

NOVI TEN ASSOCIATES

PROPOSED RE-ZONING & PRO PLAN

WALKABLE RESIDENTIAL & COMMUNITY COMMERCIAL DEVELOPMENT

NOVI, MICHIGAN

CLIENT:
NOVI TEN ASSOCIATES
7 WEST SQUARE LAKE RD
BLOOMFIELD HILLS, MICHIGAN 48302
PH (248) 334-4800

THE TOWNS AT NOVI STATION
MICHIGAN DIVISION OFFICE
28200 TOWN CENTER DR., SUITE 200
NOVI, MICHIGAN 48215
PH (248) 104-1308

ARCHITECT (INCLUDING RESIDENTIAL):
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SOUTHFIELD, MICHIGAN 48034
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CIVIL ENGINEERS:
SCIENCE NEARBY LEASER
CONSULTING ENGINEERS
29209 COUNTRY CLUB DRIVE
SUITE C-0
FARMINGTON HILLS, MICHIGAN 48331
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DRAWING LIST

TITLE SHEET

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project name:
NOVI TEN PRO

project location:
NOVI, MICHIGAN

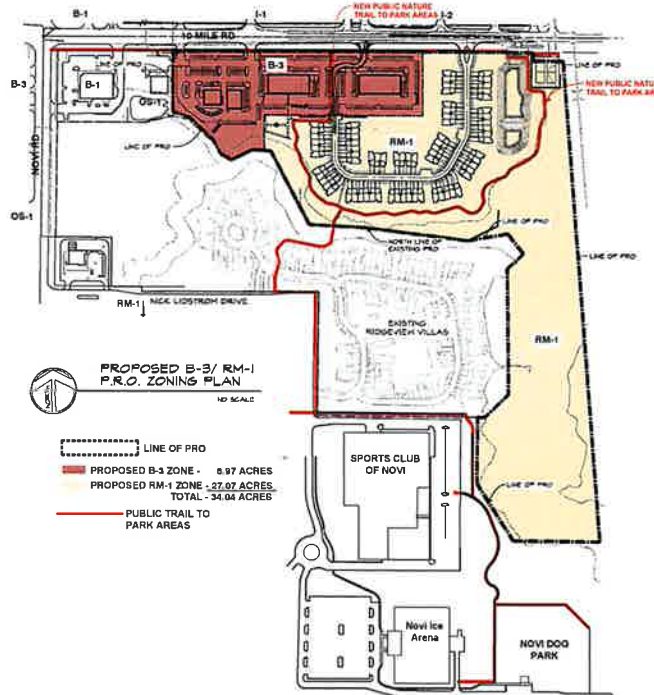
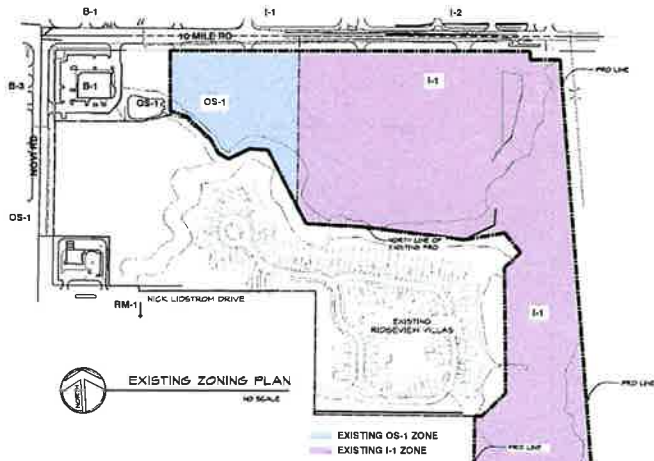
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EXISTING AND PROPOSED ZONING

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PROPOSED PARCEL B9 LEGAL DESCRIPTION (PART OF PARCELS 22-26-103-018 & 22-26-103-019)

A PARCEL OF LAND LOCATED IN AND BEING PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE N86°37'27.58" S89.39 FEET, ALONG THE NORTH SECTION LINE AND THE CONTINUANCE OF 10 MILE ROAD 164.5 FEET; THENCE S01°31'17.40" E 40.00 FEET TO THE POINT OF BEGINNING; THENCE S89°37'11.10" S103.81 FEET; THENCE S00°29.31' E 260.00 FEET; THENCE S89°27'37"W 120.00 FEET; THENCE S89°30'07"W 120.46 FEET; THENCE S01°32'17.10" S148.88 FEET; THENCE N00°00'00"W 48.69 FEET; THENCE S01°15'00"W 96.39 FEET; THENCE N64°12'09"W 41.95 FEET; THENCE N01°20'00"W 44.89 FEET; THENCE N00°00'00"W 115.00 FEET; THENCE N02°25'30"W 71.24 FEET; THENCE N02°33'37"W 263.46 FEET; TO THE POINT OF BEGINNING, CONTAINING 0.7 ACRES OF LAND (DAS 828 SPT), MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PROPOSED PARCEL P0 LEGAL DESCRIPTION (PART OF PARCELS 22-26-103-018 & 22-26-103-019)

A PARCEL OF LAND LOCATED IN AND BEING PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE N86°37'27.58" S89.39 FEET, ALONG THE NORTH SECTION LINE AND THE CONTINUANCE OF 10 MILE ROAD 164.5 FEET; THENCE S01°31'17.40" E 40.00 FEET TO THE POINT OF BEGINNING; THENCE N86°37'27.58" S103.81 FEET; THENCE S00°29.31' E 260.00 FEET; THENCE S89°27'37"W 120.00 FEET; THENCE S89°30'07"W 120.46 FEET; THENCE S01°32'17.10" S148.88 FEET; THENCE N00°00'00"W 48.69 FEET; THENCE S01°15'00"W 96.39 FEET; THENCE N64°12'09"W 41.95 FEET; THENCE N01°20'00"W 44.89 FEET; THENCE N00°00'00"W 115.00 FEET; THENCE N02°25'30"W 71.24 FEET; THENCE N02°33'37"W 263.46 FEET; TO THE POINT OF BEGINNING, CONTAINING 0.7 ACRES OF LAND (DAS 828 SPT), MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PROPOSED PARCEL P1 LEGAL DESCRIPTION (PART OF PARCELS 22-26-103-018 & 22-26-103-019)

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project name:
NOVI TEN PRO

project location:
NOVI, MICHIGAN

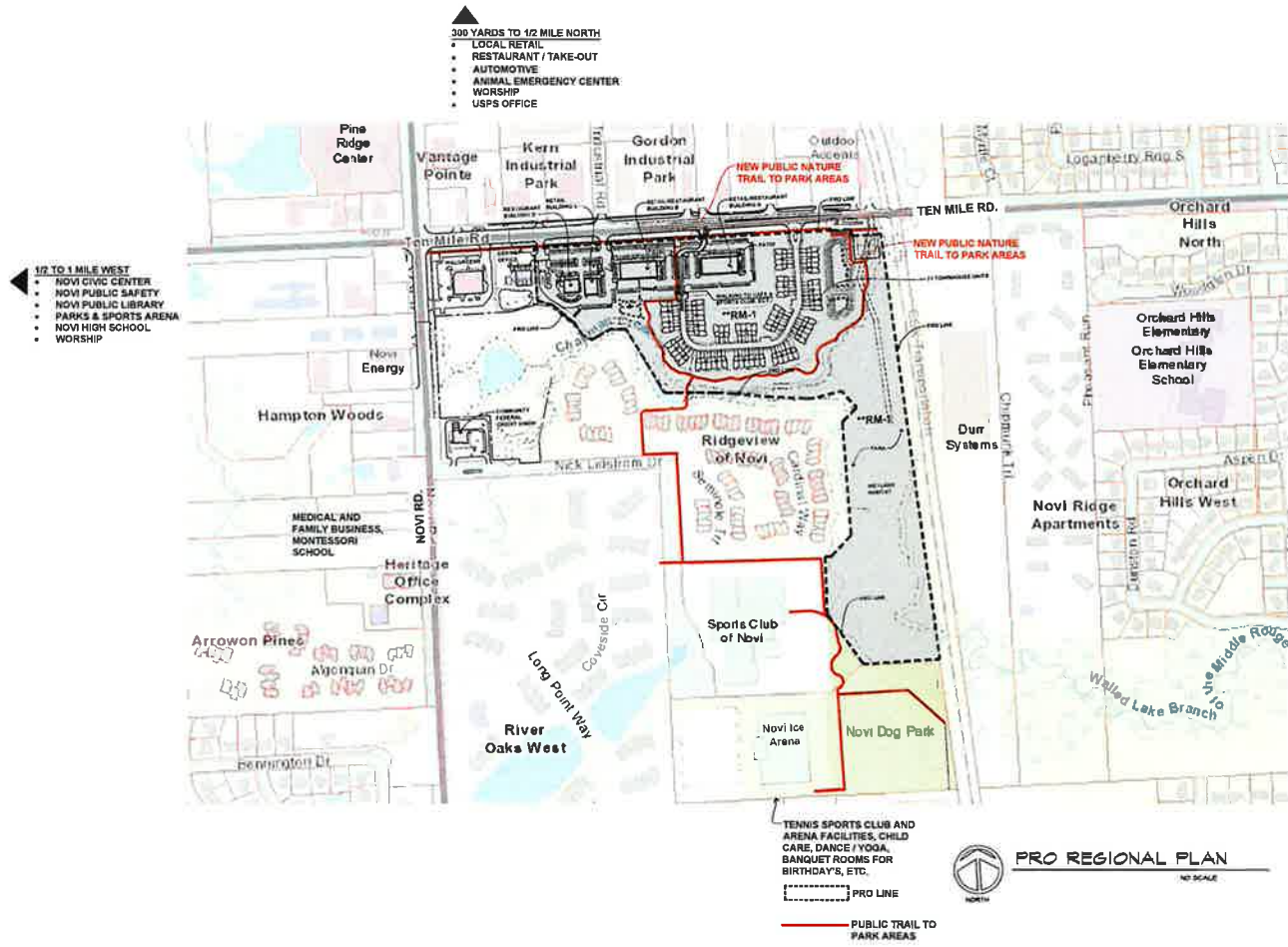
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PRO REGIONAL PLAN

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P-1

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- 300 YARDS TO 1/2 MILE NORTH
- LOCAL RETAIL
 - RESTAURANT / TAKE-OUT
 - AUTOMOTIVE
 - ANIMAL EMERGENCY CENTER
 - WORSHIP
 - USPS OFFICE

- 1/2 TO 1 MILE WEST
- NOVI CIVIC CENTER
 - NOVI PUBLIC SAFETY
 - NOVI PUBLIC LIBRARY
 - PARKS & SPORTS ARENA
 - NOVI HIGH SCHOOL
 - WORSHIP

TENNIS SPORTS CLUB AND ARENA FACILITIES, CHILD CARE, DANCE / YOGA, BANQUET ROOMS FOR BIRTHDAYS, ETC.

