

1. ALL SIGNAGE SHALL COMPLY WITH THE LATEST EDITION OF MUTCD.
2. POSTS SUPPORTING RIGHT OF WAY CONTROL (STOP OR YIELD) SIGNS END STREET NAME SIGNS SHALL BE LOCATED 4 FEET IN ADVANCE OF THE ACTUAL OR IMPLIED CROSSWALKS (IE, SIDEWALK STRIPS).
3. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF NOV TRAFFIC CONTROL SIGN STANDARDS.
4. SIGNS 12" X 18" OR SMALLER SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.
5. SIGNS GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.
6. SIGN BOTTOM HEIGHT SHALL BE 7" FROM FINAL GRADE.
7. SIGNING SHALL BE PLACED 2' FROM FACE/CURB OR SIDEWALK.
8. FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE.
9. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY REQUIREMENTS.

CURB AND GUTTER NOTES:

(SEE DETAILS ON SHEET SP-3.3)

TYPE A	4"x18" STRAIGHT FACE CONCRETE CURB AND GUTTER
TYPE B	4"x18" MOUNTABLE CONCRETE CURB AND GUTTER
TYPE C	4" HIGH INTEGRAL CONCRETE WALK-CURB
TYPE D	MDOT B-2 CONCRETE CURB AND GUTTER

TRASH COLLECTION NOTES:

1. TRASH COLLECTION SHALL BE CURBSIDE FOR THE MEADOWS, VISTAS, THE PONTE, AND THE CLUBHOUSE.

PAVEMENT MARKING NOTES:

1. STANDARD PARKING SPACES SHALL BE STRIPED WITH FOUR (4) INCH WIDE WHITE STRIPES.
2. ACCESSIBLE PARKING SPACES AND ASSOCIATED AISLE SHALL BE STRIPED WITH FOUR (4) INCH WIDE BLUE STRIPES.
3. WHERE ADA SPACES ADJUT NORMAL SPACE, BLUE STRIPES SHOULD ADJUT WHITE STRIPES.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF WALK AS SHOWN EXCEPT PARKING STALLS WHICH ARE TO FACE OF CURB.

GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOV, ROAD COMMISSION FOR OAKLAND COUNTY, MDOT, OR EOLE STANDARDS AND SPECIFICATIONS HAVING JURISDICTION ON THE WORK.

TRAFFIC NOTE:
CONTRACTOR SHALL PROVIDE ALL MAINTAINING TRAFFIC CONTROL DEVICES AND WARNINGS FOR WORK WITHIN THE 12 MILE ROAD AND MEADOWBROOK ROAD RIGHTS-OF-WAY PER THE CURRENT EDITION OF THE MUTCD, RCD, AND MDOT.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24						
PRO SUBMITTAL	7/29/25						
PRO SUBMITTAL	8/22/25						
PRO UPDATE	9/12/25						

ZEIMET WOZNAK
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PROJECT SPONSOR:
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WEST BLOOMFIELD, MI 48322 (248) 626-6114

SITE PLAN
THE GROVE
NOVI, MICHIGAN

DATE	1/14/24	SCALE	HOR: 1" = 60'
DESIGNED BY	SRB	JOB NO.	22149
DRAWN BY	DAE	SHEET	SP-3.2

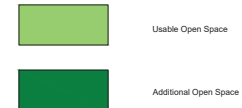
TWELVE MILE ROAD
WIDTH VARIES (PUBLIC)



C/L MEADOWBROOK ROAD
WIDTH VARIES (PUBLIC)

Open Space Summary

Open Space Summary	
Total Green Space Provided	40.39 Acres (73.6%)
Usable Open Space Required	1.15 Acres (2.1% 232 units x 200 s.f.)
Usable Open Space Provided	5.97 Acres (10.9%)
Additional Open Space Provided	11.59 Acres (21.9%)
Total Open Space Provided	17.56 Acres (32.7%)



ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
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PRO SUBMITTAL	7/09/25								
PRO SUBMITTAL	8/22/25								
PRO UPDATE	9/15/25								

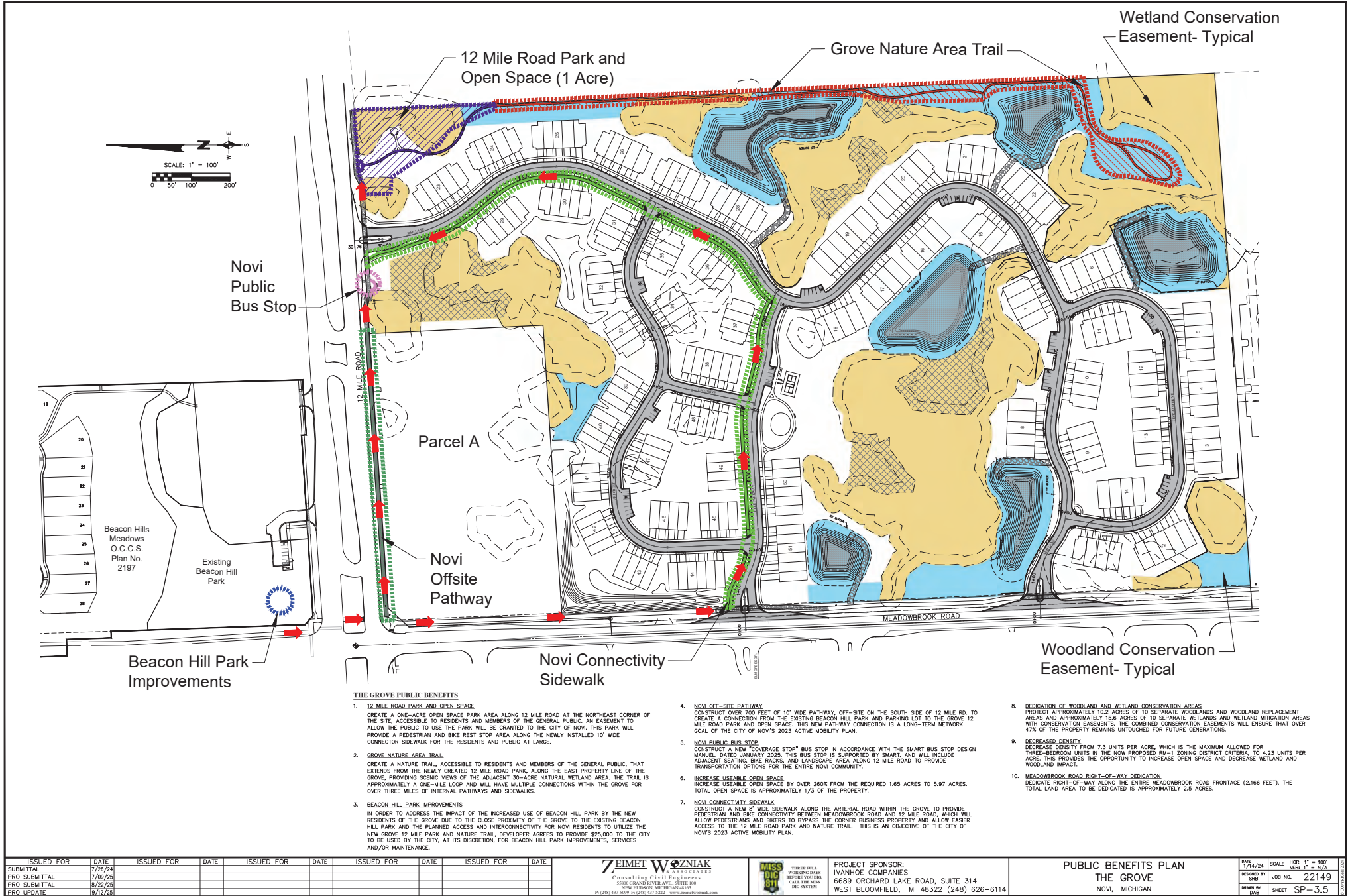
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10800 GRAND RIVER AVE., SUITE 100
NEW HURON, MICHIGAN 48163
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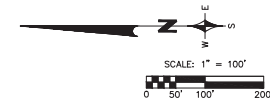


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OPEN SPACE PLAN
THE GROVE
NOVI, MICHIGAN

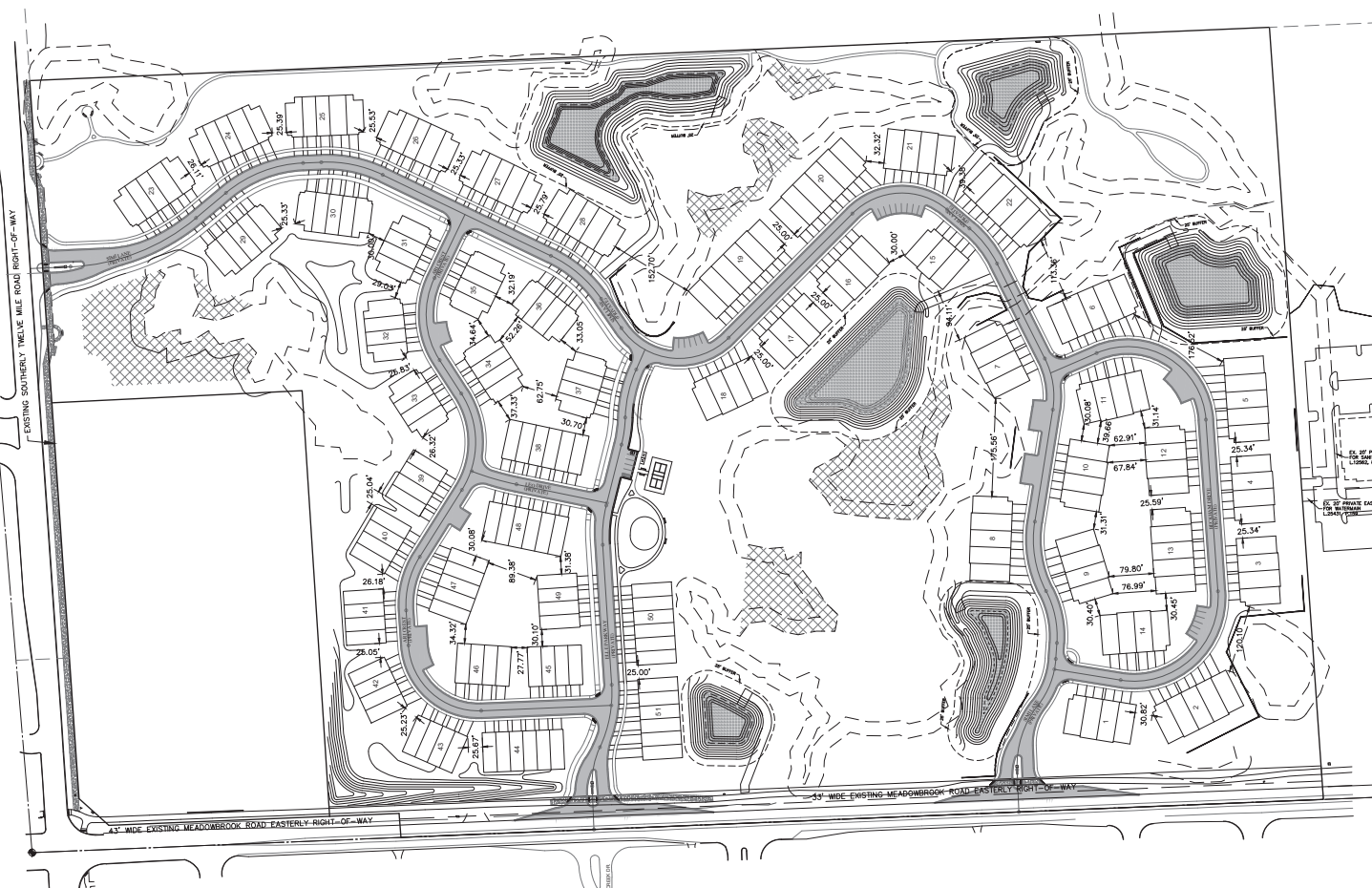
DATE	SCALE	1" = 100'
1/14/24	HOR. 1" = 100'	VER. 1" = N/A
DESIGNED BY	JOB NO.	22149
SRB		
DRAWN BY	SHEET	SP-3,4
DAB		





CITY BUILDING SEPARATION TABLE									
SPACING (FEET)	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS
SPACING (FEET)	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS	TH. BUILDINGS
1-2	27.2	27.2	36.5	73.5	40.3	30.82			
3-3	27.2	27.2	CORNER	CORNER	34.6	120.10			
4-4	27.2	27.2	71	71	41.8	25.54			
5-5	27.2	27.2	71	71	41.8	25.54			
6-6	27.2	27.2	CORNER	CORNER	34.6	176.52			
7-7	27.2	27.2	68.2	71	41.3	113.86			
8-8	27.2	27.2	30.7	48.3	32.3	175.56			
9-9	27.2	27.2	48	71	41.0	34.11			
10-10	27.2	27.2	83.9	71	40.6	31.31			
11-11	27.2	27.2	100.7	117.7	57.9	76.89			
12-12	27.2	27.2	33.4	28.1	28.1	30.40			
13-13	27.2	27.2	50.9	53.8	33.3	30.68			
14-14	27.2	27.2	96.9	77.3	47.2	62.91			
15-15	27.2	27.2	96.9	11.8	22.9	31.14			
16-16	27.2	27.2	71	71	41.8	25.58			
17-17	27.2	27.2	58.1	46	35.8	25.60			
18-18	27.2	27.2	71	71	41.8	25.60			
19-19	27.2	27.2	45.1	25.9	26.5	32.32			
20-20	27.2	27.2	31.8	30.4	33.5	34.58			
21-21	27.2	27.2	56.4	56.5	37.0	25.11			
22-22	27.2	27.2	61.2	48.9	36.5	25.59			
23-23	27.2	27.2	60.7	40.9	25.1	24.53			
24-24	27.2	27.2	71	71	41.8	25.53			
25-25	27.2	27.2	66.3	61.1	36.4	25.79			
26-26	27.2	27.2	CORNER	CORNER	34.6	152.70			
27-27	27.2	27.2	36.7	37	30.8	25.53			
28-28	27.2	27.2	68.9	48.3	37.9	30.50			
29-29	27.2	27.2	40.8	40	35.1	29.03			
30-30	27.2	27.2	41	60.6	35.1	25.63			
31-31	27.2	27.2	CORNER	CORNER	34.6	155.52			
32-32	27.2	27.2	CORNER	CORNER	34.6	34.64			
33-33	27.2	27.2	75.4	102.7	48.3	52.28			
34-34	27.2	27.2	CORNER	CORNER	34.6	62.75			
35-35	27.2	27.2	62	50.5	30.2	17.33			
36-36	27.2	27.2	38	70.9	39.8	32.18			
37-37	27.2	27.2	CORNER	CORNER	34.6	33.08			
38-38	27.2	27.2	71	70.3	41.7	30.70			
39-39	27.2	27.2	71	71	41.8	25.04			
40-40	27.2	27.2	58.9	47.6	35.3	28.18			
41-41	27.2	27.2	85.6	51.9	37.7	25.08			
42-42	27.2	27.2	42.5	48.7	33.0	25.23			
43-43	27.2	27.2	64.9	47	30.8	25.67			
44-44	27.2	27.2	71	71	41.8	27.77			
45-45	27.2	27.2	71	71	41.8	30.10			
46-46	27.2	27.2	CORNER	CORNER	34.6	34.32			
47-47	27.2	27.2	25.1	20.4	25.7	30.08			
48-48	27.2	27.2	76.9	59.9	45.3	69.58			
49-49	27.2	27.2	44.9	35.3	31.5	31.38			
50-50	27.2	27.2	71	71	41.8	25.00			

1- THE MINIMUM REQUIRED SPACING FOR BUILDINGS ACROSS THE PRIVATE ROAD FROM EACH OTHER WOULD REQUIRE A SEPARATION OF 64' (MEADOWS) AND 95.4' (WOODS) PER THE ORDINANCE CALCULATION.
2- THE BUILDINGS ACROSS FROM EACH OTHER ALONG THE PRIVATE ROAD HAVE A MINIMUM SEPARATION OF 95.50' (MEADOWS) AND 75.0' (WOODS) PER THE ORDINANCE CALCULATION.



ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24								
PRO SUBMITTAL	7/26/25								
PRO SUBMITTAL	8/22/25								
PRO UPDATE	9/12/25								

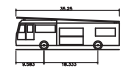
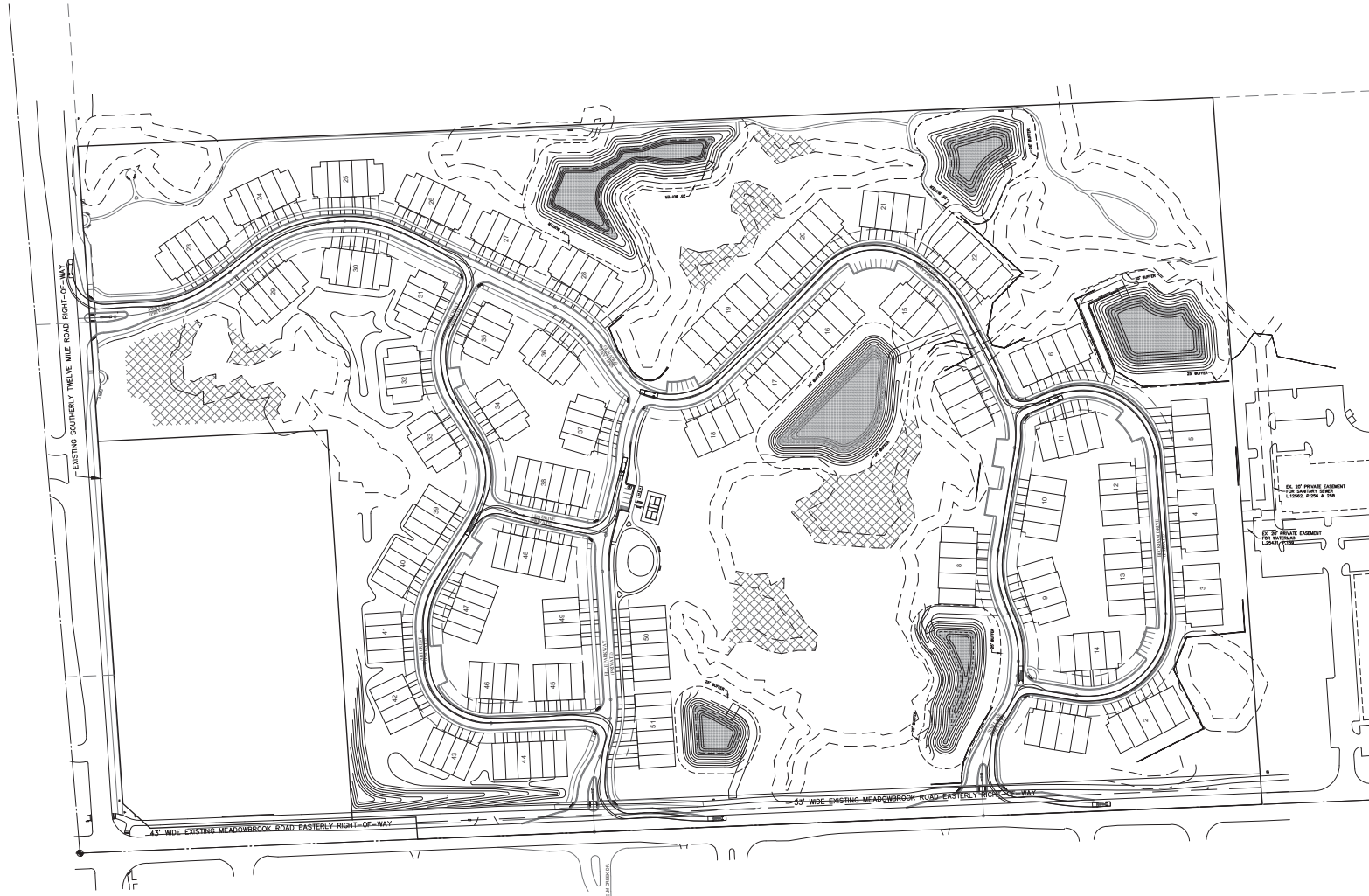
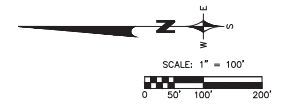
ZEIMET WOZNAK
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WEST BLOOMFIELD, MI 48322 (248) 626-6114

BUILDING SEPARATION PLAN
THE GROVE
NOV, MICHIGAN

DATE	1/14/24	SCALE	HOR: 1" = 100'
DESIGNED BY	SRB	JOB NO.	22149
DRAWN BY	DAB	SHEET	SP-3.6



1" = 100'
Overall Length 35'-0"
Overall Width 8'-6"
Overall Body Height 11'-0"
Min. Body Ground Clearance 6'-0"
Front Wheel 42"-0"
Rear Wheel 42"-0"
Max. Wheel Angle 45°

FIRE TURNING TEMPLATE
NOT TO SCALE

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24								
PRO SUBMITTAL	7/26/25								
PRO SUBMITTAL	8/22/25								
PRO UPDATE	9/19/25								

ZEIMET WOZNAK
CONSULTING CIVIL ENGINEERS
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NEW HURON, MICHIGAN 48163
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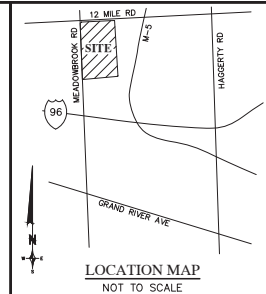
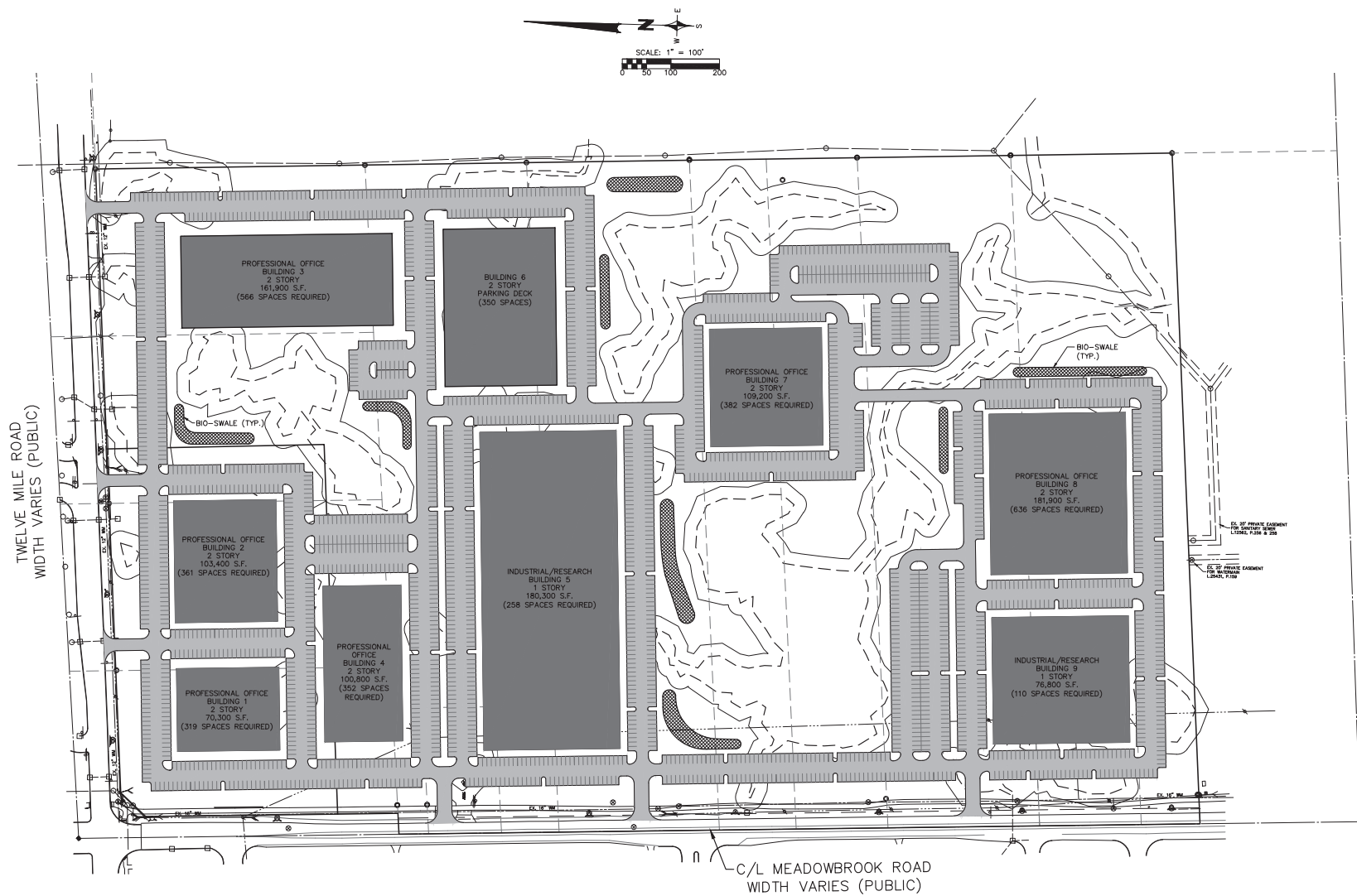


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FIRE TURNING PLAN
THE GROVE
NOVI, MICHIGAN

DATE	1/14/24	SCALE	HOR: 1" = 100'
DESIGNED BY	SRB	JOB NO.	22149
DRAWN BY	DAB	SHEET	SP-3,7

DATE PLOTTED: 2/1/24



LEGEND	
BUILDING 1	70,300 S.F.
BUILDING 2	103,400 S.F.
BUILDING 3	161,900 S.F.
BUILDING 4	100,800 S.F.
BUILDING 5	180,300 S.F.
BUILDING 7	109,200 S.F.
BUILDING 8	181,900 S.F.
BUILDING 9	76,800 S.F.
TOTAL	984,600 S.F.
PARKING REQUIRED	2,984 SPACES
PARKING PROVIDED	2,998 SPACES
STORMWATER MANAGEMENT PROVIDED BY UNDERGROUND DETENTION AND BIO-SWALES.	
USEABLE OPEN SPACE 4.48 AC.	

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/28/24								
PRO SUBMITTAL	7/29/25								
PRO SUBMITTAL	8/22/25								
PRO UPDATE	9/12/25								

ZEIMET WOZNIAK
ASSOCIATES
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WEST BLOOMFIELD, MI 48322 (248) 626-6114

OST PARALLEL PLAN
THE GROVE
NOVI, MICHIGAN

DATE: 7/28/24 SCALE: HORIZ: 1" = 100'
JOB NO.: 22149
DRAWN BY: DAB SHEET: SP-3.8



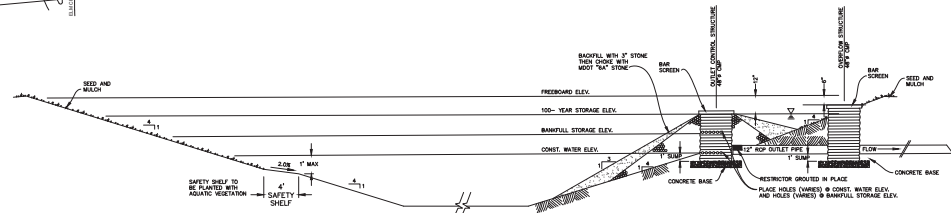
- LEGEND**
- EXISTING**
- MANHOLE
 - CATCH BASIN
 - INLET
 - CLEANOUT
 - END SECTION
 - ROOF DRAIN
 - GATE VALVE
 - HYDRANT
 - WATER SHUT-OFF
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - SIGN
 - TREE
 - TREE LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
- PROPOSED**
- MANHOLE
 - CATCH BASIN
 - INLET
 - CLEANOUT
 - END SECTION
 - ROOF DRAIN
 - GATE VALVE
 - HYDRANT
 - WATER SHUT-OFF
 - TREE REMOVAL
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - DITCH
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - PROPOSED GRADE
 - X/C = TOP OF CURB
 - T/W = TOP OF WALK
 - T/P = TOP OF PAVEMENT
 - T/B = TOP OF BANK
 - G = GROUND
 - D = DITCH
 - GU = GUTTER
 - FG = FINISH GRADE
 - FF = FINISH FLOOR
 - BF = BASEMENT FLOOR
 - BL = BRICK LEDGE

ALL PROPOSED GRADES IN PAVEMENT ARE TOP OF PAVEMENT OR GUTTER.



NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSMIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.



DETECTION BASIN OUTLET DETAIL
N.T.S.

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24								
PRO SUBMITTAL	7/29/25								
PRO SUBMITTAL	8/22/25								
PRO UPDATE	9/12/25								

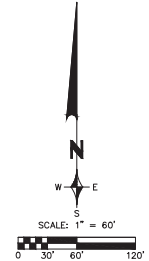
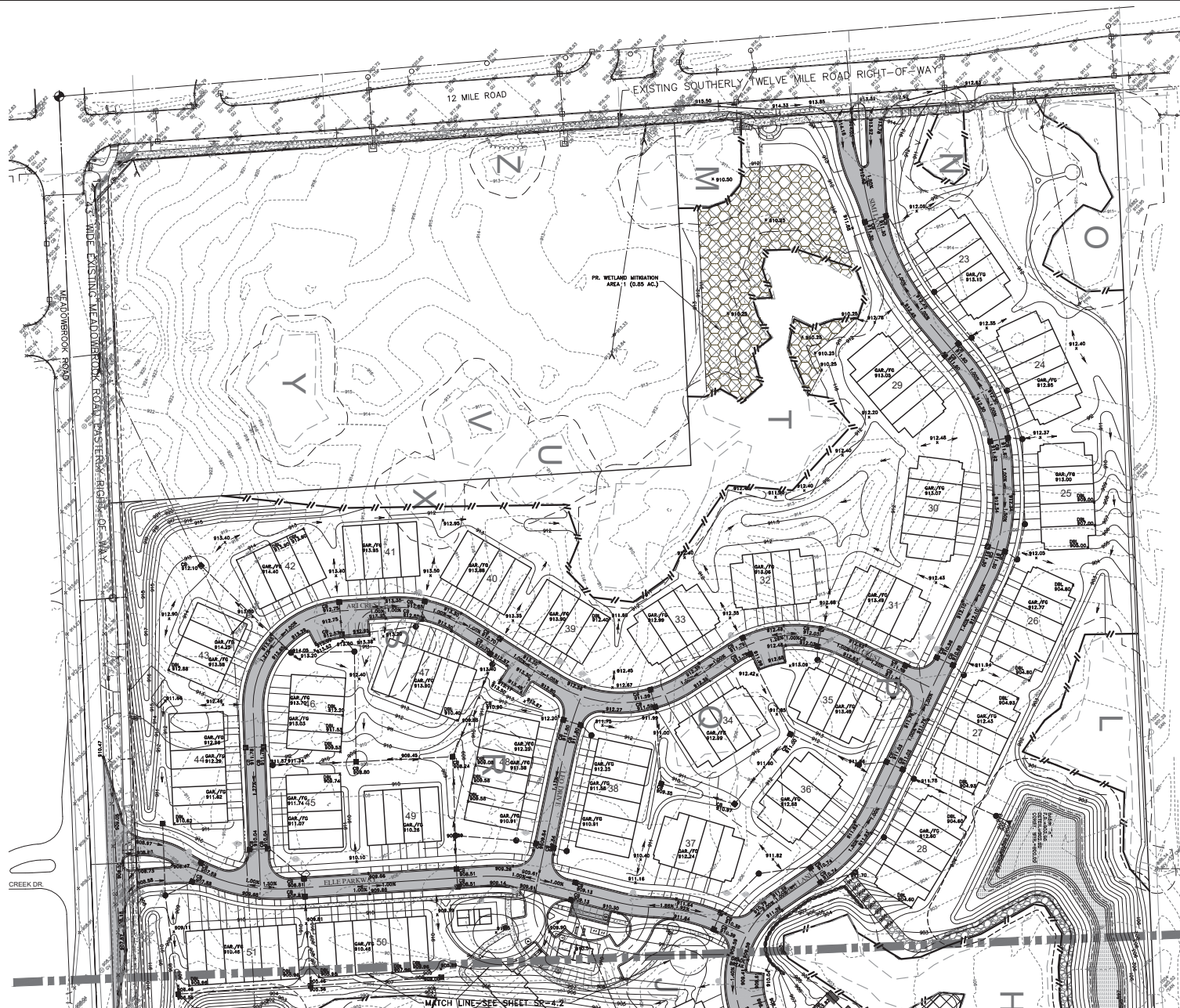
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1080 GRAND AVENUE, SUITE 100
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WEST BLOOMFIELD, MI 48322 (248) 626-6114

OVERALL GRADING PLAN
THE GROVE
NOVI, MICHIGAN

DATE 1/14/24	SCALE HORIZ: 1" = 100'
DESIGNED BY SRB	JOB NO. 22149
DRAWN BY DAB	SHEET SP-4



- LEGEND**
- EXISTING**
- MANHOLE
 - CATCH BASIN
 - ⊙ INLET
 - ⊙ CLEANOUT
 - ⊙ END SECTION
 - ⊙ ROOF DRAIN
 - ⊙ GATE VALVE
 - ⊙ HYDRANT
 - ⊙ WATER SHUT-OFF
 - ⊙ UTILITY POLE
 - ⊙ GUY ANCHOR
 - ⊙ LIGHT POLE
 - ⊙ SIGN
 - ⊙ TREE
 - TREE LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION

- PROPOSED**
- MANHOLE
 - CATCH BASIN
 - ⊙ INLET
 - ⊙ CLEANOUT
 - ⊙ END SECTION
 - ⊙ ROOF DRAIN
 - ⊙ GATE VALVE
 - ⊙ HYDRANT
 - ⊙ WATER SHUT-OFF
 - ⊙ TREE REMOVAL
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - DITCH
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - PROPOSED GRADE
 - 99.0
 - T/C = TOP OF CURB
 - T/W = TOP OF WALK
 - T/P = TOP OF PAVEMENT
 - T/B = TOP OF BANK
 - G = GROUND
 - D = DITCH
 - GU = GUTTER
 - FG = FINISH GRADE
 - FF = FINISH FLOOR
 - BF = BASEMENT FLOOR
 - BL = BRICK LEDGE

WETLAND LEGEND

WETLAND MITIGATION AREA

- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

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PRO SUBMITTAL	7/29/25								
PRO SUBMITTAL	8/22/25								
PRO UPDATE	8/12/25								

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CONSULTING CIVIL ENGINEERS
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NEW HAVEN, MICHIGAN 48163
P: (248) 437-0099 F: (248) 437-0222 www.zeimetwoznia.com

MISS DIG 811
THREE FULL WORKING DAYS BEFORE YOU DIG. CALL THE MISS DIG SYSTEM.

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6689 ORCHARD LAKE ROAD, SUITE 314
WEST BLOOMFIELD, MI 48322 (248) 626-6114

GRADING PLAN
THE GROVE
NOVI, MICHIGAN

DATE 1/14/24 SCALE HOR: 1" = 60'
VER: 1" = N/A
DESIGNED BY SRB JOB NO. 22149
DRAWN BY DAB SHEET SP-4.1

MATCH LINE-SEE SHEET SP-4.1



NOTES:

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LEGEND

- EXISTING**
- MANHOLE
 - CATCH BASIN
 - INLET
 - CLEANOUT
 - END SECTION
 - ROOF DRAIN
 - GATE VALVE
 - HYDRANT
 - WATER SHUT-OFF
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - SIGN
 - TREE
 - TREE LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION

PROPOSED

- MANHOLE
- CATCH BASIN
- INLET
- CLEANOUT
- END SECTION
- ROOF DRAIN
- GATE VALVE
- HYDRANT
- WATER SHUT-OFF
- TREE REMOVAL
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- CONTOUR MAJOR
- CONTOUR MINOR
- PROPOSED GRADE
- T/C = TOP OF CURB
- T/W = TOP OF WALK
- T/P = TOP OF PAVEMENT
- T/B = TOP OF BANK
- G = GROUND
- D = DITCH
- GU = GUTTER
- FG = FINISH GRADE
- FF = FINISH FLOOR
- BF = BASEMENT FLOOR
- BL = BRICK LEDGE

WETLAND LEGEND

- WETLAND
- MITIGATION AREA

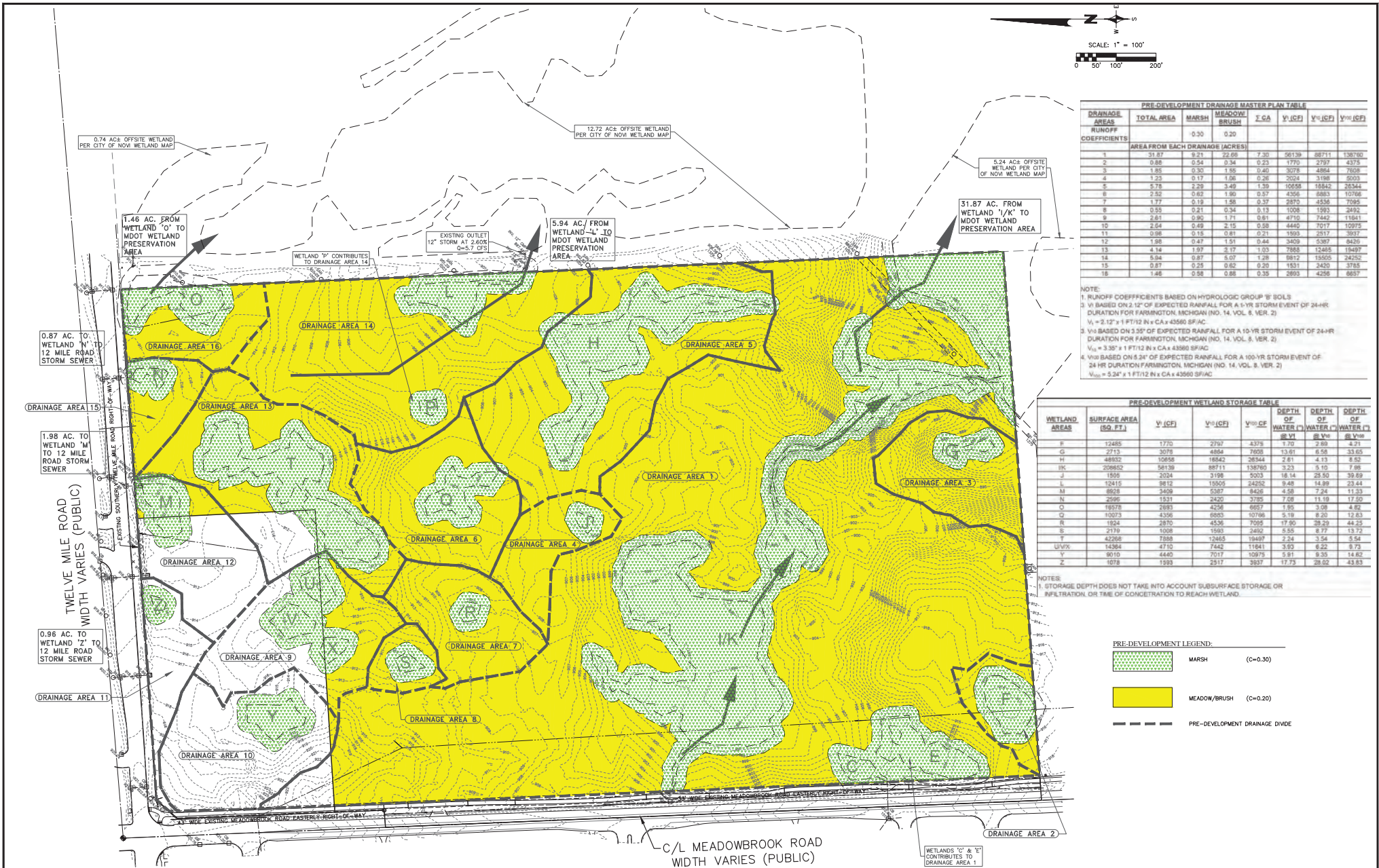
DATE 1/14/24 SCALE 1" = 60'
 DRAWN BY SRB JOB NO. 22149
 PRO UPDATE 1/11/25 SHEET SP-4.2

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GRADING PLAN
 THE GROVE
 NOVI, MICHIGAN



SCALE: 1" = 100'

0 50' 100' 200'

DRAINAGE AREA	TOTAL AREA	MARSH	MEADOW/BRUSH	T.CA	V ₁ (CF)	V ₁₀₀ (CF)	V ₁₀₀ (CF)
1	31.87	9.21	22.66	7.30	56139	88711	138760
2	0.88	0.54	0.34	0.23	1770	2797	4375
3	1.85	0.50	1.35	0.40	3078	4884	7608
4	1.23	0.17	1.06	0.26	2024	3188	5003
5	5.78	2.29	3.49	1.59	10858	16842	26344
6	2.52	0.62	1.90	0.57	4356	6883	10766
7	1.77	0.19	1.58	0.37	2870	4536	7095
8	0.55	0.21	0.34	0.13	1008	1593	2492
9	2.61	0.90	1.71	0.61	4710	7442	11841
10	2.64	0.49	2.15	0.58	4440	7017	10975
11	0.88	0.15	0.73	0.21	1593	2517	3937
12	1.98	0.47	1.51	0.44	3409	5387	8426
13	4.14	1.97	2.17	1.03	7888	12485	19497
14	5.94	0.87	5.07	1.28	9812	15505	24252
15	0.87	0.23	0.62	0.20	1531	2420	3745
16	1.46	0.58	0.88	0.39	2993	4298	6637

NOTE:
 1. RUNOFF COEFFICIENTS BASED ON HYDROLOGIC GROUP 'B' SOILS
 3. V₁ BASED ON 2.12" OF EXPECTED RAINFALL FOR A 1-YR STORM EVENT OF 24-HR DURATION FOR FARMINGTON, MICHIGAN (NO. 14, VOL. 8, VER. 2)
 $V_1 = 2.12" \times 1 \text{ FT} \times 12 \text{ IN} \times \text{CA} \times 43560 \text{ SF/AC}$
 3. V₁₀₀ BASED ON 5.35" OF EXPECTED RAINFALL FOR A 10-YR STORM EVENT OF 24-HR DURATION FOR FARMINGTON, MICHIGAN (NO. 14, VOL. 8, VER. 2)
 $V_{100} = 5.35" \times 1 \text{ FT} \times 12 \text{ IN} \times \text{CA} \times 43560 \text{ SF/AC}$
 4. V₁₀₀ BASED ON 5.34" OF EXPECTED RAINFALL FOR A 100-YR STORM EVENT OF 24 HR DURATION FOR FARMINGTON, MICHIGAN (NO. 14, VOL. 8, VER. 2)
 $V_{100} = 5.34" \times 1 \text{ FT} \times 12 \text{ IN} \times \text{CA} \times 43560 \text{ SF/AC}$

WETLAND AREA	SURFACE AREA (SQ. FT.)	V ₁ (CF)	V ₁₀₀ (CF)	V ₁₀₀ (CF)	DEPTH OF WATER (FT) @ V ₁	DEPTH OF WATER (FT) @ V ₁₀₀	DEPTH OF WATER (FT) @ V ₁₀₀
F	12485	1770	2797	4375	1.70	2.89	4.21
G	2713	3078	4884	7608	13.61	6.58	33.65
H	48802	10858	16842	26344	2.61	4.13	6.55
IK	208852	56139	88711	138760	3.23	5.10	7.88
J	1569	2024	3198	5003	16.14	29.50	39.89
L	12415	8812	13505	24252	9.48	14.89	23.44
M	8503	3409	5387	8426	4.58	7.24	11.33
N	2595	1531	2420	3745	7.08	11.19	17.50
O	18978	2683	4256	6657	1.95	3.08	4.82
Q	10073	4356	6883	10766	5.19	8.20	12.63
R	1924	2870	4536	7095	17.90	28.29	44.25
S	2179	1008	1593	2492	5.55	8.77	13.72
T	42266	7888	12485	19497	2.24	3.54	5.54
UVWX	14384	4710	7442	11841	3.93	6.22	9.73
Y	9010	4440	7017	10975	5.91	9.35	14.62
Z	1878	1593	2517	3937	17.73	28.02	43.83

NOTES:
 1. STORAGE DEPTH DOES NOT TAKE INTO ACCOUNT SUBSURFACE STORAGE OR INFILTRATION, OR TIME OF CONCENTRATION TO REACH WETLAND.

