

NORTHVILLE CO-OP PRESCHOOL



RE- Fencing Waiver Request for 21355 Meadowbrook Rd

9. Statement of practical difficulties:

The Northville Cooperative Preschool is a non-profit organization that has been in existence since 1951. We are licensed by the State of Michigan and administered by a parent board and accredited teachers. We offer classes to children ages 21 months through 5 years. Although classified as a Day Care Center under State and Local ordinances, NCP is a preschool and does not offer full day programs for children of any age. Because of this, we are not required by the State of Michigan to provide daily outdoor activities for the children in our school. When our children do go outside, it is under close adult supervision, one class at a time, with a minimum adult to child ratio of 1:5. The largest number of children we would have outside at one time, other than for fire drills, would be 15.

The neighborhoods adjacent to 21355 Meadowbrook Rd., a.k.a. Meadowbrook Congregational Church, are generally free of fencing with the exception of yards with pools where the fences are required for safety. A fenced-in play area would be out of character for the location and would provide no benefit in regards to public safety. While the property is properly bermed and screened from the neighbors by trees, the fenced in play area would be visible from Broquet Rd. to the north and would be a relative eyesore compared to a field of grass.

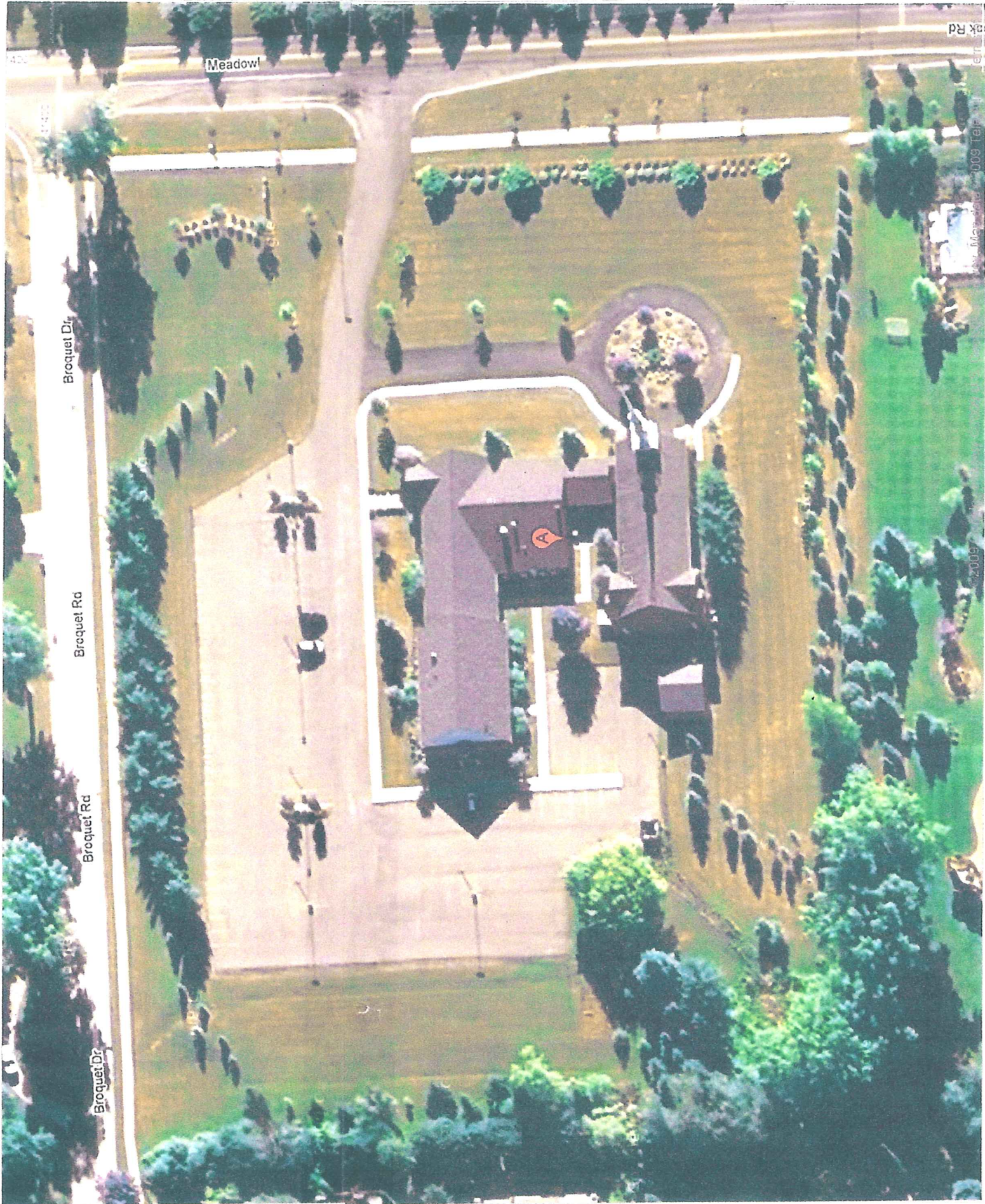
We feel it is unjust to require us to create a fenced in play area, that we are not otherwise required to create, at significant cost and creating an ongoing maintenance burden. The fencing would be out of character for the neighborhood and could negatively impact the values of the homes on Broquet Road that have views of the lawn of Meadowbrook Congregational Church. Thank you for your consideration of this request.