PRO LINE

PUBLIC TRAIL TO PARK AREAS

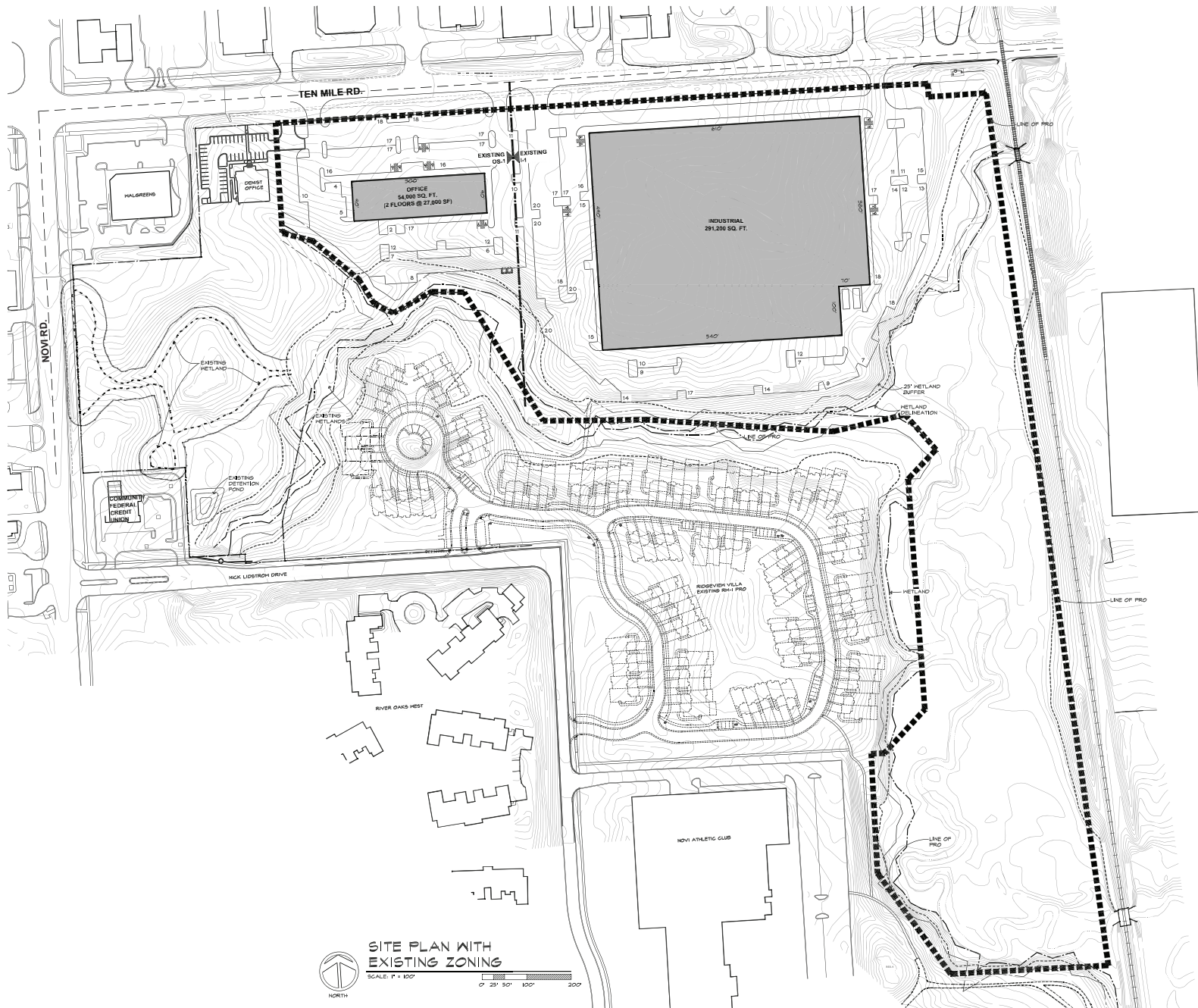


PRO REGIONAL PLAN
NO SCALE

THIS PLAN INDICATES THE PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT, THAT WILL TIE IN THE EXISTING RESIDENTIAL COMMUNITIES TO THE SOUTH VIA A VIEWING / WALKING PATH THRU THE NATURE AREAS, AND TO THE EXISTING RECREATIONAL FACILITIES ALSO TO THE SOUTH, AND CONTINUES NORTHWARD TO SUCH AS THE SIDEWALK CAFE AND OTHER COMMUNITY COMMERCIAL. SEE SHEET P-3 FOR ADDITIONAL INFORMATION.

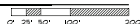
*B-3 GENERAL BUSINESS DISTRICT:
APPROX 6.87 ACRES

**RM-1 RESIDENTIAL:
APPROX 27.07 ACRES



SITE PLAN WITH
EXISTING ZONING

SCALE: 1" = 100'



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project name:
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SECTION 26

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Site Plan
With Existing
Zoning

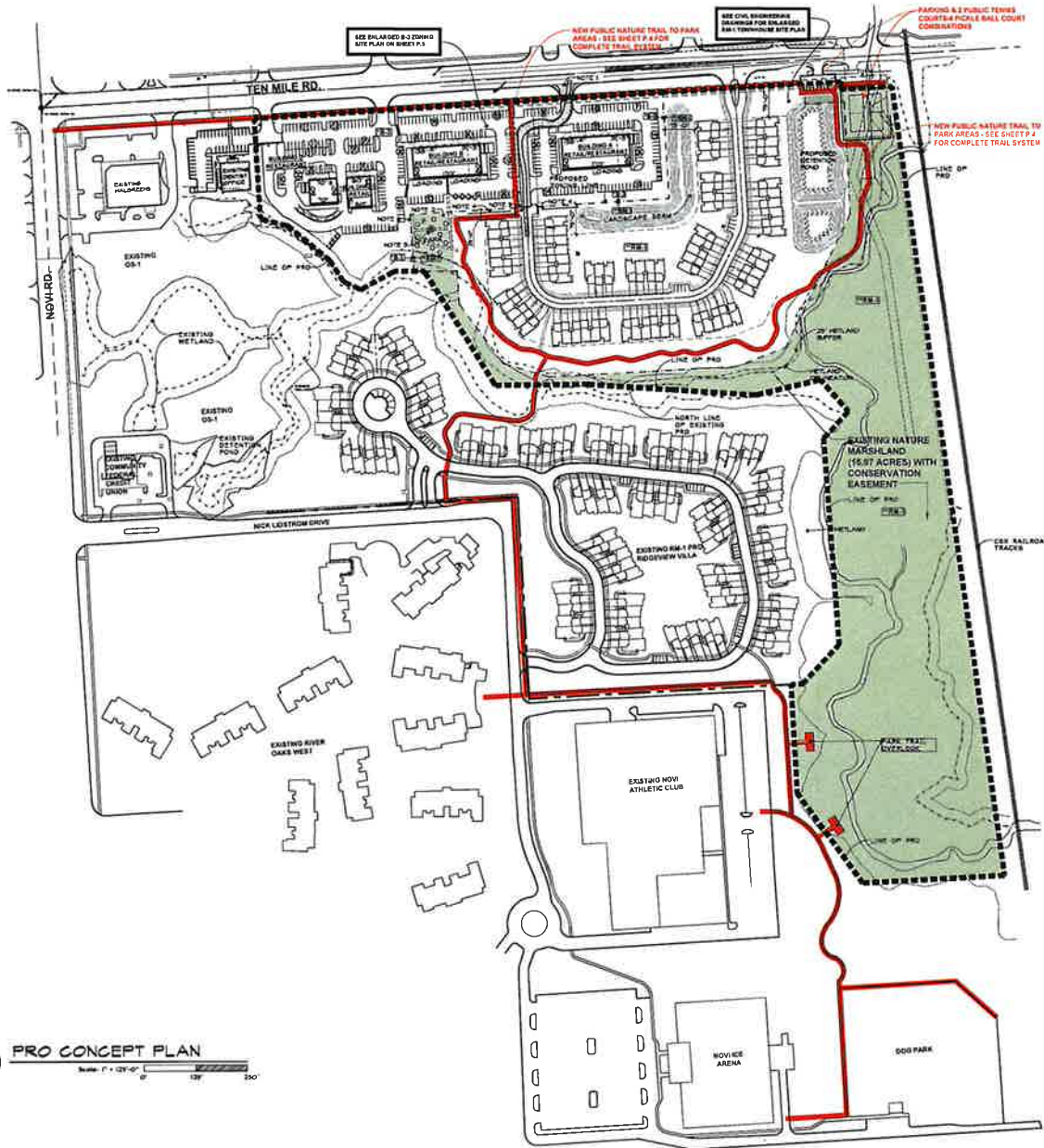
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P.2

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GENERAL NOTES:

1. THE SCREENING BETWEEN RESIDENTIAL AND COMMERCIAL PROPERTY IS PROVIDED ON THE ADJACENT SIDE OF THE PROPERTY BOUNDARY, NOT THE COMMERCIAL SIDE. SAME EFFECTIVE RESULT.

REFERENCED PLAN NOTES:

1. 30 FT WIDE TEMPORARY SHOULDER ACCESS ROAD TO NEEL COUNTY ROAD STANDARDS HERE OR OTHERWISE LOCATED TO 10' WIDE ROAD.
2. PICNIC AREA FOR CARRY OUT, CAFE, FOODS, ETC.
3. BENCHES AND PICNIC TABLES IN PARK AT WEST END.
4. PROP. 2" HIGH MASONRY WALL OR OTHER CITY APPROVED BUFFER.
5. BREAKAWAY GATE PER CITY OF NOVI STANDARDS.
6. NO WALL OR BARRIER BETWEEN RESIDENTIAL AND COMMERCIAL ZONES AT PARK.



35.04 ACRES TOTAL PRO
 *B-3 GENERAL BUSINESS DISTRICT ZONING
 6.97 ACRES: RETAIL BUILDINGS A, B, & C AND SUPERMARKET
 **RM-1 LOW RISE MULTIPLE FAMILY DISTRICT
 27.07 ACRES: 71 TOWNHOUSE UNITS & PARK/NATURE AREA

SEE CIVIL ENGINEERING, LANDSCAPE & PHOTOMETRIC DRAWINGS FOR ADDITIONAL INFORMATION



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 SECTION 26

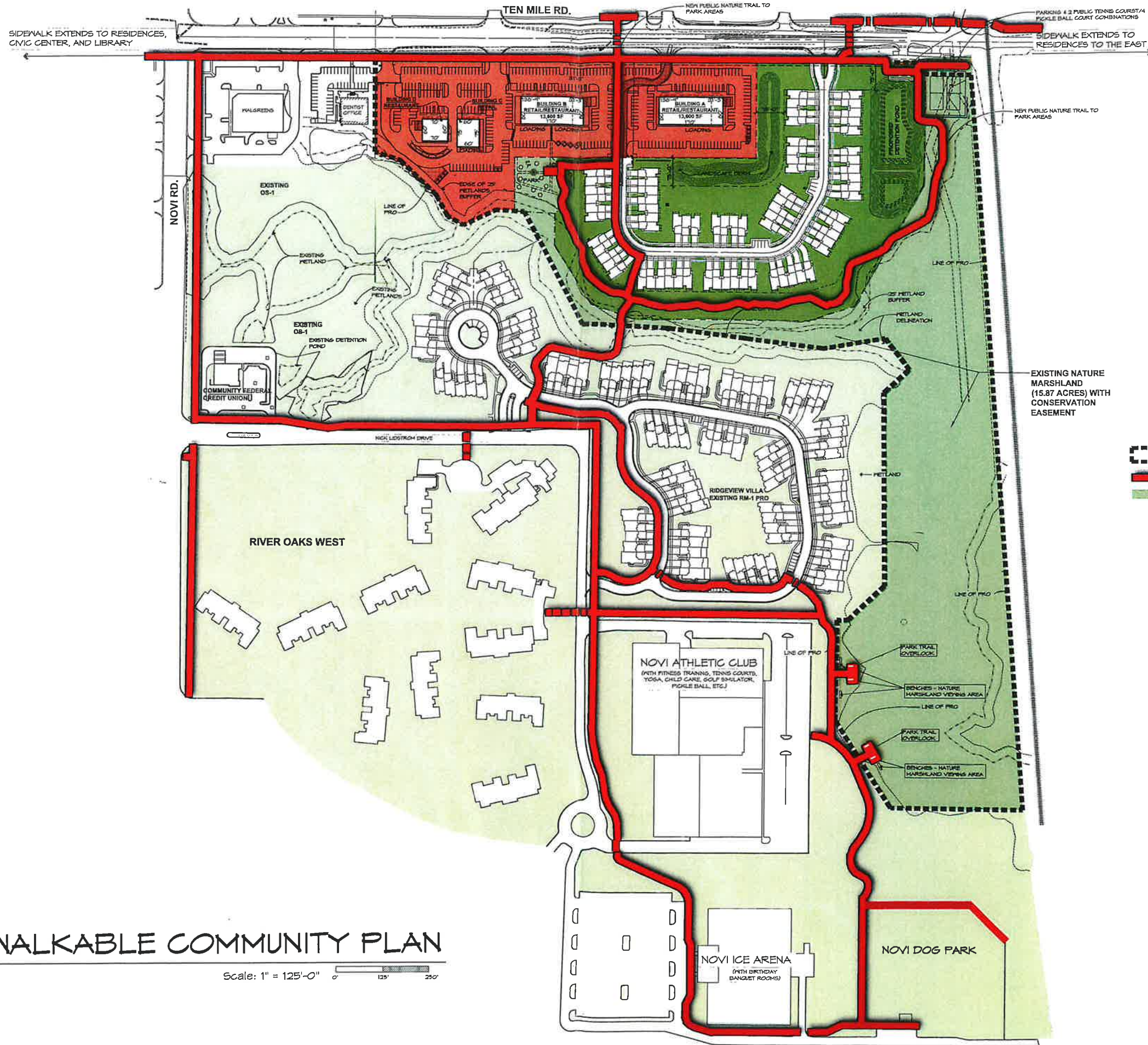
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 PRO PLAN

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WALKABLE COMMUNITY PLAN



Scale: 1" = 125'-0"



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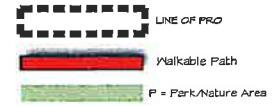
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WALKABLE COMMUNITY PLAN

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RETAIL BUILDINGS A & B ELEVATIONS