PRE-DEVELOPMENT LEGEND:

MARSH (C=0.30)

MEADOW/BRUSH (C=0.20)

PRE-DEVELOPMENT DRAINAGE DIVIDE



NOTES:

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PRO SUBMITTAL	8/22/25						
PRO UPDATE	9/12/25						

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OVERALL UTILITY PLAN
THE GROVE
NOV, MICHIGAN

DATE 1/14/24 SCALE HOR: 1" = 100'
VER: 1" = N/A
DESIGN BY SRB JOB NO. 22149
DRAWN BY DAB SHEET SP-6



- UTILITY LEGEND**
- EXISTING**
- MANHOLE
 - CATCH BASIN
 - INLET
 - CLEANOUT
 - END SECTION
 - ROOF DRAIN
 - GATE VALVE
 - HYDRANT
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MATCH LINE-SEE SHEET SP-6.2

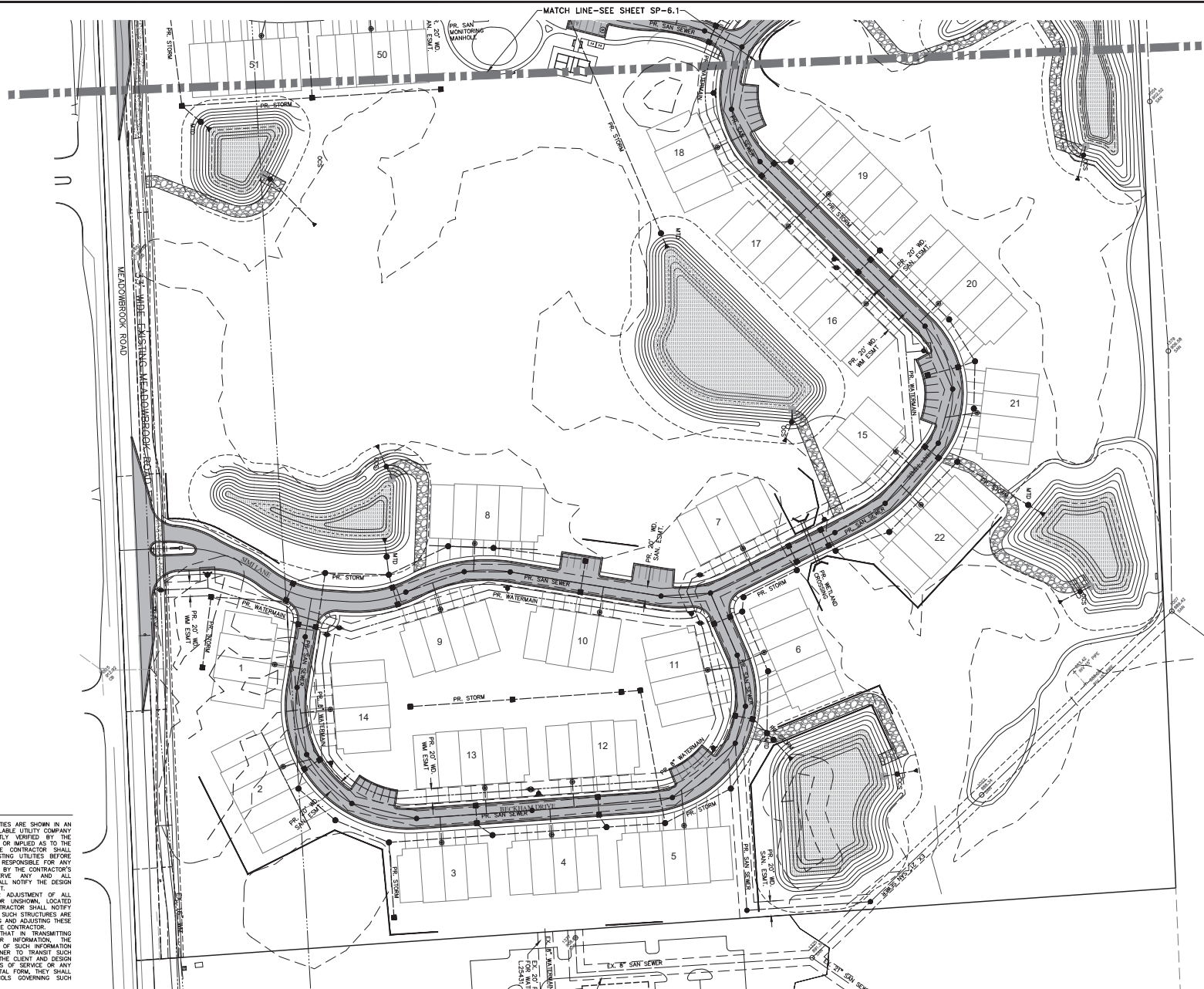
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UTILITY PLAN
THE GROVE
NOVI, MICHIGAN

DATE	1/14/24	SCALE	HOR: 1" = 60'
DESIGNED	SRB	JOB NO.	22149
DRAWN	DATE	SHEET	SP-6.1



UTILITY LEGEND

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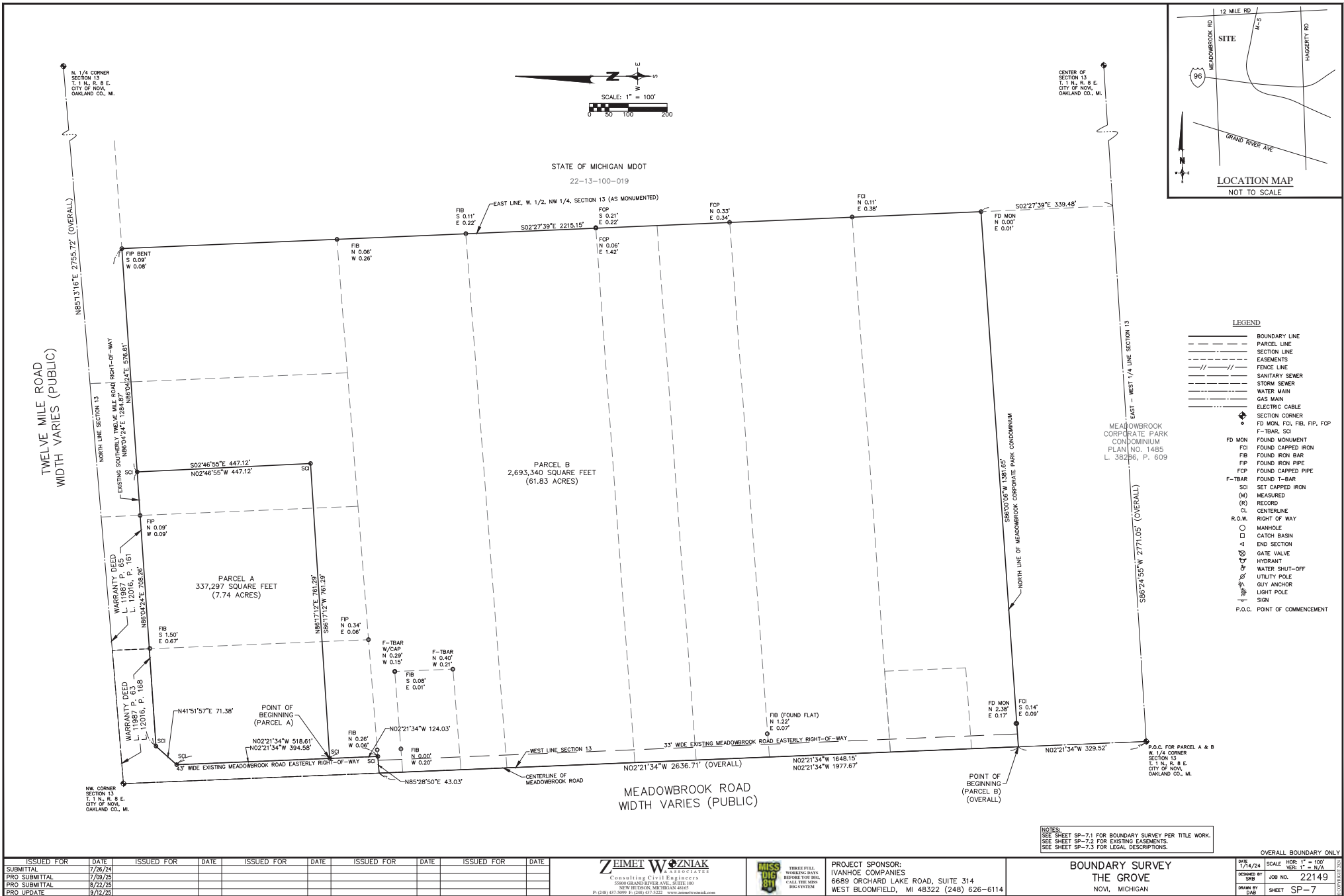


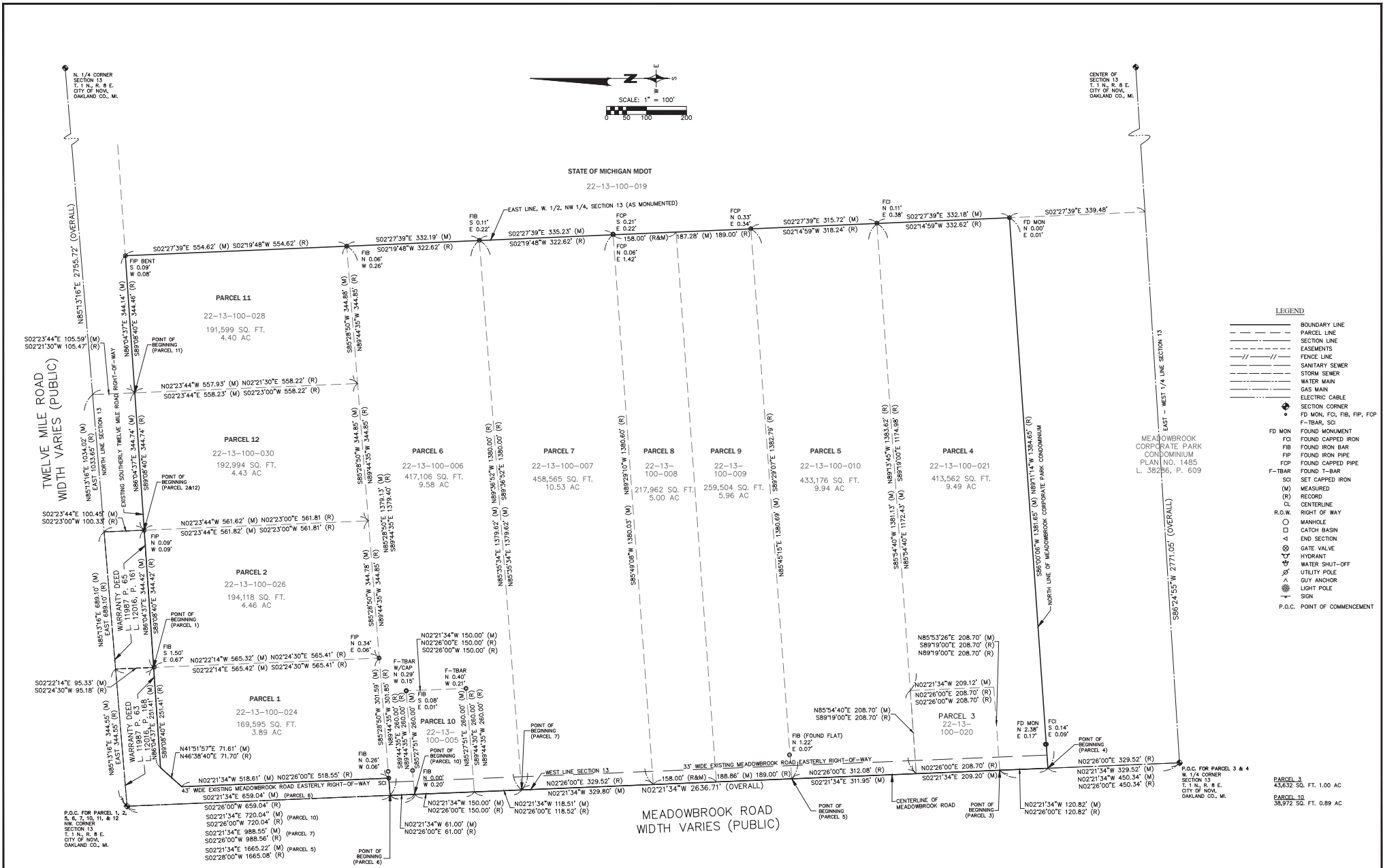
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UTILITY PLAN
THE GROVE
NOVI, MICHIGAN

DATE	1/14/24	SCALE	HOR: 1" = 60'
DESIGNED BY	SRB	JOB NO.	22149
DRAWN BY	DAB	SHEET	SP-6.2





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BOUNDARY SURVEY

THE GROVE

NOVI, MICHIGAN

DATE

1/14/24

SCALE

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VER: 1" = N/A

DESIGNED BY

SRB

JOB NO.

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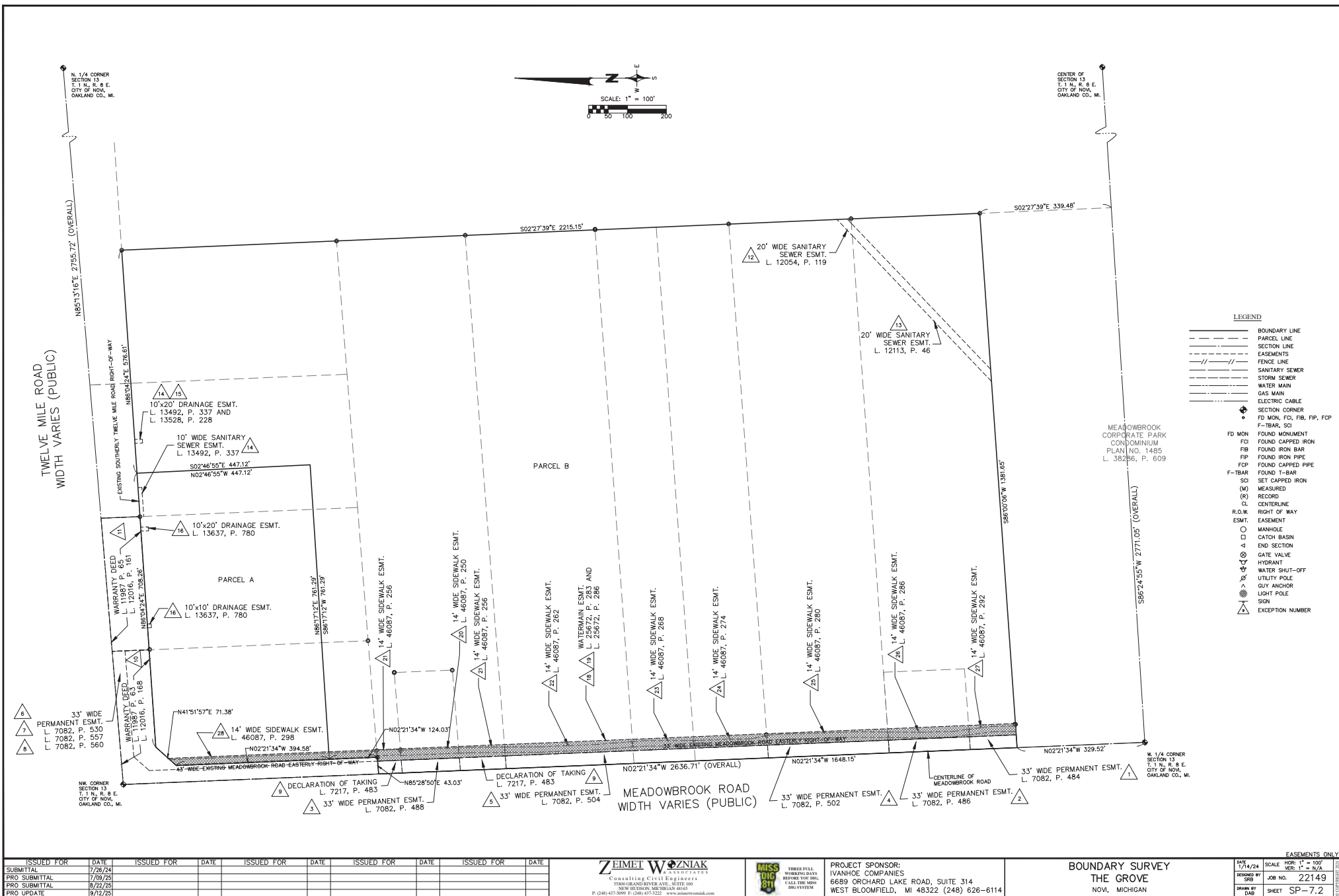
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SP-7.1

PARCEL BOUNDARY (PER TITLE COMMITMENT) ONLY



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PRO UPDATE	9/12/25								

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 & ASSOCIATES
 Consulting Civil Engineers
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BOUNDARY SURVEY
THE GROVE
NOVI, MICHIGAN

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DESIGNED BY SRB	JOB NO. 22149
DRAWN BY DAB	SHEET SP-7.2

LEGAL DESCRIPTIONS PER TITLE COMMITMENT:

EXHIBIT "A"
THE LAND REFERRED TO IN THIS SEARCH IS DESCRIBED AS FOLLOWS: CITY OF NOV, COUNTY OF OAKLAND, STATE OF MICHIGAN
PARCEL 1
PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT A POINT DISTANT EAST 344.85 FEET AND SOUTH 02 DEGREES 24 MINUTES 30 SECONDS WEST 95.18 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 02 DEGREES 24 MINUTES 30 SECONDS WEST 565.41 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 35 SECONDS WEST 30.16 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 518.55 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 40 SECONDS EAST 71.70 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 251.41 FEET TO THE POINT OF BEGINNING.

PARCEL 2
PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT A POINT DISTANT EAST 689.10 FEET AND SOUTH 02 DEGREES 23 MINUTES 00 SECONDS WEST 100.33 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 02 DEGREES 23 MINUTES 00 SECONDS WEST 561.81 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 35 SECONDS WEST 344.85 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 30 SECONDS EAST 565.41 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 344.42 FEET TO THE POINT OF BEGINNING.

PARCEL 3
PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 450.34 FEET ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF MEADOWBROOK ROAD TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 208.70 FEET ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF MEADOWBROOK ROAD; THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST 208.70 FEET; THENCE SOUTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 208.70 FEET (RECORDED AS SOUTH 01 DEGREES 59 MINUTES 34 SECONDS WEST 208.70 FEET); THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST 208.70 FEET (RECORDED AS NORTH 89 DEGREES 11 MINUTES 40 SECONDS WEST 208.70 FEET) TO THE POINT OF BEGINNING.

PARCEL 4
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 529.52 FEET ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF MEADOWBROOK ROAD TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 120.82 FEET ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF MEADOWBROOK ROAD; THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST 208.70 FEET (RECORDED AS SOUTH 89 DEGREES 11 MINUTES 40 SECONDS EAST 208.70 FEET); THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 208.70 FEET (RECORDED AS NORTH 01 DEGREES 59 MINUTES 34 SECONDS EAST 208.71 FEET); THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST 117.49 FEET (RECORDED AS SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST 117.31 FEET); THENCE SOUTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 332.62 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13 (RECORDED AS SOUTH 02 DEGREES 19 MINUTES 48 SECONDS WEST 332.62 FEET); THENCE NORTH 89 DEGREES 11 MINUTES 14 SECONDS WEST 138.65 FEET (RECORDED AS NORTH 89 DEGREES 06 MINUTES 02 SECONDS WEST 138.24 FEET) TO THE POINT OF BEGINNING.

PARCEL 5
PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 1665.08 FEET ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF MEADOWBROOK ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 19 MINUTES 07 SECONDS EAST 1382.79 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 59 SECONDS WEST 318.24 FEET (RECORDED AS SOUTH 02 DEGREES 19 MINUTES 48 SECONDS WEST) ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89 DEGREES 13 MINUTES 45 SECONDS WEST 1383.62 FEET (RECORDED AS 1381.80 FEET); THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 312.08 FEET ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF MEADOWBROOK ROAD TO THE POINT OF BEGINNING.

PARCEL 6
PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT A POINT DISTANT SOUTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 659.04 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 89 DEGREES 44 MINUTES 35 SECONDS EAST 1379.40 FEET; THENCE SOUTH 02 DEGREES 19 MINUTES 48 SECONDS WEST 332.62 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 52 SECONDS WEST 1380.00 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 116.52 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 30 SECONDS EAST 260.00 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 150.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 35 SECONDS WEST 260.00 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 61.00 FEET TO THE POINT OF BEGINNING.

PARCEL 7
PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT A POINT DISTANT SOUTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 988.56 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 89 DEGREES 38 MINUTES 52 SECONDS EAST 1380.00 FEET; THENCE SOUTH 02 DEGREES 19 MINUTES 48 SECONDS WEST 332.62 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 10 SECONDS WEST 1380.60 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 329.52 FEET TO THE POINT OF BEGINNING.

PARCEL 8
THE NORTH 158.00 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST.

PARCEL 9
THE SOUTH 189.00 FEET OF THE NORTH 347.00 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST.

PARCEL 10
PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 720.04 FEET ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF MEADOWBROOK ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 44 MINUTES 35 SECONDS EAST 260.00 FEET; THENCE SOUTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 150.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 35 SECONDS WEST 260.00 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST 150.00 FEET ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF SAID MEADOWBROOK ROAD TO THE POINT OF BEGINNING.

PARCEL 11
PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT A POINT DISTANT EAST 1033.65 FEET AND SOUTH 02 DEGREES 21 MINUTES 30 SECONDS WEST 106.47 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 89 DEGREES 09 MINUTES 40 SECONDS EAST 344.74 FEET; THENCE SOUTH 02 DEGREES 19 MINUTES 48 SECONDS WEST 554.62 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 35 SECONDS WEST 344.85 FEET; THENCE NORTH 02 DEGREES 21 MINUTES 30 SECONDS EAST 558.22 FEET TO THE POINT OF BEGINNING.

PARCEL 12
PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS:
BEGINNING AT A POINT DISTANT EAST 689.10 FEET AND SOUTH 02 DEGREES 23 MINUTES 00 SECONDS WEST 100.33 FEET FROM THE NORTHWEST SECTION CORNER; THENCE SOUTH 02 DEGREES 23 MINUTES 00 SECONDS WEST 561.81 FEET; THENCE SOUTH 02 DEGREES 23 MINUTES 00 SECONDS WEST 558.22 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 35 SECONDS WEST 344.85 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 00 SECONDS EAST 561.81 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS:

- EASEMENT GRANTED TO THE CITY OF NOV FOR PUBLIC UTILITIES AND HIGHWAY PURPOSES RECORDED IN LIBER 7082, PAGE 464, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 4, SHOWN.
- EASEMENT GRANTED TO THE CITY OF NOV FOR PUBLIC UTILITIES AND HIGHWAY PURPOSES RECORDED IN LIBER 7082, PAGE 486, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 3, SHOWN.
- EASEMENT GRANTED TO THE CITY OF NOV FOR PUBLIC UTILITIES AND HIGHWAY PURPOSES RECORDED IN LIBER 7082, PAGE 488, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 5 [PARCEL 10] SHOWN.
- EASEMENT GRANTED TO THE CITY OF NOV FOR PUBLIC UTILITIES AND HIGHWAY PURPOSES RECORDED IN LIBER 7082, PAGE 502, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 5, SHOWN.
- EASEMENT GRANTED TO THE CITY OF NOV FOR PUBLIC UTILITIES AND HIGHWAY PURPOSES RECORDED IN LIBER 7082, PAGE 504, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCELS 7, 8 AND 9, SHOWN.
- EASEMENT GRANTED TO THE CITY OF NOV FOR PUBLIC UTILITIES AND HIGHWAY PURPOSES RECORDED IN LIBER 7082, PAGE 530, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 1, SHOWN.
- EASEMENT GRANTED TO THE CITY OF NOV FOR PUBLIC UTILITIES AND HIGHWAY PURPOSES RECORDED IN LIBER 7082, PAGE 557, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 1, SHOWN.
- EASEMENT GRANTED TO THE CITY OF NOV FOR PUBLIC UTILITIES AND HIGHWAY PURPOSES RECORDED IN LIBER 7082, PAGE 560, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 1, SHOWN.
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN, AND EASEMENT(S) CREATED BY, DECLARATION OF TAKING RECORDED IN LIBER 7217, PAGE 483, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCELS 3 THROUGH 10, BOTH INCLUSIVE, SHOWN.
- EASEMENT(S) CONTAINED IN AND/OR CREATED BY WARRANTY DEED RECORDED IN LIBER 11987, PAGE 63, AND RE-RECORDED IN LIBER 12016, PAGE 168, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 1, SHOWN.
- EASEMENT(S) CONTAINED IN AND/OR CREATED BY WARRANTY DEED RECORDED IN LIBER 11987, PAGE 65, AND RE-RECORDED IN LIBER 12016, PAGE 161, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 2, SHOWN.
- SANITARY SEWER EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 12054, PAGE 119, OAKLAND COUNTY RECORDS, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS PERTAINS TO PARCEL 5, SHOWN. TEMPORARY CONSTRUCTION EASEMENT NOT SHOWN.
- SANITARY SEWER EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 12113, PAGE 46, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 4, SHOWN. TEMPORARY CONSTRUCTION EASEMENT NOT SHOWN.
- SANITARY SEWER EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 13492, PAGE 337, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCELS 11 AND 12, SHOWN. TEMPORARY CONSTRUCTION EASEMENT NOT SHOWN.
- DRAINAGE EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 15028, PAGE 228, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCELS 11 AND 12, SHOWN. TEMPORARY CONSTRUCTION EASEMENT NOT SHOWN.
- DRAINAGE EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 15637, PAGE 780, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 2, SHOWN. TEMPORARY CONSTRUCTION EASEMENT NOT SHOWN.
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN TERMINATION AND RECIPROCAL RELEASE OF DEED RESTRICTION RECORDED IN LIBER 19866, PAGE 883, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 1 AND PARCELS 3 THROUGH 10, BLANKETS PARCELS 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, AND A PORTION OF PARCEL 11, NOTHING TO PLOT.
- EASEMENT GRANTED TO THE CITY OF NOV FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MAIN RECORDED IN LIBER 25872, PAGE 283, OAKLAND COUNTY RECORDS, AS PERTAINS TO ALL PARCELS, SHOWN. TEMPORARY CONSTRUCTION EASEMENT NOT SHOWN.
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN, AND EASEMENT(S) CREATED BY, BILL OF SALE FOR WATER SUPPLY SYSTEM RECORDED IN LIBER 25872, PAGE 286, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 1, PARCELS 3 AND PARCELS 5 THROUGH 10, BOTH INCLUSIVE, SHOWN. TEMPORARY CONSTRUCTION EASEMENT NOT SHOWN.
- SIDEWALK EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 46087, PAGE 250, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 10, SHOWN. TEMPORARY GRADING PERMIT NOT SHOWN.
- SIDEWALK EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 46087, PAGE 256, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 6, SHOWN. TEMPORARY GRADING PERMIT NOT SHOWN.
- SIDEWALK EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 46087, PAGE 262, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 7, SHOWN. TEMPORARY GRADING PERMIT NOT SHOWN.
- SIDEWALK EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 46087, PAGE 268, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 8, SHOWN. TEMPORARY GRADING PERMIT NOT SHOWN.
- SIDEWALK EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 46087, PAGE 274, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 9, SHOWN. TEMPORARY GRADING PERMIT NOT SHOWN.
- SIDEWALK EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 46087, PAGE 280, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 5, SHOWN. TEMPORARY GRADING PERMIT NOT SHOWN.
- SIDEWALK EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 46087, PAGE 286, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 3, SHOWN. TEMPORARY GRADING PERMIT NOT SHOWN.
- SIDEWALK EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 46087, PAGE 292, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 4, SHOWN. TEMPORARY GRADING PERMIT NOT SHOWN.
- SIDEWALK EASEMENT GRANTED TO THE CITY OF NOV RECORDED IN LIBER 46087, PAGE 298, OAKLAND COUNTY RECORDS, AS PERTAINS TO PARCEL 1, SHOWN. TEMPORARY GRADING PERMIT NOT SHOWN.
- ANY RIGHTS, TITLE, INTEREST IN OR CLAIMS THEREOF TO THAT PORTION OF THE LAND LYING WITHIN THE DRAIN CROSSING THE SUBJECT PROPERTY, AS PERTAINS TO PARCELS 4, 5 AND 9.
- RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.
- RIGHTS OF TENANTS IN POSSESSION OR PURSUANT TO UNRECORDED LEASES.
- PAYMENT OF TAXES:

PARCEL A LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE N. 02°21'34" W. 1,977.67 FEET ALONG THE WEST SECTION LINE OF SECTION 13, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD (WIDTH VARIES); THENCE N. 85°28'50" E. 43.03 FEET TO A POINT ON THE 43 FOOT WIDE EASTERLY RIGHT-OF-WAY LINE OF SAID MEADOWBROOK ROAD, AS DESCRIBED FROM WARRANTY DEED LIBER 11987, PAGE 63 AND LIBER 12016, PAGE 168, OAKLAND COUNTY RECORDS; THENCE N. 02°21'34" W. 124.03 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID DESCRIBED LINE TWO COURSES: 1.) N. 02°21'34" W. 394.58 FEET; 2.) THENCE N. 41°51'57" E. 71.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TWELVE MILE ROAD (WIDTH VARIES); THENCE N. 86°04'24" E. 708.26 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S. 02°46'55" E. 447.12 FEET; THENCE S. 86°17'12" E. 761.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 337,297 SQUARE FEET (7.74 ACRES) MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

PARCEL B LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE N. 02°21'34" W. 329.52 FEET ALONG THE WEST SECTION LINE OF SECTION 13, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD (WIDTH VARIES); TO THE POINT OF BEGINNING; THENCE CONTINUING N02°21'34" W. 1648.15 FEET ALONG SAID WEST SECTION LINE, THENCE N. 85°28'50" E. 43.03 FEET TO A POINT ON THE 43 FOOT WIDE EASTERLY RIGHT-OF-WAY LINE OF SAID MEADOWBROOK ROAD, AS DESCRIBED FROM WARRANTY DEED LIBER 11987, PAGE 63 AND LIBER 12016, PAGE 168, OAKLAND COUNTY RECORDS; THENCE N. 02°21'34" W. 124.03 FEET ALONG SAID DESCRIBED LINE; THENCE N. 86°17'12" E. 761.29 FEET; THENCE S. 02°46'55" W. 447.12 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF TWELVE MILE ROAD (WIDTH VARIES); THENCE N. 86°04'24" E. 576.61 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13 (AS MONUMENTED); THENCE S. 02°27'39" E. 221.15 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF MEADOWBROOK CORPORATE PARK CONDOMINIUM, PLAN NO. 1485, RECORDED IN LIBER 38286, PAGE 609, OAKLAND COUNTY RECORDS; THENCE S. 86°00'06" W. 1381.65 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
CONTAINS 2,693,340 SQUARE FEET (61.83 ACRES) MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

OVERALL LEGAL DESCRIPTION (PARCEL A & PARCEL B) AS SURVEYED:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE N. 02°21'34" W. 329.52 FEET ALONG THE WEST SECTION LINE OF SECTION 13, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD (WIDTH VARIES); TO THE POINT OF BEGINNING; THENCE CONTINUING N02°21'34" W. 1648.15 FEET ALONG SAID WEST SECTION LINE, THENCE N. 85°28'50" E. 43.03 FEET TO A POINT ON THE 43 FOOT WIDE EASTERLY RIGHT-OF-WAY LINE OF SAID MEADOWBROOK ROAD, AS DESCRIBED FROM WARRANTY DEED LIBER 11987, PAGE 63 AND LIBER 12016, PAGE 168, OAKLAND COUNTY RECORDS; THENCE ALONG SAID DESCRIBED LINE TWO COURSES: 1.) N. 02°21'34" W. 518.61 FEET; 2.) THENCE N. 41°51'57" E. 71.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TWELVE MILE ROAD (WIDTH VARIES); THENCE N. 86°04'24" E. 1284.87 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13 (AS MONUMENTED); THENCE S. 02°27'39" E. 221.15 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF MEADOWBROOK CORPORATE PARK CONDOMINIUM, PLAN NO. 1485, RECORDED IN LIBER 38286, PAGE 609, OAKLAND COUNTY RECORDS; THENCE S. 86°00'06" W. 1381.65 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
CONTAINS 3,030,638 SQUARE FEET (69.57 ACRES) MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

SURVEY NOTES:

- THE SURVEYED PROPERTY IS IN A FEDERALLY DESIGNATED FLOOD ZONE X, FIRM MAP NO. 26125C0627F, EFFECTIVE DATE 9-29-2006. THE ABOVE FLOOD PLAN DESIGNATION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP LISTED ABOVE AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT (NAD 83), AS OBSERVED ALONG THE WEST SECTION LINE OF SECTION 13, BEING N. 02°21'34" W.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS SURVEY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
- PARKING: SUBJECT PROPERTY IS VACANT.
- PARCEL A CONTAINS 337,297 SQUARE FEET OR 7.74 ACRES OF LAND, MORE OR LESS. PARCEL B CONTAINS 2,693,340 SQUARE FEET OR 61.83 ACRES OF LAND, MORE OR LESS. OVERALL PARCEL CONTAINS 3,030,638 SQUARE FEET OR 69.57 ACRES OF LAND, MORE OR LESS.
- AT TIME OF INSPECTION THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES LOCATED ON SUBJECT PROPERTY.
- THE SITE IS ZONED OTD, OFFICE SERVICE TECHNOLOGY. SETBACKS: FRONT 50', SIDE 50', REAR 50'.
SETBACKS ARE LISTED ACCORDING TO THE ZONING ORDINANCE. SETBACKS ARE SUBJECT TO INTERPRETATION OF FRONT, SIDE AND REAR, VARIANCES AND VARIOUS PLANNING AND SITE PLAN APPROVALS. THE CITY OF NOV, MICHIGAN, HAS THE APPROPRIATE MUNICIPAL AUTHORITY TO DETERMINE FOLLOWING SURVEYED PROPERTY CONVEYANCE. THE SURVEYOR CAN SHOW THE SETBACK LINES ON THE DRAWING ONLY IF A ZONING REPORT IS PROVIDED THAT ILLUSTRATES THE SETBACK LINES. A MORE DETAILED RESPONSE TO ITEMS 60 AND 60b REQUIRES A COMPLETE ZONING REPORT. NO ZONING REPORT WAS PROVIDED.
- THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY KNOWN TO THIS SURVEYOR. THERE WAS ONGOING CONSTRUCTION WORK ALONG MEADOWBROOK ROAD AT THE TIME OF THIS SURVEY. PROPERTY EVIDENCE HAS BEEN FOUND 60 FEET FROM THE CENTERLINE OF MEADOWBROOK ROAD.
- THERE WAS NO OBSERVED EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS ON DATE OF FIELD SURVEY. THERE WAS OBSERVED EVIDENCE OF UTILITY CONSTRUCTION WORK TAKING PLACE IN RECENT MONTHS AT THE INTERSECTION OF MEADOWBROOK ROAD AND TWELVE MILE ROAD AND ALONG MEADOWBROOK ROAD AT THE TIME OF THIS SURVEY.
- THE PROPERTY HAS ACCESS TO MEADOWBROOK ROAD BASED ON EXISTING ASPHALT PAVEMENT AND APRON OBSERVED IN THE FIELD (NOT SHOWN ON SURVEY), A PUBLIC ROAD, THERE IS VISIBLE EVIDENCE OF A GATED, INGRESS EGRESS ROAD, NEAR TWELVE MILE ROAD, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4, (NOT SHOWN ON SURVEY).
- THERE WAS NO OBSERVED EVIDENCE THAT THE SUBJECT SITE IS CURRENTLY BEING USED AS AN ACTIVE SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON DATE OF FIELD SURVEY.
- RECORD MEASUREMENTS SHOWN ON THE SURVEY ARE BASED ON THE PROVIDED TITLE WORK AS REFERENCED IN THE LEGAL DESCRIPTION PER TITLE COMMITMENT.
- SOUTHERLY RIGHT-OF-WAY LINE OF TWELVE MILE ROAD ESTABLISHED FROM MDOT RIGHT-OF-WAY MAP, SHEET NO. 325, FILE NO. 63-R-1, LAST REVISION DATE OF JUNE 2012. RECORDS SHOWN A 33' WIDE PREScriptive RIGHT-OF-WAY FOR MEADOWBROOK ROAD AND A 43' WIDE DEDICATED RIGHT-OF-WAY FOR MEADOWBROOK ROAD. PLEASE NOTE, THAT FOUND EVIDENCE HAS BEEN ESTABLISHED FOR A 60 FOOT RIGHT-OF-WAY (1/2 WIDTH) FOR MEADOWBROOK ROAD. NO RECORD WAS PROVIDED TO THE SURVEYOR STATING THAT THERE IS A 60 FOOT WIDE (1/2 WIDTH) RIGHT-OF-WAY DEDICATED TO MEADOWBROOK ROAD.
- NO IRONS HAVE BEEN SET AT THIS TIME OF THIS SURVEY.

CERTIFICATION:

TO: MERYC HEALTH SERVICES, A MICHIGAN NONPROFIT CORPORATION, N/A/X A TRINITY HEALTH-MICHIGAN, A MICHIGAN NONPROFIT CORPORATION, IVANHOE COMPANIES, AND ATA NATIONAL TITLE GROUP:

I HEREBY CERTIFY THAT:
THIS DRAWING REPRESENTS EXISTING CONDITIONS ON THE DATE OF THE FIELD SURVEY. THE RELATIVE PRECISION OF THE CORNERS IDENTIFIED AND SHOWN ON THE DRAWING ARE WITHIN LIMITS ACCORDING BY THE PRACTICE OF PROFESSIONAL SURVEYING. THE BOUNDARY FIELD WORK WAS COMPLETED ON DECEMBER 30, 2022.

12-30-2022
DATE
JUSTIN G. OSWALD
PROFESSIONAL SURVEYOR NO. 400106709
JOSWAL@TRIENETWORKS.COM
PROFESSIONAL
THIS COPY OF THIS SURVEY IS NOT VALID UNLESS AN ORIGINAL SIGNATURE APPEARS ON ITS FACE.

ATA NATIONAL TITLE GROUP, TITLE INFORMATION REPORT, FILE NO. 63-2285874-SCM, DATED NOVEMBER 17, 2022.

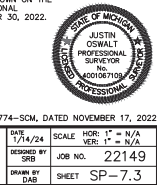
ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24						
PRO SUBMITTAL	7/29/25						
PRO SUBMITTAL	8/22/25						
PRO UPDATE	8/19/25						

ZEIMET WOZNIAK
CONSULTING CIVIL ENGINEERS
15000 GRAND KENTWAY AVE, SUITE 100
NEW JERSEY, MICHIGAN 48165
P: (248) 437-3099 | F: (248) 437-3222 | www.zeimetwoznia.com

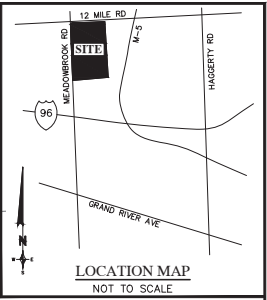
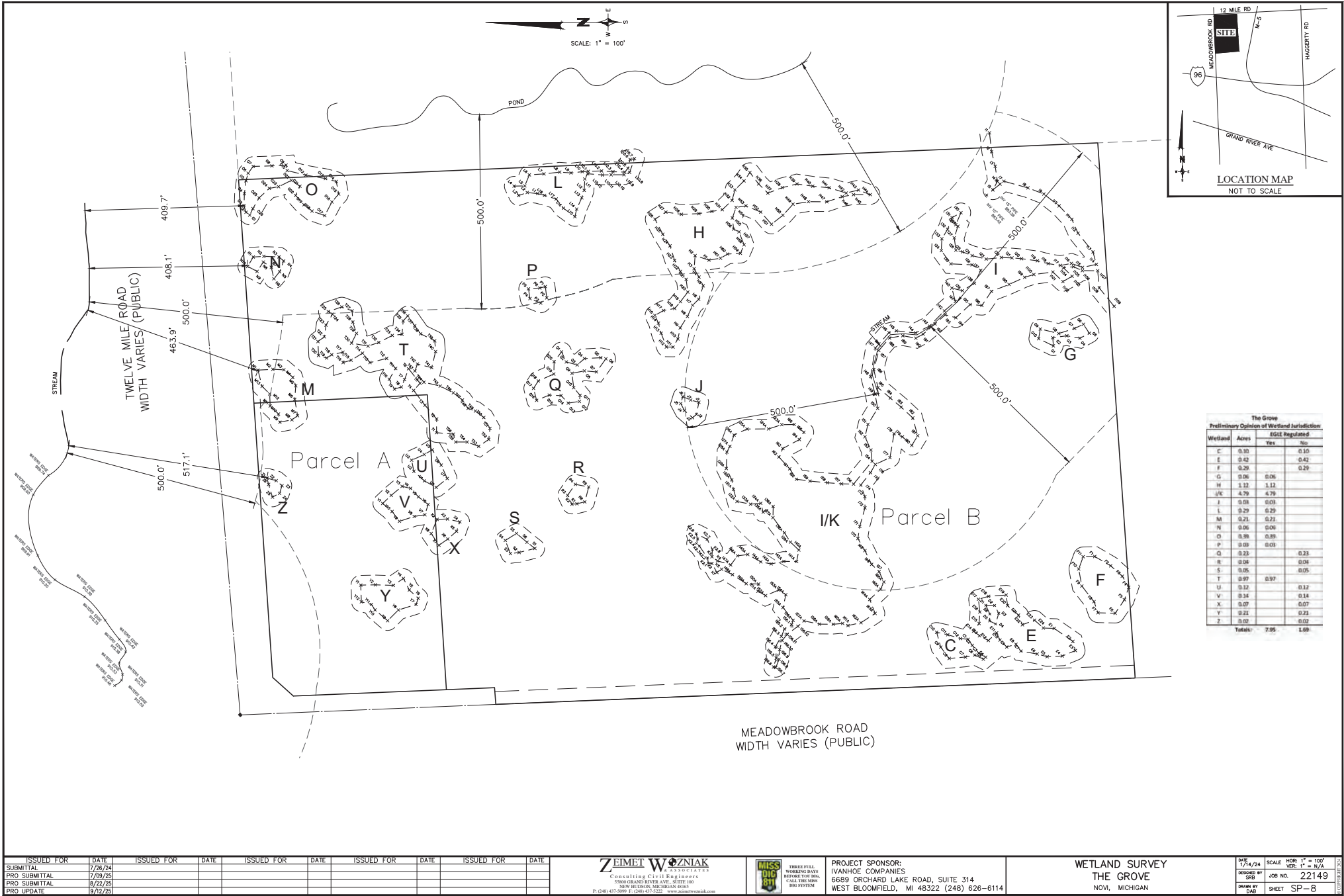


PROJECT SPONSOR:
IVANHOE COMPANIES
6689 ORCHARD LAKE ROAD, SUITE 314
WEST BLOOMFIELD, MI 48322 (248) 626-6114

BOUNDARY SURVEY
THE GROVE
NOV, MICHIGAN



DATE 7/24/24
SCALE HOR: 1" = 1/4" V: 1" = 1/4"
RECD BY SRB
JOB NO. 22149
DRAWN BY DATE
SHEET SP-7.3



The Grove Preliminary Opinion of Wetland Jurisdiction			
Wetland	Acres	EGLE Regulated	
		Yes	No
C	0.10		0.10
E	0.42		0.42
F	0.29		0.29
G	0.06	0.06	
H	1.12	1.12	
I/K	4.79	4.79	
J	0.08	0.08	
L	0.29	0.29	
M	0.21	0.21	
N	0.06	0.06	
O	0.36	0.36	
P	0.09	0.09	
Q	0.23		0.23
R	0.04		0.04
S	0.05		0.05
T	0.97	0.97	
U	0.12		0.12
V	0.14		0.14
X	0.07		0.07
Y	0.21		0.21
Z	0.02		0.02
Totals:	7.95		1.89

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24								
PRO SUBMITTAL	7/26/25								
PRO SUBMITTAL	8/22/25								
PRO UPDATE	8/12/25								

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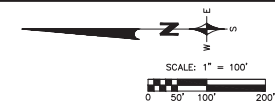


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6689 ORCHARD LAKE ROAD, SUITE 314
WEST BLOOMFIELD, MI 48322 (248) 626-6114

WETLAND SURVEY
THE GROVE
NOVI, MICHIGAN

DATE 1/14/24	SCALE HOB: 1" = 100'
DESIGNED BY SRB	JOB NO. 22149
DRAWN BY DAB	SHEET SP-8

DATE PLOTTED: 2/1/24



BUFFER IMPACTS

OFF-SITE: PARCEL A										
WETLAND IMPACTS										
WETLAND	ACRES	NOVY REGULATED	EGLE REGULATED	WETLAND TYPE	IMPACT FCI	VOLUME FCI	MITIGATION FCI	MITIGATION REGULATED	NETGAIN REGULATED	
M	0.21	YES	YES	PEN/PTD	0.060	0	1.51	0.060		
U	0.12	YES		PTD	0.070	0	2.1	0.140		
V	0.34	YES		PTD	0.340	0	7.1	0.340		
W	0.31	YES		PTD	0.100	0	1.51	0.100		
Z	0.02	YES		PS	0.020	0	1.51	0.030		
TOTALS	0.70				0.50			0.85		
TOTAL NOVY REGULATED WETLAND =					TOTAL NOVY WETLAND IMPACT =					0.70
TOTAL EGLE REGULATED WETLAND =					TOTAL EGLE WETLAND IMPACT =					0.46

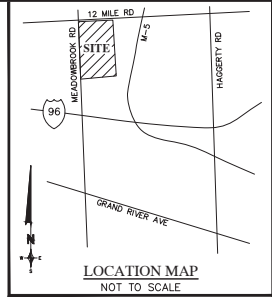
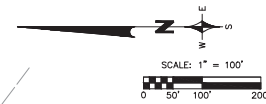
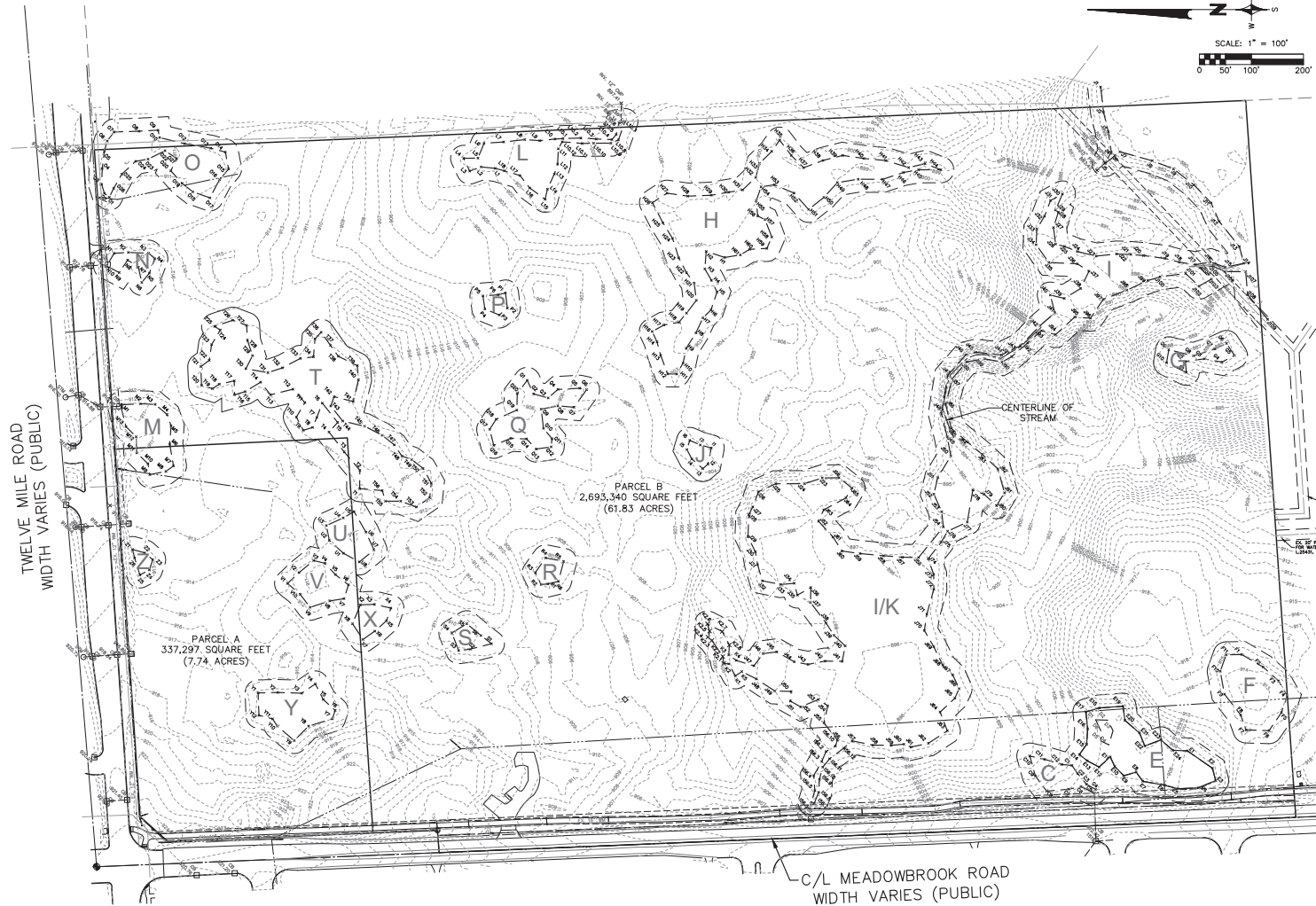
NOTE: PFM= PALLISTRINE EMERGENT; PSS= PALLISTRINE SCRUB SHRUB; PFO= PALLISTRINE FORESTED.