Sincerely yours,

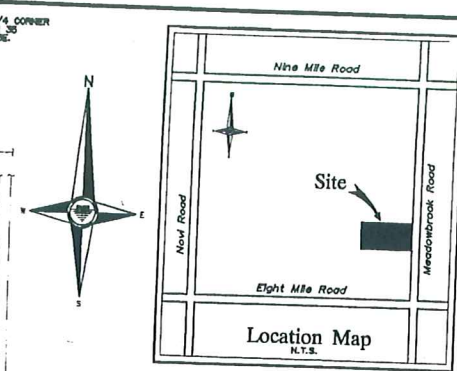
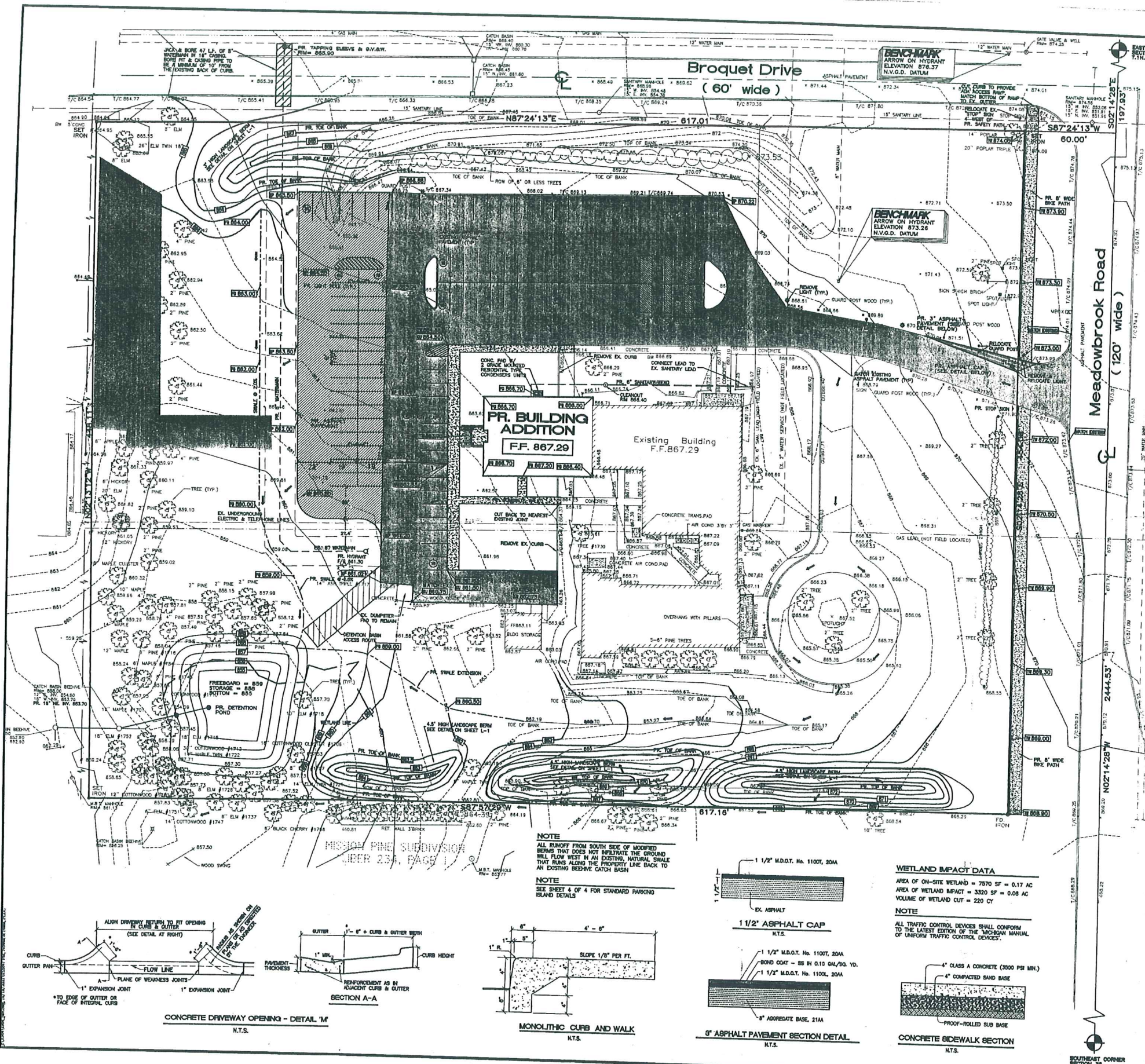
Michael Mikulan
NCP President 2009-2010