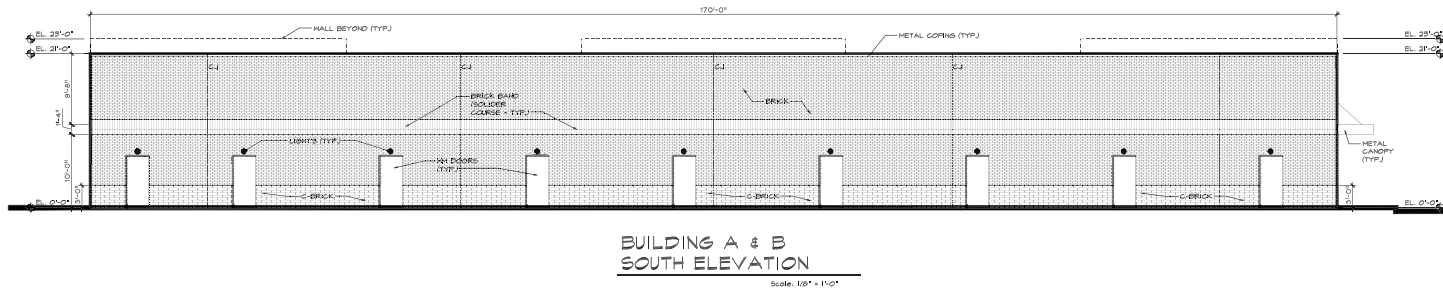
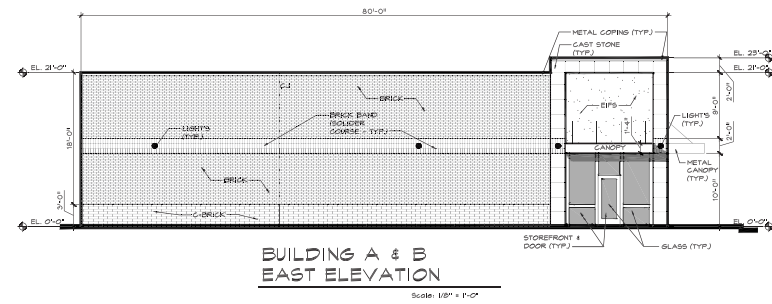
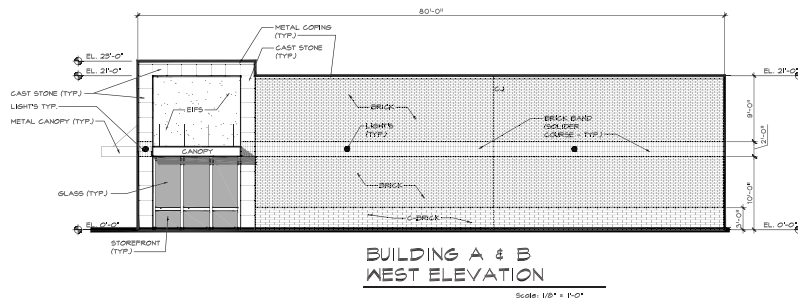
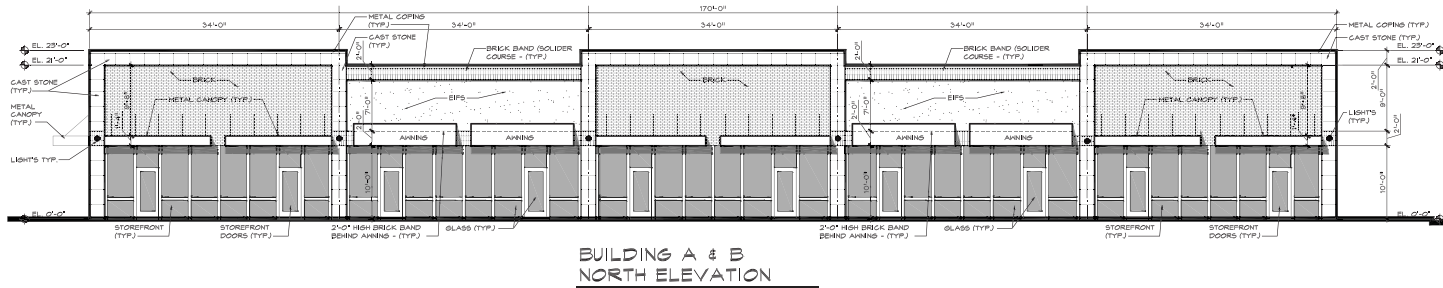
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RETAIL/RESTAURANT BUILDINGS A & B - FACADE MATERIAL CHART				RETAIL/RESTAURANT BUILDINGS A & B - FACADE MATERIAL CHART			
NORTH				SOUTH			
MATERIAL	AREA (SF)	% TOTAL	ORDINANCE	MATERIAL	AREA (SF)	% TOTAL	ORDINANCE
BRICK	1432	51.8%	50% MIN	BRICK	2462	62.1%	50% MIN
C-BRICK	-	-	25% MAX	G-BRICK	424	12.0%	25% MAX
EPS	448	17.8%	25% MAX	EPS	-	-	25% MAX
CAST STONE	480	18.3%	25% MAX	CAST STONE	-	-	25% MAX
METAL PANEL	168	6.7%	50% MAX (CANOPY + FASCIA)	METAL PANEL (DOORS)	184	3.5%	50% MAX
TOTAL	2508	100%		TOTAL	3910 SF	100%	
VEINON GLASS	1162	46.3%					

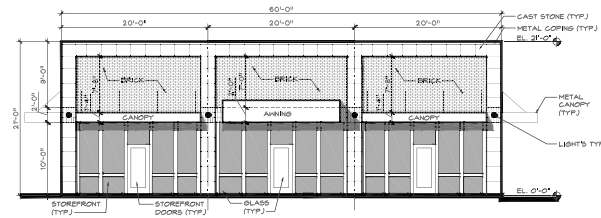
RETAIL/RESTAURANT BUILDINGS A & B - FACADE MATERIAL CHART				RETAIL/RESTAURANT BUILDINGS A & B - FACADE MATERIAL CHART			
WEST				EAST			
MATERIAL	AREA (SF)	% TOTAL	ORDINANCE	MATERIAL	AREA (SF)	% TOTAL	ORDINANCE
BRICK	1150	12.2%	50% MIN	BRICK	1150	12.2%	50% MIN
C-BRICK	142	12.1%	25% MAX	G-BRICK	142	12.1%	25% MAX
EPS	106	6.8%	25% MAX	EPS	106	6.8%	25% MAX
CAST STONE	18	1.3%	25% MAX	CAST STONE	18	1.3%	25% MAX
METAL PANEL	26.0	1.6%	50% MAX (CANOPY + FASCIA)	METAL PANEL	26.4	1.6%	50% MAX (CANOPY + FASCIA)
TOTAL	1422	100%		TOTAL	1432	100%	
VEINON GLASS	1162	81.7%		VEINON GLASS	1162	81.7%	

NOTES:
 1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED.
 2. SEE SHEETS P10 & P11 FOR HALL LIGHT PHOTOMETRICS.

HALL MATERIAL BEHIND AWNINGS IS INDICATED

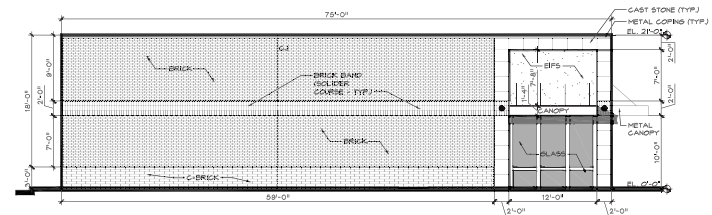
RETAIL C - FACADE MATERIAL CHART				RETAIL C - FACADE MATERIAL CHART (CONTINUED)			
NORTH				SOUTH			
MATERIAL	AREA (SF)	% TOTAL	ORDINANCE	MATERIAL	AREA (SF)	% TOTAL	ORDINANCE
BRICK	447	60.4%	30% MH	BRICK	1044	82.8%	30% MH
C-BRICK	-	-	25% MAX	C-BRICK	193	12.8%	25% MAX
EPS	-	-	25% MAX	EPS	-	-	25% MAX
CAST STONE	250	31.6%	25% MAX	CAST STONE	-	-	25% MAX
METAL PANEL	69	8.9%	30% MAX (CANOPY + FASCIA)	METAL PANEL (DOORS)	69	5.0%	30% MAX
TOTAL VISION GLASS	140	100%		TOTAL	1260 SF	100%	
	1260 SF						
WEST				EAST			
MATERIAL	AREA (SF)	% TOTAL	ORDINANCE	MATERIAL	AREA (SF)	% TOTAL	ORDINANCE
BRICK	1061	12.4%	30% MH	BRICK	1061	12.4%	30% MH
C-BRICK	111	12.2%	25% MAX	C-BRICK	111	12.2%	25% MAX
EPS	84	9.8%	25% MAX	EPS	84	9.8%	25% MAX
CAST STONE	108	7.4%	25% MAX	CAST STONE	108	7.4%	25% MAX
METAL PANEL	29	1.7%	30% MAX	METAL PANEL	29	1.7%	30% MAX
TOTAL VISION GLASS	1155	100%		TOTAL VISION GLASS	1155	100%	
	1155 SF				1155 SF		

HALL MATERIAL BEHIND AWNINGS IS INDICATED



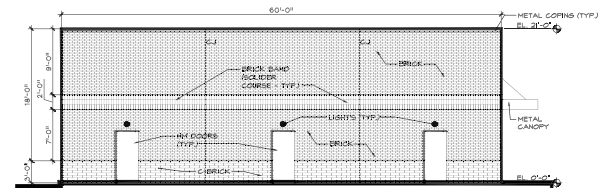
**BUILDING C
NORTH ELEVATION**

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



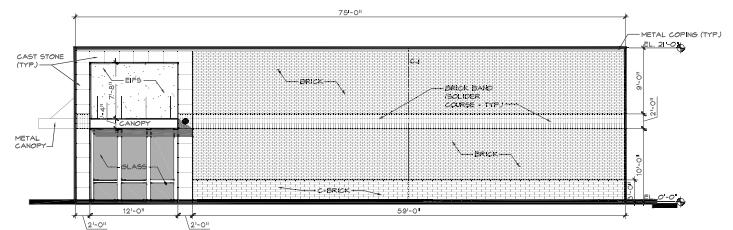
**BUILDING C
EAST ELEVATION**

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



**BUILDING C
SOUTH ELEVATION**

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



**BUILDING C
WEST ELEVATION**

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

- NOTES:
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED.
 2. SEE SHEETS P-10 & P-8 FOR HALL LIGHT PHOTOMETRICS.



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RETAIL BUILDING C ELEVATIONS

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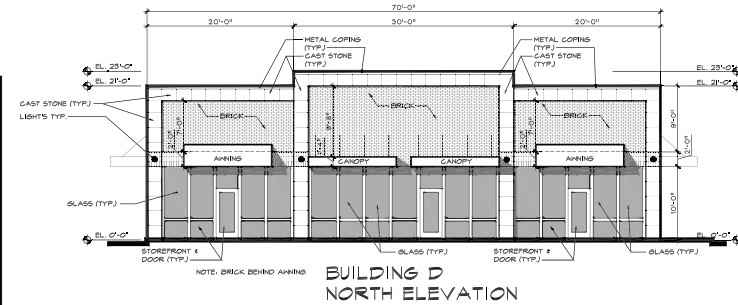
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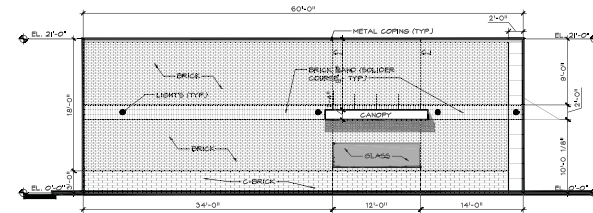
RETAIL D - FACADE MATERIAL CHART				RETAIL D - FACADE MATERIAL CHART (CONTINUED)			
NORTH				SOUTH			
MATERIAL	AREA (SF)	% TOTAL	ORDINANCE	MATERIAL	AREA (SF)	% TOTAL	ORDINANCE
BRICK	375	60.3%	50% HN	BRICK	1201	81.7%	50% HN
C-BRICK	-	-	25% MAX	C-BRICK	153	12.3%	25% MAX
EPS	-	-	25% MAX	EPS	-	-	25% MAX
CAST STONE	320	53.7%	25% MAX	CAST STONE	-	-	25% MAX
METAL PANEL	55	9.0%	50% MAX (CANOPY + FASCIA)	METAL PANEL (DOORS + COPINGS)	86	5.8%	50% MAX
TOTAL	620	100 %		TOTAL	1410 SF	100 %	
VISION GLASS	1560 SF			VISION GLASS	1220 SF		
WEST				EAST			
MATERIAL	AREA (SF)	% TOTAL	ORDINANCE	MATERIAL	AREA (SF)	% TOTAL	ORDINANCE
BRICK	72	62.5%	50% HN	BRICK	465.0	74.2%	50% HN
C-BRICK	152	18.6%	25% MAX	C-BRICK	174	14.3%	25% MAX
EPS	160	14.7%	25% MAX	EPS	-	-	25% MAX
CAST STONE	100	4.5%	25% MAX	CAST STONE	42	3.4%	25% MAX
METAL PANEL (COPINGS)	20	1.7%	50% MAX (CANOPY + FASCIA)	METAL PANEL (DOORS + COPINGS)	30.2	3.1%	50% MAX
TOTAL	1140	100 %		TOTAL	1220 SF	100 %	
VISION GLASS	1360 SF			VISION GLASS	1260 SF		

HALL MATERIAL BEHIND AWNING IS INDICATED



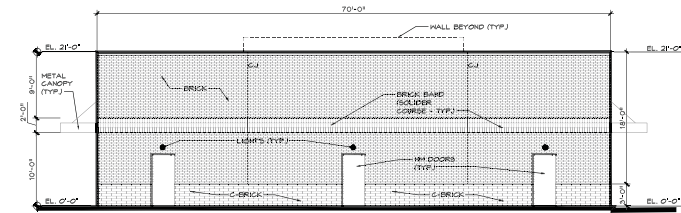
**BUILDING D
NORTH ELEVATION**

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



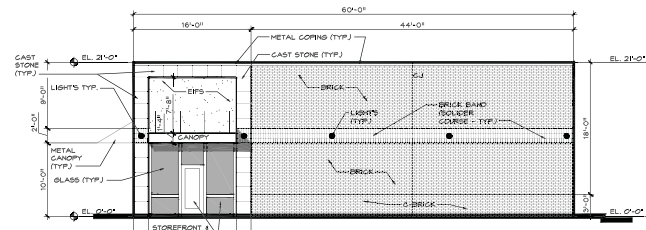
**BUILDING D
EAST ELEVATION**

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



**BUILDING D
SOUTH ELEVATION**

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



**BUILDING D
WEST ELEVATION**

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

- NOTES:
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED.
 2. SEE SHEETS P.10 & P.8 FOR HALL LIGHT PHOTOMETRICS.