WETLAND LEGEND

-
- WETLAND IMPACT
- BUFFER IMPACT (PERMANENT)
- BUFFER IMPACT (TEMPORARY)
- ON-SITE THE GROVE WETLAND MITIGATION AREA
- OFF-SITE PARCEL A WETLAND MITIGATION AREA

DATE 1/14/24	SCALE HOR: 1" = 100' VER: 1" = N/A
DESIGNED BY SRB	JOB NO. 22149
DRAWN BY D.D.	SHEET SP-8.1

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EXISTING LEGEND

- MANHOLE
- CATCH BASIN
- CLEANOUT
- ⋈ END SECTION
- ⋈ ROOF DRAIN
- ⋈ GATE VALVE
- ⋈ HYDRANT
- ⋈ WATER SHUT-OFF
- ⋈ UTILITY POLE
- ⋈ GUY AND/OR
- ⋈ LIGHT POLE
- ⋈ SIGN
- ⋈ TREE LINE
- ⋈ FENCE
- ⋈ SANITARY SEWER
- ⋈ STORM SEWER
- ⋈ WATER MAIN
- ⋈ GAS MAIN
- ⋈ ELECTRIC CABLE
- ⋈ CONTOUR MAJOR
- ⋈ CONTOUR MINOR
- ⋈ TOP OF PAVEMENT
- ⋈ TOP OF CURB
- ⋈ BOTTOM OF CURB
- ⋈ SPOT ELEVATION

The Grove Preliminary Opinion of Wetland Jurisdiction		
Wetland	Acres	EGLE Regulated
		Yes No
C	0.10	0.10
E	0.42	0.42
F	0.20	0.20
G	0.06	0.06
H	1.12	1.12
I/K	4.79	4.79
J	0.08	0.08
L	0.20	0.20
M	0.21	0.21
N	0.06	0.06
O	0.39	0.39
P	0.01	0.01
Q	0.23	0.23
R	0.04	0.04
S	0.05	0.05
T	0.97	0.97
U	0.12	0.12
V	0.14	0.14
X	0.07	0.07
Y	0.21	0.21
Z	0.02	0.02
Totals:		7.95 1.99

PARCEL A LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE N. 02°21'34" W. 1,977.67 FEET ALONG THE WEST SECTION LINE OF SECTION 13, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD (WIDTH VARIES); THENCE N. 85°28'50" E. 43.03 FEET TO A POINT ON THE 43 FOOT WIDE EASTERLY RIGHT-OF-WAY LINE OF SAID MEADOWBROOK ROAD, AS DESCRIBED FROM WARRANTY DEED LIBER 11987, PAGE 63 AND LIBER 12016, PAGE 168, OAKLAND COUNTY RECORDS; THENCE N. 02°21'34" W. 124.03 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID DESCRIBED LINE THE FOLLOWING TWO (2) COURSES: 1) N. 02°21'34" W. 394.58 FEET; 2) THENCE N. 41°57'57" E. 71.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TWELVE MILE ROAD (WIDTH VARIES); THENCE N. 86°04'24" E. 708.26 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S. 02°46'55" E. 447.12 FEET; THENCE S. 86°17'12" W. 761.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 337,297 SQUARE FEET (7.74 ACRES) MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

PARCEL B LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN AND MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13; THENCE N. 02°21'34" W. 329.52 FEET ALONG THE WEST SECTION LINE OF SECTION 13, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD (WIDTH VARIES); TO THE POINT OF BEGINNING; THENCE CONTINUING N02°21'34" W 1848.15 FEET ALONG SAID WEST SECTION LINE; THENCE N. 85°28'50" E. 43.03 FEET TO A POINT ON THE 43 FOOT WIDE EASTERLY RIGHT-OF-WAY LINE OF SAID MEADOWBROOK ROAD, AS DESCRIBED FROM WARRANTY DEED LIBER 11987, PAGE 63 AND LIBER 12016, PAGE 168, OAKLAND COUNTY RECORDS; THENCE N. 02°21'34" W. 124.03 FEET ALONG SAID DESCRIBED LINE; THENCE N. 86°17'12" W. 761.29 FEET; THENCE N. 02°46'55" W. 447.12 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF TWELVE MILE ROAD (WIDTH VARIES); THENCE N. 86°04'24" E. 576.61 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13 (AS MONUMENTED); THENCE S. 02°21'34" E. 2215.15 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF MEADOWBROOK CORPORATE PARK CONDOMINIUM, PLAN NO. 1485, RECORDED IN LIBER 38286, PAGE 609, OAKLAND COUNTY RECORDS; THENCE S. 86°00'06" W. 1381.65 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 2,693,340 SQUARE FEET (61.83 ACRES) MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

ZEIMET WOZNAK
CONSULTING CIVIL ENGINEERS
1500 GRAND RIVER AVE., SUITE 100
NEW BLOOMFIELD, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 WWW.ZEIMETWOZNAK.COM

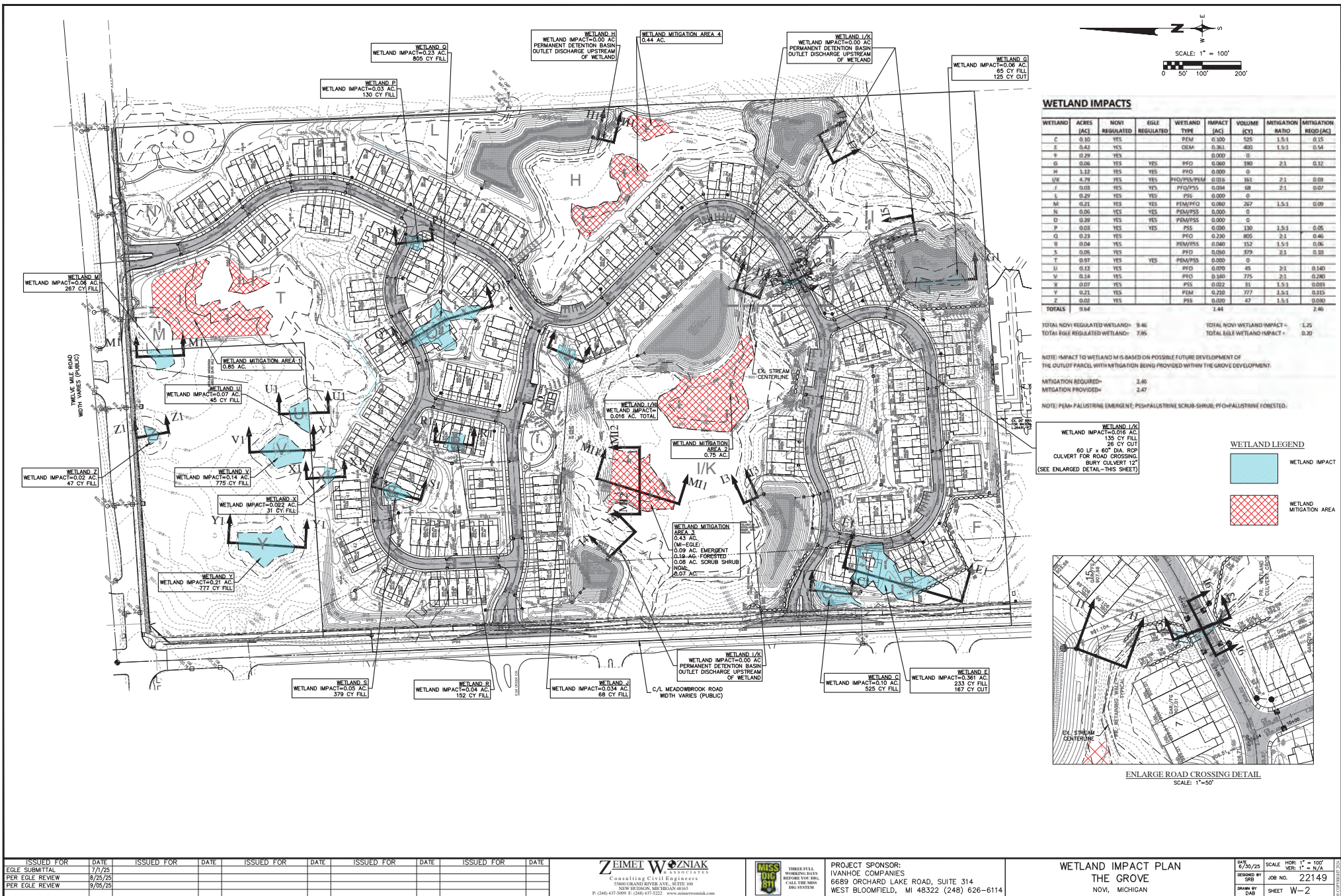


PROJECT SPONSOR:
IVANHOE COMPANIES
6689 ORCHARD LAKE ROAD, SUITE 314
WEST BLOOMFIELD, MI 48322 (248) 626-6114

EXISTING CONDITIONS
THE GROVE
NOV, MICHIGAN

DATE: 6/30/25 SCALE: HOR: 1" = 100'
VER: 1" = N/A
DESIGNED BY: SRB JOB NO: 22149
DRAWN BY: DAB SHEET: W-1

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
EGLE SUBMITTAL	7/1/25						
PER EGLE REVIEW	8/25/25						
PER EGLE REVIEW	9/05/25						



ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
EGLE SUBMITTAL	7/1/25								
PER EGLE REVIEW	8/25/25								
PER EGLE REVIEW	9/05/25								

ZEIMET WOZNAK
CONSULTING CIVIL ENGINEERS
1080 GRAND KENT AVE., SUITE 100
NEW JERSEY, MICHIGAN 48165
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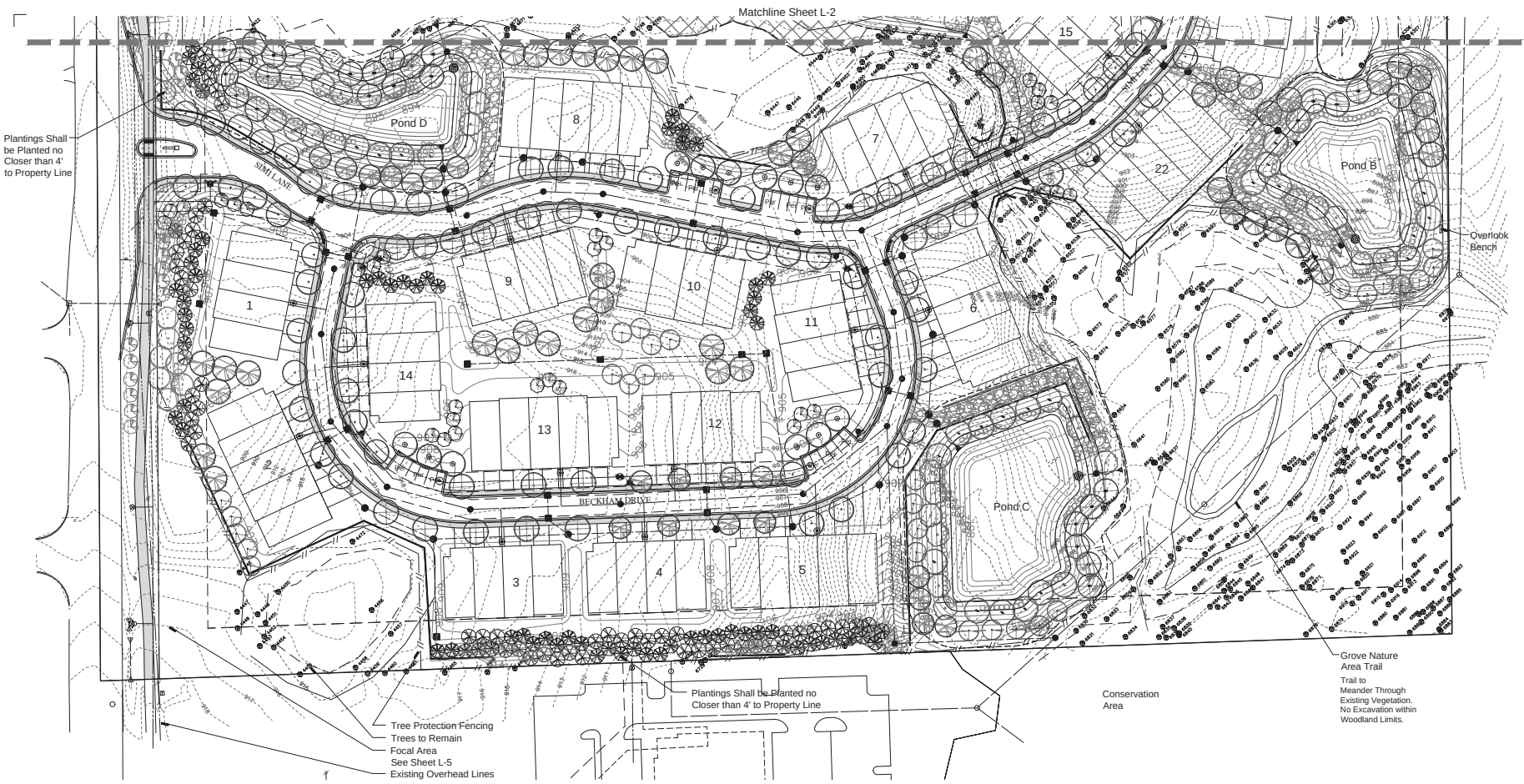


THREE FULL
WORKING DAYS
BEFORE THE
CALL THE MISS
BIG SYSTEM

PROJECT SPONSOR:
IVANHOE COMPANIES
6689 ORCHARD LAKE ROAD, SUITE 314
WEST BLOOMFIELD, MI 48322 (248) 626-6114

WETLAND IMPACT PLAN
THE GROVE
NOVI, MICHIGAN

DATE: 6/30/25
SCALE: HOR: 1" = 100'
VER: 1" = N/A
DESIGNED BY: SRB
JOB NO.: 22149
DRAWN BY: DAB
SHEET: W-2



Plantings Shall be Planted no Closer than 4' to Property Line

Tree Protection Fencing
Trees to Remain
Focal Area
See Sheet L-5
Existing Overhead Lines

Plantings Shall be Planted no Closer than 4' to Property Line

Conservation Area

Grove Nature Area Trail
Trail to Meander Through Existing Vegetation. No Excavation within Woodland Limits.

Overlook Bench

Landscape Key

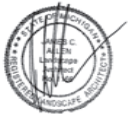
- Street Trees - 81 Trees Provided
- Multi-Family Trees - 244 Trees Provided
- Parking Lot Landscaping - 7 Trees Provided
- Woodland Replacement - 112 Trees Provided

Notes:

- Trees Shall be Planted no Closer than 10' to Sanitary Sewer, Utility Structures including Hydrants and 5' from Utility Lines. Trees Shall be Planted 4' from Curbs.
- Tree Shall not be Planted within 4' of Property Lines.
- Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed. If Walks are Adjacent to the Street, Snow will be Stored in Nearby Islands or Lawn Areas.



Seal: _____



Title: _____
Landscape Plan

Project: _____

The Grove
Novi, Michigan

Prepared for: _____

Ivanhoe Companies
6089 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision: _____ Issued: _____

Revision	March 28, 2024
Revised	July 26, 2024
PRO Submission	July 9, 2025
Revised PRO Submission	September 12, 2025

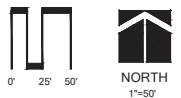
Job Number: _____

21-054

Drawn By: _____ Checked By: _____

jca

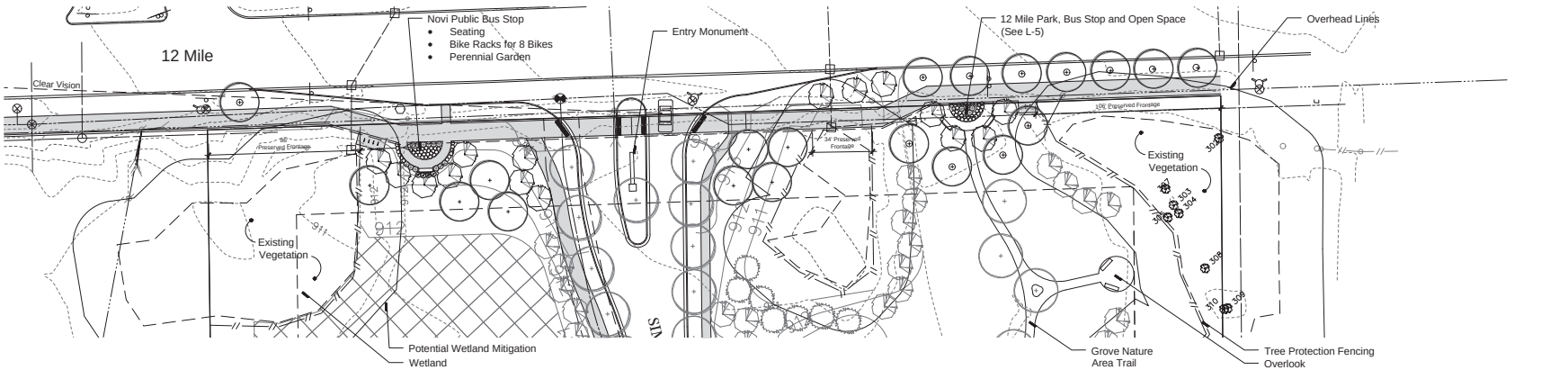
jca



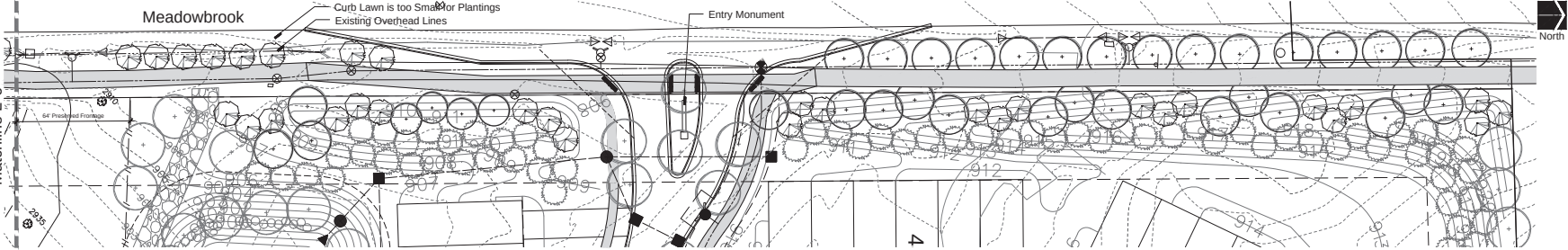
Sheet No. _____



12 Mile Greenbelt



Meadowbrook North Greenbelt



Landscape Summary - This Sheet

12 Mile Road	
Street Lawn	577 Lf.
Total Street Frontage	104 Lf.
Less Drive Opening	473 Lf.
Net Street Frontage	13.5 Trees (473 / 35)
Trees Required	14 Trees (Remaining 4 Trees are Shown in Park)
Trees Provided	
Greenbelt Plantings	
Total Street Frontage	577 Lf.
Less Preservation Area	226 Lf.
Drive Opening	60 Lf.
Net Street Frontage	291 Lf.
Canopy Trees Required	8.3 Trees (291 / 35)
Canopy Trees Provided	8 Trees
Sub-Canopy Trees Required	11.6 Trees (291 / 25)
Sub-Canopy Trees Provided	12 Trees
Meadowbrook Road	
Street Lawn	
Total Street Frontage	850 Lf.
Less Drive Opening	145 Lf.
Net Street Frontage	705 Lf.
Trees Required	20.1 Trees (705 / 35)
Trees Provided	20 Trees
Greenbelt Plantings	
Total Street Frontage	850 Lf.
Less Drive Opening	60 Lf.
Less Preserved Frontage	64 Lf.
Net Street Frontage	790 Lf.
Canopy Trees Required	20.7 Trees (726 / 35)
Canopy Trees Provided	21 Trees
Sub-Canopy Trees Required	29.0 Trees (726 / 25)
Sub-Canopy Trees Provided	29 Trees

- Notes:
- Trees Shall be Planted no Closer than 10' to Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines. Trees Shall be Planted 4' from Curb.
 - Tree Shall not be Planted within 4' of Property Lines.
 - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed. If Walks are Adjacent to the Street, Snow will be Stored in Nearby Islands or Lawn Areas.

Bench Detail, 11 Instances



Jameson 6' Recycled Plastic Bench
Color - Brown
Mounted on 4' x 8' Concrete Pad

Seal:



Title:
Greenbelt and Entry

Project:

The Grove
Novi, Michigan

Prepared for:

Ivanhoe Companies
6089 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision: Issued:

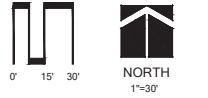
Review	March 28, 2024
Revised	July 26, 2024
PRO Submission	July 9, 2025
Revised PRO Submission	September 12, 2025

Job Number:

21-054

Drawn By: Checked By:

jca jca



Sheet No.





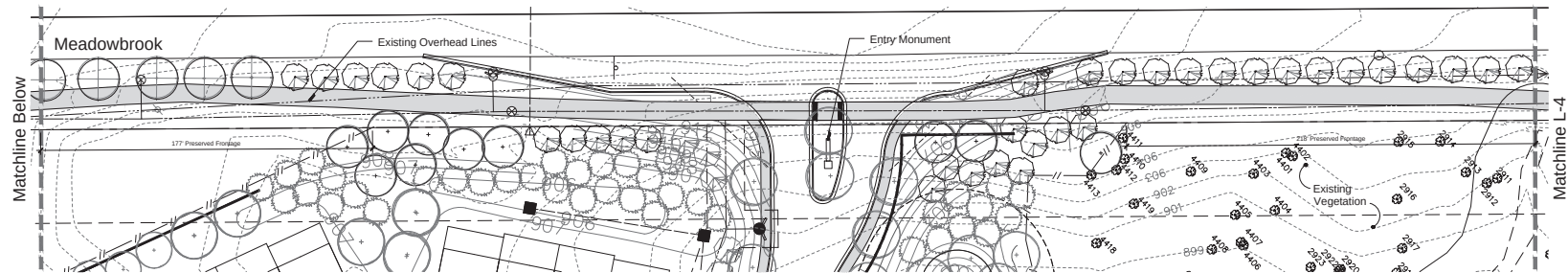
NORTH
1"=30'



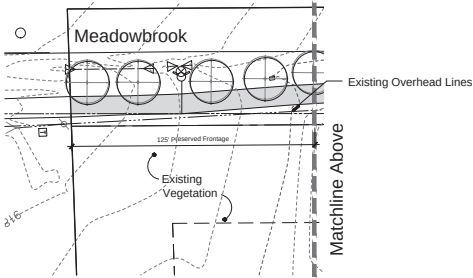
**Know what's below.
Call before you dig.**

© 2025 Allen Design L.L.C.

Meadowbrook South Greenbelt



Meadowbrook South Greenbelt



Landscape Summary - This Sheet

Meadowbrook Road	
Street Lawn	
Total Street Frontage	921 L.F.
Less Drive Opening	104 L.F.
Net Street Frontage	817 L.F.
Trees Required	23.3 Trees (817 / 35)
Trees Provided	23 Trees
Greenbelt Plantings	
Total Street Frontage	921 L.F.
Less Preservation Area	510 L.F.
Drive Opening	60 L.F.
Net Street Frontage	351 L.F.
Canopy Trees Required	10.0 Trees (351 / 35)
Canopy Trees Provided	10 Trees
Sub-Canopy Trees Required	14.0 Trees (351 / 25)
Sub-Canopy Trees Provided	23 Trees

- Notes:
- Trees Shall be Planted no Closer than 10' to Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines. Trees Shall be Planted 4' from Curbs.
 - Tree Shall not be Planted within 4' of Property Lines.
 - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed. If Walks are Adjacent to the Street, Snow will be Stored in Nearby Islands or Lawn Areas.



Seal:



Title:
Greenbelt and Entry

Project:

The Grove
Novi, Michigan

Prepared for:

Ivanhoe Companies
6089 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision:	Issued:
Review	March 28, 2024
Revised	July 26, 2024
PRO Submission	July 9, 2025
Revised PRO Submission	September 12, 2025

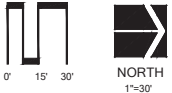
Job Number:

21-054

Drawn By: Checked By:

jca

jca

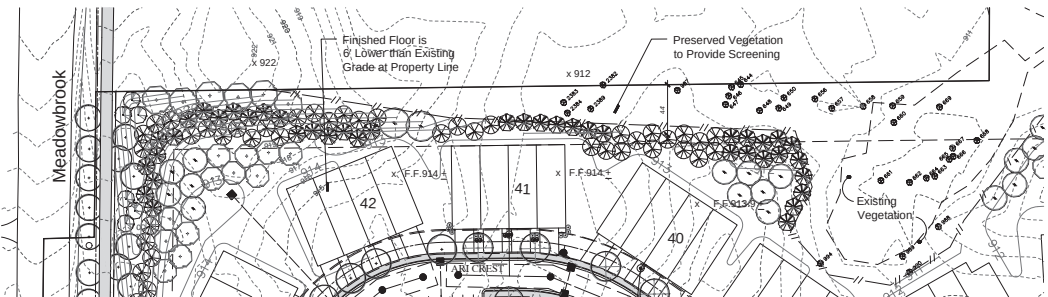


Sheet No.

L-6



North Buffer

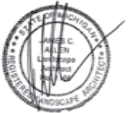


- Notes:
- Trees Shall be Planted no Closer than 10' to Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines. Trees Shall be Planted 4' from Curbs.
 - Tree Shall not Be Planted within 4' of Property Lines.
 - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed. If Walks are Adjacent to the Street, Snow will be Stored in Nearby Islands or Lawn Areas.

ALLEN DESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
357 Carpenter
Northville, Michigan 48167
e: jca@alldesign.com
t: 248.626.6114

THE GROVE

Seal:



Title:

Proposed Buffers

Project:

**The Grove
Novi, Michigan**

Prepared for:

Ivanhoe Companies
6089 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision:

Review
Revised
PRO Submission
Revised PRO Submission

Issued:

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July 26, 2024
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September 12, 2025

Job Number:

21-054

Drawn By:

jca

Checked By:

jca

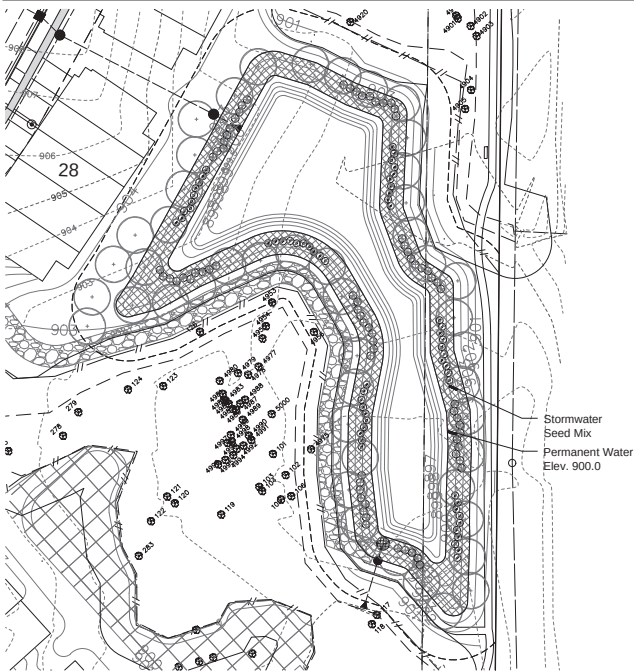


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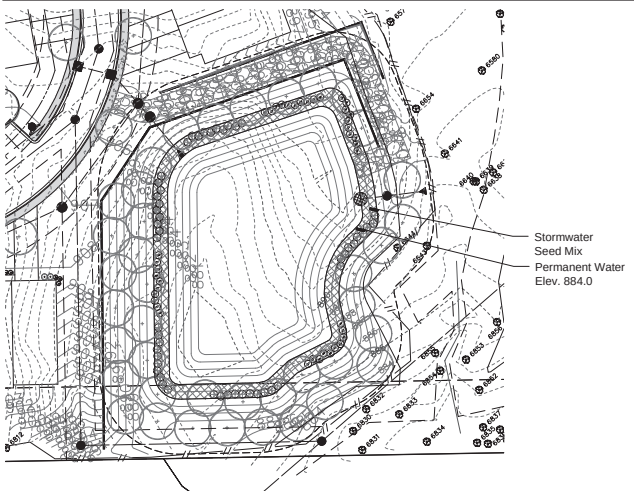
L-7



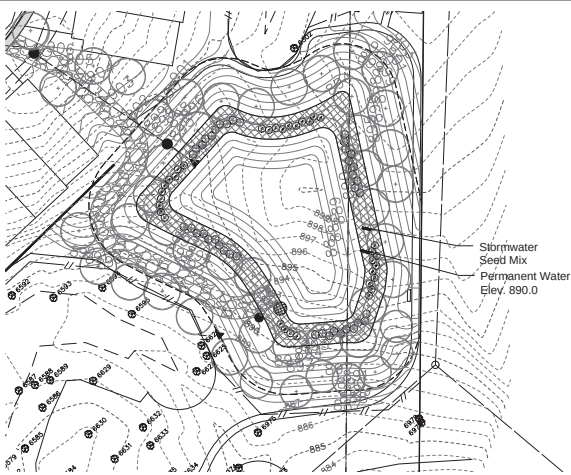
Pond A



Pond C



Pond B



Landscape Summary - This Sheet

Pond A	
Detention Pond Plantings	982 I.F.
10' from Water Elevation	688 I.F. (70%)
Required Planting	695 I.F. (71%)
Planting to be Provided	834
Pond Frontage for Trees	23.8 Trees (834 / 35)
Trees Required	39 Trees
Trees Provided	
Pond B	
Detention Pond Plantings	493 I.F.
10' from Water Elevation	345 I.F. (70%)
Required Planting	355 I.F. (72%)
Planting to be Provided	308
Pond Frontage for Trees	8.8 Trees (308 / 35)
Trees Required	15 Trees
Trees Provided	
Pond C	
Detention Pond Plantings	613 I.F.
10' from Water Elevation	429 I.F. (70%)
Required Planting	433 I.F. (71%)
Planting to be Provided	422
Pond Frontage for Trees	12.0 Trees (422 / 35)
Trees Required	19 Trees
Trees Provided	

- Notes:
- Trees Shall be Planted no Closer than 10' to Sanitary Sewer, Utility Structures including Hydrants and 5' from Utility Lines. Trees Shall be Planted 4' from Curbs.
 - Tree Shall not Be Planted within 4' of Property Lines.
 - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed. If Walks are Adjacent to the Street, Snow will be Stored in Nearby Islands or Lawn Areas.

Storm Water Seed Mix



53,092 s.f. Total Area
34.2 lbs. per Acre Application Rate
41.7 lbs. of Detention Seed Mix Required
3'-6" of Topsoil with 20%-30% Compost Shall be Placed in this Area.

Note:
Contractor Shall Provide Proof of Seed to be Used in the Form of an Invoice or Photo of the Seed Bag to mreader@cityofnovi.org for Approval Prior to Installation. If an Unacceptable Seed Mix is Used, the City Reserves the Right to Destroy the Plants and Re-seed with and Acceptable Mix at the Developer's Expense.

Seal:



Title:

Detention Ponds

Project:

The Grove
Novi, Michigan

Prepared for:

Ivanhoe Companies
6089 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision:

Review
Revised
PRO Submission
Revised PRO Revision

Issued:

March 28, 2024
July 26, 2024
July 9, 2025
September 12, 2025

Job Number:

21-054

Drawn By:

jca

Checked By:

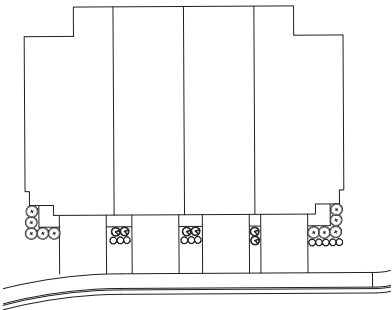
jca



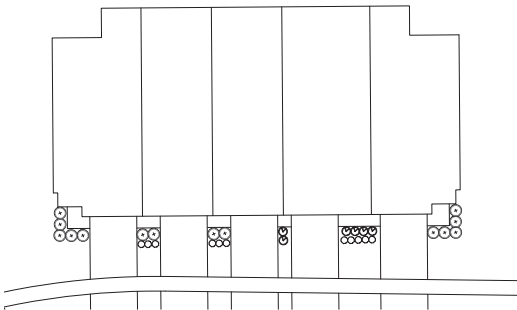
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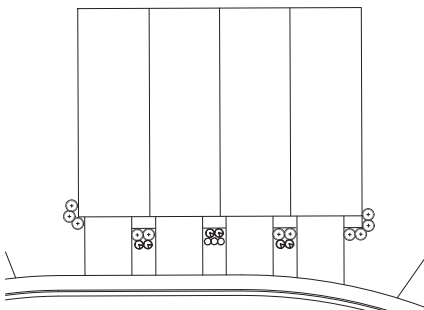
The Vistas - 4 Unit



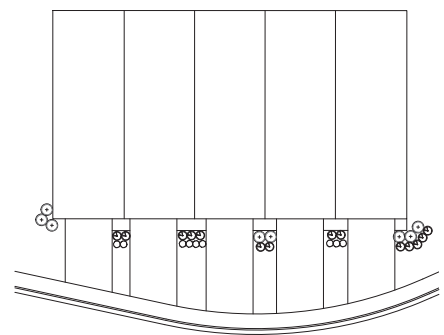
The Vistas - 5 Unit



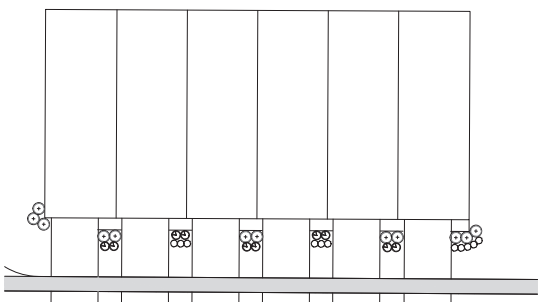
The Meadows 4 Unit



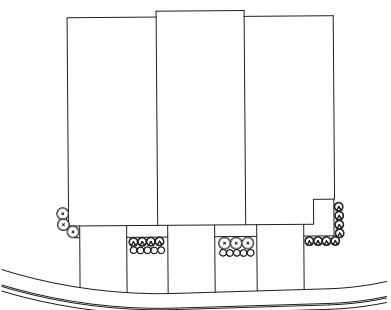
The Meadows 5 Unit



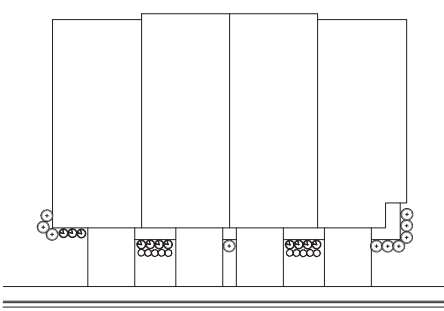
The Meadows 6 Unit



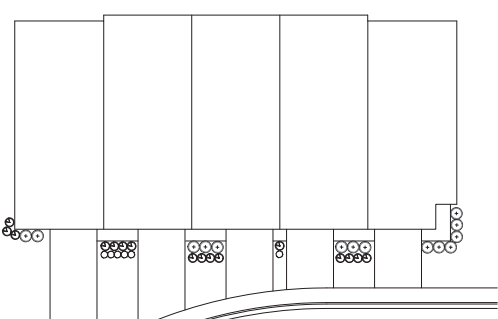
The Pointe and Woods 3 Unit



The Woods and Pointe 4 Unit



The Woods and Pointe 5 Unit



Unit Frontage Summary

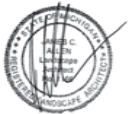
Building Type	Building Length	Required Landscape (35%)	Landscape Provided	Waiver Required
The Vistas, 4 Unit	108.7'	37.8'	43.7'	0
The Vistas, 5 Unit	138.7'	48.5'	57.5'	0
The Meadows, 4 Unit	96.7'	33.8'	39.7**	0
The Meadows, 5 Unit	120.7'	42.3'	47.5**	0
The Meadows, 6 Unit	144.7'	50.6'	55.2**	0
The Woods and Pointe, 3 Unit	90.7'	31.7'	42.0'	0
The Woods and Pointe, 4 Unit	120.7'	42.2'	55.7'	0
The Woods and Pointe, 5 Unit	150.7'	52.7'	68.0'	0

*Note:
Plantings Along the Building Sides that will be Visible from the Street are Included in the Provided Frontage Landscaping

- Notes for all Residential Envelopes:
- Unit mix, size, and location are representative and may vary within the building envelope. Each building envelope will accommodate 3 - 6 units.
 - Building envelope depth may increase in some locations to accommodate a 75' deep unit. All minimum setback requirements will be maintained
 - Decks or patios may extend a maximum of 10' beyond the building envelope into the perimeter, side to side, and side to rear setbacks.
 - Minimum Building Width is 24'.
 - Maximum Building Depth is 75'.
 - All units will have 2 or 3 bedrooms.
 - Minimum Driveway Length is 20' from Sidewalks.



Seal:



Title:
Unit Typicals

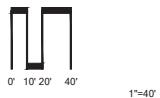
Project:
The Grove
Novi, Michigan

Prepared for:
Ivanhoe Companies
6089 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision:	Issued:
Review	March 28, 2024
Revised	July 26, 2024
PRO Submission	July 9, 2025
Revised PRO Submission	September 12, 2025

Job Number:
21-054

Drawn By: jca
Checked By: jca



Sheet No.



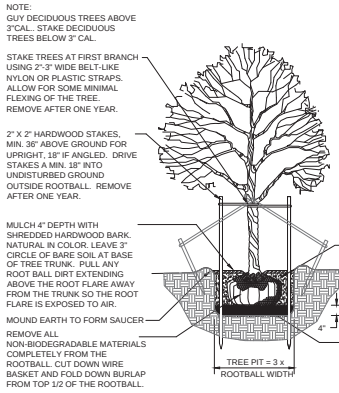
The site plan shows a proposed park area with several key features:

- Playground:** A large circular area labeled "Playspace" with a central play structure.
- Picnic Area:** A rectangular area labeled "Picnicball" with picnic tables and benches.
- Other Amenities:** "Bike Racks" and "Benches" are indicated near the picnic area.
- Landscaping:** Numerous trees are shown as circles of varying sizes, and a "Lawn" area is indicated.
- Boundaries:** The park is bounded by a road to the north and a residential area to the east.
- Adjacent Areas:** The plan shows adjacent lots 37 and 18, and a road labeled "906".

1. The Park/Recreation Area including parking, bike rack, pickle ball court, and playscape will be built. The location and design of these amenities within the Park/Recreation Area are subject to change.

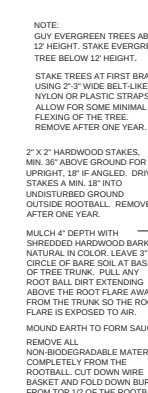
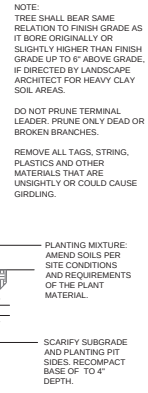
1. The Clubhouse / Pool are optional and may not be built. The size and location of clubhouse / pool shown within the buildable envelope is representative of what may be built and is subject to change.

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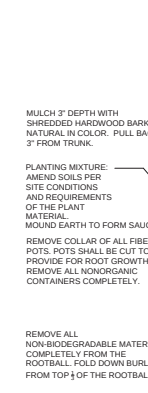
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



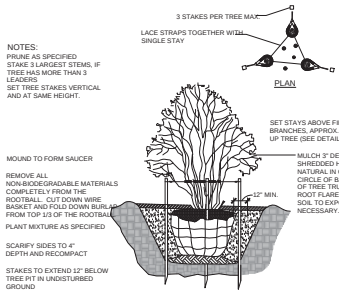
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



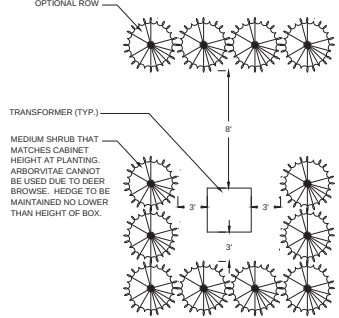
SHRUB PLANTING DETAIL

NOT TO SCALE



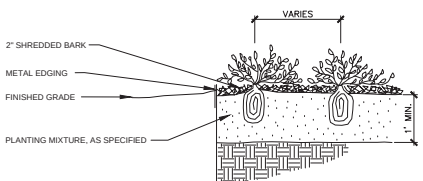
MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE



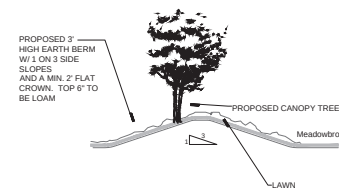
TRANSFORMER SCREENING DETAIL

NOT TO SCALE



PERENNIAL PLANTING DETAIL

NOT TO SCALE

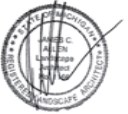


Berm Detail

HORIZONTAL SCALE: 1"=10'



Seal:



Title:

Landscape Details

Project:

The Grove
Novi, Michigan

Prepared for:

Ivanhoe Companies
6089 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision:

Review
Revised
PRD Submission
Revised PRD Submission

Issued:

March 28, 2024
July 26, 2024
September 9, 2025
September 12, 2025

Job Number:

21-054

Drawn By:

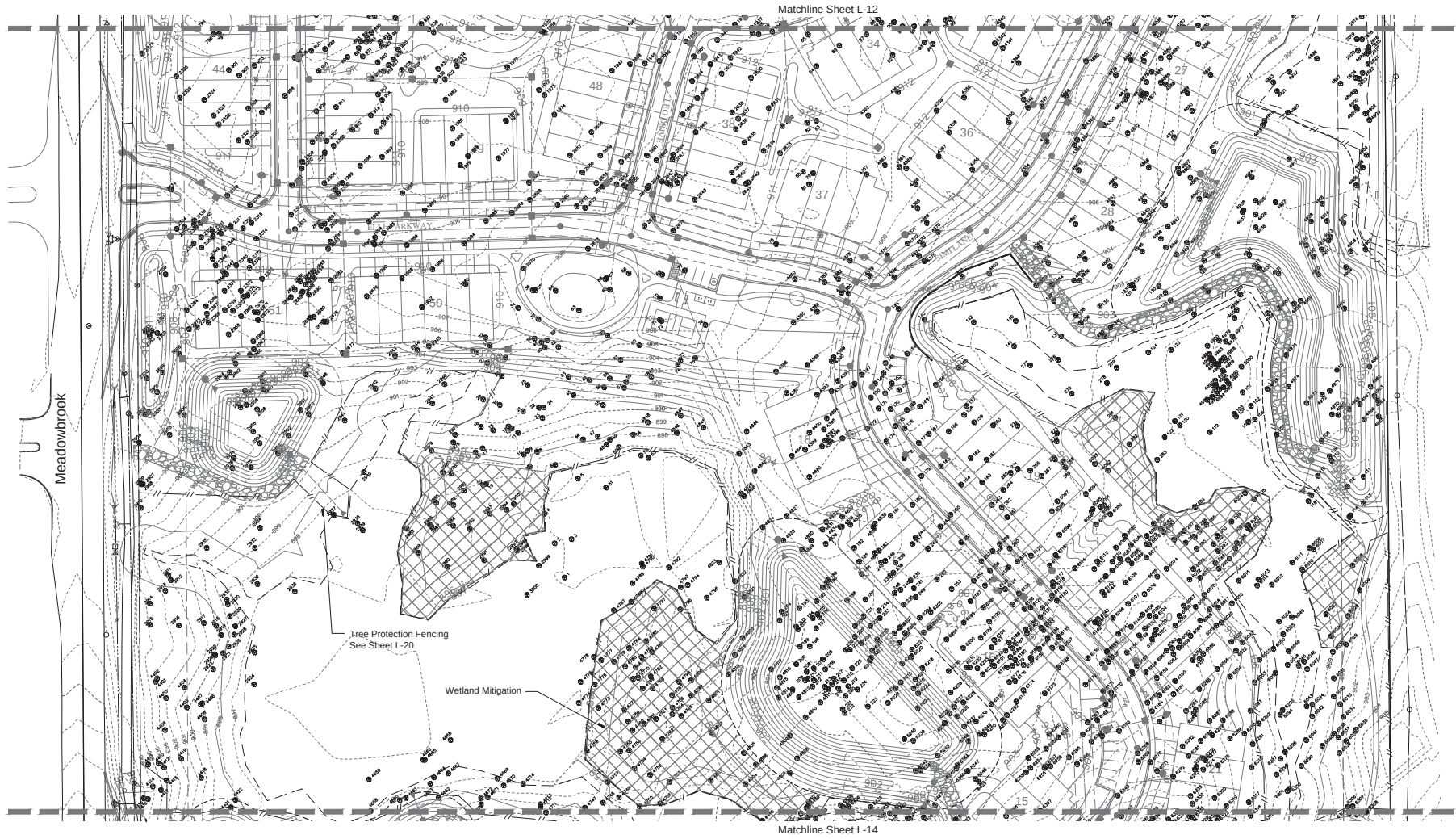
jca

Checked By:

jca

Sheet No.

L-12



Key

Bold Trees to be Removed
See Sheet L-15 - L-19 for Tree List

ALLEN DESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
357 Carpenter
Northville, Michigan 48167
o. 248.627.4668

THE GROVE

Seal:



Title:

Woodland Plan

Project:

**The Grove
Novi, Michigan**

Prepared for:

Ivanhoe Companies
6089 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision:

Review
Revised
PRO Submission
Revised PRO Submission

Issued:

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July 26, 2024
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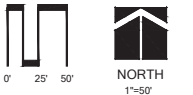
21-054

Drawn By:

jca

Checked By:

jca



Sheet No.

L-14





Key

Bold Trees to be Removed
See Sheet L-15 - L-19 for Tree List



Seal: _____



Title: _____
Woodland Plan

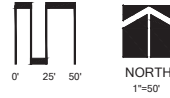
Project: _____
The Grove
Novi, Michigan

Prepared for: _____
Ivanhoe Companies
6089 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision:	Issued:
Review	March 28, 2024
Revised	July 26, 2024
PRO Submission	July 9, 2025
Revised PRO Submission	September 12, 2025

Job Number: _____
21-054

Drawn By: _____ Checked By: _____
jca jca



Sheet No. _____



Tree List



THE GROVE

Seal: _____



Title:

Tree List

Project:

The Grove
Novi, Michigan

Prepared for:

Ivanhoe Companies
6689 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision: _____

Review
Revised
PRO Submission
Revised PRO Submission

Issued:

March 28, 2024
July 26, 2024
July 9, 2025
September 12, 2025

Job Number: _____

21-054

Drawn By: _____

jca

Checked By:

jca

Sheet No.



L-16

Tree List



THE GROVE

Seal:



Title:

Tree List

Project:

The Grove
Novi, Michigan

Prepared for:

Ivanhoe Companies
6689 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision:

Review
Revised
PRO Submission
Revised PRO Submission

Issued:

March 28, 2024
July 26, 2024
July 9, 2025
September 12, 2025

Job Number:

21-054

Drawn By:

jca

Checked By:

jca

Sheet No.



L-18

Tree List

Scientific Name	Common Name	Dia.	Condition	Status	Required Replacement	Multi-Item Replacement	Credits	Tag	Scientific Name	Common Name	Dia.	Condition	Status	Required Replacement	Multi-Item Replacement	Credits	Tag	Scientific Name	Common Name	Dia.	Condition	Status	Required Replacement	Multi-Item Replacement	Credits	Tag	Scientific Name	Common Name	Dia.	Condition	Status	Required Replacement	Multi-Item Replacement	Credits
0000		0.00	0.00	0.00					0000		0.00	0.00	0.00					0000		0.00	0.00	0.00					0000		0.00	0.00	0.00			
0001		0.00	0.00	0.00					0001		0.00	0.00	0.00					0001		0.00	0.00	0.00					0001		0.00	0.00	0.00			
0002		0.00	0.00	0.00					0002		0.00	0.00	0.00					0002		0.00	0.00	0.00					0002		0.00	0.00	0.00			
0003		0.00	0.00	0.00					0003		0.00	0.00	0.00					0003		0.00	0.00	0.00					0003		0.00	0.00	0.00			
0004		0.00	0.00	0.00					0004		0.00	0.00	0.00					0004		0.00	0.00	0.00					0004		0.00	0.00	0.00			
0005		0.00	0.00	0.00					0005		0.00	0.00	0.00					0005		0.00	0.00	0.00					0005		0.00	0.00	0.00			
0006		0.00	0.00	0.00					0006		0.00	0.00	0.00					0006		0.00	0.00	0.00					0006		0.00	0.00	0.00			
0007		0.00	0.00	0.00					0007		0.00	0.00	0.00					0007		0.00	0.00	0.00					0007		0.00	0.00	0.00			
0008		0.00	0.00	0.00					0008		0.00	0.00	0.00					0008		0.00	0.00	0.00					0008		0.00	0.00	0.00			
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0014		0.00	0.00	0.00					0014		0.00	0.00	0.00					0014		0.00	0.00	0.00					0014		0.00	0.00	0.00			
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0054		0.00	0.00	0.00		</																												



THE GROVE

Seal: _____



Title: _____

Tree List

Project:

The Grove
Novi, Michigan

Prepared for:

Ivanhoe Companies
6689 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

Revision: _____

Issued:

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Job Number: _____

21-054

Drawn By: _____

Checked By:

jca jca

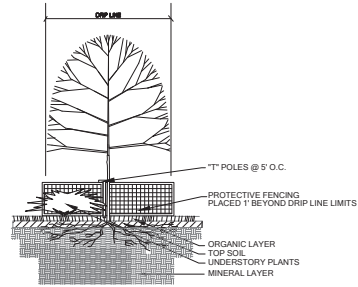
Sheet No.



Save	Tree will be saved
Credit	Tree is located outside of a woodland area and will be saved.
CRZ	Grading Occurs within the Critical Root Zone. Tree Will Remain but Counted as Removed.
Mitigation	Trees to be Removed for Potential Wetland Mitigation
Remove	Tree is located in a regulated woodland and will be removed.
Exempt	Tree is dead or located outside of a woodland area.

Total Trees	2,857 Trees
Less Non - Regulated Trees:	
Non-Regulated Trees	<u>82 Trees</u>
Net Regulated Trees	2,775 Regulated Trees
Regulated Trees Removed	2,019 Trees

Tree Protection Fencing



1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Deline. Unless More Substantial Fencing is Required.
2. Fences Shall Be Maintained "Tight" Between and/or 5' to 5' Center.
3. Fencing Shall not be Installed Closer to the True than the Deline of Those Fences to be Saved.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Unexcused Circumstances Shall Result in a Stop Work Order Issued by the Department From the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not be Limited to:
 - a. No Building, Altering or Construction Equipment Within Protected Areas.
 - b. No Grade Changes, Including Fill.
 - c. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the City.
7. Any Required Signage Needs to be Erected Around the Protected Areas. Instances Where Signage is Applicable to the Project, the City Engineer Shall be Notified.
8. DUG: Machinery of Any Kind is Prohibited.
9. Reproduction or Use of the Plans or Specifications for the Project are Also Required to be Prohibited Whether or not they are Shown on the Plans.



Tree List

The Grove
Novi, Michigan

Ivanhoe Companies
6689 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48322
248.626.6114

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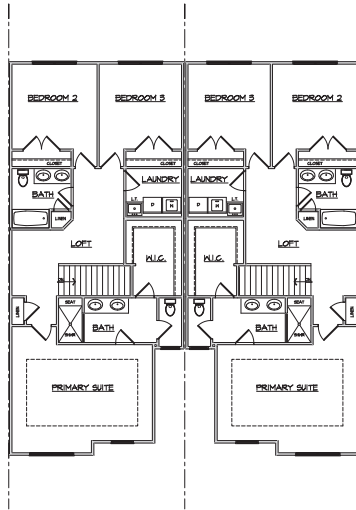
21-054

jca jca

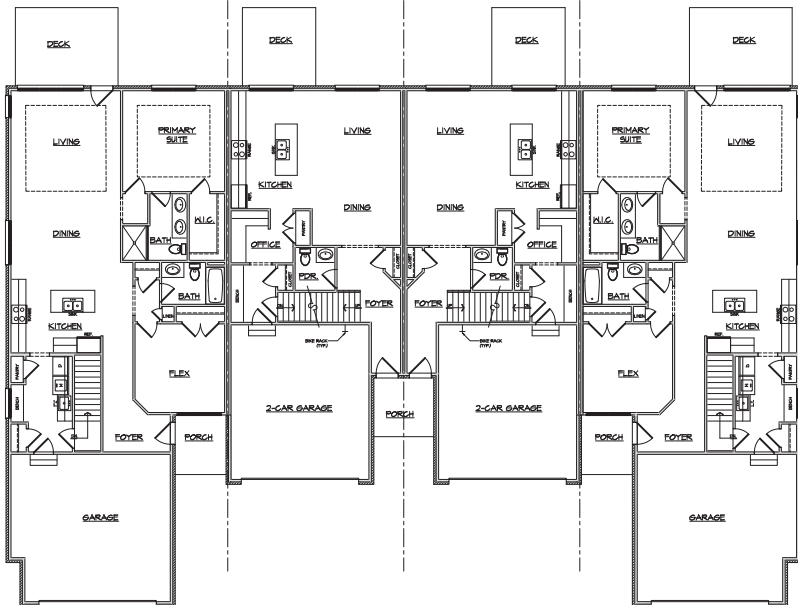


Know what's below.
Call before you dig.

