

Comments from Engineering:

Village Oaks

- Just a general comment that all the dimensions on the right-of-way maps in the application are in inches when I'm assuming some should be feet.
- For the sign proposed at 9 Mile/Brookforest, it looks like it would be over a sanitary sewer. The current sign configuration is parallel with the sanitary sewer, but the proposed sign configuration is perpendicular, which looks like it would be on top of the sewer. While not ideal, we could accept it if the HOA signs a license agreement with the City.
- For the sign proposed at Meadowbrook/Village Lake Rd, the dimensions shown (which I'm assuming should be feet not inches) would put the sign in the roadway, so that needs to be clarified.

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- No issues with proposed plan. A right-of-way permit would not be required.

Comments from Landscape Architect/Community Development:

Village Oaks

- Just proposing four signs. They'll probably put annuals or something like that in the little planting area in front of each one, which is fine.
- The accounting is a little confusing/inconsistent in presentation

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- The current plan does not use any native plants. While none of the plants they're proposing are invasive, it would be preferable to use at least one native species in place of the others they've used.
- The mulch they're using is pretty darn expensive
- They can afford to get the project done before they get reimbursed.

Comments from Code Compliance/Community Development:

Village Oaks

- Concerned on two points from the application:
 - a. "Signs are crashworthy, the sign above ground is **not connected to the foundation?** It will tip over in case of a vehicle crash"

Per the City of Novi Sign Code definitions, a "Ground sign means a sign, not attached to any building, supported by a monument placed in the ground surface such that the entire bottom of the sign is affixed to the ground and is not supported by poles, columns, or uprights." - Nothing in Mr. Lettmann's submittal provides information to meet this requirement.

- b. "Signs are ~9' wide and ~4' high"

These ground signs exceed the allowable maximum area for a residential entryway ground sign per Sign Code Sec 28-5 chart, row 1 for Residential zoning district, footnote (3): Neighborhood/business park entranceway signs are allowed up to twenty-four (24) square feet, maximum five (5) feet in height limited to one (1) per neighborhood vehicular entrance (two (2) signs at boulevard entrance).

- c. Code Compliance Officer Martinez also pointed out that they have not received well-defined, scaled plans showing the exact height and area dimensions of each individual ground sign nor plot plans with setback measurements for each ground sign.

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- proposed updates to existing entrance, one ground sign and capstone does not require a Sign Permit nor sign review, so they should be all set from an Ordinance perspective.