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PLANNERS INC.**

29200 Northwestern Hwy
Suite 160
Southfield, MI 48034

P + 248 + 352 + 0099
F + 248 + 352 + 0088
WWW.STA-ARCHITECTS.COM



project name:
NOVI TEN PRO

project location:
**NOVI, MICHIGAN
SECTION 26**

date/revision:
 • Oct.04, 2023 - Issue PRO
 • Jan. 02, 2024 - Revised PRO

sheet title:
**RESTAURANT
BUILDING D
ELEVATIONS**

project number:

1537E

sheet number:

P.9

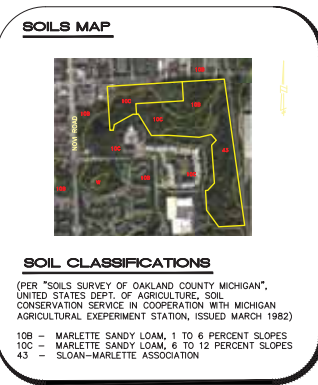
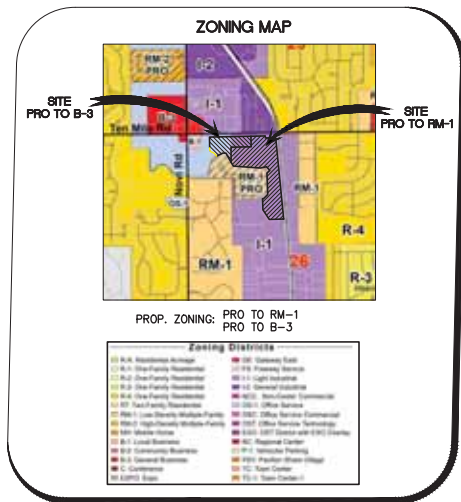
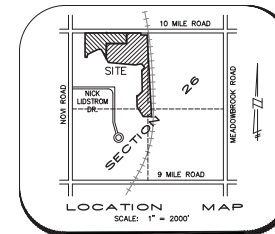
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REZONING AND PLANNED REZONING OVERLAY ("PRO") CONCEPT PLAN NOVI TEN TOWN HOMES AND RETAIL

SECTION 26, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PREPARED FOR:
NOVI TEN ASSOCIATES, LLC

7 W. SQAURE LAKE ROAD
BLOOMFIELD HILLS, MICHIGAN 48302
248.909.1308

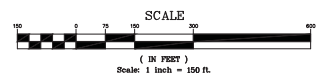


- FIRE DEPARTMENT NOTES**
- All fire hydrants & water mains shall be installed & in service prior to above foundation building construction as each phase is built.
 - All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
 - Building addresses shall be posted facing the street during all phases of construction. Addresses shall be a minimum of three inches in height on a contrasting background.
 - Provide 4-6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
 - Fire lanes shall be posted with "Fire Lane - No Parking" signs in accordance with Ordinance #85.99.02.

- NOTES**
- ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF NICK LIDSTROM DRIVE.
 - 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.

- SHEET INDEX**
- ENGINEERING PLANS:**
- COVER SHEET
 - BOUNDARY SURVEY
 - TOPOGRAPHIC SURVEY
 5. SOIL BORING LOGS
 - PROPOSED PLANNED REZONING OVERLAY PLAN
 - EXISTING AND PROPOSED ZONING
 - STORM WATER MANAGEMENT PLAN
 - OPEN SPACE PLAN
 - TRUCK ROUTING PLAN
 - PHOTOMETRIC LIGHTING PLAN
- LANDSCAPE PLANS: (TOLL MULTI-FAMILY)**
- L-1 CONCEPTUAL LANDSCAPE PLAN
 - L-2 GREENBELT AND ENTRY
 - L-3 WOODLAND PLAN
 - L-4 LANDSCAPE DETAILS
 - L-5 TREE LIST
- ARCHITECTURAL PLANS: (TOLL MULTI-FAMILY)**
- 1-10 BUILDING FLOOR PLAN & ELEVATION
 11. SCHEDULE REGULATING FACADE MATERIALS
- SEE P SHEETS FOR ADDITIONAL SITE & RETAIL INFORMATION

LANDSCAPE PLANS PROVIDED BY:
ALLEN DESIGN
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668

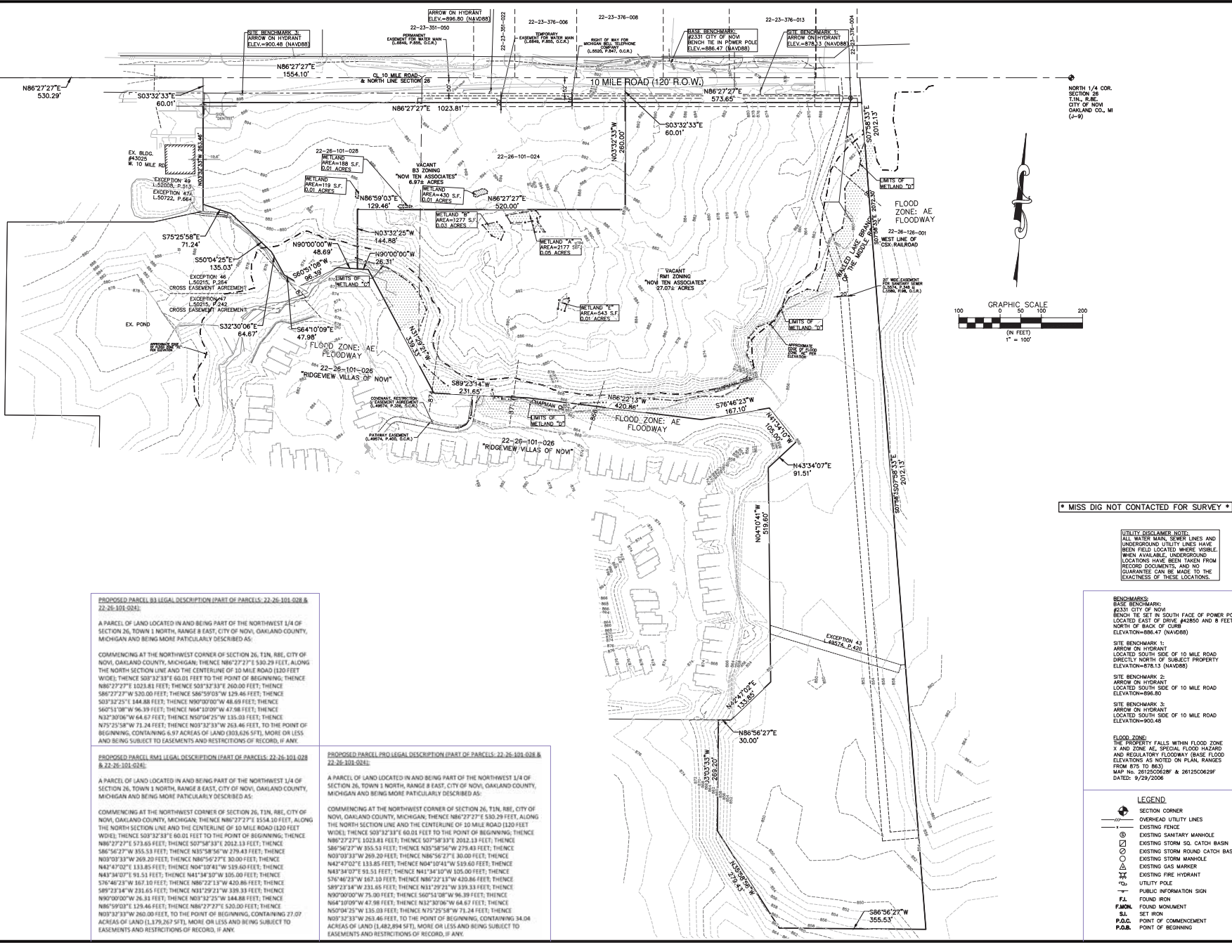


CITY PROJECT NUMBER JZ23-0009

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	
1.	ADD COMMERCIAL PER CLIENT	05-19-23	
2.	REVISE PRO	05-09-23	
3.	REVISE PRO	01-02-24	

DATE: 05-09-23 PREPARED BY: J.A.J. JOB NUMBER: 81-004
CHECKED BY: J.E. DRAWING FILE: 81008-05.dwg

P.O.C. NORTHWEST COR. SECTION 26, T1N, R1E, CITY OF NOV, OAKLAND CO., MI (1-9)



SEIBER KEAST LEHNER ENGINEERING | SURVEYING
 10000 W. WOODBURN AVENUE, SUITE 200, BLOOMFIELD HILLS, MI 48302
 TEL: 248-859-1566 FAX: 248-859-1567
 WWW.SKLENGR.COM

NO.	DATE	DESCRIPTION
1	08/22/23	FIELD WORK
2	09/22/23	OFFICE WORK
3	10/22/23	FINAL

811
 CALL BEFORE YOU DIG
 1-800-4-A-SHIELD
 1-800-486-6299

CLIENT:
 NOW TEN ASSOCIATES, LLC
 7 W. SQUARE LAKE ROAD
 BLOOMFIELD HILLS
 MICHIGAN 48302
 248-999-1566

PROJECT NAME:
 NOW TEN TOWN HOMES
 SECTION 26, T1N, R1E, CITY OF NOV, OAKLAND COUNTY, MICHIGAN

SHEET
 2

PROPOSED PARCEL #3 LEGAL DESCRIPTION (PART OF PARCELS: 22-26-101-028 & 22-26-101-024):
 A PARCEL OF LAND LOCATED IN AND BEING PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T1N, R8E, CITY OF NOV, OAKLAND COUNTY, MICHIGAN; THENCE N86°27'27"E 530.29 FEET, ALONG THE NORTH SECTION LINE AND THE CENTERLINE OF 10 MILE ROAD (120 FEET WIDE); THENCE S03°32'33"E 60.01 FEET TO THE POINT OF BEGINNING; THENCE N86°27'27"E 1023.81 FEET; THENCE S03°32'33"E 260.00 FEET; THENCE S86°27'27"W 520.00 FEET; THENCE S86°59'03"E 129.46 FEET; THENCE S03°32'33"E 144.88 FEET; THENCE N90°00'00"W 48.69 FEET; THENCE S66°51'08"W 96.39 FEET; THENCE N64°10'09"W 47.98 FEET; THENCE N32°30'08"W 64.67 FEET; THENCE N50°04'25"W 135.03 FEET; THENCE N03°32'33"W 71.24 FEET; THENCE N03°32'33"W 263.46 FEET, TO THE POINT OF BEGINNING, CONTAINING 6.97 ACRES OF LAND (503.628 SQ. FT.), MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PROPOSED PARCEL #4 LEGAL DESCRIPTION (PART OF PARCELS: 22-26-101-028 & 22-26-101-024):
 A PARCEL OF LAND LOCATED IN AND BEING PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T1N, R8E, CITY OF NOV, OAKLAND COUNTY, MICHIGAN; THENCE N86°27'27"E 1554.10 FEET, ALONG THE NORTH SECTION LINE AND THE CENTERLINE OF 10 MILE ROAD (120 FEET WIDE); THENCE S03°32'33"E 60.01 FEET TO THE POINT OF BEGINNING; THENCE N86°27'27"E 573.65 FEET; THENCE S07°58'33"E 2032.13 FEET; THENCE S86°52'27"W 355.53 FEET; THENCE N35°58'56"W 279.43 FEET; THENCE N03°03'33"W 260.20 FEET; THENCE N86°56'27"E 80.00 FEET; THENCE N42°47'02"E 133.85 FEET; THENCE N04°10'41"W 519.60 FEET; THENCE N43°34'07"E 91.51 FEET; THENCE N41°34'10"W 105.00 FEET; THENCE S76°40'23"W 367.10 FEET; THENCE N86°22'13"W 420.86 FEET; THENCE S87°23'14"W 231.65 FEET; THENCE N11°29'21"W 339.33 FEET; THENCE N90°00'00"W 75.00 FEET; THENCE S60°54'08"W 96.39 FEET; THENCE N64°10'09"W 47.98 FEET; THENCE N37°30'08"W 64.67 FEET; THENCE N50°04'25"W 135.03 FEET; THENCE N03°32'33"W 263.46 FEET, TO THE POINT OF BEGINNING, CONTAINING 71.07 ACRES OF LAND (1,179,267 SQ. FT.), MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PROPOSED PARCEL #5 LEGAL DESCRIPTION (PART OF PARCELS: 22-26-101-028 & 22-26-101-024):
 A PARCEL OF LAND LOCATED IN AND BEING PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T1N, R8E, CITY OF NOV, OAKLAND COUNTY, MICHIGAN; THENCE N86°27'27"E 530.29 FEET, ALONG THE NORTH SECTION LINE AND THE CENTERLINE OF 10 MILE ROAD (120 FEET WIDE); THENCE S03°32'33"E 60.01 FEET TO THE POINT OF BEGINNING; THENCE N86°27'27"E 1023.81 FEET; THENCE S07°58'33"E 2032.13 FEET; THENCE S86°52'27"W 355.53 FEET; THENCE N35°58'56"W 279.43 FEET; THENCE N03°03'33"W 260.20 FEET; THENCE N86°56'27"E 80.00 FEET; THENCE N42°47'02"E 133.85 FEET; THENCE N04°10'41"W 519.60 FEET; THENCE N43°34'07"E 91.51 FEET; THENCE N41°34'10"W 105.00 FEET; THENCE S76°40'23"W 367.10 FEET; THENCE N86°22'13"W 420.86 FEET; THENCE S87°23'14"W 231.65 FEET; THENCE N11°29'21"W 339.33 FEET; THENCE N90°00'00"W 75.00 FEET; THENCE S60°54'08"W 96.39 FEET; THENCE N64°10'09"W 47.98 FEET; THENCE N37°30'08"W 64.67 FEET; THENCE N50°04'25"W 135.03 FEET; THENCE N03°32'33"W 263.46 FEET, TO THE POINT OF BEGINNING, CONTAINING 34.08 ACRES OF LAND (1,482,204 SQ. FT.), MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