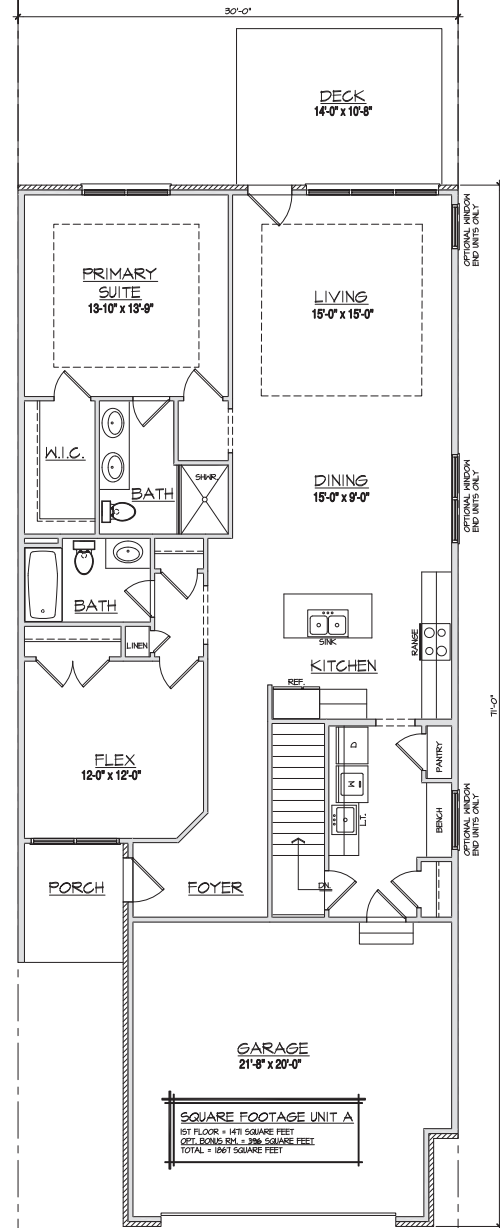
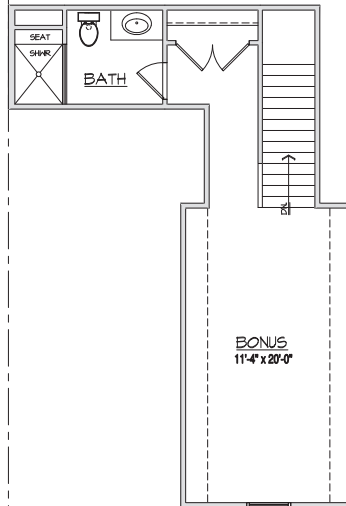
L-20



4-PLEX SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



- NOTES:**
- 11'-0" - 15'-0" DEEP BUILDING ENVELOPE TO ALLOW FLEXIBILITY FOR UNIT OPTIONS AND FUTURE PLAN DESIGN VARIATIONS.
 - THE 4-PLEX SHOWN IS AN ASSIGNED UNIT LAYOUT. EACH UNIT AND/OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING.
 - BUILDING CONFIGURATIONS MAY VARY BETWEEN 5,450 TO 6,000 UNIT BUILDINGS.
 - GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES PER BUILDING ENVELOPES SHOWN ON SHEET SP-3



SQUARE FOOTAGE UNIT A
1ST FLOOR = 1,471 SQUARE FEET
OUT. BONUS RM. = 396 SQUARE FEET
TOTAL = 1,867 SQUARE FEET



Ivanhoe Companies
The Grove - Novi, Michigan
Village #1 - The Vistas

THE TRIDENTAL DESIGN GROUP
10000 Lakeside Blvd. #100 | Lakeside, MI 48066
(248) 860-1000 | (248) 860-1001 | www.tridentaldesign.com

Drawn: S.C. | Chd: S.C.

Revised: 08/22/25 | Permit Set
Final Set: NOT FOR CONSTRUCTION
Revisions:

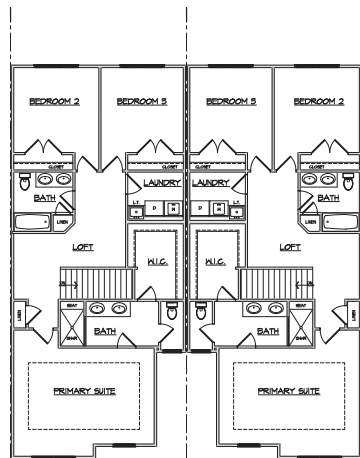
23073

Job Number

A1 of 3

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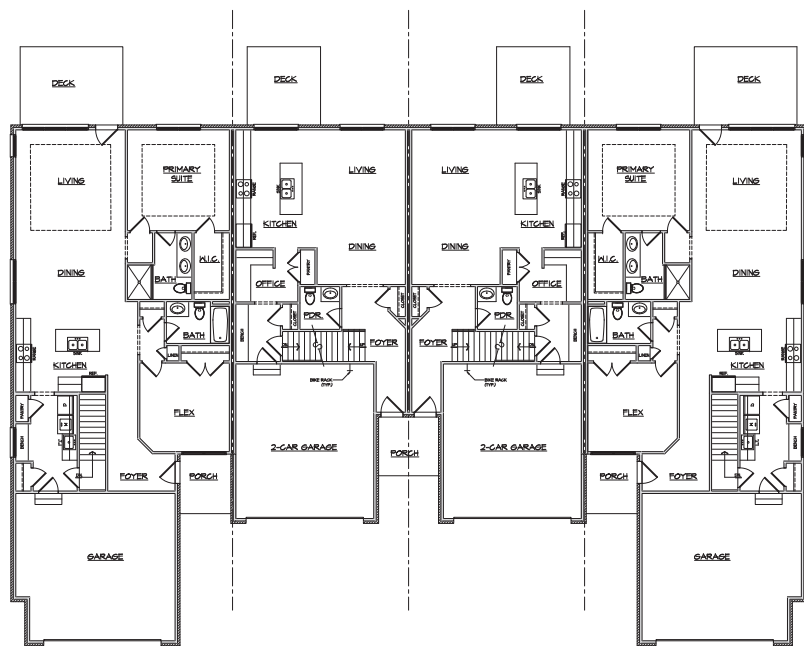
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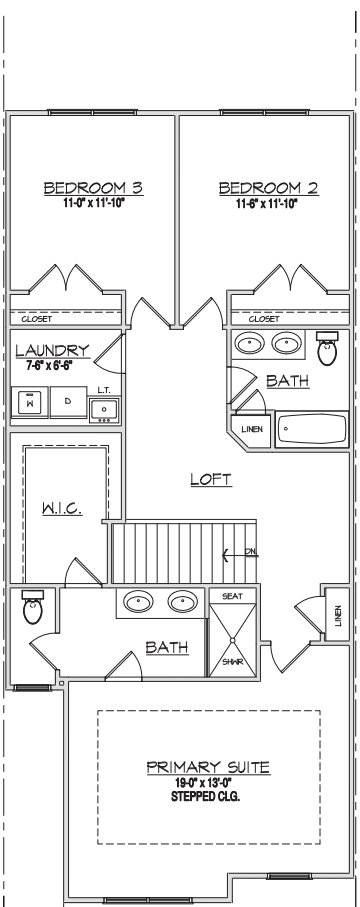
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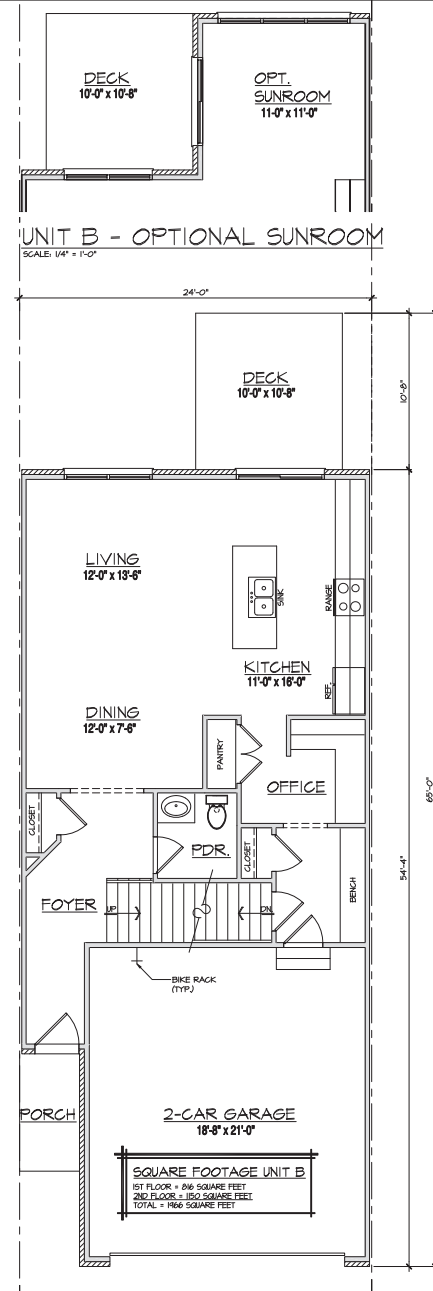
- 11'-0" - 15'-0" DEEP BUILDING ENVELOPE TO ALLOW FLEXIBILITY FOR UNIT OPTIONS AND FUTURE PLAN DESIGN VARIATIONS.
- THE 4-PLEX SHOWN IS AN ASSIGNED UNIT LAYOUT. EACH UNIT AND/OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING.
- BUILDING CONFIGURATIONS MAY VARY BETWEEN 3,450-4,000 UNIT BUILDINGS.
- GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES FOR BUILDING ENVELOPES SHOWN ON SHEET SP-3.



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



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



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

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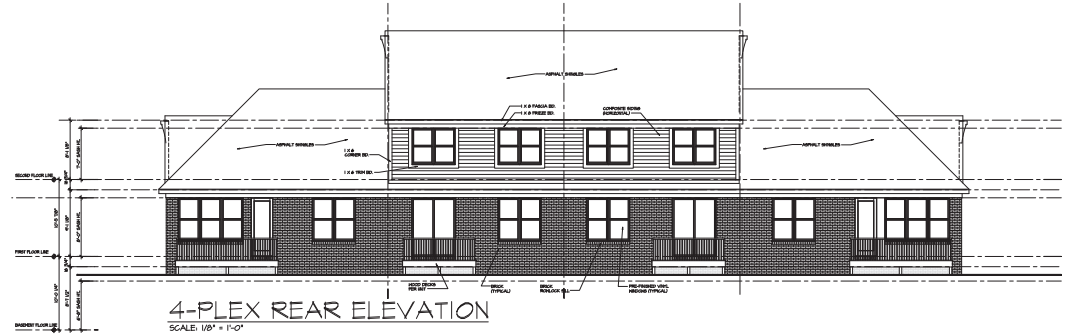


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NOTES:

- ALL RENDERING AND ELEVATIONS ARE ARTISTIC IN NATURE AND SUBJECT TO CHANGE. REFER TO CIVIL AND LANDSCAPE PLANS FOR BUILDING LAYOUT. MATERIAL COLORS ARE REPRESENTATIONAL OF MANUFACTURED PRODUCT.
- THE 4-PLEX SHOWN IS AN ASSUMED UNIT LAYOUT. EACH UNIT AND OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING.
- BUILDING CONFIGURATIONS MAY VARY BETWEEN 3,45,46 UNIT BUILDINGS
- GRADE IS SUBJECT TO CHANGE PER UNIT / BUILDING. REFER TO FINAL SITE AND GRADING PLAN
- GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES PER BUILDING ENVELOPES SHOWN ON SHEET SP-3

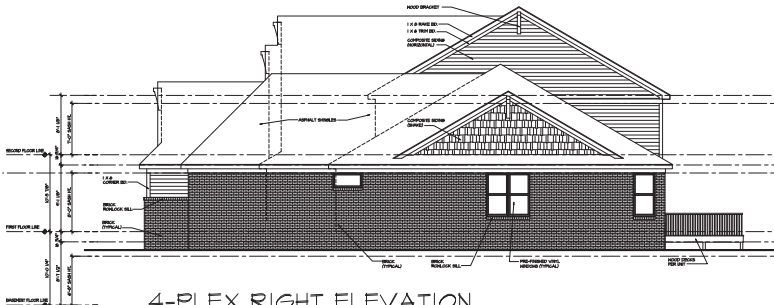


4-PLEX REAR ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION MATERIAL QUANTITY:

BRICK VENEER = 141 SQ.FT. = 14%

COMPOSITE SIDING / HOOD TRIM = 264 SQ.FT. = 26%

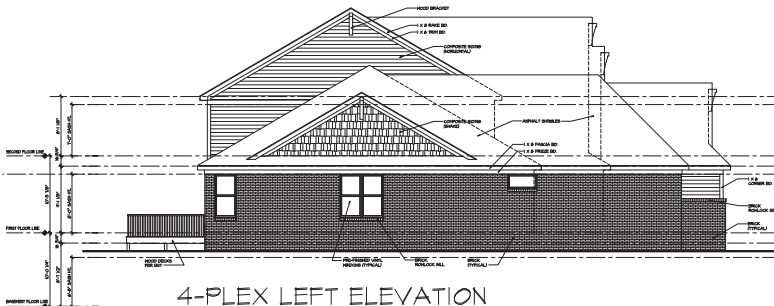


4-PLEX RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION MATERIAL QUANTITY:

BRICK / STONE VENEER = 665 SQ.FT. = 65%

COMPOSITE SIDING / HOOD TRIM = 366 SQ.FT. = 35%

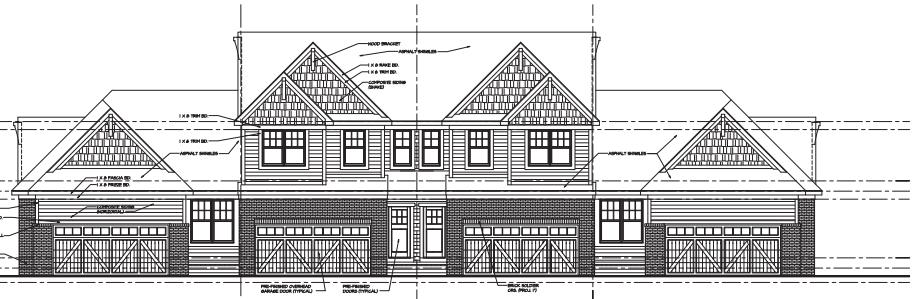


4-PLEX LEFT ELEVATION
SCALE: 1/8" = 1'-0"

LEFT ELEVATION MATERIAL QUANTITY:

BRICK / STONE VENEER = 665 SQ.FT. = 65%

COMPOSITE SIDING / HOOD TRIM = 366 SQ.FT. = 35%



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

FRONT ELEVATION MATERIAL QUANTITY:

BRICK / STONE VENEER = 355 SQ.FT. = 3%

COMPOSITE SIDING / HOOD TRIM = 712 SQ.FT. = 61%



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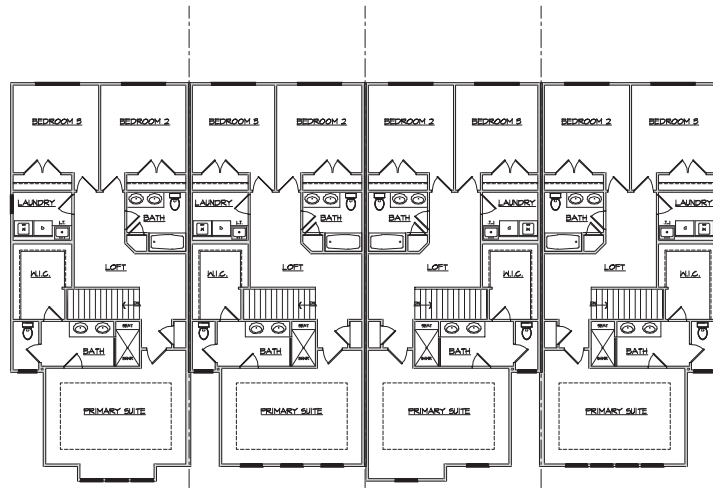
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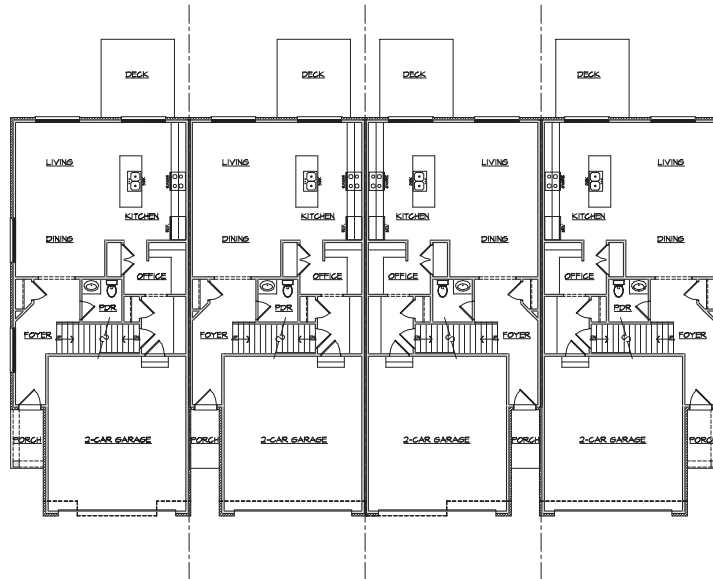
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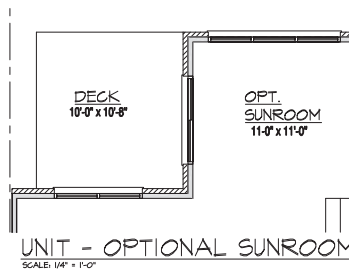
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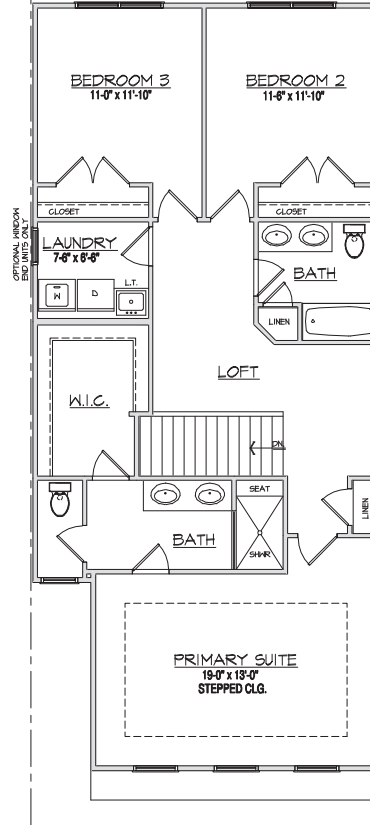
4-PLEX SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



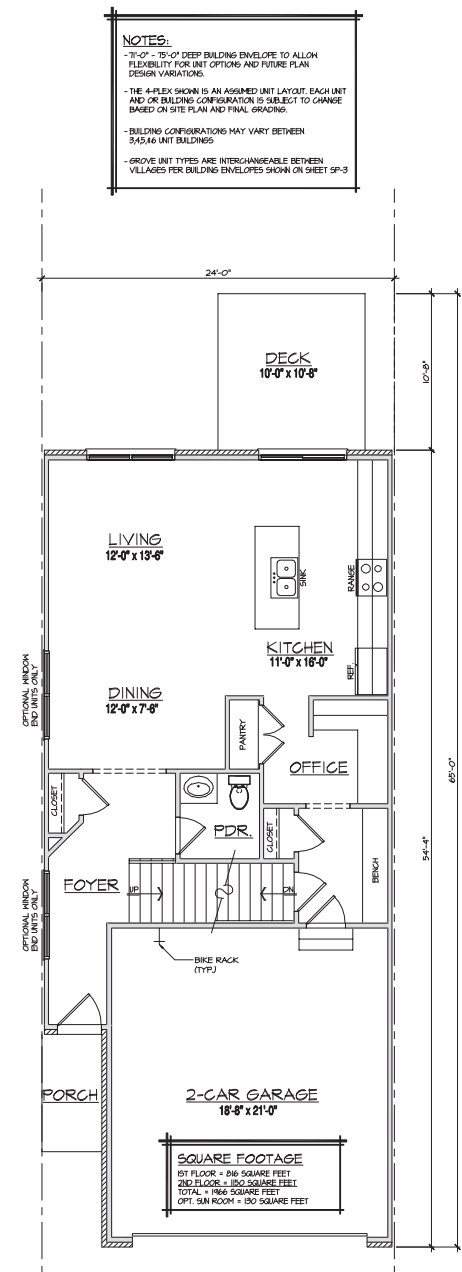
4-PLEX FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



UNIT - OPTIONAL SUNROOM
SCALE: 1/4" = 1'-0"



UNIT - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTES:**
- 31'-0" - 35'-0" DEEP BUILDING ENVELOPE TO ALLOW FLEXIBILITY FOR UNIT OPTIONS AND FUTURE PLAN DESIGN VARIATIONS.
 - THE 4-PLEX SHOWN IS AN ASSIGNED UNIT LAYOUT. EACH UNIT AND/OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING.
 - BUILDING CONFIGURATIONS MAY VARY BETWEEN 3/4S 1/4S UNIT BUILDINGS.
 - GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES PER BUILDING ENVELOPES SHOWN ON SHEET SP-3.



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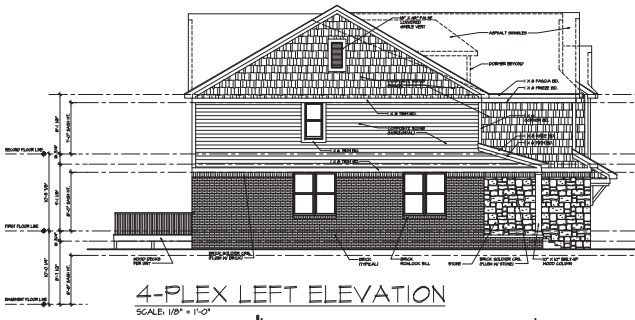
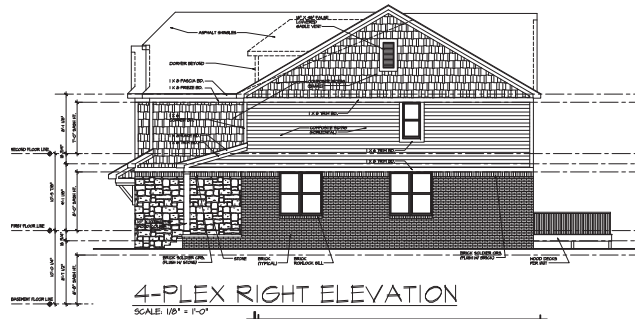
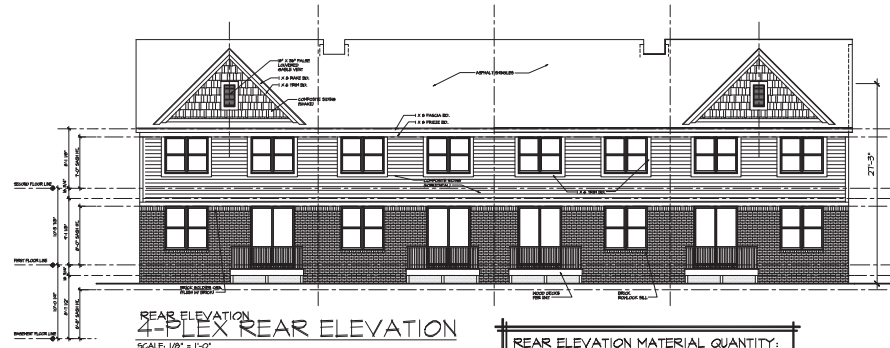
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NOTES:

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- THE 4-PLEX SHOWN IS AN ASSUMED UNIT LAYOUT. EACH UNIT AND/OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING.
- BUILDING CONFIGURATIONS MAY VARY BETWEEN 3-5, 4-6 UNIT BUILDINGS
- GRADE IS SUBJECT TO CHANGE PER UNIT / BUILDING. REFER TO FINAL SITE AND GRADING PLAN
- GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES PER BUILDING ENVELOPES SHOWN ON SHEET SP-3



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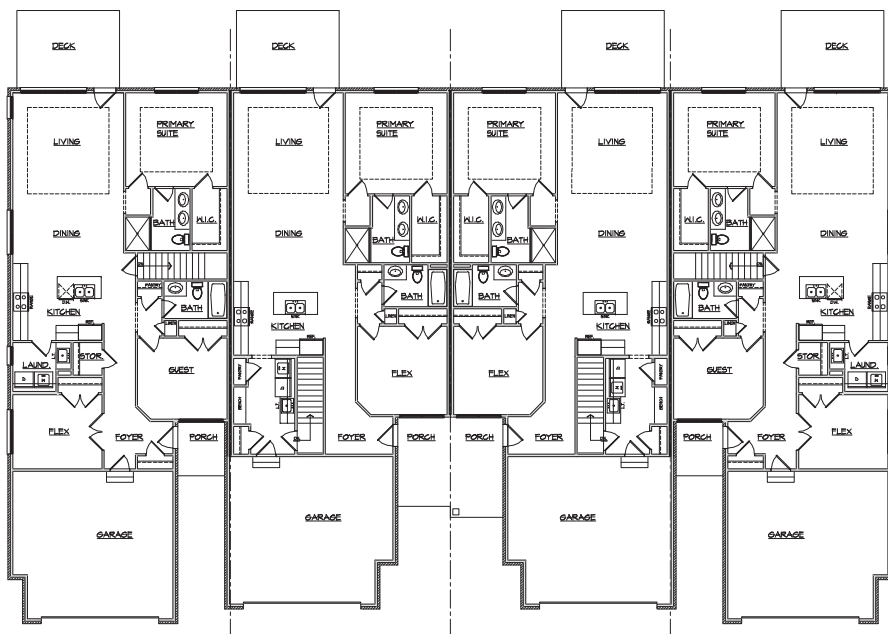
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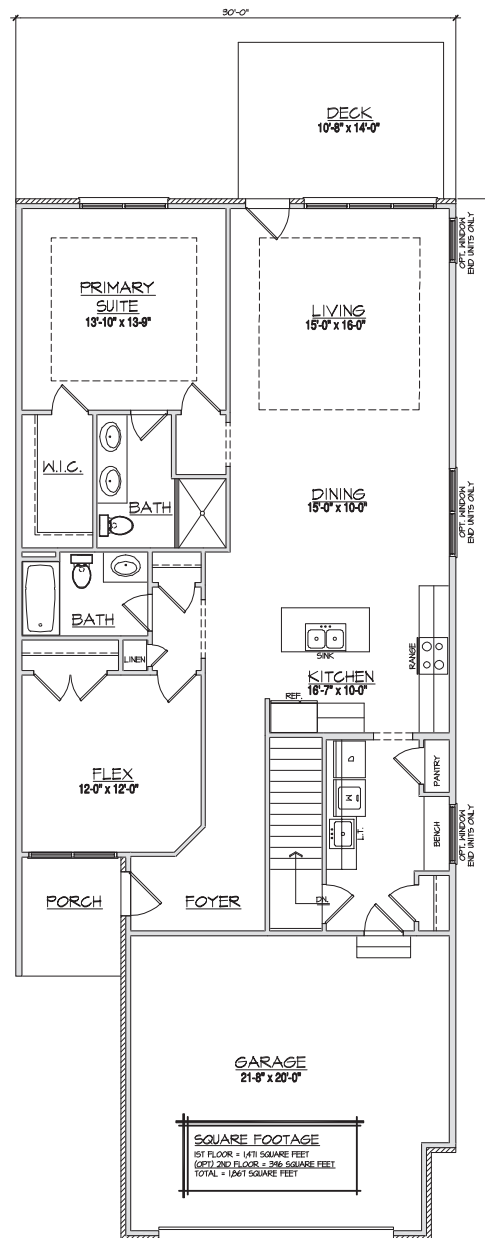
NOTES:

- 11'-0" - 75'-0" DEEP BUILDING ENVELOPE TO ALLOW FLEXIBILITY FOR UNIT OPTIONS AND FUTURE PLAN DESIGN VARIATIONS
- THE 4-FLEX SHOWN IS AN ASSUMED UNIT LAYOUT; EACH UNIT AND/OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING
- BUILDING CONFIGURATIONS MAY VARY BETWEEN 3, 4, 5 & 6 UNIT BUILDINGS
- GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES PER BUILDING ENVELOPES SHOWN ON SHEET SP-3



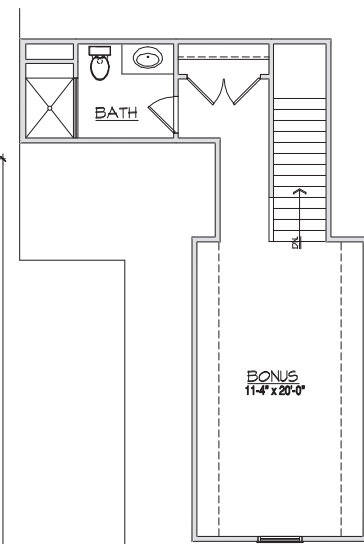
4-PLEX FIRST FLOOR PLAN

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



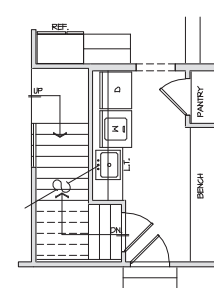
71' UNIT - FIRST FLOOR PLAN

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



71' UNIT - OPTIONAL BONUS

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



71' UNIT - OPTIONAL MUD

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



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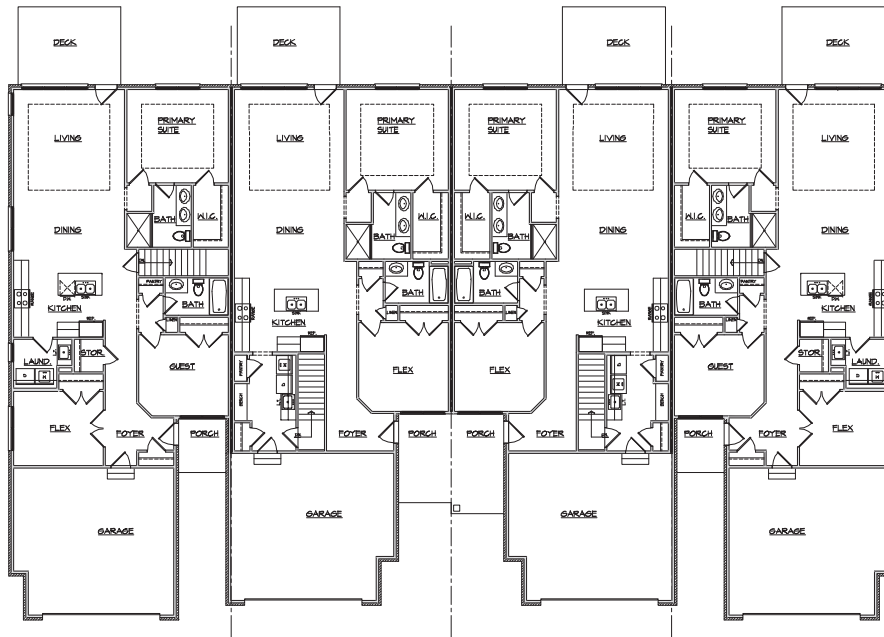
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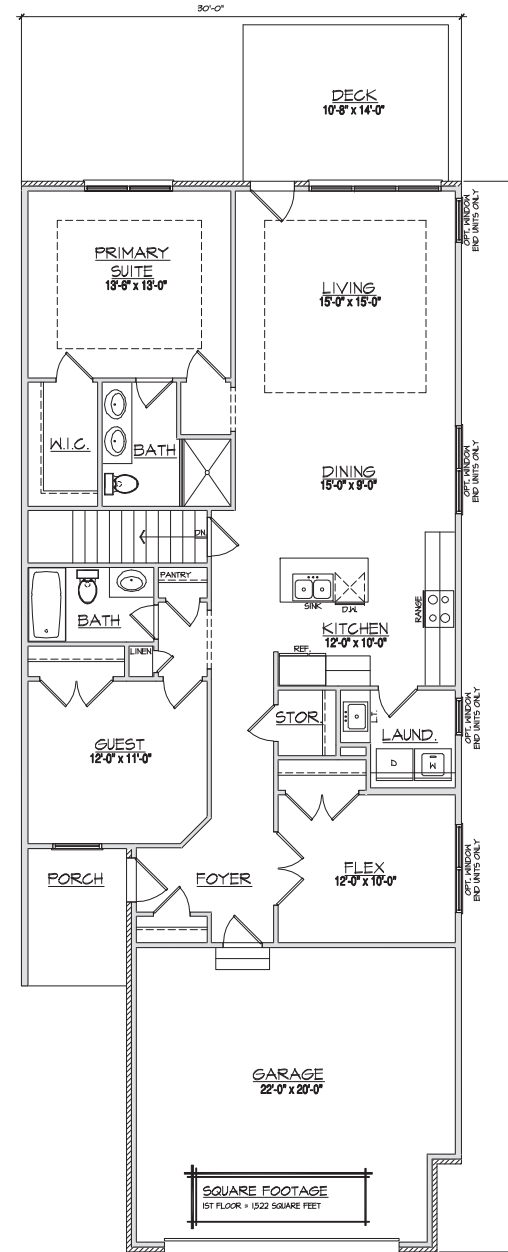
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NOTES:

- 11'-0" - 75'-0" DEEP BUILDING ENVELOPE TO ALLOW FLEXIBILITY FOR UNIT OFFICING AND FUTURE PLAN DESIGN VARIATIONS
- THE 4-FLEX SHOWN IS AN ASSUMED UNIT LAYOUT. EACH UNIT AND/OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING
- BUILDING CONFIGURATIONS MAY VARY BETWEEN 3, 4, 5 & 6 UNIT BUILDINGS
- GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES PER BUILDING ENVELOPES SHOWN ON SHEET SP-3



4-PLEX FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



73' RANCH UNIT - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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NOTES:

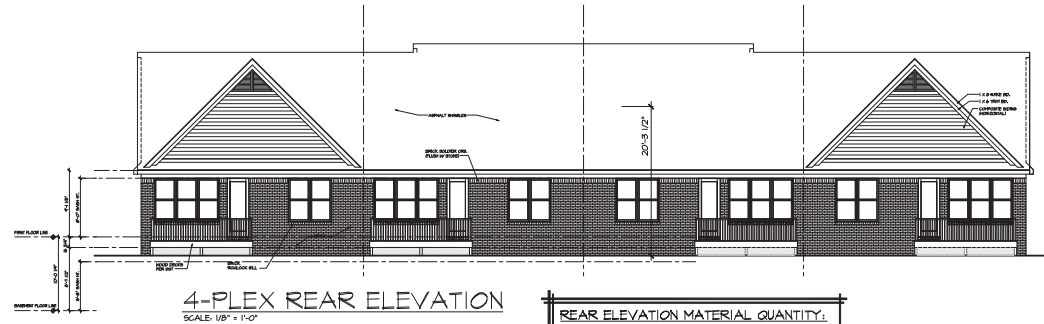
- ALL RENDERING AND ELEVATIONS ARE ARTISTIC IN NATURE AND SUBJECT TO CHANGE. REFER TO CIVIL AND LANDSCAPE PLANS FOR BUILDING LAYOUT. MATERIAL, COLORS ARE REPRESENTATIONAL OF MANUFACTURED PRODUCT.

- THE 4-PLEX SHOWN IS AN ASSUMED UNIT LAYOUT. EACH UNIT AND/OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING.

- BUILDING CONFIGURATIONS MAY VARY BETWEEN 3,4,5,6 UNIT BUILDINGS

- GRADE IS SUBJECT TO CHANGE PER UNIT / BUILDING. REFER TO FINAL SITE AND GRADING PLAN

- GARAGE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES PER BUILDING ENVELOPES SHOWN ON SHEET SP-3



REAR ELEVATION MATERIAL QUANTITY:

BRICK VENEER = 846 SQ.FT. = 64%

COMPOSITE SIDING / HOOD TRIM = 425 SQ.FT. = 34%



RIGHT ELEVATION MATERIAL QUANTITY:

BRICK / STONE VENEER = 625 SQ.FT. = 53%

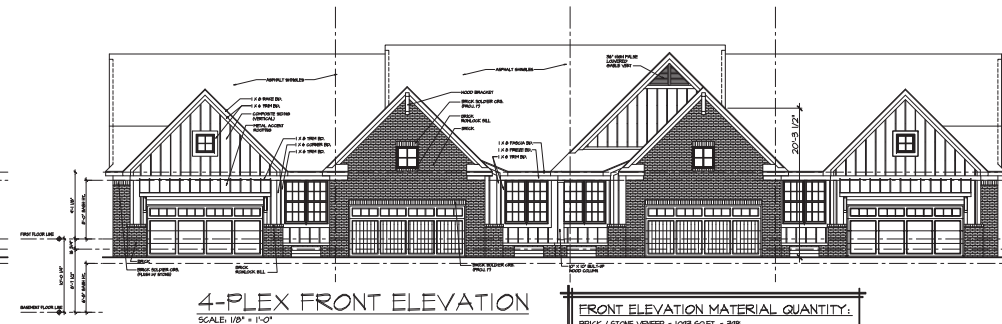
COMPOSITE SIDING / HOOD TRIM = 362 SQ.FT. = 47%



LEFT ELEVATION MATERIAL QUANTITY:

BRICK / STONE VENEER = 625 SQ.FT. = 53%

COMPOSITE SIDING / HOOD TRIM = 362 SQ.FT. = 47%



FRONT ELEVATION MATERIAL QUANTITY:

BRICK / STONE VENEER = 1045 SQ.FT. = 39%

COMPOSITE SIDING / HOOD TRIM = 1665 SQ.FT. = 61%



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Revisions: 09/22/25 Added Back to Front Elevation

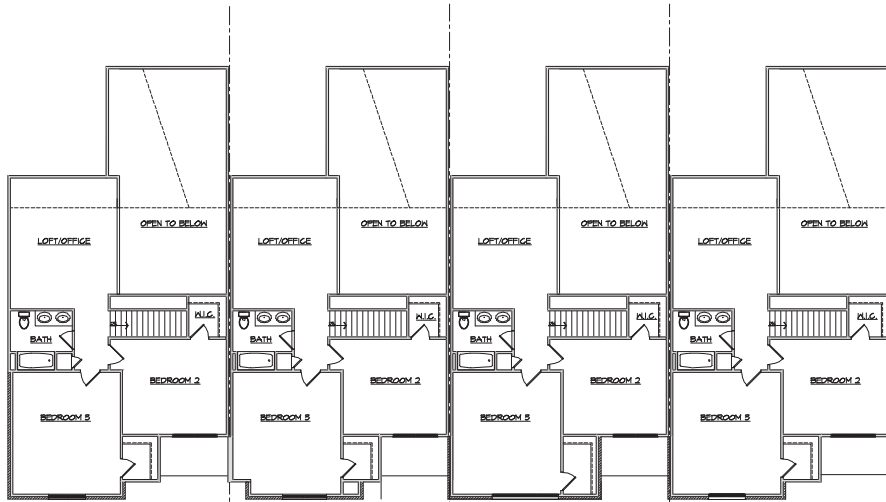
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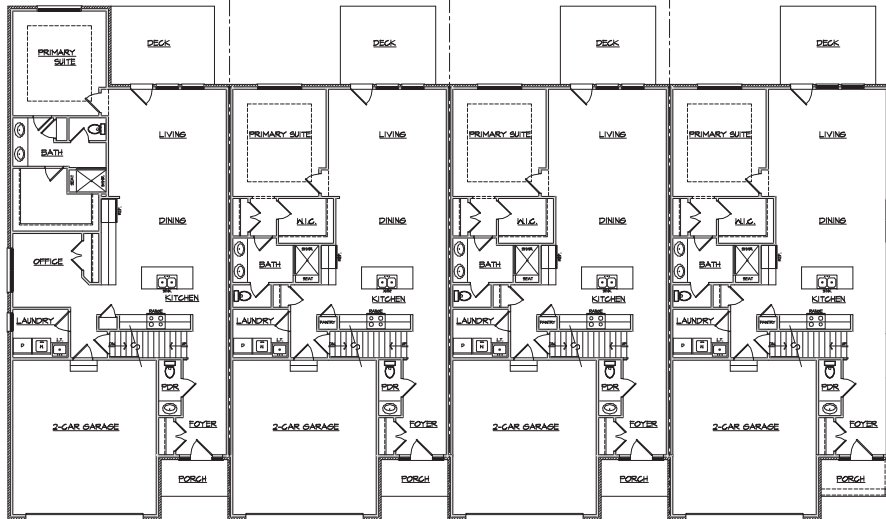
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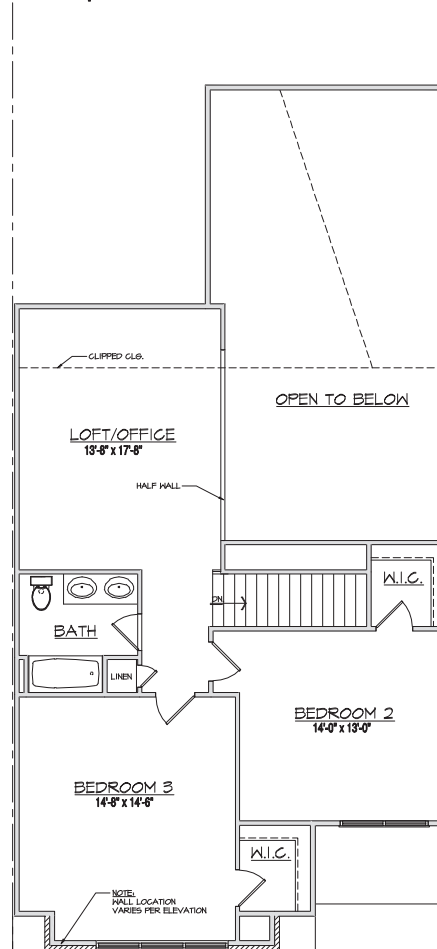
4-PLEX SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



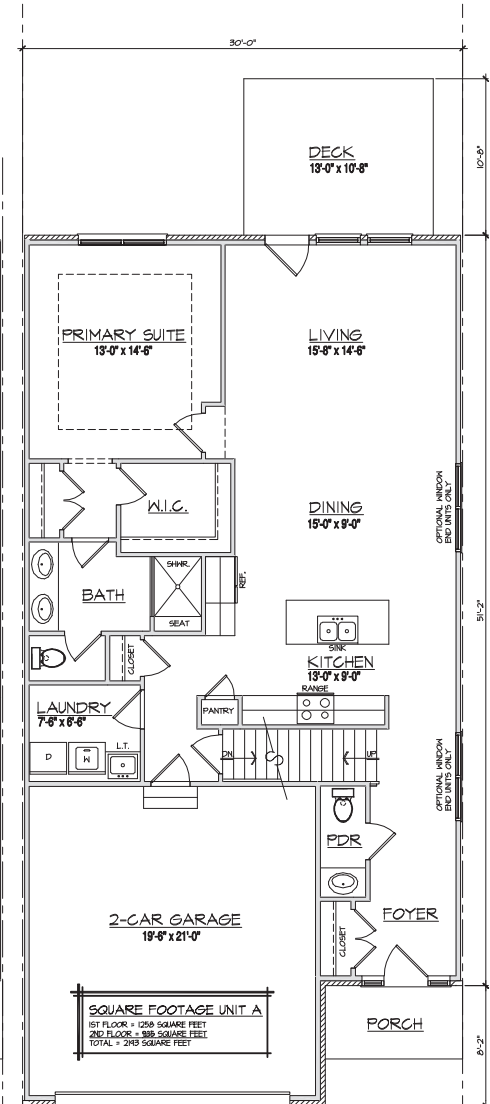
4-PLEX FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

- 7'-0" - 7'-6" DEEP BUILDING ENVELOPE TO ALLOW FLEXIBILITY FOR UNIT OPTIONS AND FUTURE PLAN DESIGN VARIATIONS.
- THE 4-PLEX SHOWN IS AN ASSIGNED UNIT LAYOUT. EACH UNIT AND/OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING.
- BUILDING CONFIGURATIONS MAY VARY BETWEEN 3,450-4,000 UNIT BUILDINGS.
- GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES FOR BUILDING ENVELOPES SHOWN ON SHEET SP-3.



UNIT A - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT A - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PRIMARY DOWN



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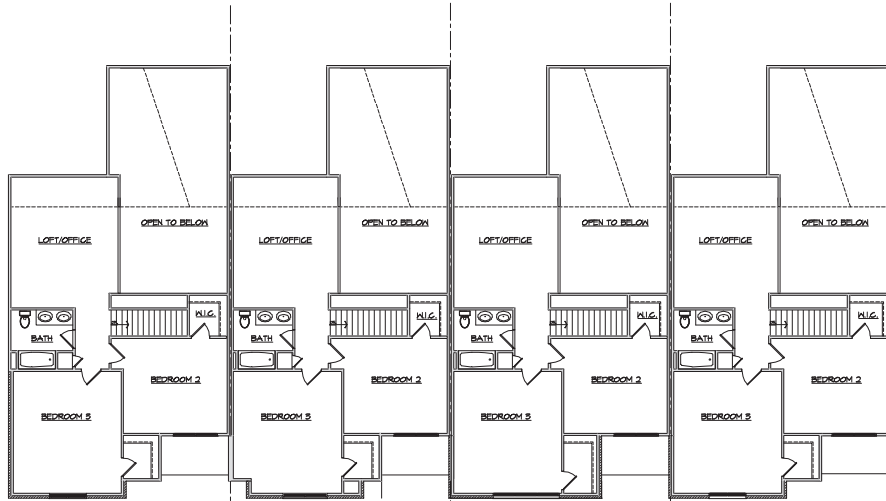
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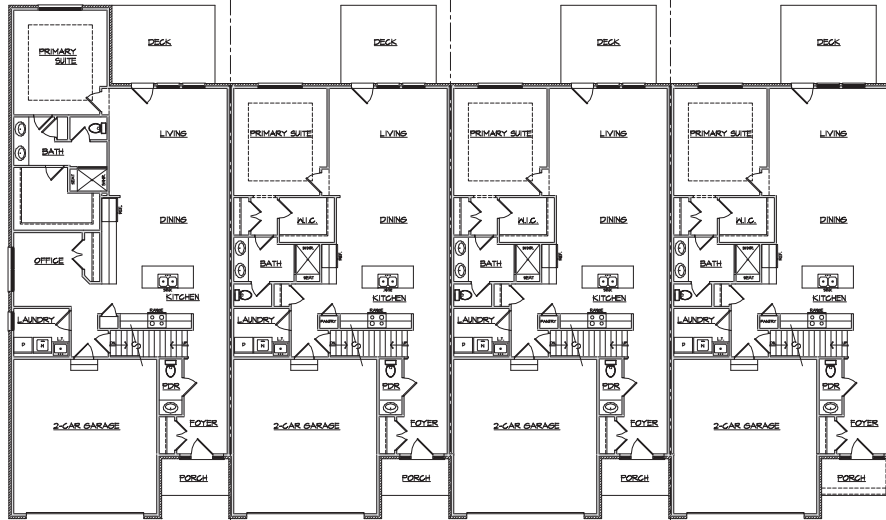
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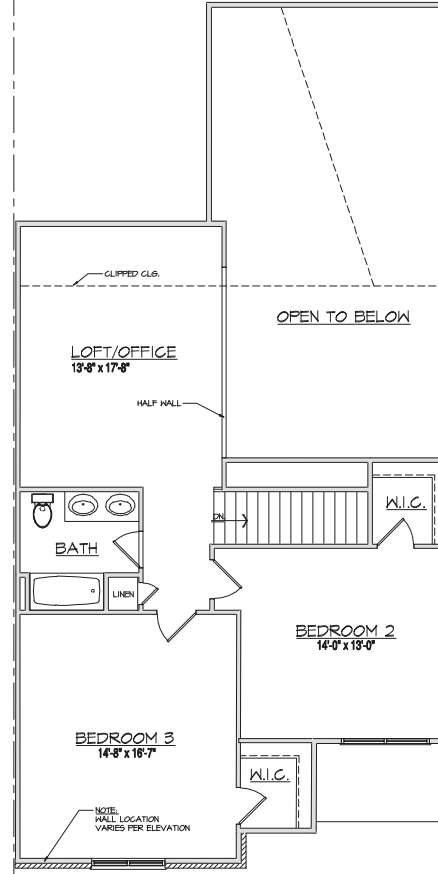
4-PLEX SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



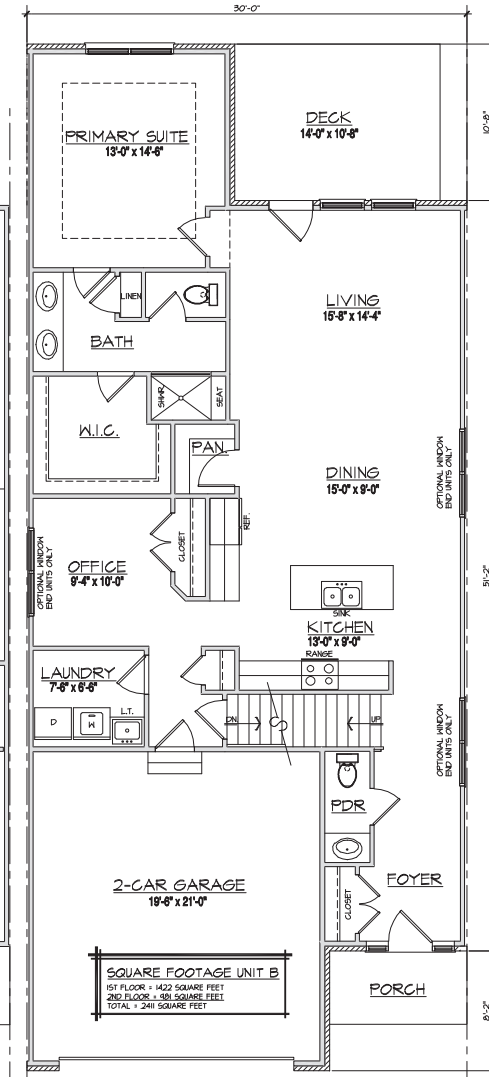
4-PLEX FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

- 11'-0" - 15'-0" DEEP BUILDING ENVELOPE TO ALLOW FLEXIBILITY FOR UNIT OPTIONS AND FUTURE PLAN DESIGN VARIATIONS.
- THE 4-PLEX SHOWN IS AN ASSIGNED UNIT LAYOUT. EACH UNIT AND OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING.
- BUILDING CONFIGURATIONS MAY VARY BETWEEN 5,450 SQ. FT. UNIT BUILDINGS.
- GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES FOR BUILDING ENVELOPE SHOWN ON SHEET SP-3.