21355 meadowbrook Road, Novi, MI, 48375

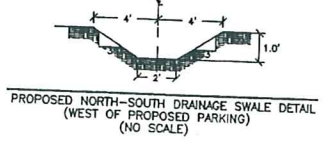
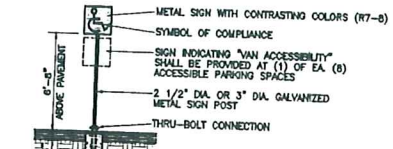


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NOWAK & FRAUS
 Consulting Engineers
 Land Surveyors
 Land Planners

46777 Woodward Avenue
 Pontiac, Michigan 48342
 Tel. (248) 332-7931
 Fax. (248) 332-8257



ESTIMATED QUANTITIES

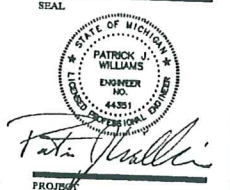
| PAVING | DESCRIPTION | QUANTITY | UNITS |
|--------|-------------|----------|-------|
| | 3\"/> | | |

PAVING LEGEND

| | |
|--|---------------------------|
| | PROPOSED CONCRETE |
| | PROPOSED ASPHALT CAP |
| | PROPOSED ASPHALT PAVEMENT |

LEGEND

| | |
|--|----------------------------|
| | EXISTING SANITARY SEWER |
| | HYDRANT |
| | MANHOLE CATCH BASIN |
| | UTILITY POLE |
| | GATE VALVE |
| | WATERMAN |
| | STORM SEWER |
| | R.Y. CATCH BASIN |
| | PROPOSED LIGHT POLE |
| | PR. TOP OF CURB ELEVATION |
| | PR. GUTTER ELEVATION |
| | PR. TOP OF WALK ELEVATION |
| | PR. TOP OF PAVT. ELEVATION |
| | FINISH GRADE ELEVATION |



Patrick Williams
 PROJECT
**Meadowbrook
 Congregational Church**
 CLIENT
**Meadowbrook
 Congregational Church**
 21355 Meadowbrook
 Novi, MI 48375-5245
 Contact:
 Mr. Ron Cieslak
 (248) 476-3614

PROJECT LOCATION
 Part of the S.E. 1/4
 of Section 35
 T. 1 North, R. 8 East
 City of Novi,
 Oakland County, MI

SHEET
Paving & Grading Plan



DATE/REVISION

| | |
|----------|------------------|
| 10-18-01 | PER CITY REVIEW |
| 8-20-01 | PER CITY REVIEW |
| 5-15-01 | PER ARCHITECT |
| 4-11-01 | PER CLIENT |
| 10-06-01 | SPECIAL LAND USE |
| 9-11-00 | PER CLIENT |

DRAWN BY: JMR
 DESIGNED BY: JMR
 CHECKED BY: JMR
 APPROVED BY: JMR
 DATE: 10/18/01
 SCALE: AS SHOWN
 CITY OF NOVI

N/P JOB NO. SHEET NO.

NOTE
 ALL RUNOFF FROM SOUTH SIDE OF MODIFIED BERMS THAT DOES NOT INFILTRATE THE GROUND WILL FLOW WEST IN AN EXISTING, NATURAL SWALE THAT RUNS ALONG THE PROPERTY LINE BACK TO AN EXISTING BEEHIVE CATCH BASIN.

NOTE
 SEE SHEET 4 OF 4 FOR STANDARD PARKING ISLAND DETAILS.

WETLAND IMPACT DATA
 AREA OF ON-SITE WETLAND = 7570 SF = 0.17 AC
 AREA OF WETLAND IMPACT = 3320 SF = 0.09 AC
 VOLUME OF WETLAND CUT = 220 CY

NOTE
 ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