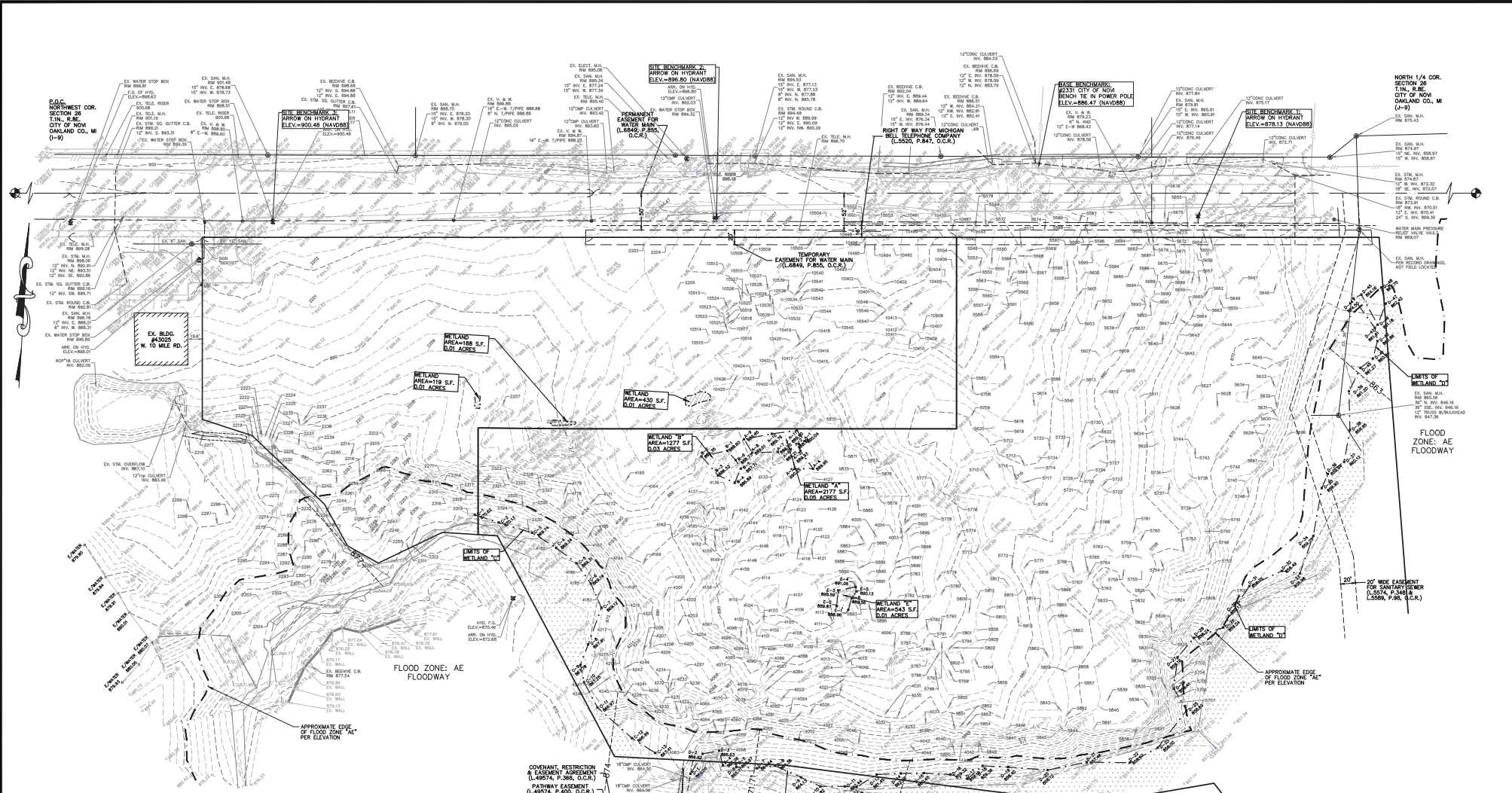
* MISS DIG NOT CONTACTED FOR SURVEY *

UTILITY DISCLAIMER NOTE:
 ALL WATER MAIN, SEWER LINES AND UNDERGROUND UTILITY LINES HAVE BEEN FIELD LOCATED WHERE VISIBLE. WHEN AVAILABLE UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS, AND NO GUARANTEE CAN BE MADE TO THE EXACTNESS OF THESE LOCATIONS.

BENCHMARKS:
 BASE BENCHMARK: (2531) CITY OF NOV, BENCH 'E' SET IN SOUTH FACE OF POWER POLE LOCATED EAST OF GROVE #42000 AND 8 FEET NORTH OF BACK OF CURB ELEVATION=886.47 (NAVD88)
 SITE BENCHMARK 1: ARROW ON HYDRANT LOCATED SOUTH SIDE OF 10 MILE ROAD ELEVATION=896.80
 SITE BENCHMARK 2: ARROW ON HYDRANT LOCATED SOUTH SIDE OF 10 MILE ROAD ELEVATION=900.48
 SITE BENCHMARK 3: ARROW ON HYDRANT LOCATED SOUTH SIDE OF 10 MILE ROAD ELEVATION=886.47 (NAVD88)
FLOOD ZONE:
 THE PROPERTY FALLS WITHIN FLOOD ZONE X AND ZONE AE. SPECIAL FLOOD HAZARD AND REGULATORY FLOODWAY (BASE FLOOD ELEVATIONS AS NOTED ON PLAN, RANGES FROM 875.1 TO 883)
 MAP NO. 26125C0628F & 26125C0629F
 DATED: 9/29/2008

LEGEND

	SECTION CORNER
	OVERHEAD UTILITY LINES
	EXISTING FENCE
	EXISTING SANITARY MANHOLE
	EXISTING STORM 50 CATCH BASIN
	EXISTING STORM MANHOLE
	EXISTING GAS MARKER
	EXISTING FIRE HYDRANT
	UTILITY POLE
	PUBLIC INFORMATION SIGN
	FOUND IRON
	FOUND MONUMENT
	SET IRON
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING



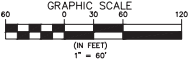
D.O.C.
NORTHWEST COR.
SECTION 26
T.1N., R.8E.
CITY OF NOV
OAKLAND CO., MI
(1-9)

NORTH 1/4 COR.
SECTION 26
T.1N., R.8E.
CITY OF NOV
OAKLAND CO., MI
(1-9)

BENCHMARKS
BASE BENCHMARK:
 2021 CITY OF NOV
 BENCH T.E. IN POWER POLE
 ELEV.=886.47 (NAVD88)
SITE BENCHMARK 1:
 ARROW ON HYDRANT
 ELEV.=878.13 (NAVD88)
SITE BENCHMARK 2:
 ARROW ON HYDRANT
 ELEV.=886.80 (NAVD88)
SITE BENCHMARK 3:
 ARROW ON HYDRANT
 ELEV.=890.48 (NAVD88)

- LEGEND**
- SECTION CORNER
 - OVERHEAD UTILITY LINES
 - EXISTING FENCE
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM S.D. CATCH BASIN
 - EXISTING STORM ROUND CATCH BASIN
 - EXISTING STORM MANHOLE
 - EXISTING GAS MARKER
 - EXISTING FIRE HYDRANT
 - UTILITY POLE
 - PUBLIC INFORMATION SIGN
 - FOUND IRON
 - FOUND MONUMENT
 - SET IRON
 - P.O.B. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

UTILITY DISCLAIMER NOTE:
 ALL WATER MAIN, SEWER LINES AND UNDERGROUND UTILITY LINES HAVE BEEN FIELD LOCATED WHERE VISIBLE. WHEN AVAILABLE UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS, AND NO GUARANTEE CAN BE MADE TO THE EXACTNESS OF THESE LOCATIONS.
 * MISS DIG NOT CONTACTED FOR SURVEY *



811
 3 WORKING DAYS
 BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 OR ON THE WEBSITE
 @ MISSDIG.MICHIGAN.GOV

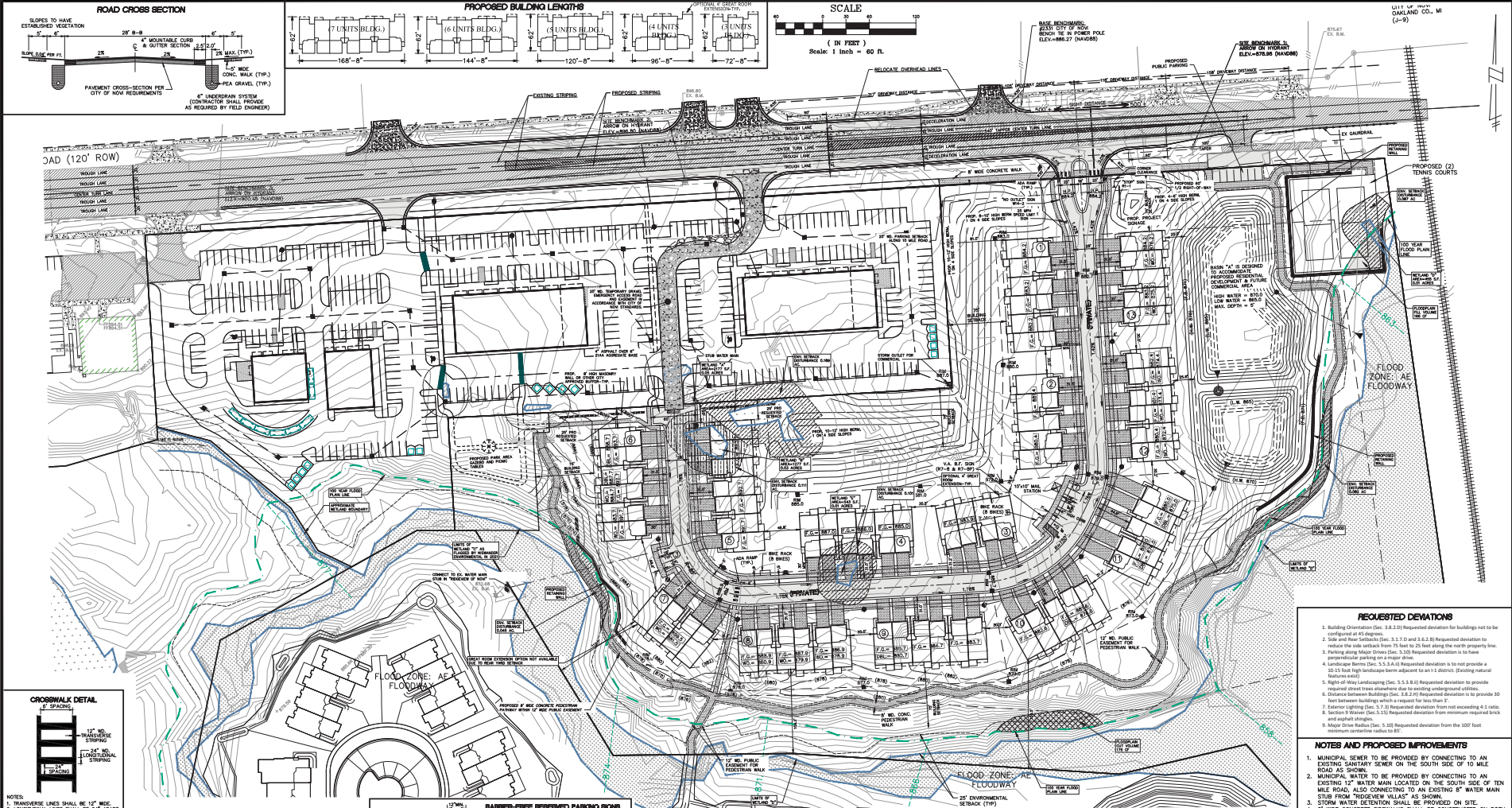
SKL SEIBER KEAST LEHNER ENGINEERING | SURVEYING
 3600 HILLTOP DRIVE
 BLOOMFIELD HILLS, MI 48302
 248.906.1308

CLIENT:
 NOVI TEN ASSOCIATES, LLC
 7 W. SQUARE LAKE ROAD
 BLOOMFIELD HILLS
 MICHIGAN 48302
 248.906.1308

NO.	DESCRIPTION	DATE
1.	ADD COMMERCIAL PER CLIENT	05-19-23
2.	ISSUE PRO	05-28-23
3.	REVISION	01-02-24

DRAWN BY: J.S.
 DATE: 05-29-23
 CHECKED BY: J.S.
 JOB NO.: 21-006

PROJECT NAME:	
NOVI TEN TOWN HOMES	
SECTION 26, TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV, OAKLAND COUNTY, MICHIGAN	
SHEET TITLE:	
TOPOGRAPHIC SURVEY	
SHEET 3	