UNIT B- SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT B- FIRST FLOOR PLAN w/ OFFICE
SCALE: 1/4" = 1'-0"



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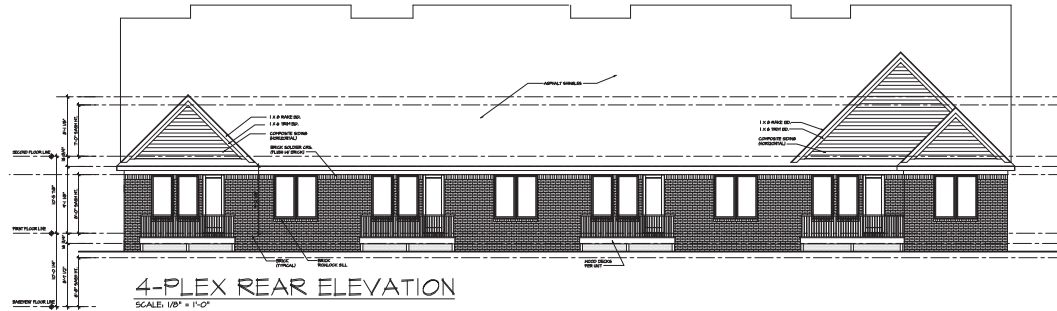
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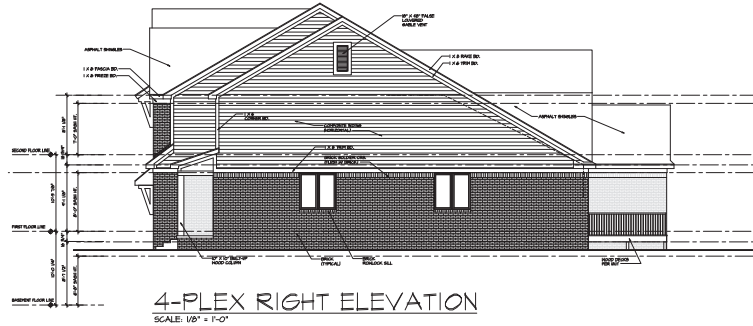
NOTES:

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- THE 4-PLEX SHOWN IS AN ASSUMED UNIT LAYOUT. EACH UNIT AND OR BUILDING CONFIGURATION IS SUBJECT TO CHANGE BASED ON SITE PLAN AND FINAL GRADING.
- BUILDING CONFIGURATIONS MAY VARY BETWEEN 3,454.6 UNIT BUILDINGS
- GRADE IS SUBJECT TO CHANGE PER UNIT / BUILDING. REFER TO FINAL SITE AND GRADING PLAN
- GROVE UNIT TYPES ARE INTERCHANGEABLE BETWEEN VILLAGES PER BUILDING ENVELOPES SHOWN ON SHEET SP-3



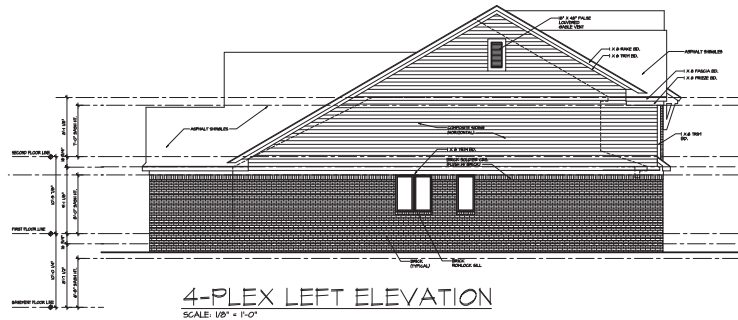
REAR ELEVATION MATERIAL QUANTITY:

BRICK / VENEER = 861 SQ.FT. = 106
COMPOSITE SIDING / WOOD TRIM = 244 SQ.FT. = 228



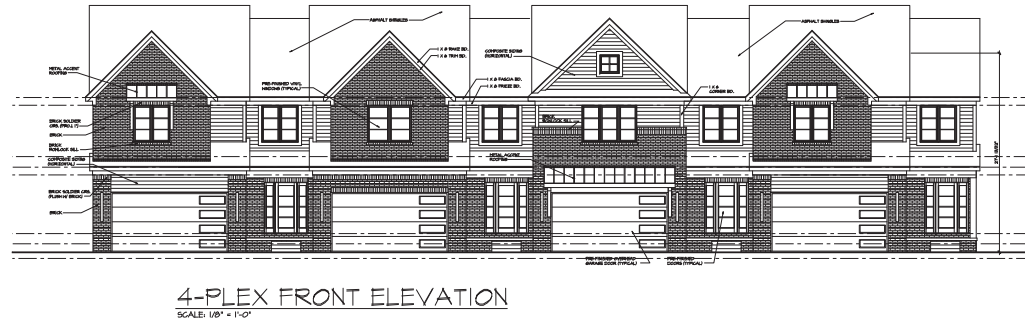
RIGHT ELEVATION MATERIAL QUANTITY:

BRICK / STONE VENEER = 101 SQ.FT. = 468
COMPOSITE SIDING / WOOD TRIM = 751 SQ.FT. = 528



LEFT ELEVATION MATERIAL QUANTITY:

BRICK / STONE VENEER = 100 SQ.FT. = 478
COMPOSITE SIDING / WOOD TRIM = 781 SQ.FT. = 538



FRONT ELEVATION MATERIAL QUANTITY:

BRICK / STONE VENEER = 1184 SQ.FT. = 148
COMPOSITE SIDING / WOOD TRIM = 384 SQ.FT. = 268



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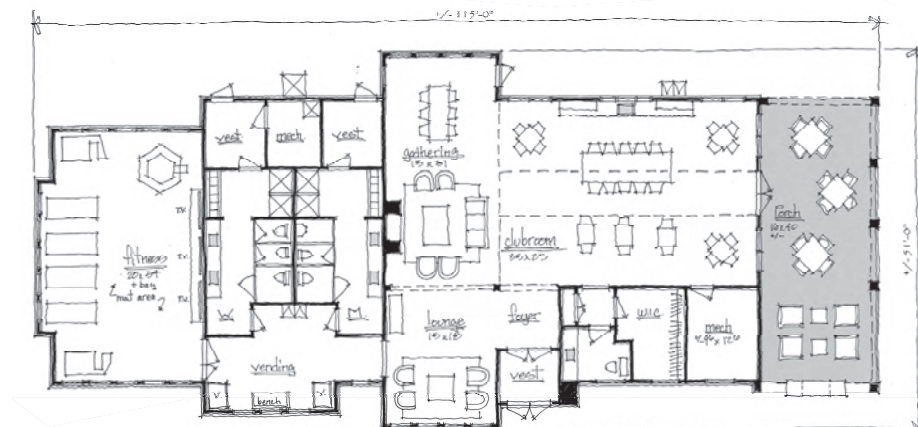
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CLUBHOUSE ELEVATION - OPT. 1
SCALE: 1/8" = 1'-0"



CLUBHOUSE FLOOR PLAN - OPT. 1
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE
4025 SQUARE FEET



Ivanhoe Companies
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Optional Clubhouse

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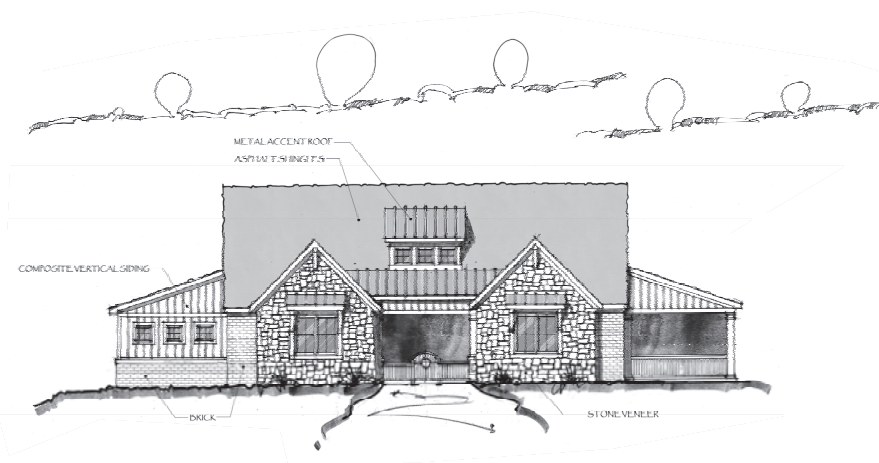
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Final Set:	NOT FOR CONSTRUCTION	
Revisions:	07/22/25 Added Deck & Stone	

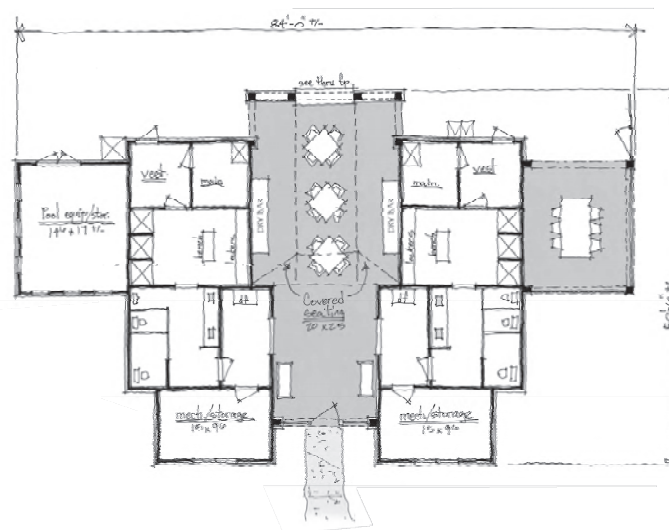
23073
Job Number

C2 of 3
Sheet

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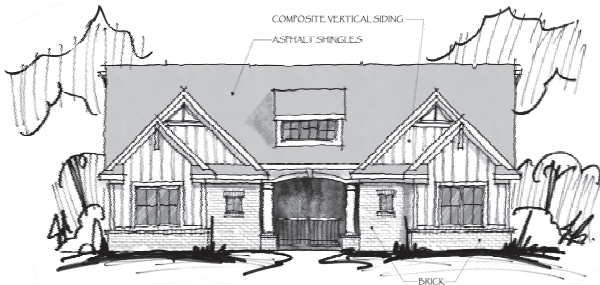


CLUBHOUSE ELEVATION - OPT. 2
SCALE: 1/8" = 1'-0"



CLUBHOUSE FLOOR PLAN - OPT. 2
SCALE: 1/8" = 1'-0"

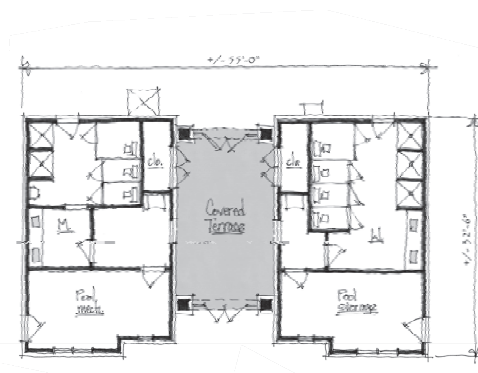
SQUARE FOOTAGE
~1,1830 SQUARE FEET



CLUBHOUSE ELEVATION - OPT. 3
SCALE: 1/8" = 1'-0"

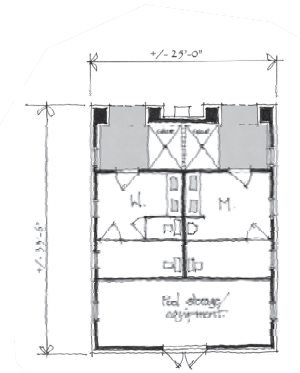


CLUBHOUSE ELEVATION - OPT. 4
SCALE: 1/8" = 1'-0"



CLUBHOUSE FLOOR PLAN - OPT. 3
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE
1800 SQUARE FEET



CLUBHOUSE FLOOR PLAN - OPT. 4
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE
1700 SQUARE FEET



Ivanhoe Companies
The Grove - Novi, Michigan
Optional Clubhouse

"THE" RESIDENTIAL
DESIGN GROUP
2001 Adams Road, Suite 100 | Novi, Michigan 48240
(248) 340-0000 | (248) 340-0001 | www.thedesigngroup.com

Drawn: C.M. | Check:

Revision Set: 07/19/25	Permit Set:
Final Set: NOT FOR CONSTRUCTION	
Revisions: 07/22/25 Added Deck & Stairs	

23073
Job Number

C3 of 3
Sheet

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Exhibit D

Staff and Consultant Review Letters

077394.000050 4935-4564-0085.1



PLAN REVIEW CENTER REPORT

Planning Review

September 17, 2025

JZ 24-31 The Grove

Zoning Map Amendment No. 18.745

PETITIONER

Ivanhoe Companies

REVIEW TYPE

Revised Formal PRO Concept Plan

Rezoning Request from OST Office Service Technology to RM-1 Low-Density Multiple Family with a Planned Rezoning Overlay

PROPERTY CHARACTERISTICS

Section	13	
Site Location	East side of Meadowbrook, south of Twelve Mile Road;	
Site School District	Novi Community School District	
Current Site Zoning	OST, Office Service Technology	
Proposed Site Zoning	RM-2, High-Density Multiple Family	
Adjoining Zoning	North	R-4 and B-3 with a PRO; RA Residential Acreage
	East	OST, Office Service Technology
	West	OST, Office Service Technology
	South	OST, Office Service Technology
Current Site Use	Vacant	
Adjoining Uses	North	Vacant, Beacon Hill park
	East	MDOT-owned natural area
	West	U of D Mercy, vacant, Single Family, Office Buildings
	South	Office Complex
Site Size	Gross: 61.86 Acres; Net: 54.85 acres (ROW: 2.32, Wetlands > 2: 4.69)	
Parcel ID's	22-13-100-024; 22-13-100-026; 22-13-100-030; 22-13-100-028; 22-13-100-005; 22-13-100-006; 22-13-100-007; 22-13-100-008; 22-13-100-009; 22-13-100-010; 22-13-100-020; 22-13-100-021	
Plan Date	August 22, 2025	

PROJECT SUMMARY

The subject property is located on the east side of Meadowbrook Road, south of Twelve Mile Road in Section 13 of the City of Novi. The property to be rezoned totals about 61.86 acres and contains a significant amount of regulated woodland and wetland areas. The applicant is proposing to develop a 232-unit multiple-family residential development (reduced from 438 units in the Initial PRO). The development consists of four "villages" of homes: The Meadows (67 attached units in 14 buildings), The Vistas (68 attached units in 15 buildings), The Woods (36 attached units in 8 buildings) and The Pointe (61 attached units in 12 buildings). Wetland mitigation is proposed on-site to replace impacted wetland areas. The development utilizes a private street network with two entrances off Meadowbrook Road, and one entrance off Twelve Mile Road. The applicant is requesting to rezone the site from Office Service Technology (OST) to Low-Density Multiple Family (RM-1) with a Planned Rezoning Overlay.

PRO OPTION

The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from OST to RM-1), and the applicant submits a conceptual plan for development of the site, along with site-specific conditions relating to the proposed improvements. After staff and consultant review, the proposed request goes through initial consideration by the Planning Commission and City Council to review and comment on whether the project meets the requirements of eligibility for a PRO. The applicant can then make any changes to the Concept Plan based on the feedback received, and resubmit for formal review. The Planning Commission holds a public hearing and makes a recommendation to City Council. The City Council reviews the Concept Plan, and if the plan receives tentative approval, it directs the preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO Plan and Agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. If development is not commenced within two years from the effective date of the PRO Agreement it will expire, unless otherwise agreed to by the parties.

PROJECT HISTORY

The project was submitted and reviewed by staff and consultants in a pre-application submittal in May 2024. Comments were provided on the concept plans submitted, but no recommendations for approval were made at that time.

The initial PRO plan was submitted and reviewed in August/September 2024. At that time, the applicant was proposing to develop a 438-unit multiple-family residential development with a mix of townhomes and apartment buildings. The Planning Commission held a public hearing on October 30, 2024, and provided feedback on the proposal. On December 16, 2024, City Council considered the request and provided feedback to the applicant. Minutes from both meetings are available on the city website.

RECOMMENDATION

Staff supports the rezoning to RM-1 with the PRO Plan. There are conditions proposed that are more strict or limiting than the RM-1 standards, and that could be found to provide an overall benefit to the public. The identified benefits of rezoning appear to outweigh the anticipated detriments of introducing residential use to this section of Meadowbrook Road.

PLANNING COMMISSION

The Planning Commission held a Public Hearing on October 30, 2024, to review and make comments on the proposal’s eligibility for using the Planned Rezoning Overlay option. Comments made at that time are reflected in the [meeting minutes](#) and are summarized here:

- Commissioners said they thought the use proposed could make sense, and could be compatible with adjacent uses if other concerns are addressed.
- Commissioners stated that more meaningful benefits to the public were needed.
- Commissioners were concerned about whether sufficient buffers or screening to adjacent non-residential properties are included, and would like to see better screening along Meadowbrook Road and Twelve Mile Road.
- Commissioners thought the façade materials need to be addressed to better conform to the Ordinance. **(Note: The revised elevations are now fully compliant with the Ordinance. The designs show a high level of character and attention to detail.)**
- Commissioners stated they thought the density of the proposed development was too high. **(Note: The revised proposal has 206 fewer units than the previous plan, reducing the density**

from 7.9 to 4.2 dwellings per acre. They have also revised the requested zoning from RM-2 to RM-1.)

- Commissioners encouraged the applicant to consider units that would accommodate senior housing. **(Note: The revised proposal now includes over 50% of the units to be single-level living, which would enable aging in place.)**
- Commissioners thought the amount of green space and walkability were positive aspects of the proposal.
- Commissioners stated the change from the use recommended in the 2016 Master Plan was a significant issue. **(Note: The recently adopted 2025 Master Plan recommends mixed-use planned development. See further discussion in this review.)**
- Commissioners encouraged the applicant to rethink the number of deviations requested, and should better conform to ordinance requirements. **(Note: The number of requested deviations is now 8 as opposed to the previous proposal which had 16.)**

CITY COUNCIL

The City Council provided feedback at its meeting on December 16, 2024, on the proposal's eligibility for using the Planned Rezoning Overlay option. Comments made at that time are reflected in the [meeting minutes](#), and comments are summarized here:

- Councilmembers thought positive aspects of the proposal are the amount of open space, conservation easements to protect natural features, and the focus on connectivity.
- Councilmembers were in favor of protecting the existing wetland and woodland areas as much as possible. **(Note: The revisions in the design result in less wetland impacts, and the mitigation can now be fully provided on-site.)**
- Councilmembers thought the use of multiple types of housing was beneficial. **(Note: The revised proposal includes two housing types (ranch and 2-story townhomes), rather than 3 types proposed previously.)**
- Councilmembers were in favor of having for-sale units that would accommodate senior housing. **(Note: All units are now for-sale. The revised proposal now includes over 50% of the units to be single-level living, which would accommodate aging in place.)**
- Councilmembers expressed concerns about the departure from Façade Ordinance standards. **(Note: The revised elevations are now fully compliant with the Ordinance. The designs show a high level of character and attention to detail.)**
- Councilmembers stated that greater effort to provide meaningful benefits to the public was needed, and clarified that amenities that are not available to the general public are not considered public benefits. **(Note: In the revised plan the applicant has refined the list of benefits offered. See discussion of benefits on page 15 of this review.)**
- Councilmembers suggested public art, SMART bus amenities, incorporating best practices for sustainable building materials and energy efficiency, as well as recommendations from the Active Mobility Plan, could be public benefits to consider. **(Note: See the discussion of benefits offered on page 15 of this review.)**
- Councilmembers encouraged the applicant to consider adding fiber internet infrastructure at the outset.
- Councilmembers expressed concerns about screening from future development on the Trinity parcel, and thought it would be beneficial if that parcel was part of the development proposal to allow better coordination. **(Note: While the development of the parcel is not included in this proposal, additional landscape screening is provided where the closest homes are located, and some existing trees are to remain.)**

- Councilmembers wanted to see more garage parking as opposed to open lots or carport parking. **(Note: In the revised plan each unit has a two-car attached garage and no large parking lots are proposed.)**
- Councilmembers stated that building heights could be taller in this part of the city, especially if it offered an opportunity to preserve more natural features. **(Note: In the revised plan the buildings are shorter, and all will comply with the 35-foot height limit of the RM-1 District.)**

REVIEW CONCERNS

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), Section 7.13 (Amendments to Ordinance) and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for additional information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the next submittal:

1. **Supporting Documentation:** The applicant has provided the following studies as part of their application packet
 - a. **Narrative:** The statement provided states Rezoning allows for development of an otherwise very difficult parcel to develop, and that a residential development will result in significantly less impact on the existing natural features as compared to an OST development. The applicant notes office market challenges that restrict the desirability of office development on this site. The proposed development will offer “diverse housing options within a single residential community, geared toward young professionals, families, and those looking for a maintenance-free lifestyle.” The proposed community will be organized into 4 “villages”. The narrative indicates the isolated location of the Property and the natural features on and around the site are ideal and attractive for a successful residential project, and will help buffer the project from OST-zoned properties around it.
 - b. The statement also notes the conditions and deviations proposed, as well as public benefits. Those are detailed later in this review.
 - c. **Traffic Impact Study** (Fleis & Vandenbrink, 10/11/24 and Memo 7/1/25): The City's review of the submitted study notes that the change of use should result in fewer vehicle trips on the traffic system compared to development under OST standards. A tapered right-hand turning lane is recommended to be provided on Twelve Mile Road. **AECOM's review of the October 2024 revised TIS recommends approval.**
 - d. **Community Impact Statement** (8/7/24): This document describes the property and its relationship to adjacent land uses. It also discusses the environmental features on the site, as well as open space and stormwater disposal strategies. Economic benefits, community and social impacts are mentioned. Finally, the impacts on City services and utilities are covered, including police and fire demand, utilities, and traffic/mobility networks. **As requested by members of the Planning Commission, the applicant attempted to request data to compare the impacts of the proposed development with the parallel plan under OST development for Fire and Police responses, but were told the City's emergency services do not keep that type of data. The CIS has been updated to reflect the changes to the plan made since the Initial PRO plan.**
 - e. **Commercial Market Study** (CBRE, INC. 12/13/23): The study area includes a map of OST-zoned property in Novi, which encompasses areas zoned for Regional Commercial. The study concludes that there is little interest in OST-type uses on this site due to the overall depressed office market, more attractive locations, and the environmental factors on the subject property. The extensive presence of both woodland and wetland areas on this particular site are not attractive to OST development because of the development limitations and high costs associated with developing large-scale uses and needing to mitigate for those impacts.

- f. **Residential Market Evaluation** (The Chesapeake Group, INC. 8/9/24): The document notes a strong demand for multi-family housing types in Novi and Oakland County, like that proposed by The Grove. A survey found that the majority of respondents who indicated they may move within 5 years would seek homes that are smaller or the same size as their current home. The most dominant factors in determining where to live are safety and walkability. "The Grove's housing mix, walkability, ownership-rental options, and proximity to the region's amenities are consistent with the market's desires. Inclusion of townhomes provides attainable housing even for those who want to purchase. The Grove's longer-term success is extremely probable due to the variety of options."
 - g. **Sign Location Plan:** Location and size of signage was previously approved, and has been posted on the site.
2. Eligibility for PRO (Section 7.13.2): *"In order to be eligible for the proposal and review of a rezoning with PRO, an applicant must propose a rezoning of property to a new zoning district classification, and must, as part of such proposal, propose clearly-identified site-specific conditions relating to the proposed improvements that (1) are in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district, including such regulations or conditions as set forth in Subsection C [of the Ordinance]; and (2) constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning."* **The applicant provided a request to rezone to RM-1, along with a PRO Plan. The conditions proposed that are more strict or limiting than typical RM-1 standards include providing much greater open space, limiting the density, greater number of parking spaces, and providing conservation easements over a large portion of the project area. The applicant states that their proposal constitutes an overall enhancement of the area because they intend to make a majority of the units have first-floor primary bedrooms to enable single-floor living and provide an 8-foot pathway through the community that is available to the public. Other benefits to the public include construction of an off-site missing pathway segment (on Trinity parcel), relocation and enhancement of a SMART bus stop, the provision of public art for nearby Beacon Hill Trailhead, and a publicly-accessible park in the northeast corner of the site with seating and access to a 1-Mile nature trail overlooking MDOT's wetland area. See page 15 for further discussion of benefits to the general public.**
3. Detrimental Effects of Rezoning: Compared to the types of commercial establishments that could be developed by-right in the current OST District, the multiple-family development proposed may create some undesirable impacts on the adjacent parcels, such as:
- a. Development Limitations: Adjacent undeveloped properties will now be required to construct a 4-6 foot berm between their property and the proposed residential district.
 - b. Greater Setbacks: When adjacent to a residential district, the OST district requires a building setback of 100 feet, rather than 50 feet.
 - c. Employment Impact: Compared to an OST development, a residential development will not create long-term employment opportunities on the site, but will provide homes for workers.

If the PRO rezoning were to be approved, the City would want to ensure that these detriments are minimized or offset to a large extent to protect the existing OST Landowners as well as future residents of the development. Additional conditions have been included in the formal submittal that are more strict or limiting than would be permitted under the RM-1 district to minimize these negative impacts.

4. Façade Materials (Sec. 5.15): As noted in the Façade Review, the façade materials proposed now conform to the Ordinance requirements. **The building designs have eliminated vinyl siding, which is not permitted, and now meet or exceed the 30% minimum brick requirement. In addition, the attention to detail and character of the building designs qualify as an**

enhancement of the area beyond what could be required by the ordinance. These characteristics will need to be shown to carry through on the Preliminary and Final Site Plans.

5. Pickleball Court: The plan and narrative indicates a pickleball court will be one of the amenities to be developed, along with a playscape, in a central area of the project. As shown on the plan, the court would be 100 feet from the nearest residence. **While pickleball is a very popular and growing sport, we have heard reports from Novi residents and other communities that the sound produced during play is very disruptive/disturbing to those living in proximity to these facilities. Consideration of sound buffering around the pickleball court would need to be a condition to protect future residents from this nuisance. A condition could be included in the PRO Agreement that a noise impact study be provided in the site plan process for any pickleball courts proposed to ensure it and any noise mitigation will comply with the performance standards of Section 5.14 of the Zoning Ordinance.**
6. Plan Review Chart: **See the attached chart for additional comments on many of the Ordinance review standards. Identified deviations from ordinance standards are listed in detail on pages 16-17 of this review letter.**

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

The maps below show both the current zoning of the subject property and adjacent areas, and the Future Land Use map which was recently updated by the 2025 Master Plan. The General Mixed Use designation is new with the adopted 2025 Master Plan. See further discussion on pages 10-11 of this review.

Figure 1: Current Zoning

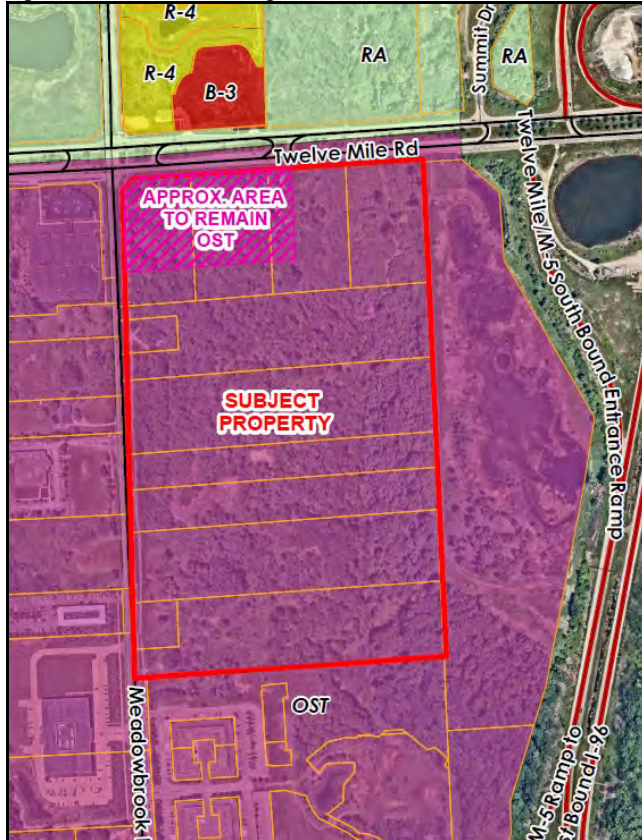
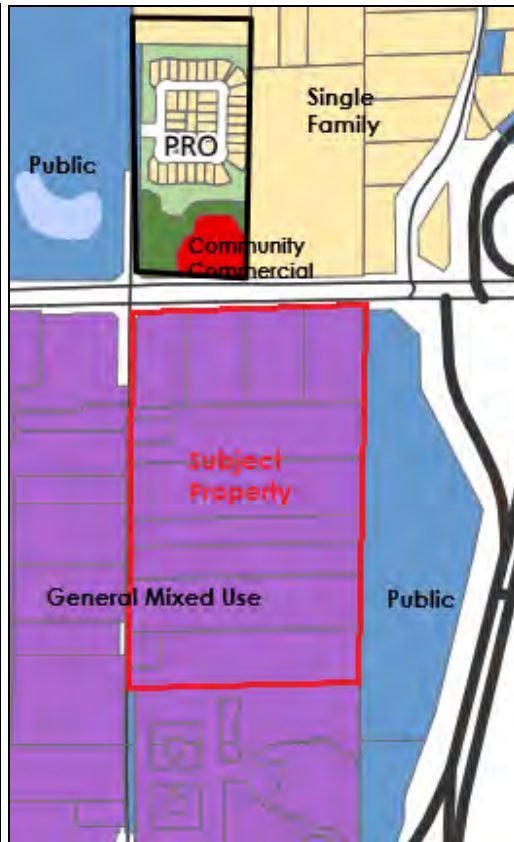


Figure 2: Future Land Use (2025 Master Plan)



The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	OST: Office Service Technology and RM-1 Multiple Family	Vacant	General Mixed Use (GMX)
Northern Parcels	RA, R-4: One Family Residential and B-3 General Business	Public Park and Vacant	Public Park, Community Commercial, and Single Family
Eastern Parcels	OST: Office Service Technology	M-DOT wetland/stormwater area	Public
Western Parcels	OST: Office Service Technology and RM-1: Multiple Family (proposed)	Single family; Multi-family residential (proposed) and Office/warehouse uses	General Mixed Use (GMX)
Southern Parcels	OST: Office Service Technology	Office park	General Mixed Use (GMX)

Compatibility with Surrounding Land Use

The subject property is located along the east side of Meadowbrook Road, south of Twelve Mile Road and west of M-5. There are existing office developments to the south and west in areas zoned OST. On the west side of Meadowbrook the Elm Creek PRO is under consideration for RM-1 zoning to allow a townhome development. The area to the east is a 30-acre property owned by M-DOT that is used for wetland mitigation and stormwater management. To the north across Twelve Mile Road is the City's Beacon Hill Trailhead Park and a vacant area zoned B-3 which was part of the Beacon Hill PRO. To the northeast is area zoned Residential Acreage, which has been approved for the Armenian Church and Cultural Center. Most of the surrounding properties are developed, but there are some parcels that are currently vacant. The proposed use is not consistent with the surrounding existing uses to the north, west and south based on current Zoning requirements. However, it would be complementary with the open space to the east and the proposed Elm Creek development on the west side of Meadowbrook Road.

The applicant's narrative notes that the target market of the proposed development is multi-generational. "The Grove is intended to provide a full range of flexible housing options catering to diverse, multi-generational residents, ranging from younger residents, families and older residents to age in the community.

The current concept plan proposes a development of 232 units (density of 4.2 dwellings per net acre) for a mid-density multifamily development which is below the 15.2 density recommended in the current Master Plan, and less than the 5.4 dwellings per acre maximum in the RM-1 District for 3-bedroom units. The buildings are clustered in 4 different "villages," thoughtfully arranged to allow for the preservation of extensive wetland and woodland areas on the site. The applicant is proposing a deviation to allow 50-foot setbacks where adjacent to other OST properties, which are consistent with the current OST zoning, rather than the 75 feet requirement for RM-1 zoning. This also places the units closer to the existing office uses in the surrounding area than would be expected in the RM-1 district.

The site is adjacent to high tech office developments to the west and south, where the zoning will remain OST. Some potential conflicts with the adjacent users could be the noise and disruption of truck traffic, including loading and unloading functions, on the future residents. The adjacent OST property owners may be affected in the future being adjacent to a residential zoning district: additional berms and screening are required, and building setbacks are increased to 100 feet. The closest residential unit would be about 125 feet from a potential future building site in the office park to the south. To the north, there are approved but not yet built projects that will eventually be built on the north side of 12 Mile Road: the B-3 portion is subject to a PRO Agreement that allows

about 11,000 square feet of retail uses to be developed, and on the R-A zoned property the multi-phased Armenian Church and Cultural Center is anticipated to be developed.



Figure 3: Names of surrounding developments and businesses

The narrative states that there are natural buffers in place that will shield the residential units from the surrounding commercial uses. The undisturbed woodland and wetland areas on the site and surrounding properties would allow the proposed use to “remain relatively secluded” from the commercial properties, as well as provide natural spaces contiguous with adjacent preserved areas. The remaining undeveloped properties in the area that could develop under the OST zoning district are not likely to cause significantly greater conflicts with residential use on this site since they are located on the other side of Meadowbrook. The applicant has proposed a berm and dense landscaping along the southern portion of the property, which will provide an adequate screening buffer to that office complex. The area to the east of the property will remain undeveloped as it is an MDOT stormwater and wetland mitigation site.

Comparison of Zoning Districts

The following table provides a comparison of the current (OST) and proposed (RM-1) zoning classifications. It is not a direct comparison between the two uses, given that the two uses are

clearly distinct from each other. It is a change of use from Office to Residential. The requirements for building setbacks, buffering and lot coverage are also different between the two districts.

	OST (EXISTING)	RM-1 (PROPOSED)
Principal Permitted Uses	Professional and Medical offices; Data processing and computer centers; Laboratories; Research, testing, design & development, technical training; Hotels; Higher learning institutions; Motion picture, TV, & radio production facilities; Facilities for human care; Public parks/parkways, outdoor recreation; Public utilities; Financial institutions; Indoor/outdoor recreation facilities; Day care centers and adult day care; Sit down restaurants	Multiple-family dwellings; Independent and congregate elderly living facilities; Two-family dwellings; Shared elderly housing; One-family dwellings; Farms & greenhouses; Public parks, parkways, and outdoor recreation; Cemeteries; Home occupations; Family day care homes
Special Land Uses	Retail business and retail service; Restaurants, sit down and drive-through	Convalescent homes, assisted living facilities, hospice care facilities and child care centers
Lot Size	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	See Section 3.8.1
Lot Coverage		25%
Usable Open Space	NA	200 sf per unit
Building Height	46 ft. or 3 stories, whichever is less	35 ft or 2 stories, whichever is less
Building Setbacks	Front: 50 feet Rear: 50 feet Side: 50 feet Exterior side yard setbacks same as front yard Building setbacks increased to 100 feet when adjacent to residential	Front: 50 feet Rear: 75 feet Side: 75 feet Exterior side yard setbacks same as front yard
Parking Setbacks See 3.6.2. for additional conditions	Front: 20 feet Rear: 20 feet Side: 20 feet Exterior side yard setbacks same as front yard	Subject to 3.8 RM-1 and RM-2 Required Conditions

DEVELOPMENT POTENTIAL

Like much of the City of Novi, this area was formerly agricultural land. Based on aerial imagery, the land was no longer plowed for crops after 1960. There were 5 homes present for many years, but all were demolished by 2010. Land records indicate that all 12 properties were purchased by Mercy Health in 1997-1998. The land is currently vacant.

Development under the current OST zoning could result in a substantial amount of Office or Research & Development building space being constructed on this large parcel. In the narrative provided, the applicant states that a commercial development on this property would result in significantly greater disturbance of the woodlands and wetlands on the site due to the typically large footprint of the buildings and the parking lots that are required to support them. A parallel

plan is provided (Sheet SP-3.8) that shows a potential OST development scenario, which includes nearly 1,000,000 square feet of building, with nearly 3,000 parking spaces. Underground stormwater detention and bioswales would be used. This parallel plan has not been fully reviewed to determine feasibility, such as accommodating wetland mitigation.

There have been no formal submittals for development proposals in the last 30 years for the subject property. The City's records show a development called Sinai Park was proposed on the property in the mid-1990s, proposing a 540,000 square foot medical health care and office complex. The developer has provided a market study that concludes that there is a lack of development potential for OST-type uses on this site due to the overall depressed office market, more attractive locations, and the environmental factors on the subject property would make this location very expensive. The extensive presence of both woodland and wetland areas on this particular site are not, the Developer contends, attractive to OST development because of the development limitations and high costs associated with developing large-scale uses and needing to mitigate for those impacts.

2025 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

Since the review of the Initial PRO plan, the City has adopted the 2025 Master Plan. The subject area was included in the Land Use Framework plan as an "Area of Transformation" (page 93). These areas are generally located south of Twelve Mile Road, north of Grand River Avenue between Beck Road on the west and Haggerty Road on the east. Another map titled "Potential Opportunities" (page 94) indicates the subject site for new development.

The Future Land Use map now designates the subject area and those surrounding it as General Mixed Use (GMX). This new land use category is meant to provide a high degree of flexibility in development, with a site-specific master plan to guide development. "Properties within this designated land use category can also utilize the PUD (Planned Unit Development Option) as a development tool to provide a variety of uses within an approved master plan development."

GENERAL MIXED USE (GMX)		
Purpose	The GMX land use category provides the highest flexibility of the categories. It recognizes that certain properties will be developed based on prevailing market trends utilizing a site-specific master plan to guide development, reserving certain portions of the subject property for different land use typologies. Properties within this designated land use category can also utilize the PUD option as a development tool to provide a variety of uses within an approved master plan development.	
Regulated Uses	Non-Residential » Retail; General » Exhibition and Conference Facilities » Research and Development » Scientific and Technical Services » Healthcare Facilities » Professional Offices » Restaurants » Open Space and Plazas	Residential » Attached Single Family » Multiple Family » Upper Story Apartments and Lofts
Built Form	Unique properties that may have environmental limitations (wetlands, brownfields, etc.) Development is focused on maximizing the site while creating a unique and integrated development. Pedestrian walkability and connectivity would be desirable. Building height could vary between 2 to 5 stories.	

The following Action Plan items (underlined) as listed in the Master Plan are applicable to the proposed development. **Please refer to staff comments in bold and revisions recommended in bold and underline.**

1. **General Goal A: Quality and Variety of Housing.** *The City of Novi is known for its high-quality residential neighborhoods. It should strive to ensure the availability of a wide range of attractive housing choices protected from noise, traffic, and other impacts of non-residential development. Encourage the development of neighborhood open space and neighborhood commercial goods and services to minimize motorized travel.*
 - a. Amend the zoning ordinance to encourage “age-in-place” housing types, considering experts’ recommendations, to include affordable options such as low-maintenance detached single-family homes, attached single-family homes and townhouses.
 - b. Explore opportunities to increase housing density in the proposed mixed-use planned unit development area to create “walkable density” environments (A6). **The development proposes the required sidewalks along the private streets, as well as a 10-foot multi-use pathway along the main internal roadway. Pathways are present along Meadowbrook Road, and will be constructed on 12 Mile Road on-site and off-site on the adjacent Trinity parcel. Additional recreational amenities shown on the plans are a pickleball court, a playscape, and nature trails. A clubhouse is also included as an optional facility.**
2. **General Goal B: Community Identity.** *The City’s identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should supplement that identity by enhancing the preservation of its historic resources and expanding its cultural opportunities. New development of land should continue to be of high-quality design and materials.*

- a. Encourage the use of high-quality right-of-way plantings, site landscaping, and building materials to enhance the appearance of the community. The proposed elevations are mostly compliant with Façade Ordinance. Please refer to the façade review letter for opportunities to achieve full compliance. The landscaping has been improved to comply with standards, with only two supported waivers now needed.
 - b. As development and redevelopment occur, incentivize the use of LEED-certified buildings, water resources, and energy-efficient best practices, and green infrastructure techniques through zoning and permit bonuses. The applicant indicates they will utilize sustainable, energy-efficient and best-practice design for site elements and building materials. See Conditions section for further discussion.
3. **General Goal C: Environmental Stewardship.** *The City of Novi is significantly enhanced by the preservation of natural resources in both residential and non-residential areas. Maintain public and private stewardship of the natural environment using low-impact development techniques.*
 - a. Utilize a general Planned Unit Development ordinance provision to encourage the preservation of natural features, such as woodlands, wetlands, and wildlife habitats. While the City does not currently have a general PUD ordinance of the sort discussed in the Master Plan, the PRO ordinance is a kind of PUD and provides a similar mechanism for the City to authorize a master-planned development tied to a rezoning. The applicant is proposing as a condition of the PRO protection of a significant portion of existing and mitigated woodland and wetland areas.
 - b. Implement the Active Mobility Plan's Near-Term Network recommendations to create continuous walking and biking networks to reach key destinations. The Concept plan proposes recreational opportunities for the residents. The applicant proposes a clubhouse with a pool and park area with pickleball courts and a playground. A 10-foot pathway along their 12 Mile frontage is shown, as required. The applicant has also included an internal 10-foot multiuse pathway and a network of walking trails and nature overlooks. Along Meadowbrook and 12 Mile the plan also proposes a rest/seating areas that would be available to the general public. The seating areas appear to consist of landscaping and benches. One would serve as a SMART bus stop on 12 Mile and the Meadowbrook area would have a public art piece.
 - c. Implement the recommendations of the Active Mobility Plan with a focus on reducing vehicle miles traveled (VMT) and providing residents with alternative modes of transportation.
4. **General Goal D: Infrastructure.** *Invest wisely in the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network. Ensure that new development appropriately relates to the City's existing and planned infrastructure. Support the entire transportation network through the development and enhancement of non-motorized transportation facilities and amenities.*
 - a. Apply the Active Mobility Plan's Long-Term Network recommendations to public and private development projects to continue to enhance safety and connectivity of the non-motorized network. A bus stop is proposed along 12 Mile Road frontage, which would need to be coordinated with SMART.
5. **General Goal E: Economic Development.** *The City's developed land, infrastructure, and natural resources are interconnected and collectively impact the daily lives of the City's residents and business owners. The City should strive to maintain the balance between the economy, the environment, and the community to ensure sustainable development that meets the needs of today while ensuring that the needs of future generations can be met.*

There is an existing 10-foot wide pathway along the Meadowbrook Road frontage. This pathway connects the I-275 Metro Trail (Meadowbrook & Eleven Mile) to the Beacon Hill Trailhead Park at the northeast corner of Meadowbrook and Twelve Mile. From there, connections are also available to the Airline Trail in Commerce Township, north of the City's boundary, via the M-5 Metro Trail.

The applicant is proposing to construct the missing pathway gap along their Twelve Mile Road frontage as well as the Trinity Parcel, which is a Near-term priority in the AMP. This would result in approximately 1,300 feet of new 10-foot pathway. To the east, the M-5 interchange presents a significant barrier to continuing the pathway – there will remain a 2,060 foot gap in the non-motorized network. Existing pathway to the west would connect this area to the Twelve Oaks, West Oaks and Fountain Walk commercial areas.

With the presence of SMART transit stops on Twelve Mile Road, the recommendations to better connect non-motorized users to transit are particularly relevant in this area. These recommendations include:

- Coordinate crosswalks with transit stops
- Incorporate streetscape amenities to create an inviting and pedestrian-friendly environment at transit locations
- Establish mobility hubs, a place where people can connect to multiple modes of transportation

Meadowbrook Road is classified as a cross-town corridor in the AMP, while 12 Mile Road is a multi-modal thoroughfare. The recommended baseline pedestrian facility improvements for minor road stops (where the pathway crosses the entrances to the development) on both roads would include crosswalk lighting, a raised high visibility crossing and recessed crossings where feasible. For bicycle facility improvements, separated bike lanes are preferred, or a 12-foot shared-use pathway to accommodate both bikes and pedestrians. Mid-block crossings might be considered on 12 Mile Road – the AMP contains an example of a Median U-turn on page 77, which would need to be controlled with traffic signals.

INFRASTRUCTURE

Engineering

The Staff Engineer has reviewed the rezoning request and expressed concerns regarding the REU calculations provided. These inconsistencies have been corrected in the current submittal. It appears the impacts of RM-1 land use on the utilities in this area are expected to be similar or somewhat less than the utility demands if developed under OST uses.

Traffic

City Traffic consultants estimated the vehicle trips of the proposed use. The proposed development is expected to result in significantly fewer trips than alternative land uses under the current OST zoning. Based on the TIS, the site warrants a right-turn tapered lane on Twelve Mile Road. A weave analysis concludes that there is adequate distance between the site driveway and the boulevard crossover location. **The Traffic consultant's September 2025 review of the TIS recommends approval of the study, and that the applicant coordinate with RCOC if the project moves forward.** See the traffic review letter for additional information.

NATURAL FEATURES

Wetlands: The survey shows 21 wetlands, ranging in size from 0.02 – 4.79 acres, with a total of 9.64 acres on-site. Chapter 12 of the City Code (Section 12-174(b)), indicates that any wetland in the City that meets one or more of the 10 criteria listed in that section would be considered essential, and therefore would be regulated. As described in the Wetland Review, each of the delineated wetlands on the site meet the criteria of providing wildlife habitat as well as flood and storm control.

The proposed development results in a total permanent wetland impact area of 1.44 acres out of

the total 9.64 acres present (~15 percent). **Approximately 2.47 acres of on-site mitigation area is noted on the plan, which slightly exceeds the 2.46-acre requirement. The applicant indicates that they intend to accommodate the required wetland mitigation that will be needed for the parcel retained by Trinity Health. See detailed comments in the Wetland review letter. The applicant notes that approximately 8 acres of wetlands are regulated by the State of Michigan.**

Woodlands: The woodland survey indicates a total of 2,775 City-regulated trees on the site. There are a wide variety of species listed, including Scots Pine, Black Cherry, Silver Maple, Eastern Cottonwood, Bitternut hickory, Black locust, Black walnut, American Elm, and Eastern Red Cedar. The plans show 2,019 regulated trees to be removed (73 percent), which will require 3,143 tree replacement credits under the Woodland Protection Ordinance. The plans show approximately 250 credits to be planted on-site.

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is initiated by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval which must be reflected in the Concept Plan and or the PRO agreement.

The PRO conditions must be in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district. *Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement.*

The applicant could consider the following conditions for development to be included in the PRO Agreement:

1. Preservation of approximately 10 acres of City regulated woodlands and woodland replacements in a conservation easement.
2. Preservation of approximately 15.5 acres of City regulated wetlands and wetland mitigation areas in a conservation easement.
3. Removal of invasive species within the existing wetlands on site.
4. Density shall not exceed 4.2 dwelling units per acre (More limiting than the dwelling units per acre allowed in the RM-1 District).
5. Providing the community amenities shown in the PRO Plan.
6. As an option, a clubhouse could be placed where the pickleball court and playscape are currently shown. The design of the clubhouse would need to meet Façade ordinance requirements at the time of site plan approval.
7. Dedication of 1,650 linear feet of Right of Way on Meadowbrook Road.
8. Building height will be limited to 30 feet, which is more limiting than the 35 feet permitted in the RM-1 District.
9. The traffic improvements as shown on the PRO Plan.
10. If pickleball court(s) are proposed at the time of Preliminary Site Plan submittal, a noise impact statement shall be submitted showing that the activity, with any noise mitigation measures required, will comply with the City's Performance Standards.
11. Sustainable design features will include:
 - a. Pre-wire all garages for one 240-volt EV chargers.
 - b. All appliances used within the development must be EnergyStar-rated or applicable equivalent standards.
 - c. All applicable plumbing fixtures shall be WaterSense labeled or applicable equivalent standard.

- d. Building material on the exterior façade of a majority of the exterior elevations are energy-efficient, durable, and low maintenance, including brick and composite siding.
- e. Use of energy-efficient glass/glazing.
- f. Use of energy-efficient insulation materials.
- g. Offer a tankless water heater option.
- h. Install smart scheduling technology for sprinklers.
- i. Multi-modal non-motorized pathway network and infrastructure as shown on the PRO plan that reduces emissions and promotes pedestrian connectivity with bike/pedestrian friendly streets, and bicycle parking in units throughout the site.
- j. Benches will be made with recycled materials will be used throughout the open space areas.