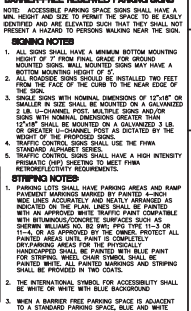
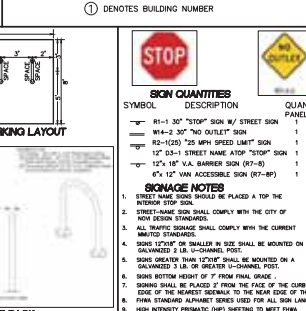
SKL SEIBER KEAST LEENER ENGINEERING / SURVEYING

NOVI TEN TOWN HOMES
 SECTION 26, TOWN 14 NORTH, RANGE 3 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PROJECT NAME: NOVI TEN TOWN HOMES
SECTION: 26, TOWN: 14 NORTH, RANGE: 3 EAST
CITY: NOVI, OAKLAND COUNTY, MICHIGAN
SHEET: PROPOSED PLANNED REZONING OVERLAY PLAN

CLIENT: NOV TEN ASSOCIATES, LLC
 4300 WOODLARK LANE ROAD
 FLORENCE, MI 48302
 248.909.1308

DATE: 02-26-23
SCALE: AS SHOWN
PROJECT NO.: 21-008



WETLAND IMPACT

WETLAND NAME	AREA (AC)	WETLAND TYPE	SUFFER DISTURBANCE
A	0.650	0.650	4.366
B	0.029	0.029	3.700
C	0.372	0.000	0.045
D	0.214	0.021	0.031
E	10.729	0.010	0.019
TOTAL	11.993	0.021	8.079

RESIDENTIAL SITE DATA
 EXISTING ZONING: L-1
 PROPOSED ZONING: RM-1 WITH PRO
 SITE AREA = 27.07 ACRES
 ON-SITE WETLAND AREA = 11.33 ACRES
 ON-SITE NET SITE AREA = 15.74 AC
 NO. OF BUILDINGS PROPOSED = 13
 NO. OF UNITS PROPOSED = 71
 ALL UNITS HAVE 3 BEDROOMS EACH (4 ROOMS)
 NO. OF ROOMS PROPOSED = 4 + 71 = 284

4' TALL x 6' WIDE REZONING SIGN DETAIL
 ZONING CHANGE PROPOSED FROM L-1 TO RM-1 WITH PRO AND H-1 TO B-3 AND RM-1 WITH PRO (High letters)

FOR MORE INFORMATION CALL:
 NOVI COMMUNITY DEVELOPMENT DEPARTMENT
 248-347-0475

REZONING SIGN DETAIL
 MIN. DISTANCE BETWEEN BUILDINGS
 MIN. DISTANCE BETWEEN BUILDINGS REQUIRED PER SEC. 5.2.2.1 (HIGH LETTERS)

SPACE BETWEEN BUILDINGS	LS	LS	HS	HS	REQUIRED SPACING	PROPOSED SPACING	MEETS DISTANCE
1 AND 2	38.79'	38.79'	29.00'	29.00'	32.59'	30.2'	YES
2 AND 3	0'	0'	29.00'	29.00'	30.00'	30.4'	NO
3 AND 4	21.71'	36.59'	29.00'	29.00'	30.72'	31.0'	NO
4 AND 5	40.17'	45.17'	29.00'	29.00'	32.72'	41.5'	NO
6 AND 7	8.68'	0'	29.00'	29.00'	30.00'	66.0'	NO
7 AND 8	5.87'	27.83'	29.00'	29.00'	30.00'	31.8'	NO
8 AND 9	36.17'	36.17'	29.00'	29.00'	31.30'	30.0'	YES
9 AND 10	24.02'	24.02'	29.00'	29.00'	30.00'	30.4'	NO
10 AND 11	24.13'	15.38'	29.00'	29.00'	30.00'	30.6'	NO
11 AND 12	6.10'	28.67'	29.00'	29.00'	30.00'	30.3'	NO
12 AND 13	40.17'	45.17'	29.00'	29.00'	32.72'	30.0'	NO

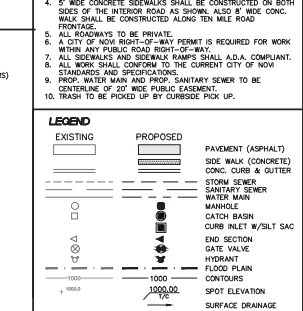
RESIDENTIAL PARKING CALCULATIONS (SEE SHEET P5 FOR RETAIL PARKING)
 PARKING REQUIRED PER SEC. 5.2.2.1 (2.5 SPACES REQUIRED FOR EACH UNIT HAVING 3 OR MORE BEDROOMS)

PARKING PROVIDED = 71 x 2.5 = 178 SPACES
 NO. OF UNITS PROPOSED = 71
 ATTACHED GARAGE PARKING = 142
 APRON GARAGE PARKING = 142
 GUEST SURFACE PARKING = 8
 INCLUDING 1 V.A. SPACE
 PARKING PROVIDED = 292 SPACES

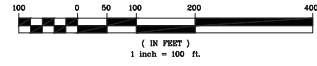
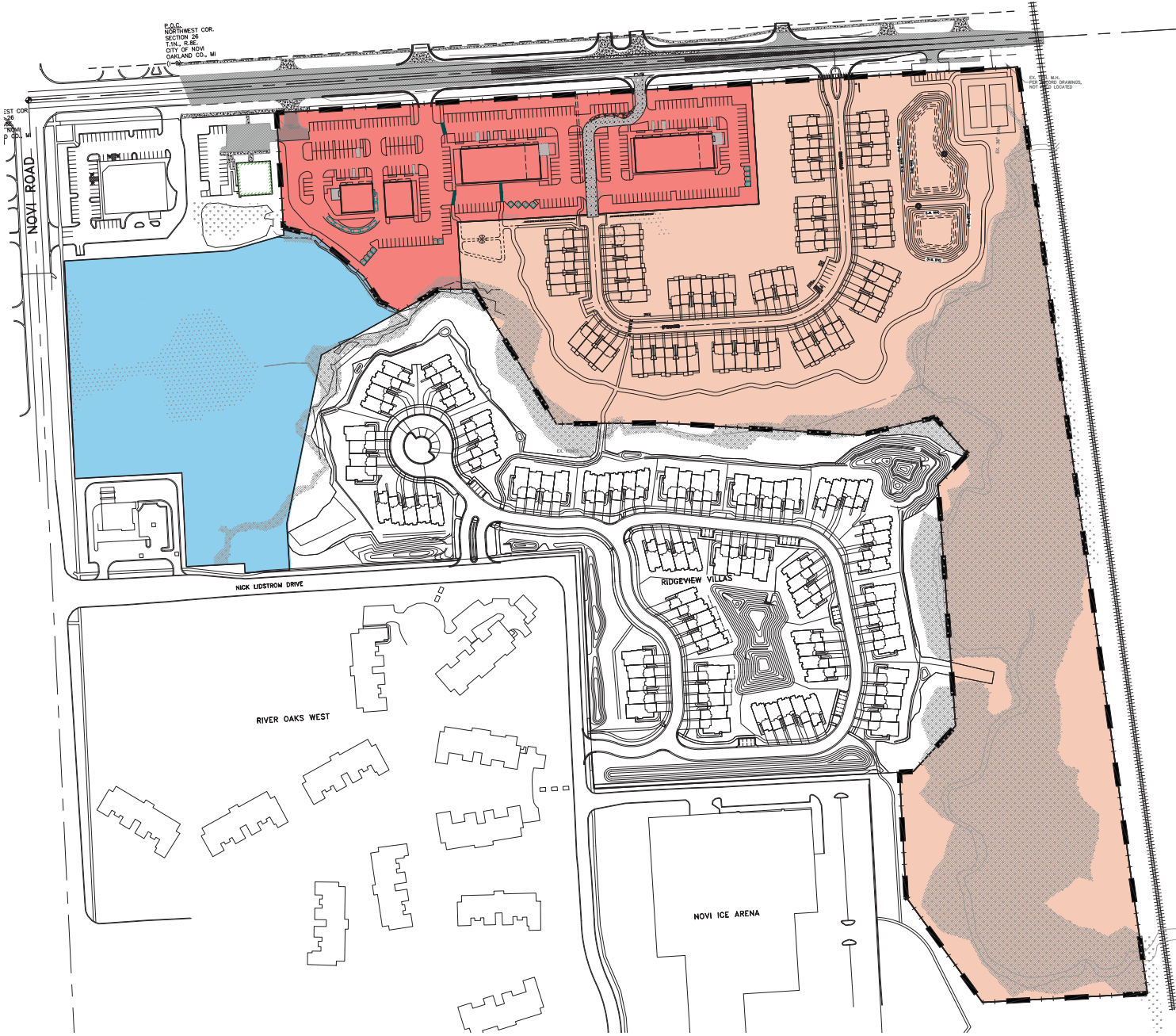
ACCESSIBLE PARKING SPACES
 TOTAL SURFACE SPACES = 8
 ACCESSIBLE SPACES PER 500 A.D. (2008.2.3 RESIDENTIAL FACILITIES)
 TOTAL REQUIRED: MINIMUM 2% OF THE TOTAL SURFACE SPACES
 TOTAL REQUIRED: 8 x 2% = 1 SPACE
 TOTAL PROVIDED: 1 V.A. ACCESSIBLE SPACE
 TOTAL PROVIDED = 16 SPACES

BIKE RACK REQUIREMENTS
 BICYCLE PARKING REQUIRED PER SECTION 5.16.1 (ONE SPACE FOR EACH 5 UNITS REQUIRED)
 TOTAL REQUIRED = 71 / 5 = 14 SPACES
 TOTAL PROVIDED = 16 SPACES

BUILDING COVERAGE
 MAXIMUM PERMITTED LOT COVERAGE = 25%
 PROVIDED LOT COVERAGE = 14.8%



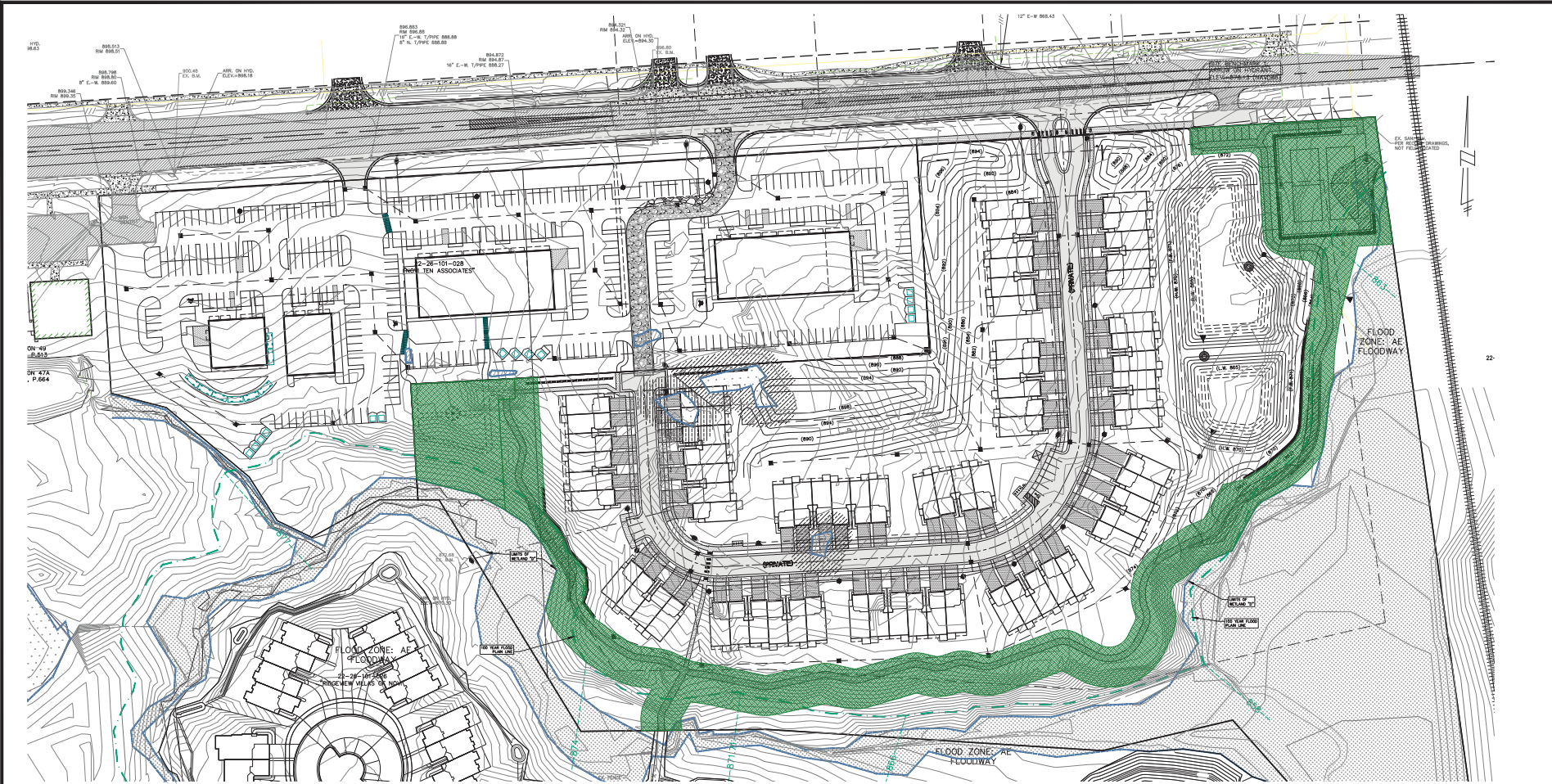
P.O.B.
NORTHWEST COR.
SECTION 26
T.1N., R.3E.
CITY OF NOV
OAKLAND CO., MI



- B-3 GENERAL BUSINESS DISTRICT ZONING**
7.97 ACRES
- RM-1 RESIDENTIAL ZONING**
27.07 ACRES & 71 UNITS
- PRO LINE
- EXISTING OS-1 ZONING TO REMAIN
- PROPOSED B-3 ZONING
- PROPOSED RM-1 ZONING

<p>PROJECT NAME: NOVI TEN TOWN HOMES SECTION 26, TOWN 1 NORTH, RANGE 3 EAST CITY OF NOV, OAKLAND COUNTY, MICHIGAN EXISTING AND PROPOSED ZONING</p>	<p>CLIENT: NOW TEN ASSOCIATES, LLC 10000 RIDGEVIEW LANE ROAD RIDGEVIEW VILLAGES MICHIGAN 48302 248.909.1308</p>	<p>SKL SEIBER KEAST LEENER ENGINEERING SURVEYING CONSULTING LANDSCAPE ARCHITECTURE PLANNING ENVIRONMENTAL SCIENCE</p> <p>DATE: 05-28-23 DRAWN BY: JAC CHECKED BY: JAC DATE: 05-28-23 DRAWN BY: JAC CHECKED BY: JAC</p> <p>JOB No.: 21-006</p>
<p>7</p>		

137-1000 Mod. for Town/Condo Plans/202008-23-Plan 11/27/2023 8:38 AM Admin Review



SKL SEIBER KEAST LEENER ENGINEERING / SURVEYING

NOV/TEN TOWN HOMES
 SECTION 26, TOWN 1, NORTH RANGE & EAST
 1/2 OF 3RD, GRAND COUNTY, MICHIGAN
 248.909.1308

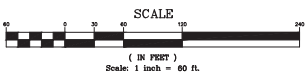
PROJECT NAME: NOV/TEN TOWN HOMES
 SECTION 26, TOWN 1, NORTH RANGE & EAST
 1/2 OF 3RD, GRAND COUNTY, MICHIGAN
 OPEN SPACE PLAN

DATE: 05-29-23
 DRAWN BY: JTB
 CHECKED BY: JTB
 PROJECT NO.: 21-008

3 WORKING DAYS BEFORE CALL MISS DOWNS TO REQUEST A PERMIT

DATE: 05-29-23
 DRAWN BY: JTB
 CHECKED BY: JTB
 PROJECT NO.: 21-008

DATE: 05-29-23
 DRAWN BY: JTB
 CHECKED BY: JTB
 PROJECT NO.: 21-008



Residential Usable Open Space Calculations Sec. 3.1.8.D

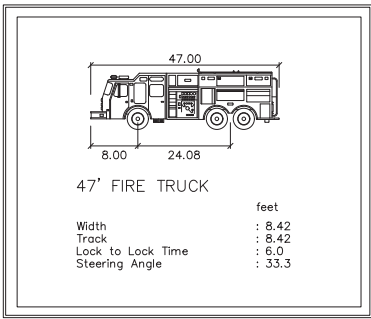
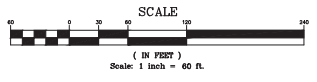
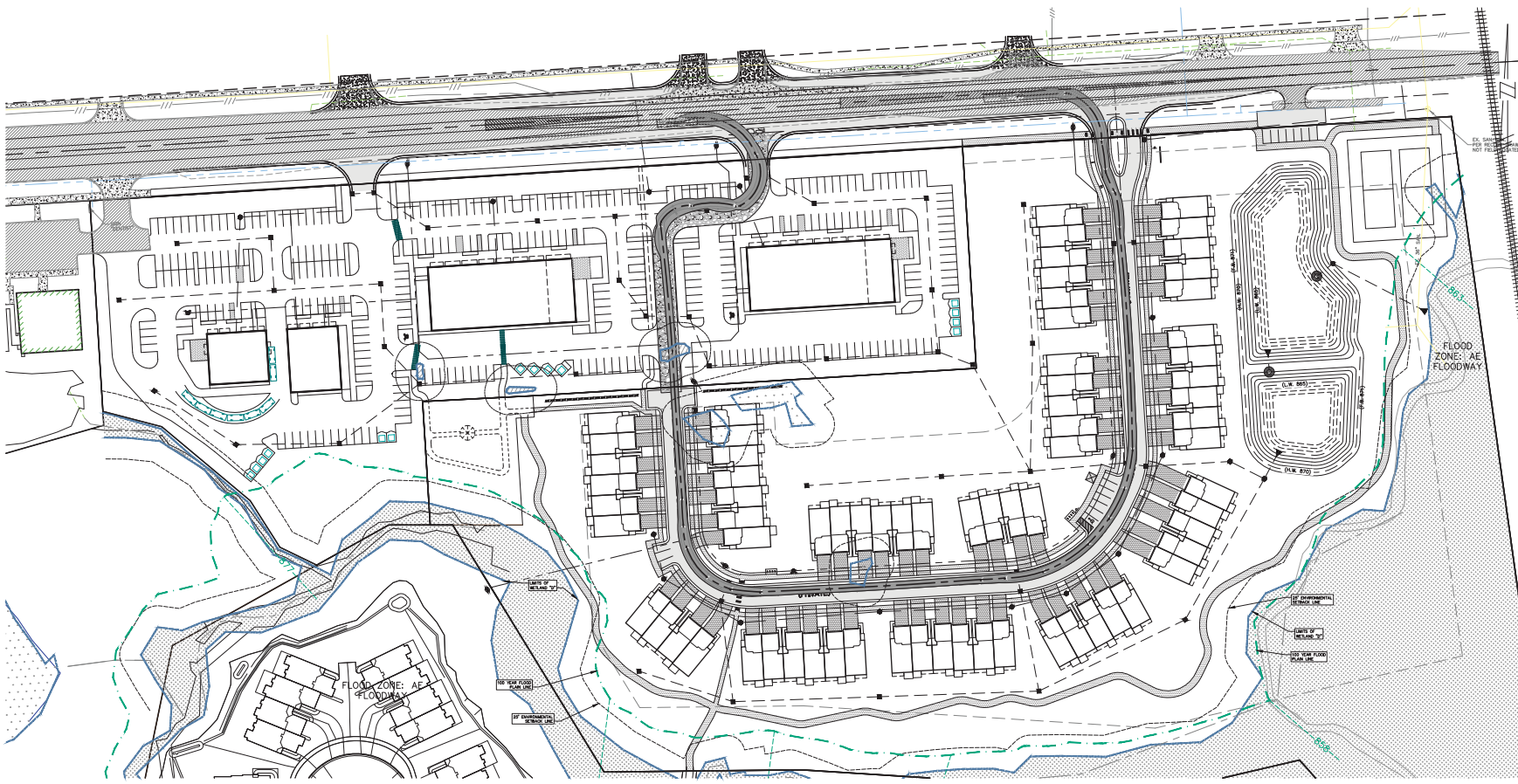
TOTAL No. OF RESIDENTIAL UNITS = 71
 USABLE OPEN SPACE REQUIRED = 200 SF PER UNIT = 14,200 SF. = 0.32 AC.
 USABLE OPEN SPACE PROVIDED = 107,423 SF. = 2.47 AC.

= USABLE OPEN SPACE 50' WIDE MIN

LEGEND

	EXISTING		PROPOSED	PAVEMENT (ASPHALT)
	EXISTING		PROPOSED	SIDE WALK (CONCRETE)
	EXISTING		PROPOSED	CONCRETE CURB AND GUTTER
	EXISTING		PROPOSED	STORM SEWER
	EXISTING		PROPOSED	SANITARY SEWER
	EXISTING		PROPOSED	WATER MAIN
	EXISTING		PROPOSED	MANHOLE
	EXISTING		PROPOSED	CATCH BASIN
	EXISTING		PROPOSED	CURB INLET W/SILT SAC
	EXISTING		PROPOSED	END SECTION
	EXISTING		PROPOSED	GATE WALK
	EXISTING		PROPOSED	HYDRANT
	EXISTING		PROPOSED	FLOOD PLAN
	EXISTING		PROPOSED	CONTOURS
	EXISTING		PROPOSED	SPOT ELEVATION
	EXISTING		PROPOSED	SURFACE DRAINAGE
	EXISTING		PROPOSED	OVERFLOW ROUTE
	EXISTING		PROPOSED	SILT FENCE
	EXISTING		PROPOSED	TREE FENCE
	EXISTING		PROPOSED	PROPOSED DRIVEWAY LOCATION
	EXISTING		PROPOSED	LIMIT OF DISTURBANCE

11/29/2023 8:27 AM - 11/29/2023 8:27 AM



LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	[Symbol]	SIDE WALK (CONCRETE)
[Symbol]	[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	CURB INLET W/SILT SAC
[Symbol]	[Symbol]	END SECTION
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[Symbol]	[Symbol]	SILT FENCE
[Symbol]	[Symbol]	PROPOSED DRIVEWAY LOCATION
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

10000 WOODLAND AVENUE
ANN ARBOR MI 48106-1500
TEL: 734.769.1234
WWW.SKLENGR.COM

NO. OF SHEETS	21	DATE	05-28-24	PROJECT NO.	24-0000000000
NO. OF SHEETS FOR CLIENT	21	DATE	05-28-24	PROJECT NO.	24-0000000000
NO. OF SHEETS FOR PERMITS	21	DATE	05-28-24	PROJECT NO.	24-0000000000
NO. OF SHEETS FOR RECORDS	21	DATE	05-28-24	PROJECT NO.	24-0000000000

3 WORKING DAYS
BEFORE CALL MISS DOW
FOR PERMITS

CALL MISS DOW
FOR PERMITS

JOB No. 21-008

CLIENT:
NOVI TEN ASSOCIATES, LLC
10000 WOODLAND AVENUE
ANN ARBOR MI 48106-1500
248.909.1308

PROJECT NAME:
NOVI TEN TOWN HOMES
SECTION 26, TOWN 1, NORTH RANGE & EAST
1/4 OF SECTION 26, TOWN 1, NORTH RANGE & EAST
ANN ARBOR, MICHIGAN 48106

TRUCK ROUTING PLAN

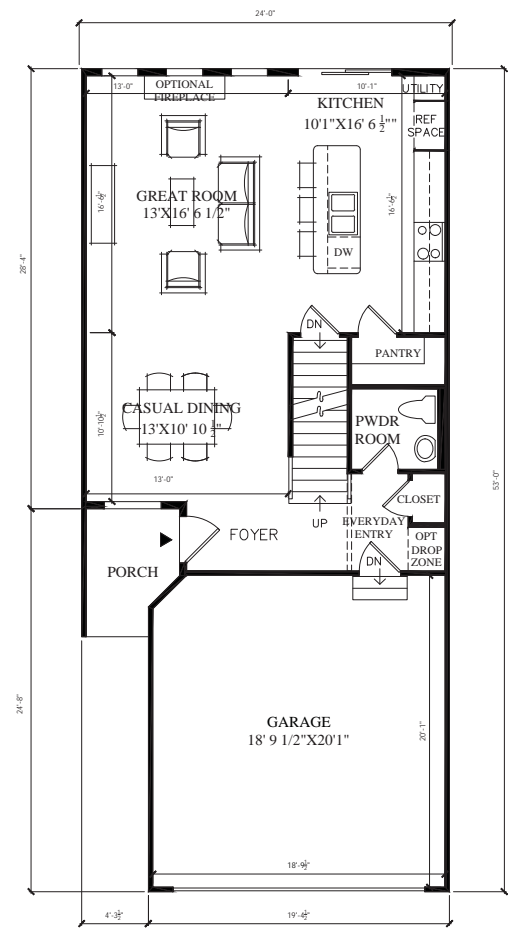
SHEET
10

131-000 Head - 100% (CADD) PLAN (DWG) 2024-05-28 11:29:53 8.39 AM Admin (8/24/24)