Additional conditions to be included in the PRO Agreement, if it should be approved, may be added during review by the public bodies.

APPLICANT'S BURDEN UNDER PRO ORDINANCE

The Planned Rezoning Overlay ordinance (PRO) requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. (Sec. 7.13.2.D.ii.a) *The PRO accomplishes the integration of the proposed land development project with the characteristics of the project area in such a manner that results in an enhancement of the project area as compared to the existing zoning that would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. (Sec. 7.13.2.D.ii.b) *Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement such that the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay. In determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

The following conditions/benefits are suggested by the applicant as listed in their narrative **(Staff comments in Bold)**:

- a. A larger one-acre active park, accessible to residents and the general public, with pedestrian and bike rest stop area, at the northeast corner of the site along 12 Mile Road. The applicant states a public access easement will be placed over the park area. **The "active" description seems to refer to the presence of a walking path, as no other activities appear to be planned. Staff suggests that without automobile parking, it is unlikely that many members of the public will utilize this park, and it will mostly serve as an attractive amenity to the residents of The Grove. Perhaps some signage at the Beacon Hill Trailhead could be provided that alerts visitors to the presence of this park and the nature trail.**

- b. A one-mile loop Grove nature area trail, accessible to residents and the public, that extends from the newly created park area described above, along the east property line of the Property, providing scenic views of the adjacent 30-acre natural wetland area as well as natural features of the Property. The applicant states a public access easement will be placed over the trail area. **As mentioned above, without the availability of automobile or bike parking, it is unlikely that many members of the public will utilize this trail, and it will mostly serve as an amenity to the residents of The Grove. The trail could be further enhanced with additional benches at other points along the path. Signage at the Beacon Hill Trailhead could be provided that alerts visitors to the presence of the park and the nature trail.**
- c. In order to address the impact of additional use of Beacon Hill Park by the new residents and planned access and interconnectivity for Novi residents and Grove Nature Trail, Developer agrees to provide the City with \$25,000 to be used by the City at its discretion, for Beacon Hill Park improvements, art, services and/or maintenance. **In the past the applicant has discussed with PRCS Director Muck the idea of art installation at the Beacon Hill Trailhead. A specific sculpture to be donated, or plans and construction of site amenities at the park could be proposed by the applicant as opposed to a cash donation. This might include a "comfort station" with seating area(s), a wetland overlook platform with connecting pathways, bike repair station, or other amenities in this public park.**
- d. Consistent with Novi's mobility plans, over 700 feet of 10-foot wide pathway/sidewalk, off-site on the south side of 12 Mile Road to create a connection from the existing bike path, located along the east side of Meadowbrook Road, and the new sidewalk being constructed with The Grove. **Staff agrees and supports the provision of this missing sidewalk segment, which would enhance the project and be a benefit to the public.**
- e. Relocating the SMART bus stop to the east, and enhancing the area with landscaping and seating along 12 Mile Road, which is supported by SMART. **Additional bike parking has also been added for a total of 8 spaces. The applicant states that SMART standards do not call for a covered shelter in this location. Maintenance and public access agreements would likely be required. This would be considered a benefit to the public.**
- f. Approximately 1/3 of the property will be open space with most of the units abutting or overlooking open space and nature areas (1.65 acres usable open space required, 5.97 acres proposed). **Exceeding the Ordinance requirement for usable open space would qualify as an enhancement that could not otherwise be required.**
- g. Consistent with Novi's mobility plans, construct an 8-foot wide shared-use pathway within The Grove to provide pedestrian and bicycle connectivity between Meadowbrook Road and 12 Mile Road. **The applicant states a public access easement will be placed over the pathway, so the pathway would be considered a benefit to the public at large.**
- h. Proposed conservation easements protecting approximately 10 acres of woodland and woodland replacement areas and 15.5 acres of wetland and wetland mitigation areas. **Staff supports the provision of conservation easements to protect the natural features, which represents over 47% of the property. This would be considered an enhancement that will benefit the public at large.**
- i. Decrease in density from what would be permissible in the RM-1 zoning district (4.2 units per acre proposed, up to 7.3 units per acre permitted). **This condition of the PRO Agreement would be considered an enhancement of the project.**

- j. Dedicate right-of-way (60-foot width) along the entire Meadowbrook Road frontage, an approximate length of 2,166 feet. The total land area to be dedicated is approximately 2.5 acres. **This would be considered an additional benefit in the interest of the public.**
- k. **The Façade review notes that the design of the buildings meet or exceed the requirements of the Façade Ordinance, and the high level of character and attention to detail represents an enhancement of the project that would be unlikely in the absence of a PRO.**

This is a PRO in which the applicant seeks both a rezoning and a list of ordinance deviations. In Staff's opinion the proposed benefits to the community at large appear to outweigh the detriments.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that ***"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."*** Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. A proposed PRO agreement would be considered by City Council only after tentative approval of the proposed concept plan and rezoning.

The Initial Concept Plan submitted required 16 deviations from Ordinance standards. **The Formal PRO Plan requires 7 deviations as listed below. All deviations are supported by Staff. Staff comments are in bold.**

1. **Building Setbacks (Sec 3.1.7.D):** A Zoning Ordinance deviation is requested to reduce the building setbacks from 75 feet to 50 feet along the north, east, and south property lines. **The property to the north, the Trinity parcel, is currently undeveloped. North of the units have a section of berm, along with new and existing trees to provide screening. Additional screening may be required by developer of Trinity parcel. Future development of the retained Trinity parcel (and adjacent parcel to the south) would be subject to increased building setbacks of 100 feet where adjacent to residential districts. The applicant indicates the property to the east will not be developed as it is the MDOT stormwater and natural wetland area, so the reduced setback will not impact this property. Along the southern boundary significant landscaping for additional screening is proposed. The applicant states this additional flexibility for building locations allows them to preserve additional wetland and woodland areas. Staff supports the deviation as sufficient screening appears to be proposed.**
2. **Building Orientation (Sec. 3.8.2.D):** A Zoning Ordinance deviation is requested to revise the required orientation of the buildings from a minimum of 45 degrees in certain locations. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas. **This deviation has been requested and granted for many residential projects in the City in the last 5 years. Staff supports the deviation.**
3. **Distance between Buildings (Sec 3.8.2.H):** A Zoning Ordinance deviation is requested to reduce the building separation distance from the calculated formula as shown on the Building Separation Table on Sheet SP-3.6 of the PRO Plan). **This deviation enables the layout of this project to fit within the available space while minimizing wetland and woodland impacts.**
4. **Parking along Major Drives (Sec. 5.10):** A Zoning Ordinance deviation is requested to allow for perpendicular parking on the major drives. This deviation is requested to due to the impracticality of providing a minor road (defined as less than 600 feet in length) given the site constraints (woodlands, wetlands, and property configuration). **Perpendicular parking for**

guests is proposed on four Major Drives (Simi Drive, Beckham Drive, Elle Parkway, and Ari Crest) in several locations, where driveways are also proposed. The parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.

5. **Parking along Curves** (Sec. 5.10): A Zoning Ordinance deviation may be required to allow on-street parking on curves with less than a 230-foot centerline radius. **The deviation is supported as the parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.**
6. **Landscape Berms** (Sec. 5.5.3.A.ii): A landscape deviation is requested to not provide a 4-foot, 6-inch to 6-foot high landscape berm on a proposed RM-1 district adjacent to an OST district on the east and south side. **This deviation is supported by staff because of topography and the provision of dense landscaping along both property lines.**
7. **Right-of-Way Landscaping** (Sec. 5.5.3.B.ii): A deviation to the required greenbelt berm and plantings along 12 Mile and Meadowbrook Road due to the existing natural areas to be preserved, and a heavily landscaped detention basin. **This deviation is supported by staff.**

See other review letters for deviations that have been identified other reviewers. Deviations from Ordinance standards may continue to be identified during the PRO Review process. All deviations from the ordinance requirements shall be identified and included in PRO Agreement. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement unless otherwise stated in the agreement.

SUMMARY OF OTHER REVIEWS:

- a. **Engineering:** Engineering recommends approval of the PRO Plan. See detailed comments in their review letter.
- b. **Landscape:** Landscape review recommends approval of the rezoning and PRO Plan. Two deviations from landscape ordinance standards are needed for the current design – these are supported by staff in order to preserve existing natural features.
- c. **Traffic:** Traffic review recommends approval. Traffic review notes that the applicant would need a deviation for the parking areas on the major drive, and possibly for parking on a curve.
- d. **Traffic Study Review:** The traffic study is recommended for approval. Please see the review letter for additional comments.
- e. **Woodlands:** The tree survey indicates 2,775 trees within the regulated woodland areas. The plan proposes a total of 2,019 tree removals (73%) requiring about 3,180 Woodland Replacement Credits. Approximately 250 credits are to be planted on-site, with the remainder to be paid into the Tree Fund. Woodland review does not object to the rezoning request if the Woodland Ordinance requirements will be followed.
- f. **Wetlands:** Wetland review notes that the proposed development appears to result in a total permanent wetland impact area of 1.44 acres out of the total 9.64 acres present on site. Approximately 2.47 acres of on-site mitigation area is noted on the plan, which slightly exceeds the requirement.
- g. **Façade:** Façade notes that the elevations provided are now fully compliant with ordinance standards, and the building designs represent an enhancement of the area.
- h. **Fire:** No objections to the rezoning at this time.

NEXT STEP: PLANNING COMMISSION PUBLIC HEARING

Now that all reviewers recommend approval or conditional approval, the public hearing before the Planning Commission will be scheduled. Following the public hearing, they may make a recommendation to City Council whether to approve or deny the request, or may postpone

making a recommendation if they determine additional information or changes are needed. **This project is scheduled for public hearing on Wednesday, October 8, 2025.**

CITY COUNCIL CONSIDERATION

After the Planning Commission makes its recommendation, the PRO Concept Plan will be scheduled for consideration by the City Council. If the City Council grants tentative approval at that time, they will direct the City Attorney to draft a PRO Agreement describing the terms of the rezoning approval. Once the PRO Agreement has been drafted and approved by the applicant's attorney, it will return City Council for final approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP, Senior Planner



PLANNING REVIEW CHART: RM-2 with PRO

Review Date: September 18, 2025
Review Type: Revised Formal PRO Plan
Project Name: JZ24-31 THE GROVE
Plan Date: August 22, 2025
Prepared by: Lindsay Bell, AICP, Senior Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Bold To be addressed in Formal PRO Plan submittal
Underline To be addressed with Preliminary Site Plan submittal
Bold and Underline Possible deviations to be included as part of PRO agreement
Italics Items to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (adopted July 26, 2017)	General Mixed Use	Multiple Family Residential	Yes	<i>The proposed rezoning is supported by the 2025 Master Plan. See further discussion in the Planning Review letter</i>
Area Study	The site does not fall under any special category	NA	NA	
Zoning (Effective January 8, 2015)	OST Office Service and Technology	RM-1 Low-density Multiple Family with a PRO	No	
Uses Permitted (Sec 3.1.21.B & C)	Office and Service Uses Sec. 3.1.21.B. - Principal Uses Permitted. Sec. 3.1.21.C. – Special Land Uses Permitted.	Sec. 3.1.8. Multi-Family Residential	No	<i>The proposed rezoning category would allow Multi-family uses of various types.</i>
Phasing	If proposed, show proposed phasing lines on the plan. Each phase should be able to stand on its own with regards to utilities, open space, parking, etc.	Clarify whether the project would be phased	TBD	If proposed, Phasing should be discussed in the PRO Agreement – provide information about any proposed phasing plans/conditions
Planned Rezoning Overlay Document Requirements (SDM link: Site Plan & Development Manual)				
Written Statement (Site Plan & Development manual) <i>The statement should describe the following</i>	Potential development under the proposed zoning and current zoning	Provided	Yes	<i>See Planning Review letter for detailed comments</i>
	Identified benefit(s) of the development	Provided	Yes	
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc.)	Provided	Yes	
Sign Location Plan (Page 23,SDM)	Installed within 15 days prior to public hearing Located along all road frontages	Provided and previously installed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Traffic Impact Study (Site Plan & Development manual)	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.	Provided – by Fleis & Vandenbrink, 10/2024	Yes	See AECOM review
Community Impact Statement (Sec. 2.2)	- Over 30 acres for permitted non-residential projects - Over 10 acres in size for a special land use - All residential projects with more than 150 units - A mixed-use development, staff shall determine	Provided – dated 8/25/25	Yes	<i>See Planning Review letter for detailed comments</i>
Market Study	Optional: a Market study to provide a market demand analysis for the proposed project.	Provided – • Office Market Report, 12/13/23 by CBRE • Housing Report, 8/9/24 by The Chesapeake Group	Yes	<i>See Planning Review letter for detailed comments</i>
Height, bulk, density and area limitations (Sec 3.1.8.D)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage and access to Meadowbrook and 12 Mile Roads	Yes	
Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.8.1)	RM-1 and RM-2 Required Conditions	61.86 acres gross 54.85 acres net	Yes	
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.8.1)			NA	
Usable Open Space Area (Sec 3.1.8.D) Article 2: Definitions	200 sf of Minimum usable open space per dwelling unit For a total of 232 dwelling units, <u>required Open Space: 46,400 SF (~1.15 acre)</u> <u>Refer to definitions for Usable Open Space and Open Space</u>	Sheet SP3.4 – Usable OS: 5.97 acres “Additional Open Space” = 11.99 acres	Yes	This could be a condition of development as it represents an enhancement of the project beyond what would be required
Maximum % of Lot Area Covered (By All Buildings)	25%	21%	Yes	
Building Height	35 ft. or 2 stories whichever	2 stories proposed	Yes	

Item	Required Code		Proposed	Meets Code	Comments
(Sec. 3.1.7)	is less		1-story units: 20 ft 3 in 2-story towns: ~28 ft		
Minimum Floor Area per Unit (Sec. 3.1.7.D)	Efficiency	400 sq. ft.			
	1 bedroom	500 sq. ft.			
	2 bedroom	750 sq. ft.	1905 sf	Yes	
	3 bedroom	900 sq. ft.	1958 sf	Yes	
	4 bedroom	1,000 sq. ft.		NA	
Maximum Dwelling Unit Density/Net Site Area (Sec. 3.1.7.D) Per Sec. 3.8.2.B, all buildings less than four stories should comply with RM-1 regulations for limits on percent of 1 bedroom units and number of rooms.	Efficiency	Max 5%	0	Yes	Overall proposed is 4.2 du/ac
	1 bedroom	Max 20% 10.9 du/ac	0		
	2 bedroom	7.3 du/ac			
	3+ bedroom	5.4 du/ac			
Residential Building Setbacks (Sec 3.1.7.D)					
Front @ Meadowbrook Rd	50 ft. (Sec. 3.6.B)		50 ft	Yes	<u>Deviation requested for east, north and south side setbacks</u>
Exterior Side at 12 Mile	50 ft.		~135 ft	Yes	
Side - East	75 ft.		50 ft	No	
Side - South	75 ft.		50 ft	No	
Side – North (adj to Trinity parcel)	75 ft.		50 ft.	No	
Parking Setback (Sec 3.1.8.D) (Sec 3.1.12.D)Refer to applicable notes in Sec 3.6.2					
Front (3.6.2.B)	75 ft.			NA	
Exterior side	75 ft.			NA	
Rear (3.6.2.B)	20 ft.			NA	
Side (3.6.2.B)	20 ft.			NA	
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.		12 Mile Road considered exterior side yard	Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard		Parking is not proposed in the front yard	NA	
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.		See Comments later in the review

Item	Required Code	Proposed	Meets Code	Comments	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Extensive wetland areas exist –buffer impacts likely	TBD	Refer to wetland review letter for more detail	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.			Refer to landscape review for comments	
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		NA		
RM-1 and RM-2 Required Conditions (Sec 3.8)					
Total number of rooms (Sec. 3.8.1.A)	For RM-1 District, Total No. of rooms < Net site area in SF/2000	2,389,266 sf/2000 = 1,195 rooms allowed Total number of rooms Proposed: ~928	Yes	<i><u>Note: assumes a room count of 4 for each unit on average</u></i>	
Public Utilities (Sec. 3.8.1)	All public utilities should be available	All public utilities are available	Yes	Refer to Engineering review for more details	
Maximum Number of Units (Sec. 3.8.1.A.ii) <i>Applicable for RM-1 building and RM-2 buildings less than four stories</i>	Efficiency < 5 percent of the units		NA		
	1 bedroom units < 20 percent of the units		NA		
	Balance should be at least 2 bedroom units	Proposed	Yes		
Room Count per Dwelling Unit Size (Sec. 3.8.1.C) <i>*An extra room such as den count towards an extra room</i>	Dwelling Unit Size	Room Count *	Yes	<i>Floorplans are provided. The plans indicate a combined living/dining, The Vistas include Office/Flex room as 5th room</i>	
	Efficiency	1			NA
	1 bedroom	2			NA
	2 bedroom	3			3
	3 or more bedrooms	4			4
<i>For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room, 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.</i>					
Setback along natural shore line (Sec. 3.8.2.A)	A minimum of 150 feet along natural lake shore line is required.	No natural lake 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.	Proposed Private Drives	Yes	Subject to City Council approval	

Item	Required Code	Proposed	Meets Code	Comments
Maximum length of the buildings (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.	~150 feet max (The Woods & The Pointe)	Yes	
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if		NA	
	Common areas with a minimum capacity of 50 persons for recreation or social purposes			
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines abutting a residential district or major thoroughfare			
Building Orientation (Sec. 3.8.2.D)	Where any multiple dwelling structure and/ or accessory structure is located <u>along an outer perimeter property line adjacent to another residential or nonresidential district</u> , said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.	Buildings 1-5, 24-26, 40-44 do not appear to meet the minimum requirement for 45-degree orientation	No	<u>Deviation requested</u>
Yard setback restrictions (Sec. 3.8.2.E)	Within any front, side or rear yard, <u>off-street parking, maneuvering lanes, service drives or loading areas</u> cannot exceed 30% of yard area	Complies –parking areas are all internal to the site	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	Off-street parking spaces are placed greater than 25 feet from buildings	Yes	
	No closer than 8 ft. for other walls or	Complies	Yes	
	No closer than 20 ft. from ROW and property line	Minimum of 20 ft. is maintained	Yes	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	5-ft sidewalks mostly proposed, 10-ft pathway on one side of Elle Pkwy and part of Simi Lane	Yes?	
	Where feasible sidewalks shall be connected to other pedestrian features	Provides connectivity to Meadowbrook and 12 Mile Road	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	abutting the site.			
	All sidewalks shall comply with barrier free design standards	Details not yet provided	Yes?	<u>Will be verified during Site Plan review</u>
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	Table provided on sheet SP3.6 – several proposed distances are less than the calculated requirement	No	<u>Deviation requested for overall requirement – Table updated on sheet 3.6</u>
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.	Corner to corner relationships are min. of 25 feet	Yes	

5.10 Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses

Road standards (Sec. 5.10)	A private drive network within a cluster, two -family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards (twenty-eight (28) feet back-to-back width	Major and minor drive network shown	Yes	
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For the purpose of this review, staff categorized the drives as follows:

1. Major Drive: Blue line
2. Minor Drive: Red line

Item	Required Code	Proposed	Meets Code	Comments
Major Drives	- Width: 28 feet	Elle Pkwy, Ari Crest, Simi Ln, and Beckham Dr are 28-feet and greater than 600 feet length	Yes	
Minor Drive	- Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet	Leo Drive would be considered minor, 28-ft width	Yes	Provide road length of each drive proposed to confirm classification
Parking on Major and Minor Drives	- Angled and perpendicular parking, permitted on minor drive, but not from a major drive; - minimum centerline radius: 100 feet - Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius	On-street perpendicular parking is proposed on the Major Drives (Simi Ln, Elle Pkwy, Ari Crest and Beckham Dr) Centerline radius: 125', 140', 150'	No	<u>Deviation requested</u> Consider allowing on-street parking along 1 side of 28-foot wide streets for extra visitor parking? Especially on Simi Dr north of Elle Pkwy where there are no visitor spots provided
Driveways, Parking, Loading and Dumpster Requirements				
Number of Parking Spaces (Sec.5.2.12.A & B)	For 2 or less bedroom units: 2 spaces each For 3 or more bedroom units: 2 ½ spaces each 232 x 2.5 = TOTAL REQUIRED: 581 spaces	Meadows: 280 spaces Vistas: 276 spaces (garage, driveways and on-street) The Woods: 159 spaces, & the Pointe: 268 (garage, driveways and on-street) Park/Recreation area: 5 spaces TOTAL PROPOSED: 988	Yes	
Landbank Parking (Sec.5. 2.14)	Maximum number of Landbank spaces: 25% of required parking		NA	
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	Appears to comply	Yes	

Item	Required Code	Proposed	Meets Code	Comments
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	Not applicable	NA	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	End Islands not needed for small parking bays	Yes	Refer to Traffic comments.
Barrier Free Spaces <i>Barrier Free Code</i>			TBD	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces		TBD	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.			<u>Traffic Signage will be verified during site plan review</u>
Minimum number of Bicycle Parking (Sec. 5.16.1)	One (1) space for each five (5) dwelling units For 232 units, 47 bike spaces are required	8 spaces at recreation area 8 spaces at Bus stop 4 spaces at 12 Mile Park 232 in unit garages	Yes	
Bicycle Parking General requirements (Sec. 5.16)	No farther than 120 ft. from the entrance being served	Complies	Yes	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	Complies	Yes	
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk			

Item	Required Code	Proposed	Meets Code	Comments
Covered Bicycle Parking (Sec 5.16.4)	When 20 or more bike parking spaces are required, 25% shall be in covered locations	232 parking spaces provided in unit garages	Yes	
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in	Not provided	TBD	<u>Provide the bike layout plan as required at the time of final site plan. It shall meet the requirements.</u>
Exterior lighting Sec. 5.7	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting and photometric plan is not provided at this time	TBD	
Accessory Use (Sec. 4.19)				
Accessory Buildings Sec. 2.2. Definitions	Any structure, either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind.	Clubhouse – shown as optional sheet L-11	TBD	
Location: Accessory Building Sec. 4.19.1.B	They shall not be erected in any required front yard or in any required exterior side yard.			
Setbacks: Detached Accessory Building Sec. 4.19.1.G	- It shall not be located closer than ten (10) feet to any main building - It shall not be located closer than six (6) feet to any interior side lot or rear lot line.			
Height: Detached Accessory Building Sec. 4.19.1.G	The height equal to the maximum permitted height of the district; provided, if the accessory building exceeds one (1) story or fourteen (14) feet in height, the building shall be set back one (1) foot for each foot the building exceeds fourteen (14) feet in height.			Location proposed for clubhouse would comply
Façade requirements for Carport Canopies Sec. 5.15.12.b	- Not greater than 12' tall - <40 ft width - Powder coated steel or aluminum material, neutral in color to harmonize with primary buildings		NA	

Item	Required Code	Proposed	Meets Code	Comments
	- Solar photo voltaic and EV charging integration strongly encouraged			
Canopies and Carports <i>Sec. 4.19.2.C</i>	Two or more carports permitted on any lot greater than 2 acres, provided they comply with accessory building setback and height		NA	
Maximum number of Accessory buildings <i>Sec. 4.19.1.J</i>	Lots more than 21,780 SF: 2		NA	
Dumpster <i>Sec 4.19.2.F</i>	- 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		NA	
Dumpster Enclosure <i>Sec. 21-145. (c) Chapter 21 of City Code of Ordinances</i>	- 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		NA	
Roof top equipment and wall mounted utility equipment <i>Sec. 4.19.2.E.ii</i>	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		NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street,		NA	

Item	Required Code	Proposed	Meets Code	Comments
	road or adjacent property.			
Accessory Structures (Sec. 4.19.2)	Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. Flagpoles, solar structures, transformers and utility boxes	The plan does not appear to propose any other accessory structures	NA	<u>Contact Planning department if any accessory structures are proposed</u> <u>Any future proposed structures are expected to comply with the requirements if not approved as part of the PRO plan</u>
Sidewalks				
Active Mobility Plan	Proposed Off-Road Trails, enhanced road crossings, Shared-use Path of 10 feet on S side of 12 Mile, support new transit route on 12 Mile	10-foot pathway along S side of 12 Mile Road; 8-foot pathway along N side of Elle Pkwy and part of Simi Lane	Yes	See new Active Mobility Plan for other guidelines/recommendations, especially for 12 Mile and Meadowbrook
Internal Sidewalks Sec. 3.8.2.G	Five foot sidewalks required on both sides of internal public or private drives	5-ft Sidewalk provided on both sides for most part, 8-foot pathway along Elle Pkwy.	Yes	See comment above regarding
Public Sidewalks (Chapter 11, Sec.11-276(b))	A 10- foot sidewalk is required along 12-Mile Road; Existing pathway on Meadowbrook	Pathway proposed along 12 Mile Road	Yes	
Other Requirements				
Residential Entryway lighting Sec. 5.7	One street light is required per entrance.	Not provided at this time	TBD	Will be verified during site plan process
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Legal description provided SP 7.3	Yes	
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).	Generally Provided		Please provide additional information as requested in this and other review letters
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during	Numbers not provided	No	

Item	Required Code	Proposed	Meets Code	Comments
	construction & after building is occupied, if known)			
Other Permits and Approvals				
Development/ Business Sign (City Code Sec 28.3)	Signage if proposed requires a permit.	Signage is not proposed at this time.		For sign permit information contact Ordinance Division at <u>248-735-5678.</u>
Development and Street Names	Development and street names must be approved by the Street Naming Committee	Not received	TBD	<u>Project and Street Name application; Contact Stacey Choi at 248-347-0475 to schedule consideration by the Committee</u>
Property Split or Combination	The proposed property split must be submitted to the Assessing Department for approval.	12 parcels are supposed to be combined, with one 7-acre area at the corner of 12 Mile and Meadowbrook to be split off and remain OST	NA	The parcel combination must be completed prior to final stamping set approval.
Other Legal Requirements				
PRO Agreement (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed	Not applicable at this moment	NA	<u>PRO Agreement would need to be approved by the City Council if the Concept Plan is tentatively approved</u>
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment	NA	<u>If one is proposed, then a Master Deed draft shall be submitted prior to Stamping Set approval.</u>
Conservation easements	Conservation easements may be required for woodland/wetlands	Not applicable at this moment	NA	<u>Applicant proposes conservation easements over remaining woodlands and wetland areas, as well as wetland mitigation areas</u>
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	Not provided at this time	TBD	<i>A lighting and photometric plan is typically required during site plan review. If deviations are anticipated, we recommend providing one with the Concept Plan submittal</i>

Item	Required Code	Proposed	Meets Code	Comments
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.			
Lighting Plan Elements (Sec. 5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices (Also see Sec. 5.7.3.D)			
	Type & color rendition of lamps			
	Hours of operation			
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. 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			
Indoor Lighting (Sec. 5.7.3.H)	- Indoor lighting shall not be the source of exterior glare or spillover			
Security Lighting (Sec. 5.7.3.I) Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred			
Color Spectrum Management	Non-Res and Multifamily: For all permanent lighting			

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 5.7.3.F)	installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin			
Parking Lot Lighting (Sec. 5.7.3.J)	- Provide the minimum illumination necessary to ensure adequate vision and comfort. - Full cut-off fixtures shall be used to prevent glare and spillover.			
Min. Illumination (Sec. 5.7.3.L)	Parking areas: 0.2 min			
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			
Average Light Level (Sec.5.7.3.L)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.L)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Max. Illumination adjacent to Residential (Sec. 5.7.3.M)	- Fixture height not to exceed 25 feet - Cut off angle of 90 degrees or less - No direct light source shall be visible at the property line adjacent to residential at ground level - Maximum illumination at the prop line not to exceed 0.5 fc.			
Residential Developments (Sec. 5.7.3.O)	- Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare - Residential projects may deviate from the min. illumination levels and uniformity requirements of 5.7.3.L so long as site lighting for parking lots,			

Item	Required Code	Proposed	Meets Code	Comments
	property lines and security lighting is provided			
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.				



PLAN REVIEW CENTER REPORT

9/10/2025

Engineering Review

The Grove
JZ24-0031

APPLICANT

Ivanhoe Companies

REVIEW TYPE

Formal PRO Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the south side of 12 Mile Road east of Meadowbrook Road, in section 13 of the City of Novi
- Site Size: +/- 67 acres
- Plan Date: 8/22/2025
- Design Engineer: Zeimet Wozniak & Associates

PROJECT SUMMARY

- Proposed rezoning from OST to RM-1. The Grove shall consist of 4 residential zones with a total of 232 units proposed:
 - o Zone 1: The Vistas 68 Units
 - o Zone 2: The Meadows 67 Units
 - o Zone 3: The Woods 36 Units
 - o Zone 4: The Pointe 61 Units
- Site access shall be provided by two entrances on Meadowbrook Road and one entrance on 12 Mile Road. The residential development shall be on 61.83 acres, and 7.74 acres shall be left for future development.
- Three water main connections are proposed; one connection is proposed to the existing 24-inch water main on the south side of 12 Mile Road. Two connections are proposed to the 16-inch water main on the east side of Meadowbrook Road.
- One sanitary sewer connection is proposed to the existing 21-inch sanitary sewer located on-site on the southeast corner of the property.
- Storm water would be collected by the proposed storm sewer system; there are six total detention basins proposed on-site. All the proposed detention basins outlet to the on-site wetlands.

RECOMMENDATION

Approval of the Revised Formal PRO submittal is **recommended**. At this time, the plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance, and the [Engineering Design Manual](#), with the following items to be addressed at the time of Site Plan submittal:

THE FOLLOWING ITEMS TO BE ADDRESSED WITHIN THE PRO AGREEMENT:

1. The proposed bus stop is located on private property; the PRO agreement should address maintenance of this amenity, and the applicant should indicate if they will provide a public access easement.
2. Applicant shall reach out to SMART to coordinate the relocation of the existing bus stop on the west side of Meadowbrook Road. SMART also offers an Adopt-a-Stop program to enhance bus stops (<https://www.smartbus.org/Services/Adopt-A-Stop>).
3. The applicant shall coordinate with SMART for any improvements. The SMART website has a bus stop updates/improvement plan for any benches, trash cans, public call phones, and real-time information displays added to bus stops. If any of these items are proposed, the applicant should coordinate with SMART and include information about maintenance and easements in the PRO agreement.

ITEMS TO BE ADDRESSED AT TIME SITE PLAN SUBMITTAL:

1. Provide sight distance measurements for the Twelve Mile Road and Meadowbrook Road entrances in accordance with Figure VIII-E of the [Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances](#).
2. Sheet SP-3 indicates that decks and patios may extend a maximum of 10' beyond the building to envelope the perimeter of the building. Show deck and patios for each building to ensure there is no conflict with the detention basin drives, wetland buffers, or the retaining walls.
3. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Traffic signs in the Road Commission for Oakland County (RCOC) right-of-way will be installed by RCOC.
5. Provide a traffic control plan for the proposed road work activity on 12 Mile and Meadowbrook Road.
6. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
7. 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 from the water main and storm sewer and 10-foot horizontal separation from the sanitary sewer. All utilities shall be shown on the landscape plan or other appropriate sheet to confirm the separation distance.

8. 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.
9. The dedication of the master-planned 60-foot-wide right-of-way is requested for the project on Meadowbrook Road; there is an existing sidewalk easement. It is requested that the applicant provide a right-of-way easement instead of a sidewalk easement in this location.
10. A right-of-way permit will be required from the City of Novi and Oakland County.
11. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), and paving (2 sheets). The most updated details can be found on the City's website under Engineering Standards and Construction Details.

WATER MAIN

12. Provide a water main basis of design for the development on the utility plan sheet. Indicate the material of the water main where the connections are proposed.
13. Provide a profile for all proposed public water main 8-inch or larger.
14. Show existing hydrants on Meadowbrook Road and 12 Mile Road and indicate if any hydrants must be relocated.
15. In general, valves shall be arranged so that no single line failure will require more than eight hundred (800) feet of main, twenty-four (24) homes, or thirty (30) multiple units to be out of service.
16. All public water main easements shall be 20 feet wide. Show 20-foot-wide proposed easement.
17. Water Systems must have the ability to serve at least three thousand (3,000) gallons per minute in apartments, cluster residential, and similar complexes.
18. A tapping sleeve, valve and well is required at the connection to the existing water main.
19. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.
20. Valves shall be arranged so that no single line failure will require more than eight hundred (800) feet of main to be out of service.

IRRIGATION

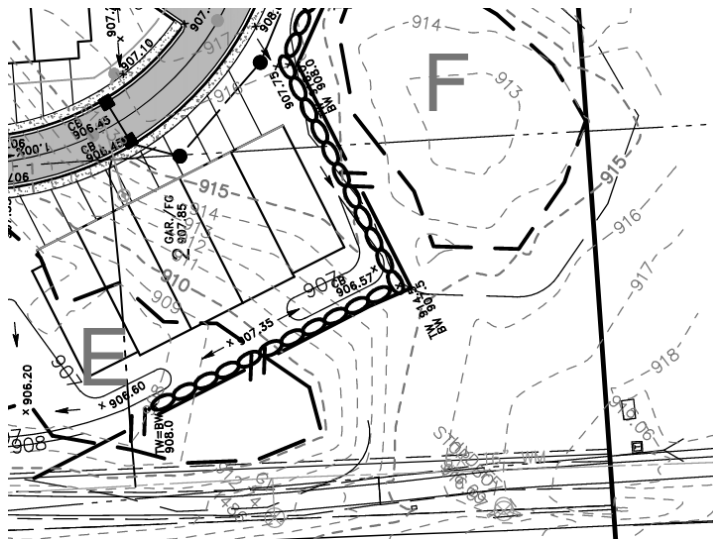
21. If a common irrigation system is proposed, irrigation plans must be approved with final site plan submittal.

SANITARY SEWER

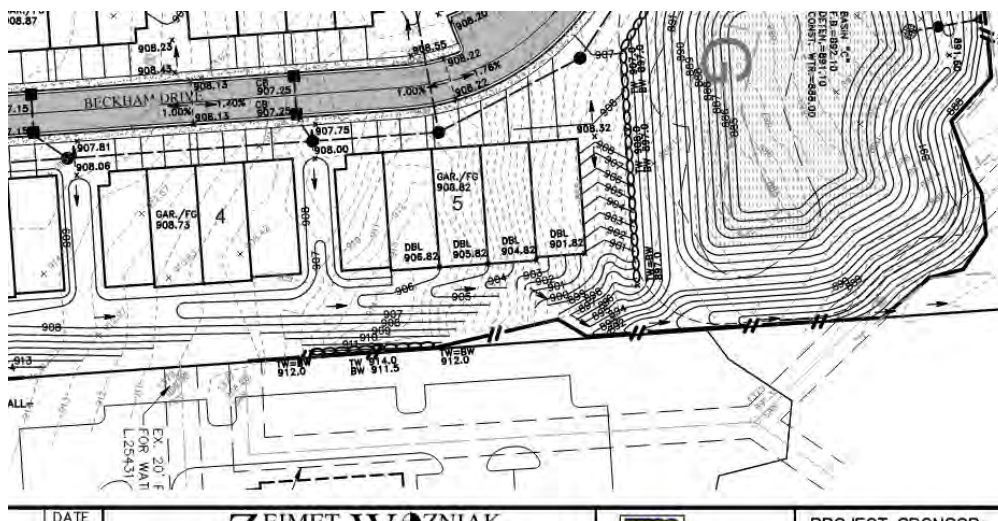
22. All public sanitary sewer shall be within a dedicated sanitary sewer easement unless proposed in the right-of-way. Show proposed 20-foot-wide sanitary sewer easement.
23. Illustrate all pipes intersecting with manholes on the sanitary profiles.

STORM SEWER

24. Wetland crossing culvert must be able to withstand a fire truck's 35-ton weight requirements. Provide additional information about culvert sizing with the site plan submittal.
25. Additional rear yard catch basins and storm sewer may be required at the time of site plan submittal. The proposed retaining wall behind building 2 may cause drainage issues.



26. The grading in the rear yard of buildings 4 and 5 should be routed towards the storm sewer near the road or detention basin G. Storm water shall not flow toward the property line.



27. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. 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.
28. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
29. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
30. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
31. Illustrate all pipes intersecting storm structures on the storm profiles.
32. An easement is required over the storm sewer accepting and conveying off-site drainage.
33. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
34. Show and label all roof conductors and show where they tie into the storm sewer.
35. Provide a storm sewer basis of design table at time of final site plan submittal.

STORM WATER MANAGEMENT PLAN

36. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [**Engineering Design Manual**](#) (updated Jan 31, 2024).
37. At the time of preliminary site plan submittal, the applicant should submit an infiltration study along with the soil borings. If infiltration is possible, it is recommended that the applicant design the landscaping to promote infiltration through rain gardens, bioretention, or permeable pavement.
38. Post-Development Drainage Master Plan table on sheet SP-5.1 must be updated; C factors do not match calculations on the next sheet.
39. Must obtain approval from the City's wetland consultant and EGLE for the proposed discharge into the wetlands

40. QVRP must be multiplied by the area in order to obtain the Q_{100P} value; calculations should be updated at the time of site plan submittal.

3. DETERMINE THE REQUIRED CHANNEL PROTECTION STORAGE VOLUME

$$V_{CP-R} = 4719 \times A \times C = 4719 \times 7.97 \times 0.70 = 26,327 \text{ CF}$$

4. DETERMINE THE REQUIRED 100-YEAR STORAGE VOLUME

THE ALLOWABLE DISCHARGE (Q_{100P}) SHALL BE THE LESSER OF THE FOLLOWING:

$$Q_{VRR} = 1.1055 - 0.206 \ln(A) = 1.1055 - 0.206 \ln(7.97) = 0.68 \text{ CFS}$$

$$Q_A = 0.15 \text{ CFS/AC.} = 0.15 \times 7.97 = 1.20 \text{ CFS}$$

$$Q_{100P} = 0.68 \text{ CFS}$$

Q_{VRR} must be multiplied by the area in order to get Q_{100P}

CALCULATE THE 100-YEAR RUNOFF VOLUME (V_{100R}):

$$V_{100R} = 18985 \times A \times C = 18985 \times 7.97 \times 0.70 = 105,917 \text{ CF}$$

CALCULATE THE 100-YEAR PEAK INFLOW RATE (Q_{100IN}):

$$I_{100} = 83.3 / (T_c + 9.17)^{0.81} = 83.3 / (20 + 9.17)^{0.81} = 5.42 \text{ IN/HR}$$

$$Q_{100IN} = C \times I_{100} \times A = 0.70 \times 5.42 \times 7.97 = 30.24 \text{ CFS}$$

CALCULATE THE STORAGE CURVE FACTOR (R):

$$R = 0.206 - 0.15 \ln(Q_{100P}/Q_{100IN}) = 0.206 - 0.15 \ln(0.68/30.24) = 0.78$$

With the updated Q_{100P} the storage curve factor is 0.46. This will reduce the V_{100D} to 49,228 with 10% tolerance factor 54,151

CALCULATE THE 100-YEAR DETENTION VOLUME (V_{100D}):

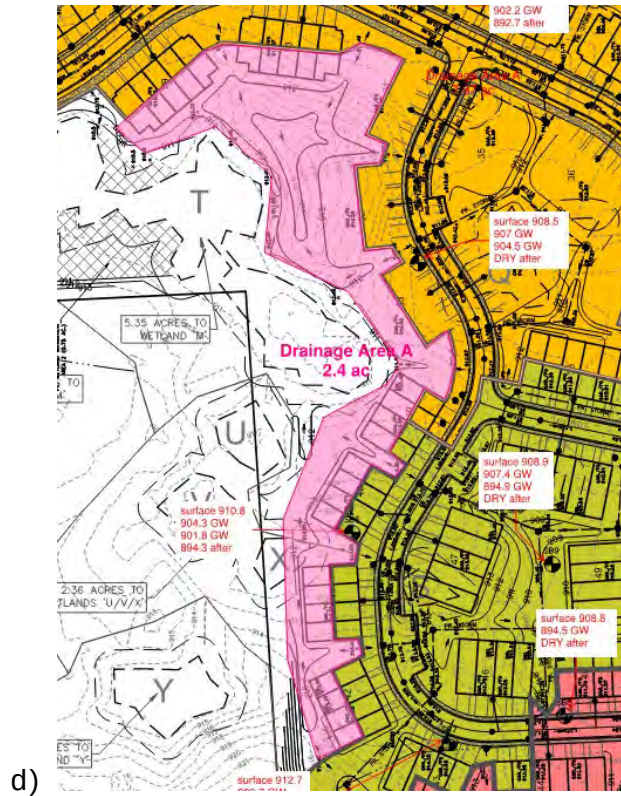
$$V_{100D} = (V_{100R} \times R) - V_{CP-R}$$

(FOR THIS CALCULATION, V_{CP-R} = 0 SINCE INFILTRATION IS NOT ASSUMED AND CANNOT BE CREDITED AGAINST THE 100-YEAR VOLUME)

$$V_{100D} = 105,917 \times 0.78 = 82,615 \text{ CF}$$

$$\text{ADD 10\% FOR CONSTRUCTION TOLERANCES } V_{100D} = 90,877 \text{ CF}$$

41. Provide pre vs post flow calculations for the 12" culvert located at wetland L to ensure that proposed flow and volume is not greater than the existing flow and volume.
42. The applicant should revise drainage areas; all rear yard stormwater shall be routed to storm sewer or swales that ultimately discharge into on-site detention basins.
- Approximately 1-acre drainage area behind buildings 24, 25, and 26 is routed towards wetland L. This untreated stormwater flows off-site. Provide information for pre- vs. post-development discharge at this location.
 - Basin A outlets into wetland H, while wetland H flows towards Basin B. Pass-through drainage is allowed, but a pre-treatment unit shall be required for Basin B, as the permanent pool for this basin will not be effective with pass-through drainage. The route should also be reinforced to avoid erosion. Ensure that the outlet pipe for basin B can accommodate the design outlet release rate and the pass-through volume for wetland H.
 - Rear yard stormwater between buildings 42, 41, 40, 39, 29, and 30 is all currently shown outside of any of the proposed drainage areas; this is approximately 2 acres. Stormwater from this area is not being routed towards a basin/treated prior to discharging towards wetland T. Indicate the impact of this additional drainage area on wetland T as well.



43. As part of the Storm Drainage Facility Maintenance Easement Agreement, 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.
44. Provide a soil boring in the vicinity of each storm water basin to determine soil conditions and to establish the high-water elevation of the groundwater table. Note that the bottom of the detention facility/permanent pool must be a minimum of **three (3) feet** above the groundwater elevation.

PAVING & GRADING

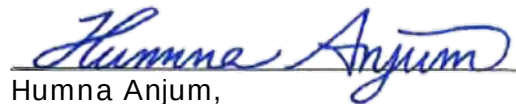
45. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
46. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
47. The grade of the drive approach shall not exceed 2 percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
48. Provide top of curb/walk and pavement/gutter grades to indicate the height of curb adjacent to parking stalls or drive areas.
49. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.
50. The retaining wall proposed at the wetland crossing area is located within proposed water main easement. A License Agreement will be required for the proposed retaining wall within any utility easements. A plan view and cross-

section shall be included with the agreement showing the relationship between the wall foundation and the existing/proposed utility.

51. Retaining walls that are 48-inches or larger shall need a permit from the Building Department. Ensure that retaining walls do not conflict with the patio and decks that are allowed for each building.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Humna Anjum at (248) 735-5632 or email at hanjum@cityofnovi.org with any questions.



Humna Anjum,
Project Engineer

cc: Lindsay Bell, Community Development
Milad Alesmail, Engineering
Kate Purpura, Engineering
Ben Croy, City Engineer



PLAN REVIEW CENTER REPORT

July 24, 2025

The Grove

Formal PRO Site Plan - Landscaping

Review Type

Formal PRO Site Plan Landscape Review

Job

JZ24-31

Property Characteristics

- Site Location: Southwest corner of Meadowbrook and 12 Mile Road
- Site Acreage: 54.85 ac.
- Site Zoning: OST
- Proposed Zoning: RM-1 with PRO
- Adjacent Zoning: North: RA, R-4, R-3; East, South, West: OST
- Plan Date: 7/9/2025

Ordinance Considerations

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

RECOMMENDATION:

This project is **recommended for approval for the proposed rezoning**. Some site plan-related corrections need to be made, but there are no serious unsupported deviations from the landscape ordinances.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:

- Deficiency in required screening berms between the site and Office Service/Tech – *supported by staff for east and south property lines because of topography and the provision of dense landscaping along both areas.*
- Lack of greenbelt berms – *supported by staff for 12 Mile Road and for the areas with a heavily landscaped detention pond, preserved natural areas along Meadowbrook Road and sufficiently dense landscaping between Meadowbrook and Buildings 1 and 2.*
- No greenbelt plantings in preserved areas – *supported by staff to preserve the natural areas*

GENERAL NOTES:

- Please reduce the width of the 10 foot walk down to no more than 8 feet or whatever width Planning and Engineering request. The 10-foot width does not leave sufficient room for the street trees and would not be attractive along the interior street.
- Please use a symbol for woodland replacement evergreen trees that is very different from that used for multifamily unit trees. When they are small they are too hard to distinguish.
- If the clubhouse option is used, please reorient the clubhouse/pool layout to keep it out of the wetland buffer.
- Please switch the numbering of Sheets L-5 and L-6 to keep the greenbelt planting details together.

Ordinance Considerations

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

1. Tree survey and wetland surveys are provided.
2. Please see the Merjent letter for a detailed review of the woodlands and wetlands.
3. A total of 248 trees are shown as being planted, with a deposit to the tree fund being made to the remaining 2895 credits required.
4. When species are assigned to the symbols shown, please use species that are similar to those removed as much as possible.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The project is adjacent to OST property on the east and south so a 4.5-6 foot tall landscaped berm is required for buffering.
2. The plan proposes dense landscaping as a buffer around the site instead of the required berm where significant existing landscaping is not preserved and where site grading makes a berm impractical. **This requires a landscape deviation.** *It is supported by staff due to the nature of the adjacent uses, and the landscaping provided.*

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

1. The required greenbelt widths are proposed for both 12 Mile Road and Meadowbrook Road.
2. No berm is proposed along 12 Mile Road. **This requires a landscape deviation.** *It is supported due to the existing preserved wetlands that would prevent a consistent berm from being provided.*
3. Berms are proposed along Meadowbrook except in the areas to be preserved in a natural condition, and where sitting areas are proposed. **This requires a landscape deviation.** *It is supported by staff to preserve the natural areas.*
4. The required greenbelt plantings are proposed for all developed areas with some minor corrections required. **Landscape deviations are required for the areas being preserved in their natural state.** *They are supported by staff.*
5. The required street trees are proposed along 12 Mile Road with one minor correction to be made that is discussed on the landscape chart.
6. The required street trees are proposed along Meadowbrook Road.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. There are no parking lots except for the clubhouse option.
2. Please include the widths of the guest parking bays in the calculation of the interior street trees and use interior street trees along the perimeter of the bays instead of having a separate calculation for the bays.

Multi-family Residential Landscaping (Zoning Sec 5.5.3.F.iii)

1. **Multi-family unit trees**
 - a. 232 units are proposed, so 696 trees are required. It appears that all of the required trees are provided, but please double-check the counts and add more if required.
 - b. Tree species should be provided on the Preliminary Site Plans if possible, but no later than Final Site Plans.
 - c. No more than 25% of the trees used may be subcanopy trees
2. **Interior roadway trees**
 - a. The plan proposes all of the required 248 trees are proposed, plus 24 parking lot perimeter trees. See the above discussion related to the perimeter trees.
 - b. When species are assigned, all of them should be deciduous canopy trees.
3. **Foundation landscaping**

The detailed plans indicate that all of the buildings have the required landscaping, either entirely on the front of the building or a combination of mostly the front plus some on the sides facing the roads. This is acceptable.

Building Foundation Landscaping (Zoning Sec 5.5.3.D)

1. It appears from the calculations and shading shown around the building that the required foundation landscaping for the clubhouse will be provided.
2. Please provide detailed foundation planting plans on Final Site Plans.

Plant List (LDM 4, 10)

1. **Please provide a plant list on the Preliminary Site Plans if possible.**
2. At least 50% of the non-woodland replacement species used must be species native to Michigan.
3. The non-woodland tree diversity should have no more than 10% of the trees planted composed of a single species, and no more than 15% of them composed of a single genus.

Planting Notations and Details (LDM 10)

Provided

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

1. All required landscaping appears to be proposed.
2. **Please see the notes on the landscape chart for a more detailed discussion of the detention landscaping.**

Irrigation (LDM 10)

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.
2. If alternative means of providing water to the plants for their establishment and long-term survival, information regarding that is also required with Final Site Plans.

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@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Initial PRO Concept Plan

Review Date: July 24, 2025
Project Name: JZ24-31: The Grove
Plan Date: July 9, 2025
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 on the Final Site Plan.

LANDSCAPE DEVIATIONS THAT MAY BE REQUIRED FOR PROPOSED LAYOUT:

- Deficiency in required screening berms between the site and Office Service/Tech – *supported by staff for east and south property lines because of topography and the provision of dense landscaping along both areas.*
- Lack of greenbelt berms – *supported by staff for 12 Mile Road and for the areas with a heavily landscaped detention bond, preserved natural areas along Meadowbrook Road and sufficiently dense landscaping between Meadowbrook and Buildings 1 and 2.*
- No greenbelt plantings in preserved areas – *supported by staff to preserve the natural areas*

GENERAL NOTES:

- Please reduce the width of the 10 foot walk down to no more than 8 feet or whatever width Planning and Engineering request. The 10-foot width does not leave sufficient room for the street trees and would not be attractive along the interior street.
- Please use a symbol for woodland replacement evergreen trees that is very different from that used for multifamily unit trees. When they are small they are too hard to distinguish.
- If the clubhouse option is used, please reorient the clubhouse/pool layout to keep it out of the wetland buffer.
- Please switch the numbering of Sheets L-5 and L-6 to keep the greenbelt planting details together.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (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. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA	• Overall site (Sheets L-1 – L-3 and L-7): 1"=50 ft • Greenbelt & Entry Plans, Amenity Plan (Sheets L-4 -, L-6, L-11): 1" = 30 ft • Detention Ponds (Sheets L-8, L-9): 1" = 40 ft • Building foundation landscaping plans (Sheet L-10): 1"=40'	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and	Ivanhoe Companies - on Cover Sheet and	Yes	

Item	Required	Proposed	Meets Code	Comments
	developer or association	on the landscape plan title block		
Project Information (LDM 2.d.)	Name and Address	Location map on Cover Sheet and Sheet L-1	Yes	
Survey information (LDM 2.c.)	Legal description or boundary line survey	- Boundary: Sheets SP7-SP7.3 - Ex. Topo: Sheet 5, Sheets 9-9.4	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Jim Allen – Allen Design	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Copy of seal and signature	Yes	
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	On Landscape Plan Title block	Yes	
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2), Sec 12, 37))	- Show location type and size. - Label to be saved or removed. - Plan shall state if none exists.	- Tree survey is provided on Sheets SP9-9.8. - Tree survey and removals are also provided on Sheets L-13 -L-20. - Woodland replacement calculations are provided on L-20. - Wetland boundaries are indicated on SP-8 and topographic survey sheets - Trees to remain are shown on the landscape plan - Wetland impacts and mitigation areas are shown on Sheets W-1 – W-4.	- Yes - Yes - Yes - Yes - Yes - Yes	- See Merjent letter for detailed reviews of wetlands and woodlands - As long as the information is the same between the tree survey in the civil plans and that shown in the landscape plans, there isn't a need for the same information to be included in the set. - If the civil sheets are kept, the removals and replacement calculations must be clearly shown and provided with either the tree chart or the landscape plans. - When species are attached to the woodland replacements, please remember that the diversity requirement is not required for them, and it would be

Item	Required	Proposed	Meets Code	Comments
				<u>desirable to use similar species as those removed as much as possible to restore the lost habitat as much as possible.</u>
Natural Features protection				Please show tree fencing at trees' actual CRZ, not the edge of the tree symbol.
Phragmites and Japanese Knotweed Control (Sec 6.B.i)	- Any/all populations of <i>Phragmites australis</i> and/or Japanese knotweed and related species shall be noted on plans. - If any is found, instructions for their complete removal should be added to the plans. - If none is found, a note stating that shall be added.	- Phragmites locations are shown on L-2 - Methods for its removal are also on L-2 - No mention is made of Japanese knotweed	- Yes - Yes - TBD	<u>Please either show locations of Japanese knotweed on the same sheet or add a note stating that no Knotweed was found on the site.</u>
Soil type (LDM.2.r.)	As determined by Soils survey of Oakland County	- Soils boundaries and types are shown on SP-2 - Soil Boring locations are also shown on SP-2 - Soil Boring charts are provided on Sheets, SP-9.9 and SP-9.10	- Yes - Yes	
Zoning (LDM 2.f.)	Site: OST Proposed: RM-1 with PRO North: RA, R-4, B-3, East: OST, South: OST, West: OST	Shown on L-1	Yes	
PROPOSED IMPROVEMENTS				
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	- Site plan shows locations of buildings and drives - All proposed improvements are shown on the landscape plans.	- Yes - Yes	
Existing and	• Overhead and	• Utilities are shown	• Yes	<u>Please add all</u>

Item	Required	Proposed	Meets Code	Comments
proposed utilities (LDM 2.e.(4))	underground utilities, including hydrants • Show all proposed light posts	on SP-6.1 and SP-6.2 • Utilities are included on the landscape plans • Light posts are not provided yet	• Yes • No	<u>proposed light posts to the landscape plans on the Final Site Plans at the latest and resolve all tree/post conflicts.</u>
Proposed topography - 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	• Proposed spot elevations and berms are shown on SP-4.0 - SP-4.2 • Berms are shown on landscape plans • Retaining wall TW/BW elevations are given for all of the walls except for the one near the intersection of Simi Lane and Elle Parkway	• Yes • Yes • Yes	<u>Please add TW/BW elevations for the unlabeled retaining wall.</u>
Clear Zones (LDM 2.e.(5))	• Show clear vision zones for all entry points. • Use RCOC clear vision guidelines for 12 Mile Road and City clear vision guidelines for Meadowbrook. • Refer to exhibits at end of this chart.	• City clear vision zones are shown for all entries. • No trees or shrubs are shown within the zones.	Yes	
LANDSCAPING REQUIREMENTS				
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 topsoil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	<u>Residential adjacent to Office Service/Tech residential requires:</u> 4.5-6 foot high landscaped berm with 5 foot wide crest. - Opacity 80% winter, 90% summer.	- No berms are provided along the east side where there is just a large wetland mitigation/detention area. - Dense plantings are provided east of Buildings 24-26 and over 140 feet of existing trees or densely planted	No	1. The lack of a screening berm along the east property line requires a landscape deviation. 2. Since there are no actual Office Service/ Tech buildings east of the site, and either new or existing trees will provide screening

Item	Required	Proposed	Meets Code	Comments
		detention basins are provided between the remaining buildings near the east property line. • No screening berms are provided along the south property line. • Buildings 3-5 are about 50 feet north of the property line and the industrial park to the south. Dense evergreen plantings are provided as screening for those buildings. • 108' and more of undisturbed area is south of Building 2.		from M-5, it would be supported by staff. 3. A landscape deviation is also required for the south property line. 4. As the proposed plantings and/or preserved natural areas appear to provide sufficient screening the deviation for that area is also supported by staff.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	Many trees are shown but are not identified yet	TBD	Add tree labels to the plans, no later than the Final Site Plans but preferably on the Preliminary Site Plans.
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
ROW Landscape Screening Requirements Chart (Sec 5.5.3.B. ii) (RM-1)				
Greenbelt width (2)(3) (5)	• Adj to parking: 20 ft • Not adj to parking: 34 ft • 12 Mile Road: 34 ft • Meadowbrook Road: 20 feet/34 feet	12 Mile Rd: 135 feet Meadowbrook Rd: 50 feet	• Yes • Yes	
Min. berm crest width	2 feet • 12 Mile Road: 4 ft • Meadowbrook Road: 4 ft	12 Mile Rd: 0 ft Meadowbrook Rd: • 3-4 ft when a berm exists • Berm does not exist for 550 lf between Elle Parkway and Simi Lane where there are no homes	• No • Yes/No	1. A landscape deviation is required for the lack of berms. 2. It would be supported for the 12 Mile Road frontage since wetlands occupy most of the frontage. 3. It would also be supported for the

Item	Required	Proposed	Meets Code	Comments
		and most of the frontage is preserved natural landscape • There is also no berm south of Simi Lane (approx. 420lf). Dense landscaping is proposed in place of the berm due to grading issues.		sections of Meadowbrook Road where existing natural areas are being preserved and the detention pond near Meadowbrook. 4. It would also be supported for the section between Meadowbrook and Buildings 1 and 2 if the proposed landscaping provides sufficient buffering. It appears that it does but if, upon planting, it is found that the screening is too sparse, additional plants may be required.
Min. berm height (9)	• 12 Mile Road: 3 ft • Meadowbrook Road: 3 ft	• 12 Mile Rd: 0 feet • Meadowbrook Rd: 3-4 ft	• No • No	Where berms are proposed, please increase the minimum height to 4 feet.
3' wall	(4)(7)	No walls are proposed in the greenbelts	NA	
Canopy deciduous or large evergreen trees Notes (1) (10)	1 tree per 35 lf 12 Mile Road: • Developed frontage: (577-226-60)/35 = 8 trees • Preserved frontage: 226lf/35 = 8 trees Meadowbrook Road: • Developed frontage: (1771-60-60-584)/35 = 30 trees • Preserved frontage: 584/35 = 17 trees	12 Mile Rd: 8 trees Meadowbrook Rd: 31 trees	• Yes • Yes	1. A landscape deviation would be required for deducting the preserved areas from the calculation. It would be supported by staff. 2. Please check the tree counts shown as provided on each sheet – the total provided is correct but only 21 were found on L-4. 3. Please adjust the positioning of the canopy tree at the edge of the walk on the northern Elle Parkway sidewalk. 4. Please show the

Item	Required	Proposed	Meets Code	Comments
				<u>proposed green belt plantings (lightly) on Sheets L-2, L-3 and L-4 so it is clear where they are versus the multifamily unit trees that are shown near the greenbelt.</u>
Sub-canopy deciduous trees Notes (2)(10)	1 tree per 25 lf 12 Mile Road: - Developed frontage: (577-226-60)/25= 12 trees - Preserved frontage: 226lf/25=9 trees Meadowbrook Road: - Developed frontage: (1771-60-60-584)/25 = 43 trees - Preserved frontage: 584/25 = 23 trees	12 Mile Rd: 9 trees + 3 in ROW Meadowbrook Rd: 41 trees	- No - No	- See above regarding the landscape deviation. - Please move the 3 trees in the 12 Mile Road ROW into the greenbelt. - Please add the missing trees to the plan. Shortages would not be supported.
Canopy deciduous trees in area between sidewalk and curb	1 tree per 35 lf 12 Mile Road: (577-260)/35 = 9 trees Meadowbrook Road: (1771-240-300)/35 = 35 trees	12 Mile Rd: 8 canopy trees in ROW + 3 subcanopy trees in ROW + 4 canopy trees behind the park Meadowbrook Rd: 24 canopy trees + 29 subcanopy trees under/near overhead wires = 43.33 trees	- No - Yes	- Please remove the subcanopy trees from the 12 Mile Road ROW and add one canopy tree. - The remaining three canopy trees behind the park can be counted as multi-family unit trees. - If the RCOC does not allow some or all of the trees along 12 Mile Road they do not need to be planted, but a copy of their decision must be provided to the City. - The excess trees can be removed from the plan. If the City of Novi Engineering department agrees that street trees should not be planted in the sections of Meadowbrook due

Item	Required	Proposed	Meets Code	Comments
				<u>to a lack of space, then a waiver for those trees will be supported by staff. Otherwise they should be planted.</u>
Multi-Family Residential (Sec 5.5.3.F.ii)				
Building Landscaping (Zoning Sec 5.5.3.E.ii.)	3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. # units * 3 = # trees - Up to 25% of requirement can be subcanopy trees 232 units * 3 = 696 trees	696 trees - At this point it can't be determined if the 25% maximum subcanopy tree limit is met.	- Yes - TBD	Please verify the unit tree count add any missing trees. <u>On the final site plans, the species must be provided and the percentage of subcanopy trees provided.</u>
Interior Street Landscaping	1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. - Trees in boulevard islands do not count toward street tree requirement $(12450-3770)/35 = 248$ trees	248 trees + 24 parking lot perimeter trees	Yes	Since the parking is just bays along one side of the drive, the widths of the bays can just be added to the interior street landscaping basis and interior street trees can be used along their perimeter instead of calculating the parking lot perimeter calculation separately and providing parking lot perimeter trees. This may decrease the total required. <u>Please put the clubhouse parking calculations on Sheet L-11.</u>
Foundation Landscaping	35% of building façades facing road must be landscaped	- All of the units have sufficient landscaping, either at the building face or around on the face and some on the side of the building facing the road - According to the	- Yes - Yes	<u>Plant labels must be provided no later than the Final Site Plans</u>

Item	Required	Proposed	Meets Code	Comments
		conceptual clubhouse plan, sufficient foundation landscaping will be provided		
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements (LDM 1.c)	• Clear sight distance within parking islands • No evergreen trees	No parking lots are proposed	NA	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA	NA	
General (Zoning Sec 5.5.3.C)				
Parking lot Islands (a, b. i)	• A minimum of 200 SF to qualify • 200sf landscape space per tree planted in island. • 6" curbs • Islands minimum width 10' BOC to BOC	No parking lots are proposed, only single-sided parking bays	NA	
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	Spaces are 17' long with either a 7' wide sidewalk or open space at the end	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	No bay is more than 15 spaces.	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 vehicular use areas x 7.5%	$A = x \text{ SF} \times 7.5\%$	No parking lots are proposed, only single-sided parking bays	NA	Show the interior parking lot requirement and trees for the Clubhouse on Sheet L-11.
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	$B = x \text{ SF} \times 1\% = B \text{ sf}$	No parking lots are proposed, only single-sided parking bays	NA	
All Categories				
C = A+B Total square footage of landscaped islands	$C = A + B$	NA	NA	
D = C/200 Number of canopy trees required	$D = C/200$	None	NA	
Parking Lot Perimeter Trees	• 1 Canopy tree per 35 lf • Sub-canopy trees can	24 trees	Yes	<u>As the extra parking is just provided in single</u>

Item	Required	Proposed	Meets Code	Comments
	- be used under overhead utility lines. - Perimeter within 20 feet of a building does not need to be included in the basis			<u>bays along the drives, the interior drive tree calculation should include those bays and the interior drive trees for those stretches should be located along the perimeter of those bays.</u>
Parking land banked	None			
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant (d)	- No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. - Trees should not be planted within 5 feet of underground lines.	- For the most part, trees are properly spaced - There appears to be a tree on top of a structure southeast of Building 7.	Yes	<u>Please doublecheck to be sure that the required spacing from utility lines and structures is provided.</u>
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	No indication is given	Yes	<u>Please indicate groundcovers on landscape plan</u>
Snow deposit (LDM.2.q.)	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	A note indicates that the snow will be deposited along the drives except when the sidewalk is adjacent to the road. In that case the snow shall be deposited elsewhere.	Yes	<u>Please be sure that that information is included in the master deed and is passed along to the snow removal contractors.</u>
Transformers/Utility boxes (LDM 1.e from 1 through 5)	- A minimum of 2 ft. separation between box and the plants - Ground cover below 4" is allowed up to pad. - No plant materials within 8 ft. from the doors	- No utility boxes or utility box landscaping is shown - Landscaping detail is provided	TBD	<u>Please show transformers and other utility boxes when their locations are determined.</u> <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</u>
Detention/Retention Basin Planting requirements (Sec.	Clusters of large native shrubs shall cover 70-75% of the basin rim	The required shrub and tree symbols are	- Yes - Yes/No	1. <u>Please add the shrub and tree species on the Final Site Plans.</u>

Item	Required	Proposed	Meets Code	Comments
5.5.3.E.iv)	area at 10 ft away from the permanent water line. • Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix • Include seed mix details on landscape plan	provided • A stormwater seed mix is called out on the pond details but no seed mix is provided for the areas around the ponds.		2. <u>Please add all appropriate seed mixes to the plans on the Final Site Plans.</u>
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes		No plant list is given	TBD	Provide plant list on landscape plans, preferably on the Preliminary Site Plans but no later than Final Site Plans.
Root type		No plant list is given	TBD	See above
Botanical and common names	• At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. • The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4. As the number of trees will be more than 200, no more than 10% of the trees planted shall be of a given species, and no more than 15% shall be from a single genus. • Woodland replacements do not need to meet the LDM diversity requirements, and should resemble the percentages of	No plant list is provided	TBD	See above

Item	Required	Proposed	Meets Code	Comments
	trees removed as much as possible.			
Type and amount of lawn		No		<u>Need for final site plan</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need for final site plan</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	• Label contour lines • Maximum 33% slope • Constructed of loam • 6" top layer of topsoil	A standard berm cross section detail is provided	Yes	
Type of Ground Cover		Lawn is noted	Yes	
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	A number of retaining walls are proposed		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				<u>If walls are taller than 3 ½ feet, please have engineer design, sign and seal.</u>
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date (LDM 2.l. & Zoning Sec 5.5.5.B)	• Provide intended date • Between Mar 15 – Nov 15	Between March 15 and November 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Notes are provided	Yes	
Plant source	Shall be northern nursery	Noted	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 2.n & LDM 3.a.(2))	grown, No.1 grade.			
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Noted	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Noted	Yes	
Miscellaneous Landscape Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Note has been added	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		1. Please add an irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival on the final site plans 2. The plan should meet the requirements listed at the end of this chart. 3. If xeriscaping is used, please provide information about plantings included.
Other information (LDM 2.u)	Required by Planning Commission	NA		
Landscape tree credit (LDM11.b.(d))	- Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. - Refer to Landscape tree Credit Chart in LDM	None		
Plant Sizes for ROW, Woodland replacement and others (LDM 11.b)	- Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. - Refer to LDM section 11.b for more details	No plant list is provided	TBD	<u>Include correct sizes on plant list.</u>
Plant size credit (LDM11.b)	NA	None taken		
Prohibited Plants (LDM 11.b)	Do not use any plants on the Prohibited Species List	No plant list is provided	TBD	

Item	Required	Proposed	Meets Code	Comments
Recommended trees for planting under overhead utilities (LDM 3.e)		Overhead lines are not labeled on the landscape plans		
Collected or Transplanted trees (LDM 3.f)		None indicated		
Nonliving Durable Material: Mulch (LDM 4)	• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch. • Include in cost estimate.	Shown on planting details		
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.				

Irrigation System Requirements

- Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.
- Attached is a handout that addresses winterization installation requirements to assist with this.
- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.

August 8, 2025

Lindsay Bell
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to lbell@cityofnovi.org

Re: The Grove Formal Planned Rezoning Overlay Submittal Wetland and Woodland Review (Formal PRO; JZ24-31)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a site plan review of the formal planned rezoning overlay (PRO) submittal for The Grove (site). Two sets of plans were provided:

- One plan prepared by Zeimet Wozniak and Associates dated July 9, 2025. This plan contains the primary design/engineering information for the Formal PRO submittal.
- One plan prepared by Allen Design dated July 9, 2025. This plan contains the landscape and woodland replacement information for the Formal PRO submittal.

Merjent reviewed the plans for conformance with the City of Novi's (City) current Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The site is located southeast of the intersection of Meadowbrook Road and Twelve Mile Road in Section 13 of the City. Development is proposed within and is identified by approximately 12 different parcel numbers in the City of Novi records. The site contains City-regulated woodlands and City-regulated wetlands (**Figure 1** and **Figure 2**).

Woodlands

Woodland Recommendation: Merjent **recommends approval** of The Grove Formal PRO Submittal. A list of comments is provided below to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	Yes
Tree Replacement (Chapter 37, Section 37-8)	Yes
Tree Protection (Fence; Chapter 37, Section 37-9)	Yes
Woodland Conservation Easement (Chapter 37-30[e])	Yes, if feasible

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite (**Figure 1**). A site visit was performed on August 23, 2024 to verify and review the extent of woodlands on-site. Due to the extent of invasive species on-site, such as European buckthorn

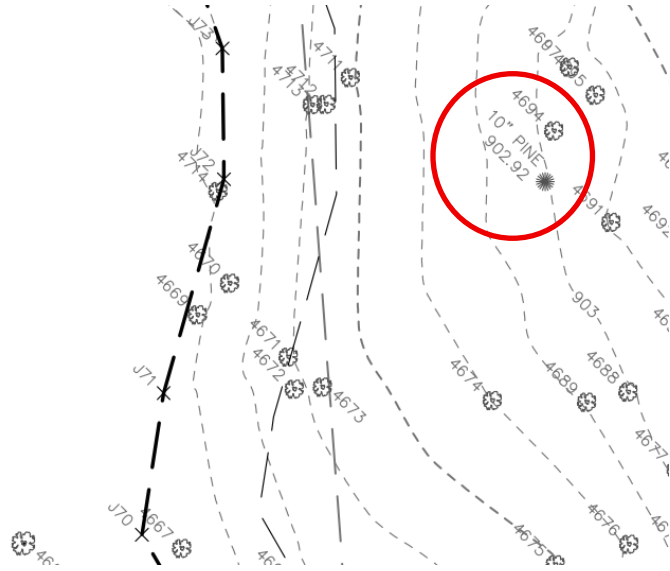
(*Rhamnus cathartica*), it is Merjent's opinion that the extent of the Woodlands listed in the map viewer is accurate. Select photos from the site visit were included in the initial concept plan submittal.

2. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a diameter at breast height (DBH) greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed.
3. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches in diameter at breast height (DBH).
4. The plans have proposed the cumulative removal of 2,019 regulated trees (does not include dead or dying [very poor] trees). A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. The permit for this site would require Planning Commission approval because there are more than three trees proposed to be impacted/removed by construction.
5. **Woodland Replacement.** Based on review of the plans, the following woodland replacements are currently listed:

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	1,126	1	1,126
12-20	715	2	1,430
21-29	59	3	177
30+	14	4	56
Multi-stem	105	Sum of Stem DBH/8 (rounded up)	389
Total	2,019	-	3,178
Less Credits (for trees saved outside of current woodland areas)			-35
Total Replacements Required			3,143

- **Requested edit for future submittals:** on Sheet SP-9.4, a "10" (10-inch) Pine" is displayed south of Wetland I/K that may not be counted for in the tree list and may not be listed in the landscape plan. This pine should be clarified in future submittals to be given a unique identifier, classified down to species and condition, and given a similar symbol to other trees on-site.

I/K



6. For tree replacement credits that will be planted on-site, a financial guarantee of \$400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request a tree planting inspection. For The Grove PRO, the applicant has proposed planting 248 replacement trees on-site. A **Woodland Replacement Financial Guarantee of \$99,200** (248 trees x \$400/tree) is required as part of the Woodland Use Permit fees to ensure a successful planting of on-site Woodland Replacement Tree Credits.

The Applicant shall guarantee trees for two growing seasons after installation and the City's acceptance, per the City's Performance Guarantees Ordinance. A **two-year maintenance bond in the amount of 25% (\$24,800)** of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37).

Note that the Applicant is responsible for requesting an inspection of the installed on-site Woodland Replacement Trees.

While not necessary for the formal PRO approval, a list of trees proposed for replacement will need to be provided in the preliminary site plan. Approximate locations are provided in the associated landscape plans. Section 37-8 of the City of Novi Woodlands Protection Ordinance and the [City of Novi Landscape Design Manual](#) provide guidelines for replacement trees.

- **Requested edit/clarification:** Sheet L-1 states that 248 trees will be provided on-site and a summary of subsequent sheets states that Sheet L-1 provides 56 trees, Sheet L-2 provides 110 trees, and Sheet L-3 provides 82 trees. Upon further review, Sheet L-2 provides 141 trees and Sheet L-3 provides 112 trees. In further submittals, this discrepancy may be fixed by providing the species, locations, and total number of each species for replacement.
7. The Applicant will be required to pay into the **City of Novi Tree Fund \$1,158,000** for the remaining 2,895 woodland replacements not planted on site (2,895 woodland replacement credits x \$400/credit). This fee is non-refundable.

-
- a. Merjent understands that a small amount of tree replacements are required for the creation of a potential wetland mitigation site. It should be noted that any trees planted specifically to meet the requirements of the wetland mitigation performance standards (see wetland comments) cannot be double counted to meet the requirements of woodland replacement credits and vice-versa. Therefore, any trees planted for potential wetland mitigation sites will only be counted toward either wetland mitigation performance standards or woodland replacement credits. Additional/supplemental plantings in these areas that exceed wetland mitigation performance standards can then be counted toward woodland replacement credits.
8. **Critical root zone.** Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. Tree symbols are present on the plan but are relatively small. Additionally, it is unclear whether the tree symbol on the plan represents the trunk, dripline, or critical root zone of the tree. The tree symbol should be clarified in the legend or elsewhere on the plan. Critical root zones should be identified using a separate symbol on the site plans. These impacts may have already been accounted for in the removal table provided, but the symbol should be clarified prior to the final site plan approval.
9. Regulated woodland disturbance includes impacts to the critical root zone of regulated trees, including but not limited to encroachment by grading, landscaping, and construction. If impacts to the critical root zone of regulated woodland trees are proposed – woodland replacements are required. Revised woodland replacement calculations or plan revisions may be necessary to address any unclear encroachments into the critical root zone.
10. A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.
11. **Woodland Replacement Inspection** – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.
12. **Woodland Guarantee Inspection** – Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is

responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.

13. The Applicant may be required to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.
- a. An existing conservation easement is present southeast of the site associated with Meadowbrook Investments LLC. A map of conservation easements is provided as **Attachment A**.
14. It should be noted that based off the wetland impacts information (see below) – wetland impacts are proposed to all wetlands within the area identified as “Parcel A.” If the applicant intends to impact Parcel A as a part of this submittal, a tree survey should be conducted and provided in addition to woodland impacts similar to the information presented in the comments above.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the The Grove Formal PRO submittal based on the comments provided below. However, if the project moves toward a formal application, several comments should be addressed to meet the requirements of the City’s Wetlands and Watercourse Protection Ordinance.

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City’s map are considered approximations (**Figure 2**).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (map provided in Wetland Boundary Review). NWI and MIRIS wetlands are identified by the associated governmental bodies’ interpretation of topographic data and aerial photographs.
- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (map provided in Wetland Boundary Review).

Permits and Regulatory Status

Due to the comments below, the following wetland-related items will be required for this project:

Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	Required, Non-minor
Wetland Mitigation	Required

Item	Required/Not Required
Environmental Enhancement Plan	Required, Mitigation Plan
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Likely Required*
Wetland Conservation Easement	Required

*Final determination is at the discretion of EGLE

Wetland Review Comments

- Impacts have been proposed to 17 wetlands on-site, totaling approximately 1.44 acres loss of wetland. The impacts are summarized below.

Table 1. Wetland Summary and Impact Table

Wetland ID	Classification*	Acres On-site	Wetland Impact Area (acre)	Wetland Impact Volume (cu. yd.)	Permanent Buffer Impact Area (acre)	Temporary Buffer Impact Area (acre)	Buffer Impact Volume (cu. ft.)
C	Emergent	0.10	0.100	525	Not Provided	Not Provided	Not Provided
E	Emergent	0.44	0.361	400	0.368	0.000	Not Provided
F	Emergent/Forested	0.29	0.000	0	0.137	0.000	Not Provided
G	Forested	0.07	0.060	190	0.230	0.000	Not Provided
H	Forested	1.12	0.000	0	0.115	0.030	Not Provided
I/K	Emergent/Scrub-shrub/Forested	4.79	0.016	161	0.234	0.402	Not Provided
J	Scrub-shrub/Forested	0.04	0.034	68	0.140	0.000	Not Provided
L	Scrub-shrub	0.29	0.000	0	0.002	0.052	Not Provided
M	Emergent/Forested	0.21	0.060	267	0.107	0.000	Not Provided
N	Emergent/Scrub-shrub	0.06	0.000	0	0.022	0.000	Not Provided
O	Emergent/Scrub-shrub	0.39	0.000	0	0.000	0.000	Not Provided
P	Scrub-shrub	0.03	0.030	130	0.130	0.000	Not Provided
Q	Forested	0.23	0.230	805	0.390	0.000	Not Provided
R	Emergent/Scrub-shrub	0.04	0.040	152	0.140	0.000	Not Provided
S	Forested	0.05	0.050	379	0.160	0.000	Not Provided
T	Emergent/Scrub-shrub	0.97	0.000	0	0.040	0.289	Not Provided
U	Forested	0.12	0.070	45	0.100	0.000	Not Provided
V	Forested	0.14	0.140	775	0.200	0.000	Not Provided

Wetland ID	Classification*	Acres On-site	Wetland Impact Area (acre)	Wetland Impact Volume (cu. yd.)	Permanent Buffer Impact Area (acre)	Temporary Buffer Impact Area (acre)	Buffer Impact Volume (cu. ft.)
X	Scrub-shrub	0.07	0.022	31	0.070	0.000	Not Provided
Y	Emergent	0.21	0.210	777	0.280	0.000	Not Provided
Z	Scrub-shrub	0.02	0.020	47	0.120	0.000	Not Provided
Total	-	9.64	1.44	4,752	1.875	0.484	--

*Classification per Sheet SP-8.1

- **Requested edit/clarification:** Wetland C is shown to have grading and a portion of the proposed Simi Lane to be within the setback/buffer.
 - o **Similar to woodlands above,** Wetlands M, U, V, Y, and Z are proposed to be impacted on the listed "Parcel A." However, no development plans are shown in the provided site plan. Additionally, the portion of Wetland U within Parcel A is shown to be impacted but is shown to be undisturbed on The Grove Parcels. Inversely, Wetland X is shown to be disturbed on the Grove Parcels, but is undisturbed on Parcel A. In future submittals, if the applicant is not proposing to develop Parcel A, reducing these proposed impacts may reduce the amount of required mitigation for the project.
2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 24 of the Zoning Ordinance, Schedule of Regulations, states: "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". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change.
 - a. Appropriate setbacks have been incorporated into the site plans. Prior to the site plan review process, the applicant should provide the buffer impact area for all wetlands on-site (see **Table 1**). Additionally, buffer impact volumes should be provided for all impacts.
 3. The City of Novi requires the boundary lines of any watercourses or wetlands on the Site to be clearly flagged or staked and such flagging/staking shall remain in place throughout the conduct of permit activity. During Merjent's site visit on May 31, 2024 it was noted that the flagging from the delineation was still present. Select photos were provided in the Initial Concept Plan Review. The site does not need to be re-flagged during the site plan review process, but prior to granting a Wetland Use Permit and construction the wetlands should be verified as being accurately staked or flagged.
 4. The cost to perform any wetland protection and restoration shall be listed on the site plan, per Chapter 26.5, Section 26.5-7 (b) of the City of Novi Code of Ordinances. A **Wetland Financial Performance Guarantee** in the amount of 120% of the cost to perform any wetland protection, restoration, and development will be collected prior to the granting of a Wetland Use Permit.
 5. When a project permanently impacts 0.25 acre or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands.

Current wetland classifications in **Table 1** above reflect the classifications noted on Sheet SP-8.1. The total proposed impact to City-regulated wetlands is approximately 1.44 acres.

6. According to the City Ordinance Section 12-176 (Mitigation), "Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical."
 - a. The applicant is required to provide 2.46 acres of mitigation on-site and has proposed 2.47 acres.
 - b. City-regulated mitigations will follow the City of Novi Mitigation Performance Standards (**Attachment B**), which are similar to EGLE's typical Mitigation Performance Standards.
 - c. During the preliminary site plan review process, the applicant will need to provide a conceptual mitigation plan. The conceptual mitigation plan should contain the following information:
 - The location of the proposed wetland mitigation site in relation to the proposed The Grove site. A location map for the mitigation site should be provided with the nearest crossroads and/or identifiable landmarks.
 - The total acreage and ecological type of the wetland that will be created and/or expanded.
 - A brief description of existing conditions at the proposed mitigation site. Existing conditions include but are not limited to, general topography, soils, vegetation, and any existing hydrology.
 - A brief description of the method with which the mitigated wetland will be created and/or expanded. A detailed engineering design is not required, but the source of water for the mitigated wetland should be identified.
 - d. For final site plan approval, the applicant will need to provide all required criteria stated in Section 12-176 in the final site plan or appended to the final site plan review submission.
7. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary). Additionally, EGLE may request conservation easements around remaining wetlands on-site if a permit is required from EGLE. This requirement would be unrelated to the requirements of the City of Novi Wetland Use Permit. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland Use Permit.
 - a. An existing conservation easement is present southeast of the site associated with Meadowbrook Investments LLC. A map of conservation easements is provided as **Attachment A**.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map
Figure 2 – City of Novi Wetlands Map
Attachment A – Site Photographs
Attachment B – Conservation Easement Map
Attachment C – Wetland Mitigation Performance Standards

CC:

Stacey Choi, City of Novi, schoi@cityofnovi.org
Rick Meader, City of Novi, rmeader@cityofnovi.org
Barbara McBeth, City of Novi, bmcbeth@cityofnovi.org
Matt Pudlo, Merjent, matt.pudlo@merjent.com



Figure 1. City of Novi Regulated Woodlands Map
 Approximate Site boundary is shown in red.
 (Approximate) Regulated Woodland areas are shown in green.

Attachment A
Conservation Easement Map

City of Novi Conservation Easements



9/4/2024

Conservation Easement

-  Wetland
-  Wetland & Woodland

World Imagery

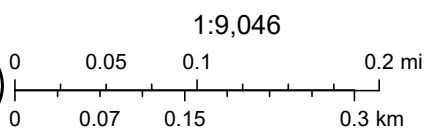
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata



Maxar, Esri Community Maps Contributors, City of Novi, MI, Province of Ontario, Oakland County, Michigan, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Attachment B
Wetland Mitigation Performance Standards

City of Novi Mitigation Performance Standards

August 2024

- a. Construction has been completed in accordance with the City of Novi's approved plans and specifications included in the permit and mitigation plan (and associated approved site plan).
- b. The mitigation wetland is characterized by the presence of water at a frequency and duration sufficient to support a predominance of wetland vegetation and the wetland types specified at the end of the monitoring period. The monitoring period will follow the U.S. Army Corps of Engineers definition of the growing season as stated in the 1987 *Wetland Delineation Manual*:
 - i. "The portion of the year when soil temperatures at 19.7 inches (50 cm) below the soil surface are higher than biological zero (5°C [41°F]). For ease of determination, this period can be approximated by the number of frost-free days."
 - ii. "Estimating starting and ending dates for the growing season are based on 28°F (-2.2°C) air temperature thresholds at a frequency of five years in 10."
- c. A layer of high-quality topsoil, from the A horizon of an organic or loamy surface texture soil, is placed (or exists) over the entire wetland mitigation area at a minimum thickness of six inches.
- d. The mitigation wetland shall be free of oil, grease, debris, and all other contaminants.
- e. A minimum of six wildlife habitat structures, consisting of at least three types, have been placed per acre of mitigation wetland. At least 50 percent of each structure shall extend above the normal water level. The types of acceptable wildlife habitat structures are:
 - i. Tree stumps laid horizontally within the wetland area. Acceptable stumps shall be a minimum of six feet long (log and root ball combined) and 12 inches in diameter.
 - ii. Logs laid horizontally within the wetland area. Acceptable logs shall be a minimum of 10 feet long and six inches in diameter.
 - iii. Whole trees laid horizontally within the wetland area. Acceptable whole trees shall have all of their fine structure left intact (i.e., not trimmed down to major branches for installation), be a minimum of 20 feet long (tree and root ball), and a minimum of 12 inches in diameter.
 - iv. Snags which include whole trees left standing that are dead or dying, or live trees that will be flooded and die, or whole trees installed upright into the wetland. A variety of tree species should be used for the creation of snag habitat. Acceptable snags shall be a minimum of 20 feet tall (above the ground surface) and a minimum of 12 inches in diameter at breast height. Snags should be grouped together to provide mutual functional support as nesting, feeding, and perching sites.
 - v. Sand mounds at least 18 inches in depth and placed so that they are surrounded by a minimum of 30 feet of water measuring at least 18 inches in depth. The sand mound shall have at least a 200 square foot area that is 18 inches above the projected high-water level and oriented to receive maximum sunlight.
- f. The mean percent cover of native wetland species in the herbaceous layer at the end of the monitoring period is not less than:
 - i. 60 percent for emergent wetland.
 - ii. 80 percent for scrub-shrub wetland.

- iii. 80 percent for forested wetland.
- g. Extensive areas of open water and submergent vegetation areas having no emergent and/or rooted floating vegetation shall not exceed 20 percent of the mitigation wetland area. Extensive areas of bare soil shall not exceed five percent of the mitigation wetland area. For the purposes of these performance standards, extensive refers to areas greater than 0.01 acre (436 square feet) in size.
- h. The total percent cover of wetland species in each plot shall be averaged for plots taken in the same wetland type to obtain a mean percent cover value for each wetland type. For the purposes of this standard, total percent cover is the percent cover of the ground surface covered by vegetation, bare soil, and open water, when viewed from above. Total percent cover cannot exceed 100 percent. Plots within identified extensive open water and submergent areas, bare soil areas, and areas without a predominance of wetland vegetation shall not be included in this average. Wetland species refers to species listed as facultative and wetter (FAC, FACW, OBL) on the U.S. Army Corps of Engineer's 2020 Regional Plant List (version 3.5) for the Midwest Region.
- i. The mitigation wetland supports a predominance of wetland (hydrophytic) vegetation (as defined in the 2010 U.S. Army Corps of Engineers "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region [Version 2.0]") in each vegetative layer, represented by a minimum number of native wetland species, at the end of the monitoring period. The minimum number of native wetland species per wetland type shall not be less than:
 - i. 15 species within the emergent wetland.
 - ii. 15 species within the scrub-shrub wetland.
 - iii. 15 species within the forested wetland.

The total number of native wetland plant species shall be determined by a sum of all species identified in sample plots of the same wetland type.

- j. At the end of the monitoring period, the mitigation wetland supports a minimum of:
 - i. 300 individual surviving, established, and free-to-grow trees per acre in the forested wetland that are classified as native wetland species and consisting of at least three different species.
 - ii. 300 individual surviving, established, and free-to-grow shrubs per acre in the scrub-shrub wetland that are classified as native wetland species and consisting of at least four different species.
 - iii. *Optional*: Eight native wetland species of grasses, sedges, or rushes per acre in the wet meadow wetland.
- k. Physiognomic classification of trees and shrubs shall be in accordance with the most updated resource from the following list:
 - i. The Michigan Floristic Quality Assessment
 - ii. Michigan Flora (also referred to as the University of Michigan Herbarium)
 - iii. The U.S. Army Corps of Engineer's Regional Plant List for the Midwest Region.
- l. The mean percent cover of invasive species including, but not limited to, *Phragmites australis* (Common Reed), *Lythrum salicaria* (Purple Loosestrife), and *Phalaris arundinacea* (Reed Canary Grass) shall in combination be limited to no more than 10 percent within each wetland type. Invasive species shall not dominate the vegetation in any extensive area of the mitigation wetland. A more exhaustive list of invasive species that are known to be in Michigan can be found on the State of Michigan's Invasive Species plant list (<https://www.michigan.gov/invasives/id-report/plants>)

If the mean percent cover of invasive species is more than 10 percent within any wetland type or if there are extensive areas of the mitigation wetland in which an invasive species is one of the dominant plant species, the permittee shall submit an evaluation of the problem to the City of Novi and/or the. If the permittee determines that it is infeasible to reduce the cover of invasive species to meet the above performance standard, the permittee must submit an assessment of the problem, a control plan, and the projected percent cover that can be achieved for review by the City of Novi. Based on this information, the City of Novi may approve an alternative invasive species standard. Any alternative invasive species standard must be approved in writing by the City of Novi.

If the mitigation wetland does not satisfactorily meet these standards by the end of the monitoring period, or is not satisfactorily progressing during the monitoring period, the permittee will be required to take corrective

Consultant review of Monitoring Reports will be split into the following sections:

1. Vegetation
2. Invasive Species
3. Hydrology
4. Wildlife Observations
5. Topsoil
6. Pollutants
7. Signage
8. Wetland Recommendations (as applicable)
 - a. Financial Guarantee Release



AECOM
39575 Lewis Dr, Ste. 400
Novi
MI, 48377
USA
aecom.com

Project name:
JZ24-31 – The Grove Formal PRO Traffic
Review

From:
AECOM

Date:
October 2, 2025

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Lindsay Bell, Dan Commer, Humna Anjum, Diana
Shanahan, Milad Alesmail, Stacey Choi, Kate
Purpura

Memo

Subject: JZ24-31 – The Grove Formal PRO Traffic Review

The formal PRO site plan was reviewed to the level of detail provided, and AECOM recommends **approval** as long as the comments provided below and the Traffic Impact study are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Ivanhoe Companies, is proposing a residential development consisting of 232 units.
2. The development is located on the southeast corner of Twelve Mile Road and Meadowbrook Road. Twelve Mile Road is under the jurisdiction of the Road Commission for Oakland County and Meadowbrook Road is under the jurisdiction of the City of Novi.
3. The site is zoned OST (Office Service Technology) and the applicant is requesting a PRO for RM-2 (High-Density Multiple-Family).
4. The following traffic related deviations have been requested by the applicant:
 - a. Parking on a major drive.
5. The following traffic related waivers may be required if revisions are not made to the plans:
 - a. Parking along street with centerline radius less than 230'.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as follows.

ITE Code: 220 – Multifamily Housing (Low-Rise)
Development-specific Quantity: 232 Units
Zoning Change: OST to RM-2 PRO

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	95	72	100	No
PM Peak-Hour Trips	120	76	100	Yes
Daily (One-Directional) Trips	1564	N/A	750	Yes

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak

hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
Traffic Impact Statement (TIS) And Rezoning Traffic Impact Statement (RTIS)	Proposed rezoning from OST to RM-2, and estimated trips are above the City's threshold. The applicant submitted a revised Trip Generation Comparison Study dated July 1, 2025. Trip Generation Comparison is concluding lower total trips compared to Existing OST land use and the October 2024 Site plan, but higher than the threshold set for the Traffic Impact Study (TIS). The applicant is to update and submit the Traffic Impact Study for approval that was previously submitted and denied approval in 2024.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	35'	Met	
2	Driveway Width O Figure IX.3	28' and 23' at boulevard entrances	Met	
3	Driveway Taper O Figure IX.11			
3a	Taper length	100' and 75'	Met	
3b	Tangent	50'	Met	
4	Emergency Access O 11-194.a.19	3 access points	Met	

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
5	Driveway sight distance O Figure VIII-E	1065.11' along 12 Mile Rd; 665.95', 649.13', 1421.94', 516.97' along Meadowbrook Rd	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	N/A	-	
6b	Opposite side O 11.216.d.1.e	235.35' 12 Mile Rd, 199.51' and 493.08' Meadowbrook Rd	Met	
7	External coordination (Road agency)	RCOC	Met	
8	External Sidewalk Master Plan & EDM	Proposed 10' along Twelve Mile Rd and tying into existing on Meadowbrook Rd	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-K	Indicated	Partially Met	Include current R-28 detail in future submittal.
10	Any Other Comments:	Label island length at each entrance/exit to ensure it meets the requirements shown in Figure IX.3.		

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	N/A	-	
12	Trash receptacle ZO 5.4.4	Trash collection will be at each driveway	Met	
13	Emergency Vehicle Access	Provided	Met	
14	Maneuvering Lane ZO 5.3.2	N/A	-	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	N/A	-	
15b	Internal to parking bays	N/A	-	
16	Parking spaces ZO 5.2.12	Perpendicular spaces, garage and driveway parking		See Planning review letter. The applicant is seeking a waiver for parking along a major drive.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<15 spaces in all parking bays	Met	
18	Parking space length ZO 5.3.2	17'	Met	
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	4" in front of 17' spaces, 6" everywhere else	Met	
21	Accessible parking – number ADA	1 proposed at pickleball courts	Met	
22	Accessible parking – size ADA	Not dimensioned	Inconclusive	Dimension accessible space and aisle in future submittal.
23	Number of Van-accessible space ADA	1 indicated, 1 required	Partially Met	Dimension accessible space and aisle in future submittal.
24	Bicycle parking			
24a	Requirement ZO 5.16.1	47 required, provided in units and 4 provided at pickleball courts	Met	
24b	Location ZO 5.16.1	Indicated	Met	
24c	Clear path from Street ZO 5.16.1	7'	Not Met	6' clear path required, note 2' overhang is not part of clear path.
24d	Height of rack ZO 5.16.5.B	3'	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Indicated	Met	
25	Sidewalk – min 5' wide Master Plan	5' minimum	Met	
26	Sidewalk ramps EDM 7.4 & R-28-K	Indicated	Partially Met	Include current R-28 detail in future submittal.
27	Sidewalk – distance back of curb EDM 7.4	0' and not dimensioned, 5' standard in residential areas	Inconclusive	Dimension in future submittal. The applicant could consider providing an offset where parking is not present to increase pedestrian safety.
28	Cul-De-Sac O Figure VIII-F	N/A	-	
29	EyeBrow O Figure VIII-G	N/A	-	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
30	Minor/Major Drives ZO 5.10	28' wide, over minimum 100' radius proposed	Partially Met	Per Section 5.10.1.B.iv – “Adjacent parking and on-street parking shall be limited near curves with less than 230' centerline radius”. The applicant could review the areas where parking is in a curve with a centerline radius of less than 230', and either move to a different location or review to ensure a safe and adequate sight distance is provided. An administrative waiver may be required.
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Indicated	Met	
33	Signing table: quantities and sizes	Indicated	Met	Review the quantity of speed limit signs proposed, they are not needed at several locations.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Indicated	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Indicated	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Indicated	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Indicated	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Indicated	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Indicated	Met	
40	Parking space striping notes	Indicated	Met	
41	The international symbol for accessibility pavement markings ADA	Provided	Met	
42	Crosswalk pavement marking detail	None proposed	N/A	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
43	Any Other Comments:	Provide maintaining traffic information for Meadowbrook Road and Twelve Mile Road entrance work in future submittal.		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

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

Sincerely,

AECOM

Paula K. Johnson, PE
Senior Transportation Engineer

Saumil Shah, PE
Project Manager



AECOM
39575 Lewis Drive
Suite 400
Novi, MI 48377
T 248.204.5900
www.aecom.com

Project name:
JZ24-31 – The Grove PRO TIS Traffic Review

From:
AECOM

Date:
September 9, 2025

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Lindsay Bell, Heather Zeigler, Diana Shanahan, Dan Commer

Memo

Subject: JZ24-31 – The Grove PRO [Updated](#) TIS Traffic Review (10/11/2024)

The Traffic Impact Study was reviewed to the level of detail provided, and AECOM recommends **approval of the Traffic Impact Study**. The previous review letter is attached as **Appendix A**.

GENERAL COMMENTS

The memo will provide an update on comments raised during the previous review, as the applicant submitted an updated study.

COMMENTS AND REVISIONS

- We do not agree with the consultant's proposal of restriping the northbound through as shared through and right. The analysis that the consultant carried out to evaluate this mitigation at the Meadowbrook Road and 12 Mile Road Intersection considered a very low volume of traffic on the northbound through (5 cars in AM peak hour and 10 cars in PM peak hour, Figure 3). It seems these volumes are influenced by the construction (GLWA 54-Inch Water Main Loop) that has been ongoing for a very long period (Feb 2022 to Aug 2024) on Meadowbrook Road between 12 Mile Road and 13 Mile Road. Consult should perform a sensitivity analysis with the volumes growing to the future year by applying a growth rate to a set of volumes when there was no construction, and then confirm/explore mitigations.

Updated traffic study 10/11/24: The revised report adjusted the volume for non-construction time. The proposal of restriping has been removed from the updated report. No further comment.¹

- Sight Distance: The applicant needs to show the sight distance triangle and details on the plan set for further review and confirmation.

Updated traffic study 10/11/24: The updated report includes sight distance analysis and confirms that “The results of the sight distance analysis indicate that a driver waiting to egress the proposed site driveway onto 12-Mile Road will not experience any visual obstruction, provided the sight distance triangle area shown in the attached site plan is free of vegetation and a clear line of sight is provided.” No further comment.

¹ Please note that we do not agree with the TIS preparer's response to the City's consultant to identify any closure or condition on the ground for the count. TIS preparer(s) to ensure that in every project, counts represent a typical weekday operation (that includes no inclement weather, no school holidays, no detours, no construction, no major crash, etc.).

- Right-turn lane: There is currently an existing center two-way left-turn lane (TWLTL) on Meadowbrook Road, adjacent to the project site, and 12-Mile Road is median-divided, with left-turns accommodated via median U-turns (crossovers) at intersections. Therefore, only the right-turn treatment criteria were evaluated at the proposed site driveways. The traffic study concluded that, due to traffic volumes along 12 Mile Road, the driveway qualifies for a right-turn lane according to the RCOC warrant graph. However, the applicant needs to coordinate with RCOC for geometrical standards and approval for the right-turn taper. And applicant needs to show the right-turn lane details with dimensions and adherence to the applicable standards on the plan set for further review and confirmation.

Updated traffic study 10/11/24: The applicant noted the comments for coordination with RCOC. The applicant is to provide RCOC coordination and approval for taper and access during the site plan reviews.

- The study indicated the site trip distribution for westbound 12 Mile Road to be 33% AM (63 trips) and 28% PM (66 trips). RCOC has some concerns related to the ability of vehicles to weave across the 3 lanes of 12 Mile Rd to enter/exit the site. The applicant should conduct a weave analysis from the nearest cross-overs. This is particularly concerning for the WB to EB 12 Mile Road movement, as the M-5/I-696 ramp traffic utilizes this same crossover.

Updated traffic study 10/11/24: The updated report includes a weave analysis and concludes that “The results of the weaving analysis indicate that there is adequate distance between the proposed Site Drive #1 and the existing crossover locations to accommodate the projected traffic volumes.” No further comment.

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

Sincerely,

AECOM



Saumil Shah
Project Manager

Appendix A: Previous Review Letter



AECOM
39575 Lewis Drive
Suite 400
Novi, MI 48377
T 248.204.5900
www.aecom.com

Project name:
JZ24-31 – The Grove PRO TIS Traffic Review

From:
AECOM

Date:
September 6, 2024

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Lindsay Bell, Heather Zeigler, Diana Shanahan, Dan Commer

Memo

Subject: JZ24-31 – The Grove PRO TIS Traffic Review

This Traffic Impact Study was reviewed by AECOM to the level of detail provided below and AECOM recommends **denial of the Traffic Impact Study**; the applicant should review the comments provided below and provide a revised study to the City of Novi.

GENERAL COMMENTS

1. This memo will provide comments on a section-by-section basis following the format of the submitted report.
2. The project is located on the southeast quadrant of the 12 Mile Road and Meadowbrook Road intersection.
3. The development consists of 182 single family attached housing and 256 multi-family housing.
4. The development is a Planned Rezoning Overlay (PRO) plan, and the project site is currently zoned OST (Office Service Technology) and is proposed to be rezoned RM-2 (High-Density Multiple-Family).

BACKGROUND DATA

1. Applicant elaborated on uses permitted under the existing OST zoning and calculated trip generation based on the General Office Building land use category within the *ITE Trip Generation Manual 11th Edition*. The study concluded that the number of trips under existing OST zoning is estimated to be higher compared to the proposed rezoning to RM-2
2. The following roadways were included in the study:
 - a. 12 Mile Road: 45 mph, four (4) lanes divided, east/west
 - b. Meadowbrook Road: 35/40 mph, two (2) lanes, north/south
 - c. The following intersections were included in the study:
 - 12 Mile Road at Meadowbrook Road
 - 12 Mile Road eastbound to westbound crossover east of Meadowbrook Road
 - 12 Mile Road westbound to eastbound crossover west of Meadowbrook Road
 - 12 Mile Road westbound to eastbound crossover west of Summit Drive
 - 12 Mile Road westbound to eastbound crossover east of Meadowbrook Road
3. Applicant collected turning movements that occurred between the 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM peak periods at the study intersections on Tuesday, June 11, 2024.
4. Novi Schools were not in session when the data collection was performed; therefore, the data was reviewed to determine if adjustments to the AM peak hour traffic volumes are necessary to consider the impact of school traffic volumes. The result of the evaluation indicates that the data collection performed was greater than the historical traffic volume data when the school was in session. Therefore, the performed data collection was utilized in the analysis and no adjustments were applied to AM peak hour traffic counts.

EXISTING CONDITIONS

1. The overall levels of service (LOS) at the study area intersections is LOS D or better with no movements experiencing a delay of LOS E or F (Table 2).

BACKGROUND (NO BUILD) CONDITIONS 2024

1. A 0.5% annual growth rate was used to project the existing 2024 traffic volumes to the site buildout year of 2030.
2. Overall operations at the intersections are not expected to change significantly compared to existing conditions except the LOS C in existing conditions is expected to be LOS D in future background conditions (Table 3) at the following intersection:
 - a. 12 Mile Road at Meadowbrook Road
 - b. Westbound 12 Mile Road through Meadowbrook Road in the PM peak hour
 - c. Westbound u-turn for 12 Mile Road at the eastbound to westbound crossover east of Meadowbrook Road in the PM peak hour

SITE TRIP GENERATION

1. A total of 3,052 daily trips are anticipated based on the *ITE Trip Generation Manual 11th Edition* (Table 4).
2. A net increase of 191 trips during the morning peak hour and 236 trips during the evening peak hour are considered for a traffic impact study on the surrounding road network (Table 4).

SITE TRAFFIC ASSIGNMENT

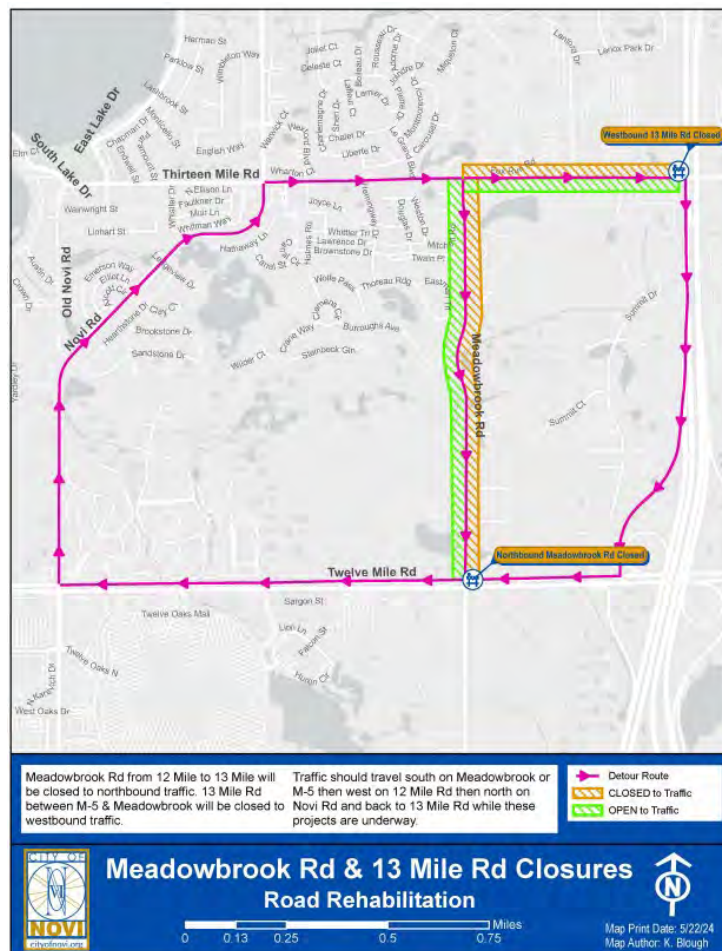
1. Adjacent street peak hour volumes were used to calculate site trip distribution.
 - a. The largest portion of the traffic is assumed to be coming from/going to 12 Mile Road with approximately 74% in morning peak hours and 60% in evening peak hours (Table 6).

FUTURE CONDITIONS

1. Overall operations at the intersections are not expected to change significantly compared to background conditions, except at the following locations:
 - a. LOS C in background conditions are expected to be LOS D in future build conditions:
 - i. Westbound 12 Mile Road u-turn at the westbound to eastbound crossover west of Meadowbrook Road in the PM peak hour
 - ii. Eastbound Meadowbrook Road at Elm Creek Drive/Site Driveway in the PM peak hour
 - b. LOS D in background conditions are expected to be LOS E in future build conditions:
 - i. Northbound Meadowbrook Road right-turn at 12 Mile Road in the PM peak hour
2. Eastbound 12 Mile Road at Site Drive #1 has a LOS E (44 seconds), however, the queue analysis indicated a small queue of only two (2) to three (3) vehicles.
3. The following major movements are estimated to experience or continue to experience a relatively higher delay in the future:
 - a. Westbound 12 Mile Road through at Meadowbrook Road would have a LOS D in the AM peak hour (20 seconds existing versus 46 seconds in the future).
 - b. Southbound M-5 Off-ramp southbound left-turn and right-turn at 12 Mile Road would have a LOS D in the AM (36 seconds in Existing and build conditions) and PM (42 seconds in existing and build conditions) peak hours.
 - c. Eastbound 12 Mile Road u-turn at the eastbound to westbound crossover east of Meadowbrook Road would have a LOS D in the PM peak hour (22 seconds existing versus 29 seconds in the future).

CONCLUSIONS

- The study concluded with a recommendation that would improve the failing levels of service and traffic conditions as shown below. However, it is not clear if the applicant has coordinated such improvement with the Road Commission for Oakland County (RCOC).
 - 12 Miler Road and Meadowbrook Road intersection: Re-stripe the northbound approach (currently provides a through lane and a right-turn lane) to provide dual right-turn lanes; with a shared through/right lane and an exclusive right-turn lane.
- AECOM does not agree with the consultant's proposal of restriping the northbound through as a shared through and right-turn lane. The analysis that the consultant carried out to evaluate this mitigation at Meadowbrook Road at 12 Mile Road Intersection is considered a very low volume of traffic on northbound through (5 cars in AM peak hour and 10 cars in PM peak hour, Figure 3). It seems these volumes were influenced by the detour and closing of northbound through traffic due to construction (GLWA 54-Inch Water Main Loop) that has been ongoing for a very long period (February 2022 to August 2024) on Meadowbrook Road between 12 Mile Road and 13 Mile Road as per the image below. The consultant should perform a sensitivity analysis with the volumes growing to the future year by applying a growth rate to a set of volumes when there was no construction (pre-pandemic) and then confirm/explore the mitigation measures.



Access: Sight Distance, Right-turn Lane and Left-turn Lane

Accesses will also be reviewed under the site plan review and please refer comments provided in the site plan review letter. Please provide detailed drawings showing sight distances and right-turn and left-turn lanes for the proposed site driveways as part of the site plan review. The comments here are based on the level of detail provided as part of the Traffic Impact Study:

- Sight Distance: **The applicant needs to show the sight distance triangle and details on the plan set for further review and confirmation.**
- Right-turn lane: There is currently an existing center two-way left-turn lane (TWLTL) on Meadowbrook Road adjacent to the project site. 12 Mile Road is median divided with left-turn movements accommodated via median U-turns (crossovers) intersections. Therefore, only the right-turn treatment criteria were evaluated at the proposed site driveways. The traffic study concluded that due to high traffic volumes along 12 Mile Road (Table 8), this site driveway qualifies for a right-turn lane according to the RCOC warrant graph. **However, the applicant needs to coordinate with RCOC for geometrical standards and approval for the right-turn taper. The applicant will need to show the right-turn taper details with dimensions and adherence to the applicable standards on the plan set for further review and confirmation.**

RCOC Comments:

The study indicated the site trip distribution for westbound 12 Mile Road to be 33% AM (63 trips) and 28% PM (66 trips). RCOC has some concerns related to the ability of vehicles to weave across the 3 lanes of 12 Mile Rd to enter/exit the site. The applicant should conduct a weave analysis from the nearest cross-overs. This is particularly concerning for the WB to EB 12 Mile Road movement as the M-5/I-696 ramp traffic utilizes this same cross-over.

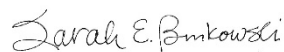
Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Saumil Shah
Project Manager



Sarah Binkowski, PE, PTOE
Michigan Traffic Engineering Manager



September 10, 2025

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

Attn: Ms. Barb McBeth – City Planner

Re: FACADE ORDINANCE
The Grove PRO, JZ24-31, Formal PRO, Revised
Façade Region: 1
Zoning District - Current: OST, Proposed: PRO RM-2.

Dear Ms. McBeth:

The following is the Façade Review for the above referenced project based on the drawings prepared by The Residential Design Group, dated 8/22/25. The applicant has revised The Woods and Clubhouse Options 1 & 2 in response to our prior review. This project is subject to the Façade Ordinance Section 5.15, and the Planned Rezoning Overlay Ordinance (PRO) Section 7.13. The percentages of materials proposed for each façade are as shown in the tables below. Materials in non-compliance are highlighted in bold.

The Vistas	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick or Stone	31%	37%	37%	38%	100% (30% Minimum)
Composite Siding, Horizontal	15%	12%	12%	12%	50%
Composite Siding, Shake	13%	5%	5%	0%	50%
Trim	10%	5%	5%	5%	15%
Asphalt Shingles	31%	41%	41%	45%	50% (Note 14)

The Meadows	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick or Stone	32%	37%	37%	38%	100% (30% Minimum)
Composite Siding, Horizontal	7%	12%	12%	12%	50%
Composite Siding, Shake	19%	5%	5%	0%	50%
Trim	8%	5%	5%	5%	15%
Asphalt Shingles	34%	41%	41%	45%	50% (Note 14)

The Woods	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick or Stone	30%	37%	37%	36%	100% (30% Minimum)
Composite Siding, Vertical	20%	12%	12%	0%	50%
Composite Siding, Horizontal	0%	25%	25%	11%	15%
Trim	7%	6%	6%	5%	15%
Standing Seam Roof	3%	0%	0%	0%	25%
Asphalt Shingles	40%	32%	32%	48%	50% (Footnote 14)

The Pointe	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick or Stone	35%	37%	37%	31%	100% (30% Minimum)
Composite Siding, Horizontal	12%	36%	36%	6%	50%
Trim	9%	5%	5%	3%	15%
Standing Seam Roof	1%	0%	0%	0%	
Asphalt Shingles	43%	22%	22%	60%	50% (Note 14)

All Above Residential Units - As shown above all models are now in full compliance with the Façade Ordinance.

Clubhouse, Option 1 (4,025 SF)	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick or Stone	22%	Not Provided			100% (30% Minimum)
Composite Siding, Vertical	24%				50%
Trim	10%				15%
Standing Seam Roof	1%				25%
Asphalt Shingles	42%				50% (Footnote 14)

Clubhouse, Option 2 (1,830 SF)	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick or Stone	32%	Not Provided			100% (30% Minimum)
Composite Siding, Vertical	21%				50%
Trim	9%				15%
Standing Seam Roof	6%				25%
Asphalt Shingles	32%				50% (Footnote 14)

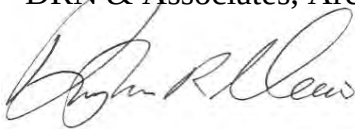
Clubhouse, Option 3 (1,350 SF)	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick or Stone	36%	Not Provided			100% (30% Minimum)
Composite Siding, Vertical	15%				50%
Trim	11%				15%
Standing Seam Roof	0%				
Asphalt Shingles	38%				50% (Note 14)

Clubhouse, Option 4 (620 SF)	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick or Stone	60%	Not Provided			100% (30% Minimum)
Composite Siding, Vertical	0%				50%
Trim	5%				15%
Standing Seam Roof	0%				
Asphalt Shingles	35%				50% (Note 14)

Clubhouse - As shown above all options are now in full compliance with the Façade Ordinance.

Rezoning Overlay Ordinance (PRO) Section 7.13 Section 7.13.2.D.ii.a of the PRO Ordinance requires that the application shall result in an enhancement of the project as compared to the existing zoning and such enhancement would be unlikely in the absence of the use of a PRO.” The design of all buildings now meet or exceed the minimum requirements of the Façade Ordinance. Moreover, the designs show a high level of character And attention to detail. We believe the designs for all buildings now meets the requirements of the PRO Ordinance.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA



July 22, 2025

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Plan Review Center
Stacey Choi – Planning Assistant

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager

Victor Cardenas

Director of Public Safety

Chief of Police

Erick W. Zinser

Fire Chief

John B. Martin

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

Todd Seog

RE: The Grove

PRZ24-003

JZ24-31

Project Description:

New Multi residential building complex

Comments:

1. All previous items in letter from developer dated 7/26/2024 are to be addressed. Previous approval was granted by FM Copeland in review dated Aug 28, 2024.
2. Building numbers will need to be corrected/adjusted for final plan set. Numbers need to follow a better sequence while driving through complex for emergency access.
3. Fire truck turning radii will need to be re-calculated for a truck length of 48' and adjusted for 50' outside swing radii. Plan set page #SP3.7 indicated a measurement of only 38' truck length. Have this page re-submitted for final review.
4. Plans show a vehicle crossing over wetland area. If this is a vehicular bridge – then this will need to be engineered for Fire lane & Fire Truck access. Bridge will need to support 35 ton weight specifications. Indicate this on final plans.

Recommendation:

Approved with the following conditions, that all items noted above are addressed before final stamping set.

Sincerely,

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc: file

**CITY COUNCIL MEETING MINUTES - EXCERPT
NOVEMBER 17, 2025**

Mayor Fischer said, as the Chair of the Finance Committee, everything City Manager Cardenas said was a good summary of the findings of the staff, Plante Moran, our representatives and the people on the Finance Committee. The experience Christman brings is second to none. He thanked both firms, called them both “fantastic” and said that it was a hard decision—especially after interviewing them, but they had chosen to go with Christman.

CM 25-11-143 Moved by Casey, seconded by Martinez: MOTION CARRIED 7-0

Approval of a contract with Christman Construction to serve as the City’s construction manager for the 2025 Public Safety Bond Facilities project, in the amount not to exceed \$4,821,079. Final form of the agreement is subject to review and final approval by the City Attorney and City Manager.

Member Martinez said he was impressed that Christman had the support of other local businesses such as the Novi Community School District. He believed having a single, coordinated construction manager working on the projects across the city can help the Novi residents get “the most bang for their buck” even on the projects that we don’t oversee. He appreciated the information that was provided and for the Finance Committee making the information digestible to someone “drinking out of a fire hose” at their first Council meeting.

Member Gurumurthy said she’d like to see the overall plan for things like public safety agenda items. She’d like to see the milestones to see if we are on track with finding the construction, etc. She said she would like to see the milestones laid out so we can see how things are progressing moving forward.

City Manager Cardenas said the Finance Administration Committee has tasked Plante Moran and RealPoint with this and they are devising it right now with input from the Mayor Pro Tem and Member Staudt. It will be coming forth to Council soon.

Roll call vote on CM 25-11-143

**Yeas: Staudt, Fischer, Casey, Gurumurthy,
Heintz, Martinez, Smith**

Nays: None

5. Consideration of tentative approval of The Grove PRO to rezone from Office Service Technology to Low Density Multiple Family with a Planned Rezoning Overlay. The applicant is proposing to develop a 232-unit multiple-family townhome development.

City Manager Cardenas said this was Council’s second time having input in this proposed development. Last December was the first time. This is a different incarnation of Council, but they heard Council’s comments at that time. Based on those comments, the developer reduced the number of units from 438 to the new, currently proposed number of 232. All the units are now for sale townhome units with over 50% having to option to have a primary bedroom on the ground level to accommodate aging in place. This

comes to Council with a positive recommendation in place from the Planning Commission. The developer was there to answer any questions.

Mayor Fischer turned Council's attention to the developer.

Gary Shapiro, Ivanhoe Company, said he enjoys working with Novi which he has been doing for over 25 years. He said he's quite proud of this project. He said they knew about it 25 years ago, but it started three and a half years ago when the City worked out a new Master Plan. He said Trinity, who they were acquiring the land from, had planned to build a hospital there, but when they realized that this was an environmentally sensitive piece, they got Ivanhoe involved. The end result of the plan is that 47% of the property is conservation easements and open. He said they listened to what Council had said, they went back to the Planning Commission, reduced the amount of units, reduced the zoning so there's minimal variances, and, he said, they enhanced the public benefits to a great degree. He said it's a well-thought-out plan for The Grove and the remaining property. He said they had the opportunity to plan for the future, to disclose to the home owner what's coming. He said on the corner, GMX zoning could be anything. It could be a trophy property to encourage someone to come on. He said Council asked them to enhance their public benefits and they did so by developing a park on the northeast corner of the property to which they are allowing public access. There will be a mile trail for the public to go. Currently, it is only a quarter mile from the Beacon Hill Park at 12 Mile and Meadowbrook. With this new plan, cyclists and walkers will have a longer path. He said they agreed to put the infrastructure over the Trinity property to enhance both the park and the bus stop. He said there are a multitude of enhancements.

Mr. Shapiro introduced Brad Strader, a municipal planner, with whom he has worked on over 25 projects. He said Mr. Strader works with very few developers and Mr. Shapiro is proud to have him as part of the team. Mr. Shapiro turned to Mr. Strader to walk through the changes for those that weren't at the last meeting. He said he'd be available to answer any questions after Mr. Strader's comments.

Mr. Strader said he represents Cincar Consulting and he thanked Council for listening to them. He said since their last visit to Council on December 16, 2024, they have been working really hard to incorporate a lot of things Council, the Planning Commission, staff and consultants had recommended. This is why it has taken almost a year to come back to Council. They had a unanimous recommendation from the Planning Commission, and they wanted to highlight that those changes have been incorporated into their new plan. He said City Manager Cardenas and Mr. Shapiro covered a lot of that, but he wanted to point out a few things. Mr. Strader said for the for sale units, they got rid of the carports and replaced them with garages. They made a lot of changes to the wetland mitigation that will happen on site. He commented that this is pretty rare in his experience working in communities and working with Gary Shapiro. There were a lot of questions from the Planning Commission and Council about the corner parcel. They are working with Trinity and mitigating some of their wetland impacts as well. He said he believes it has been very well coordinated. He referenced Senior Planner Lindsay Bell's report and said they reduced the deviations to ones that staff and the Planning Commission

supported. He said they now meet the architectural standards. He said Council was generally positive, but there was a big list of things they wanted them to change, and he believed they made all of those changes.

Mr. Strader said Mr. Shapiro looks broadly at what's going on when he's working on a project and pays attention to planning. He looked at the commercial that's in the area within walking, biking or e-biking distance. This project will add population to the market area which will support the master plan and the businesses that are in the area. He said they also looked at the different types of residential going on in the area. When they investigated the market further, they realized it was more for owner-occupied housing instead of rental, just as the Planning Commission and Council had said. They came to the same conclusion and that's one of the reasons they made a lot of changes. Mr. Strader rhetorically asked why OST was not appropriate. This was zoned and planned OST for many years, but the wetland regulations, both at the city and state levels, have changed. He guessed that Trinity probably didn't know how much wetland is on the site. He said that if you look at trying to force an OST-type use on this very challenging parcel with all the environmental features, it really wouldn't work for OST. They concluded that they needed to look at mixed use or residential. They had market consultants who said really, this is a place for attached residential because of the fingering and the layering of the wetlands that are out there. They also worked with the Master Plan Committee. He referenced a map from the Master Plan and it calls The Grove parcel one of the transformation sites within the city, which means it's an area where there has been change. For years it was planned for OST without really investigating all the environmental features. Trinity didn't really investigate it, but the Master Plan calls for this as a transformative piece and it called for mixed use residential with offices, OST, but also different kinds of residential. We think we very well fit within the City's Master Plan.

Mr. Strader said there were questions that Council and the Planning Commission had about the corner parcel. They've worked with Trinity to keep out 7.6 acres for a future OST use. He presented a list of the different types of uses that are appropriate for the corner because it's more developable than the rest of the site. The Planning Commission had some concerns that people could move into the residential part of this project and not be aware of what's going to happen at the Trinity parcel. He said they've clearly identified that these types of uses can happen in the future on the corner parcel. It will be added to the condominium documents so that when someone comes into the development and buys a condo, it will be very clear that that variety of uses will be allowed on the corner parcel. He said he thinks a key feature is the Public/Private Open Space & Pathways Plan. They've got about one third of the site that will be open space or about two and a half times the amount of open space that's required by city ordinance. That was partly because of the characteristics of the site. There is a variety of pedestrian pathways consistent with the Novi and multimodal plan. They've got sidewalks and different types of trails. They've got a wider, eight-foot pathway connecting Meadowbrook and 12 Mile. Along the MDOT wetland area is a pathway that will now be public, and people can go out and enjoy the views of the wetland that is hidden from the M-5 connector. They're extending the sidewalk along the Trinity parcel, even though it's off-site, they'll be extending that to make their development much more

accessible to the Beacon Hill trailhead that they worked on years ago on the north side of 12 Mile. This will make a connection between their new open space and the trailhead at Beacon Hill Park.

Mr. Strader spoke about the "Park/Recreation Area" and said that this is just a sampling of some of the amenities that will be offered in the open space areas. There are pocket parks and potentially a pickleball court. City staff put in there that if it's a pickleball court, they will need to do a noise analysis. They work a lot with communities, and they know this can be an issue. In this case, the pickleball would be planned as part of the development so people will be very aware of it when they move in. They'll have playscapes, picnic areas, bike racks and so forth. They'll be adding a bike rack at the new public bus stop as well. He spoke about the four distinct villages and explained this was just a couple of renderings. One of the things the Planning Commission and Council were concerned with was the views from Meadowbrook. They have this big, open space in the middle with lots of landscaping and most of the development will be hidden from Meadowbrook. He spoke about the MDOT wetland abutting the development and said there will be a trail along there that will let people, public and residents enjoy the views of the trail. He said there are four different villages and each one will be unique in terms of its architecture and style. One thing that was very important to the Planning Commission and Council was having these first-floor units appeal to seniors. They had to work with the architects to revise the interior drawings so we could accommodate that. There's some variation in the types of units and about 80% of the units about open space.

Mr. Strader said they've worked on the PRO benefits, including the 12 Mile open space park Beacon Hill Park improvements which is an offsite improvement. It's important to them, too, because they were the owners of Beacon Hill. They want to get the commercial along 12 Mile activated. They think adding additional benefits or amenities to the Beacon Hill Trailhead Park would be important. He said regarding the bus stops, they have worked with SMART to move the bus stop that is on 12 Mile Road to be by their site entrance. They believe they will get more riders from this development. This will also give people more access to use SMART to go to employment centers or shopping. This will be an advantage to residents on the north side of 12 Mile as well as residents of this development. It will also benefit Trinity Health in the future. He said they are going to have a conservation easement for the wetlands, which will be part of the development agreement or the PRO agreement. He added that they have benefits such as the diversity of housing types, flexible floor plans, and the four different villages.

Mr. Strader said traffic is always a big issue in Novi. By going from OST to this type of development and lowering our density by almost 50%, they are about 80% less traffic than the typical OST users. That's about a 40% drop from the plan they presented 11 months ago. He ended by stating they still believe that OST is not appropriate for this site. The Planning Commission also agreed with that. They believe their design is consistent with the environmental features of this area and consistent with the development going on in the area. They would be adding population to the residential or commercial market. HE said they've worked hard with Council and the Planning Commission, staff and

consultants to nestle this development into this challenging site. He thanked Senior Planner Lindsay Bell and all the staff for their tireless effort.

Mayor Pro Tem Casey said she had a question that was not specific to the development. She said they talk a lot about wanting to see new units that are "senior friendly," with first-floor living where the owner suite is on the first floor. They say that a lot, the Planning Commission says that a lot. It's in our Master Plan now and is a focus of what we'd like to see coming in. She asked if there were any benefits to a developer to building units or houses where all of the bedrooms are on the second floor versus having the owner suite on the first floor and then the extra bedrooms up on the second floor. She asked if there is any cost differential or any economic benefit to doing that or, in the end, are the costs equal regardless of where the developer puts the owner suite. Mr. Shapiro answered that the difficulty in offering first-floor master suites is that they take up too much floor space so you get much less density. The frustration developers all have is attainability, and townhouses provide more cost attainability. A townhouse can be skinnier because you've got the living areas and the kitchen going up. He gets asked this question in a lot of communities where people ask why they don't build nice, wide ranches with the kitchen looking out and the bedrooms down the hall. The problem is the density gets cut in half and with the price of land, development costs are not going down. There are costs to build roads and infrastructure. There are costs of going through the various environmental commissions and dealing with the details. All these things bring the cost up. It's very difficult to do it. In this case, we've made it attainable. We've said that up to half of these units could be first-floor masters. A lot of people are going to choose to have their bedrooms upstairs because it'll be the price. Design-wise, the skinnier the unit, the smaller the floor template and the impervious surfaces, the more cost-effective it is.

Mayor Pro Tem Casey said that answered her question perfectly. She had assumed as much, but she thanked him for giving her the official, appropriate answer. She then wanted to ask more development-specific questions. She told him she is very pleased with how the development has changed since the first time they saw him. She appreciates the reduction in density as well as the focus on trying to protect the natural features. She said that obviously, they will have to take down some trees, and they will have an impact of some measure on the wetlands, but she appreciates the changes to the design to minimize the amount of trees that will need to be taken down and the impact on the wetlands. She also appreciates that they simplified the number of variances and aligned them with staff's approval because that matters to her. When staff says they are supportive of a deviation, she will generally support them. Mayor Pro Tem Casey said that when you look at the number of units that have been laid out that are going to be with the first-floor owner suite, she is so appreciative that Ivanhoe heard them and made the change. She said she assumed it was about 100 units. She asked to see the renderings up on the screen. She said the way they're all laid out, they look like ranch units on the end and the two-story units in the middle. She asked if perspective buyers could choose the owner-suite floor plan for the middle units. Mr. Shapiro said they will offer the units. For the units that are 30' wide, people can pick a first-floor master suite or a ranch. They may not buy any of these ranches. They may buy just the first floor. If you look at more of the detail on the plan, the 24' wide envelopes fit the townhouses

and the 30' pick the master suite. It's designed for flexibility. That's one really nice thing about this community. We can offer it to the public. They may all want townhouses. We have made the provision and committed to building not more than 232 units which provides the ability for them to choose. We'll start off with one village and go from there. The width of the envelope dictates the opportunity to get a first-floor master.

Mayor Pro Tem Casey thanked him and said they had an Older Adult Needs Committee that was active a couple of years ago. One of the greatest pieces of feedback that they heard was from people who live in Novi in a big family home and would like to move into something smaller and, in many instances, have everything on one floor. There wasn't that kind of inventory in Novi. They were staying in their big homes because they weren't ready to go into assisted living or into a senior living facility. Her hypothesis is that this new development will meet a pretty significant need for residents in Novi who want to move into units that are smaller, but still high quality. She said she believes that with this design and plan, they are starting to fill a need. Mayor Pro Tem Casey asked what they might be listing these units for. Mr. Shapiro said they don't know yet, but guessed that they will be priced in the high \$500,000-\$600,000 and maybe more, depending on the options. Mayor Pro Tem Casey said having a ballpark number was helpful, understanding that they are in the early stages. She said the benefits they listed are absolutely true public benefits. She really hopes that as a community, they put in some public art in the Beacon Hill project. She mentioned that last time. Regarding the shared pathway that runs from 12 Mile through the development, she didn't think it is a true public benefit. She didn't know how many people would take that path to cut through the neighborhood versus going around it. She thinks they would need to put a lot of signage up to let people know about it. She believes everything else they offer should be considered a public benefit. She asked Planner Bell about the screening between the development on the north, the Trinity property, and the south. Will it all be accomplished on this property or will the Trinity property need to add screening? Does anything down to the south need screening as well? Planner Bell said she believes that Trinity will need to provide some screening. They are preserving some trees and planting additional buffer trees. She asked Mr. Shapiro if they know about the grading there. Mr. Shapiro said the project is designed to save the trees. The elevation is approximately the same. They earmark or tag all the trees they can save. They are putting in three rows of elaborate trees. They want it so they'll be buffered well between the properties. There is a large amount of natural vegetation that runs about halfway up and all the way around. Three quarters of the site is buffered by natural vegetation and then they'll plant hundreds of trees. Planner Bell said that the setbacks on the Trinity piece would potentially allow a lot more of the existing vegetation to remain. It would depend on how that site is designed, but there is potential for that. There are a couple rows of planting on the south side. If additional development came in to the Meadowbrook Corporate Park, there may need to be additional screening, but it is substantial on that side.

Mayor Pro Tem Casey said municipalities, in general, will need to take a firmer look at pickleball courts and the noise that is created when people play pickleball. Within the PRO, if the ordinance is kept as is, and there are no changes in the ordinances regarding pickleball, and the development gets built, what happens if the ordinance gets

changed. Does the development get grandfathered in? She says she knows she's asking a hypothetical question, but it is a conversation that comes up with residents who are concerned about pickleball courts. Birmingham was a prime example of a community that had a lot of challenges with pickleball, specifically the noise. City Attorney Schultz said it depends on what ordinance you design and adopt whether you provide for some nonconformity, grandfathering in or whatever. Now is a better time to plan for that. If there's something we can do now design-wise to mitigate that, we'd be better off talking about that now. We may be able to put something into the agreement that talks about them cooperating with the City to meet ordinance requirements as best they can. Mayor Pro Tem Casey thanked City Attorney Schultz, said that she ceded that thought and said she appreciated his time.

Member Smith said he appreciated reading the proposal that said what Ivanhoe is building and why they want to build it. He said that was helpful for him. He appreciated how Ivanhoe identified and disclosed what might happen on the Trinity parcel to any of your future owners. He said that will prevent headaches for everyone involved later. He agreed with all of the questions his colleague asked. He really appreciated the preservation aspect of this project, of cutting down the number of units and improving or saving more greenspace, more wetlands and mitigating the wetlands on site. He said we can tell the water where to go, but it doesn't necessarily want to go there, so it's good to do it close by. Member Smith said there is some flexibility when you build these buildings with different floor plans that the buyers can buy. He appreciated what Ivanhoe talked about with environmental aspects like having the in-garage car charger wiring all present. He said the bike storage is great because he thinks a lot of people will be biking through this development. He asked if the developer would go further. For example, if a resident or a potential resident came up and said they're interested in solar, could they prep the roof for solar and/or install solar as you're building it. He also asked about in-ground heat exchangers. He said he likes the on-demand hot water and he considers that to be a good savings. He asked if Ivanhoe would consider adding a recirculation system so a resident can reduce the amount of time and the amount of water they waste waiting for water to get hot in a far-off tap. He asked if that would be an option or if are things pretty much decided as far as floor plans go. Mr. Shapiro said they selected a list which is in the proposal of the items they will be providing. They will provide the electrical for solar to be added and the prepping for the add-ons to be added, but they don't provide those as options for their for-sale program. Member Smith commented that that would be a hard part after the building is built. Mr. Shapiro said they haven't seen a large demand for it. He said we all want it, but it's fighting back and forth between attainability to offer it as a standard feature. Member Smith said he's glad to see the things they did put in there. He thinks that was forward thinking. He said there are 252 tree credits they'll be replacing on site. He asked how many that left to go into the tree fund. Mr. Shapiro said he didn't have those numbers on hand, but that it's quite a substantial number in the hundreds of thousands of dollars. Planner Bell said this would all be refined in the site approval process, but the preliminary number right now is they would require 3,143 tree credits, then subtract the 250 from that. Member Smith thanked her. He said overall, the plan is very well researched and is forward thinking and that he plans on supporting it.

Member Heintz thanked Ivanhoe for really listening to City Council and the staff. He said it's great to see that adjustments that were made including the amount of open space, the wetlands mitigation done on site and so forth. He asked about the park on the northeast corner off of 12 Mile. He wanted to know if there will be any parking spaces or availability to the park for nonresidents to be able to use the space. Mr. Shapiro said no, it's really a passive, quiet park. He said they added a substantial amount of bike racks and benches. That park connects to the Beacon Hill park less than a quarter mile away where there is parking. It's driven to the walkability and bicycling tenor of what you like in Novi. There is no parking at that location. Member Heintz said that you have Novi residents who are trying to walk through that trail. He said he assumes that there would be opportunity, within the development area, to park in the street in order to use that space. Mr. Shapiro said they can park at Beacon Hill or just come off the trail. He said they're at the major thoroughfare of the MDOT trail which goes down Meadowbrook and 12 Mile Road. Beacon Hill Park does have parking spaces not far away, but it'll be more driven to walkability and cycling. Member Heintz said he lives just two miles south of there and he could see a large interest in trying to look for pockets of nature, to get in there and appreciate it. He believes other residents would agree with that and that making it accessible to anyone would be a great look. He appreciated the different aspects that are already included. He also appreciated the sustainability design features they included. He also appreciated the city staff having a specific summary in the executive summary about all they have done to make the sustainable design features straight up and apparent. He said it is very nicely done. He said it shows the importance of that for them as well.

Member Heintz said it has been mentioned to him that there are lots of different pieces such as road impact assessments and different features and what would be the impact about trying to plan the development. He asked if there is the potential or the possibility for future development proposals to also incorporate school district impacts about the number of new families that would be in an area and how that would potentially be factored in to school districts in this area. City Manager Cardenas said that with any new development, it is a part of the conversations that he has with the superintendent in their regular meetings. It's contingent on the developer to determine the number of families that will be a part of that new development. He said he's not sure if there is a ratio that they use to figure that out. Some of the developments are more catered toward aging in place. He doesn't know if there is an algorithm they can use to determine how many families will be moving in. Depending on where the development is, we would be in contact with our friends at South Lyon, Walled Lake and Northville schools. That is something that our Planning Department has been keeping track of. When something gets approved, it's not necessarily built such as The Bond or Sakura. We need to keep them engaged on whether it's approved and when it is going to be built. Member Heintz said whenever they could have that be a piece of things, that would be helpful, especially in the case of trying to decide if there is any more room for kids, etc.

Member Martinez said that although he was not sitting up there the first time this came before Council, he had the opportunity to get caught up on the original proposal. He said he remembered ten, maybe twelve years ago, the City had a presentation on

placemaking, making sure the City had room for everybody at all stages of life. He said the Mayor Pro Tem “knocked it out of the park” with her questions of the developer. A need had been identified. He said “placemaking” has a loaded connotation where people don’t know exactly what it means, but from his vantage point, this appears to be placemaking at its finest. He said he appreciated the thought that went into this, the variety of housing and how the density is now appropriate for that area. He said he believed that it was in the Walled Lake School District and that was confirmed. He said he agreed with Member Heintz that, to the extent that they’re able to, he’d like to get some feedback from the district as to how or whether this is even something they can quantify in terms of how it may affect their tax base. He believed there is some data they can get there, but that is a conversation for another day. He thought the project offered enough public benefit that he felt like he could support it.

Member Gurumurthy said she echoed the comments that had been shared. She appreciated the extensive collaboration that has happened since the last meeting. This new plan reduced the number of units from 438 to 232 and it offers opportunities for seniors to purchase the units. She appreciated the environmental sustainability and how it clearly stated all of the different energy efficient and best practice designs. That was very helpful as were the deviations that were reduced from 16 to 7. As the zoning was originally OST, the building would have had a much larger impact on the wetlands. She believed this development was much better in that regard, especially because the mitigation can take place on site. Member Gurumurthy said there were no visitor spots provided on the semi-drive north of Elle Parkway. She said she wants to understand that a little bit more and make sure that there are enough spots and that parking is not a problem. She said the notes said to consider allowing parking along one side of 28’ wide streets for extra visitor parking, especially on the semi drive north of Elle Parkway. Planner Bell said that would have been a certain stretch of road and the thought was that if there was no parking provided at the parklet in this area, perhaps people could park along the road and walk up. That is where it was suggested. They are not deficient in overall parking, but it was just a thought of how people could get to the park to enjoy it. Member Gurumurthy said that is a great point. She said that if we want the public to come and enjoy the park, she believed it was important to have additional parking as suggested. She requested that to be considered. She said the phased approach is not shown right now, but it would be very beneficial to see that down the road. She asked about the timing of the project. Mr. Shapiro said that if the economy stays good and they get their approvals, it’ll take them about six months to engineer it, and they could start after that. The timing will partly depend on the weather and getting their final entitlements from the City of Novi, EGLE, the other municipalities, the road commission and so forth. The goal is to start within the year. Member Gurumurthy confirmed that that would be 2026 and Mr. Shapiro said yes. Member Gurumurthy said they looked at her other comment about an active mobility plan, and she thinks they have done a great job making it a walkable community. She said when she talks to people who are 55 and older, they always say that having sidewalks with benches would be helpful. She asked them to please design the sidewalks that way. She said moving the bus stop is a good idea and she requested that it be covered. Mr. Shapiro said they are working with MDOT on that, but MDOT did not want it to be covered, but they will go with the specifications that they work out with

them. Member Gurumurthy said she would like to request that they consider covering it because she sees people standing there in the winter when she drives down 12 Mile and she believes it would be good if it were covered.

Member Staudt said they checked most of the boxes the Council brought forward eight or ten months ago. He said they seldom have developers who listen to them, so they very much appreciate that Mr. Shapiro listened. His primary question was how long they anticipate that this development will take to build. 12 Mile and Meadowbrook have been inundated with construction there for the past five years. This project will have a lot of construction traffic, and he doesn't want to see that going on for five, six or seven years. Mr. Shapiro said his goal or wish is that it'll be done in two to three years, but it's always predicated on the economy. He believed there is a high demand for this and if the economy holds and they start, he believed they could be done in a three- to four-year period. He said one nice thing about this is there are three access points to it. Each village will be done one at a time or connecting. The construction will be dissipated. There will be construction traffic on Meadowbrook and around, but it is economically driven. Member Staudt said he will not let Mr. Shapiro get away with not giving him an answer on what he believed the price points on these units will be. He said that Mr. Shapiro said \$500,000 or the high \$500,000s. Mr. Shapiro agreed. Member Staudt said that our experience in Novi is that the high \$500,000s turn into low \$700,000s. He said he's looking at these units, especially the ranches. He asked if all of the units have sidewalks in front of them. Mr. Shapiro said yes. Member Staudt said they had talked about having all garaged vehicles which he thinks makes a huge difference for the appearance. Member Staudt said he would not support anything that had carports because carports make things look low-end. He said clearly Mr. Shapiro listened because what they are presenting looks attractive and high-end. He congratulated Mr. Shapiro and said they have done everything they need to do to get City Council's approval. He is looking forward to this getting built. Member Staudt asked Mr. Shapiro if they were anticipating having a waiting room outside the owner suite on the main floor. He said as someone who climbs stairs, it's sometimes nice to just sit outside your bedroom and have a place to sit and watch TV as opposed to having to go to the second floor for everything you do. That's something to keep in mind. He's excited to see this project move forward. It's first class. He said he's been here a long time and he's dealt with Mr. Shapiro on other projects that have turned out to be great. He believes this one will be a great one, too.

Mayor Fischer commended Mr. Shapiro and said they have had a couple of developers who have recently gone through the tentative PRO process, taken the feedback and incorporated that and worked hard with staff. He thanked the staff for working so hard and collaborating with Ivanhoe. It makes the process a lot easier when there is discussion back and forth. He thanked Mr. Shapiro for listening to Council. A lot of things have been said about the conservation, the open space, and the lower impact on traffic. He said his big thing was making sure the parcel right on the corner will be marketed and developed at some point in the future. He's happy that Ivanhoe incorporated that. That was very important. The last thing we want is new residents to the City of Novi to come in and think that there are preserved areas and then, suddenly, they feel like we're stabbing them in the back when that was never the intention as a Council.

CM 25-11-144

Moved by Casey, seconded by Staudt: MOTION CARRIED 7-0

Tentative indication that Council may approve the request of Ivanhoe Companies for The Grove JZ24-31 with Zoning Map Amendment 18.745, to rezone from Office Service Technology (OST) to Low Density Multiple Family (RM-1), subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and direction to the City Attorney to prepare the PRO Agreement including items A through C:

- A. All deviations from the ordinance requirements shall be identified and included in PRO Agreement, including:
1. A Zoning Ordinance deviation from Section 3.1.7.D to reduce the building setbacks from 75 feet to 50 feet along the north, east, and south property lines, *as sufficient screening appears to be proposed.*
 2. A Zoning Ordinance deviation from Sec. 3.8.2.D to revise the required orientation of the buildings from a minimum of 45 degrees in certain locations. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas.
 3. A Zoning Ordinance deviation from Sec 3.8.2.H to reduce the building separation distance from the calculated formula as shown on the Building Separation Table on Sheet SP-3.6 of the PRO Plan. *This deviation enables the layout of this project to fit within the available space while minimizing wetland and woodland impacts.*
 4. A Zoning Ordinance deviation from Section 5.10 allows for perpendicular parking on the major drives. This deviation is requested due to the impracticality of providing a minor road (defined as less than 600 feet in length) given the site constraints (woodlands, wetlands, and property configuration). *Perpendicular parking for guests is proposed on four Major Drives (Simi Drive, Beckham Drive, Elle Parkway, and Ari Crest) in several locations, where driveways are also proposed. The parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.*
 5. A Zoning Ordinance deviation from Section 5.10 to allow on-street parking on curves with less than a 230-foot centerline radius. *The deviation is supported as the*

parking spaces will not cause any more disruption on the roadway than cars that will be backing out of the driveways.

6. A landscape deviation from Section 5.5.3.A.ii to not provide a 4-foot, 6-inch to 6-foot-high landscape berm on a proposed RM-1 district adjacent to an OST district on the east and south side. *This deviation is supported because of topography and the provision of dense landscaping along both property lines.*
7. A landscape deviation from Section 5.5.3.B.ii for the required greenbelt berm and plantings along 12 Mile and Meadowbrook Road due to the existing natural areas to be preserved, and a heavily landscaped detention basin.

B. The following conditions shall be requirements of the PRO Agreement:

1. Preservation of approximately 10 acres of City regulated woodlands and woodland replacements in a conservation easement.
2. Preservation of approximately 15.5 acres of City regulated wetlands and wetland mitigation areas in a conservation easement.
3. Removal of invasive species within the existing wetlands on site.
4. Density shall not exceed 4.2 dwelling units per acre (More limiting than the dwelling units per acre allowed in the RM-1 District).
5. Providing the community amenities shown in the PRO Plan.
6. As an option, a clubhouse could be placed where the pickleball court and playscape are currently shown. The design of the clubhouse would need to meet Façade ordinance requirements at the time of site plan approval.
7. Dedication of 1,650 linear feet of Right of Way on Meadowbrook Road.
8. Building height will be limited to 30 feet, which is more limiting than the 35 feet permitted in the RM-1 District.

9. The traffic improvements as shown on the PRO Plan.

10. If pickleball court(s) are proposed at the time of Preliminary Site Plan submittal, a noise impact statement shall be submitted showing that the activity, with any noise mitigation measures required, will comply with the City's Performance Standards.

11. Sustainable design features will include:

- a. Pre-wired garages for one 240-volt EV charger.**
- b. All appliances used within the development must be EnergyStar-rated or applicable equivalent standards.**
- c. All applicable plumbing fixtures shall be WaterSense labeled or applicable equivalent standard.**
- d. Building material on the exterior façade of a majority of the exterior elevations are energy-efficient, durable, and low maintenance, including brick and composite siding.**
- e. Use of energy-efficient glass/glazing.**
- f. Use of energy-efficient insulation materials.**
- g. Offer a tankless water heater option.**
- h. Install smart scheduling technology for sprinklers.**
- i. Multi-modal non-motorized pathway network and infrastructure as shown on the PRO plan that reduces emissions and promotes pedestrian connectivity with bike/pedestrian friendly streets, and bicycle parking in units throughout the site.**
- j. Benches will be made with recycled materials will be used throughout the open space areas.**

C. This motion is made because, depending on finalization of an appropriate PRO Agreement, the proposed use of the PRO and RM-1 zoning district can be a reasonable alternative to the General Mixed Use with a Planned Unit Development recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because of the resulting benefits including:

- 1. A one-acre park area, accessible to residents and the general public, with pedestrian and bike rest stop area, at the northeast corner of the site along 12 Mile Road. The applicant states a public access easement will be placed over the park area.**

2. **A one-mile loop Grove nature area trail, accessible to residents and the general public, that extends from the newly created park area described above, along the east property line of the Property, providing scenic views of the adjacent 30-acre natural wetland area as well as natural features of the Property. The applicant states a public access easement will be placed over the trail area.**
3. **In order to address the impact of additional use of Beacon Hill Park by the new residents and planned access and interconnectivity for Novi residents and Grove Nature Trail, Developer agrees to provide the City with \$25,000 to be used by the City at its discretion, for Beacon Hill Park improvements, art, services and/or maintenance. *Enhancements of the public trailhead would benefit the overall community.***
4. **Consistent with Novi's mobility plans, over 700 feet of 10-foot-wide pathway/sidewalk, off-site on the south side of 12 Mile Road to create a connection from the existing bike path, located along the east side of Meadowbrook Road, and the new sidewalk being constructed with The Grove. *The provision of this missing sidewalk segment enhances connectivity of the project area and benefits the public.***
5. **Relocating the SMART bus stop to the east and enhancing the area with landscaping and seating along 12 Mile Road, which is supported by SMART. Additional bike parking has also been added for a total of 8 spaces. Maintenance and public access agreements would likely be required. *This would be considered a benefit to the public.***
6. **Approximately 1/3 of the property will be open space with most of the units abutting or overlooking open space and nature areas (1.65 acres usable open space required, 5.97 acres proposed). *Exceeding the Ordinance requirement for usable open space qualifies as an enhancement that could not otherwise be required.***
7. **Consistent with Novi's mobility plans, construct an 8-foot wide shared-use pathway within The Grove to provide pedestrian and bicycle connectivity between Meadowbrook Road and 12 Mile Road. *The applicant states a public access easement will be placed over the pathway, so the pathway would be considered a benefit to the public at large.***

8. Proposed conservation easements protecting approximately 10 acres of woodland and woodland replacement areas and 15.5 acres of wetland and wetland mitigation areas. *The provision of conservation easements to protect the natural features, which represents over 47% of the property, is considered an enhancement that will benefit the public at large.*
9. Decrease in density from what would be permissible in the RM-1 zoning district (4.2 units per acre proposed, up to 7.3 units per acre permitted), *which is a site-specific limitation that is more strict than would otherwise apply to the zoning district and is considered an enhancement of the project.*
10. Dedicate right-of-way (60-foot width) along the entire Meadowbrook Road frontage, an approximate length of 2,166 feet. The total land area to be dedicated is approximately 2.5 acres, *which is a benefit in the interest of the public.*
11. The Façade review notes that the design of the buildings meet or exceed the requirements of the Façade Ordinance, and the high level of character and attention to detail represents an enhancement of the project that would be unlikely in the absence of a PRO.
12. The benefits to the City from the proposed multiple family development as proposed outweigh the detriments.

Roll call vote on CM 25-11-144

Yeas: Fischer, Casey, Gurumurthy, Heintz,
Martinez, Smith, Staudt

Nays: None

6. Appointment to the Planning Commission.

Mayor Fischer said this was a Mayoral appointment and nominated Sobha Reddi.

CM 25-11-145 Moved by Casey, seconded by Staudt: MOTION CARRIED 6-1

Approval of the Appointment of Sobha Reddi to the Planning Commission.

Roll call vote on CM 25-11-145

Yeas: Casey, Gurumurthy, Heintz, Martinez,
Smith, Staudt, Fischer

Nays: Martinez