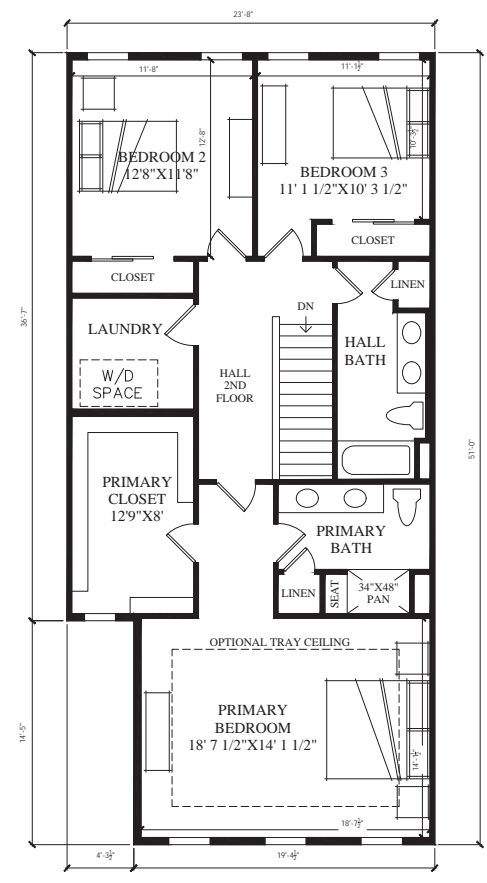
DATE: 10/26/2023, 10:30:10 AM, 10/26/2023 10:30:10 AM

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HOWE - FIRST FLOOR PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

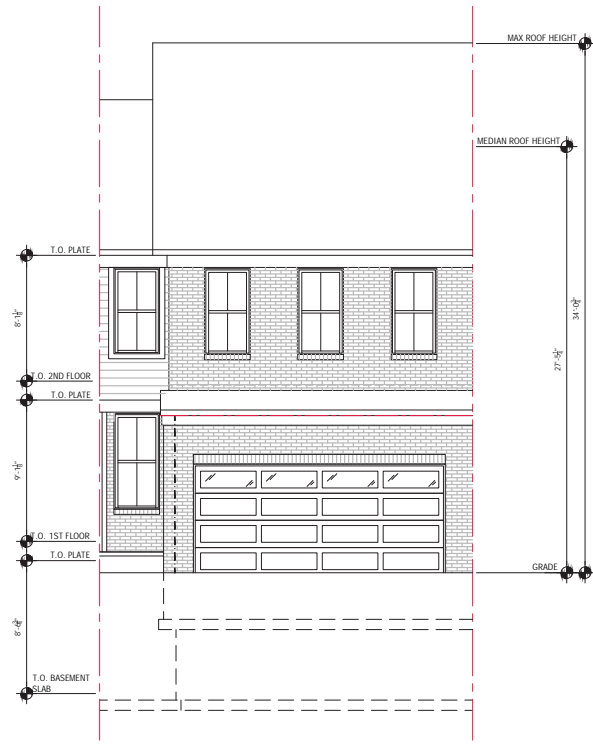


HOWE - SECOND FLOOR PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

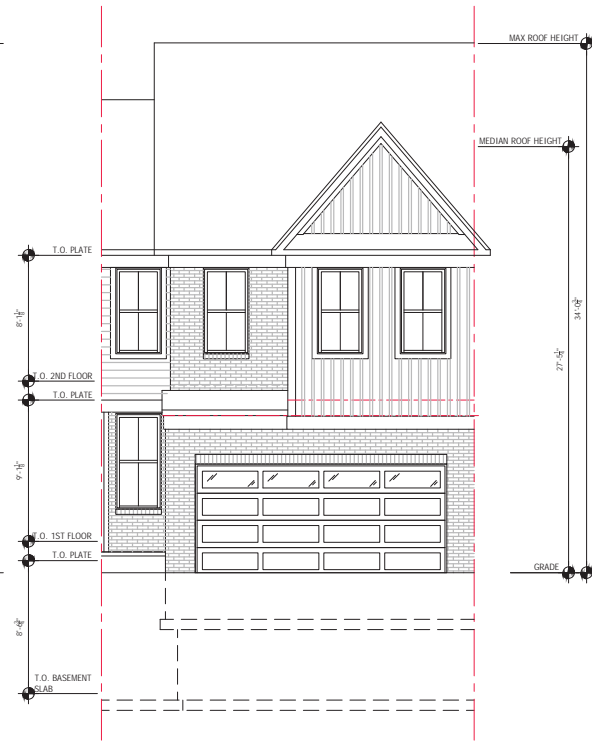
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	CHECKED BY -	MODEL/PROJECT NAME	SET REVISION INFO	
SERIAL NUMBER	SHEET DATE 6-30-2023	ELEVATION NAME	TOLLARCHITECTURE	
TB-1			PHILADELPHIA - 266.4820-0 DALLAS - LOS ANGELES - SEATTLE	
			1140 Virginia Drive, Fort Washington, PA 19004 P: 215-395-6300 F: 215-395-6344 A Division of Toll Brothers	

DATE: 15/04/2023, 10:30:10 AM, 10:37:29 AM
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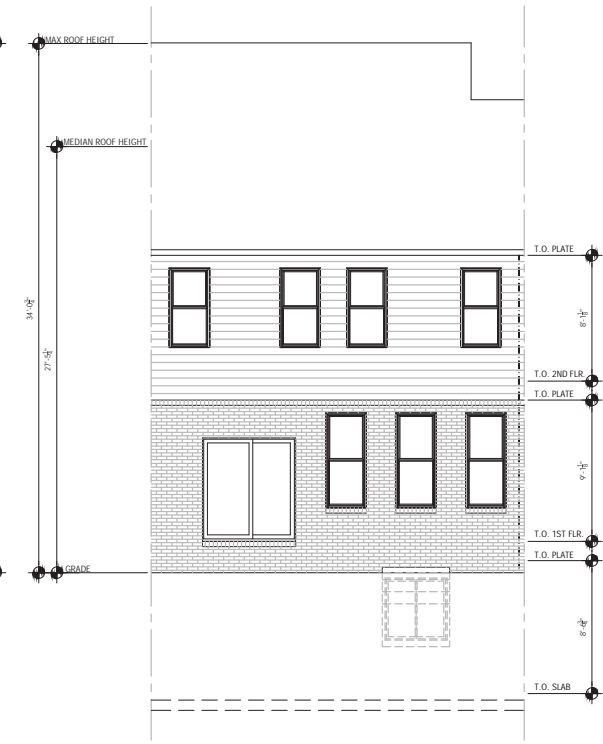
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HOWE NEWHAVEN - FRONT ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$



HOWE WETHERBY - FRONT ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$



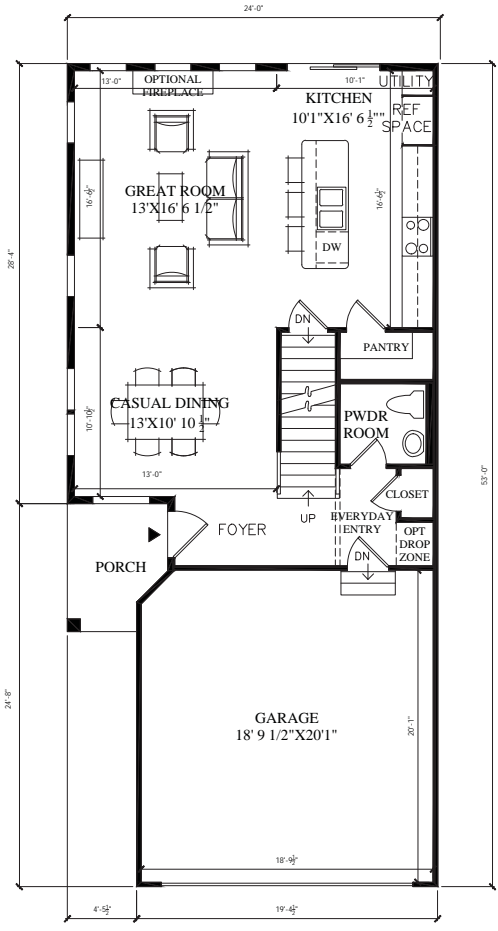
HOWE ALL ELEVATIONS - REAR ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$

SHEET DESCRIPTION HOWE ELEVATIONS	PRODUCT LINE	SHEET REVISION INFO
	MODEL/PROJECT NAME	
DRAWN BY -	CHECKED BY -	SET REVISION INFO
SHEET NUMBER TB-2	SHEET DATE 6-30-2023	ELEVATION NAME
TOLLARCHITECTURE PHILADELPHIA - 215.385.8300 DALLAS - LOS ANGELES - SEATTLE 1140 Virginia Drive, Fort Washington, PA 19004 P 215-385-8300 F 215-385-8334 A Division of Toll Brothers		

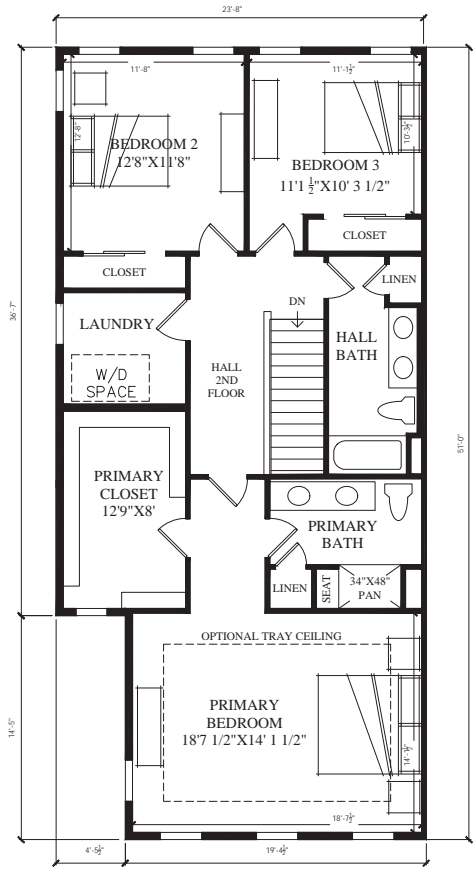
DATE: 10/26/2023, 10:30:13 AM, 10/26/2023 10:30:13 AM

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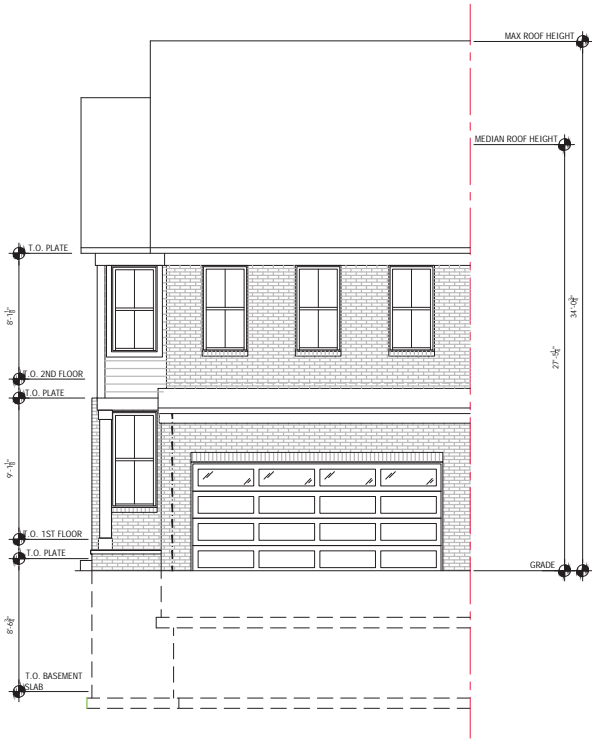
HOWE ELITE - FIRST FLOOR PLAN
SCALE: $\frac{1}{8}$ "=1'-0"



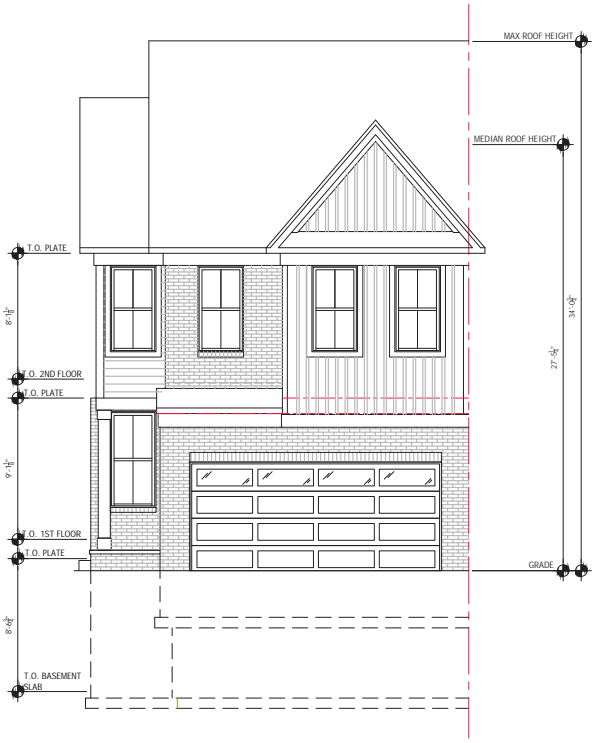
HOWE ELITE - SECOND FLOOR PLAN
SCALE: $\frac{1}{8}$ "=1'-0"

SHEET DESCRIPTION HOWE ELITE FLOOR PLANS	PRODUCT LINE	TOLLARCHITECTURE	
	MODEL/PROJECT NAME	PHILADELPHIA - 004, 005, 006 DALLAS - LOS ANGELES - SEATTLE	
DRAWN BY -	SHEET REVISION INFO	1140 Virginia Drive, Fort Washington, PA 19004 P: 215-395-0300 F: 215-395-0354 A Division of Toll Brothers	
CHECKED BY -	SET REVISION INFO		
SHEET DATE - 6-30-2023	ELEVATION NAME		
SHEET NUMBER TB-3			

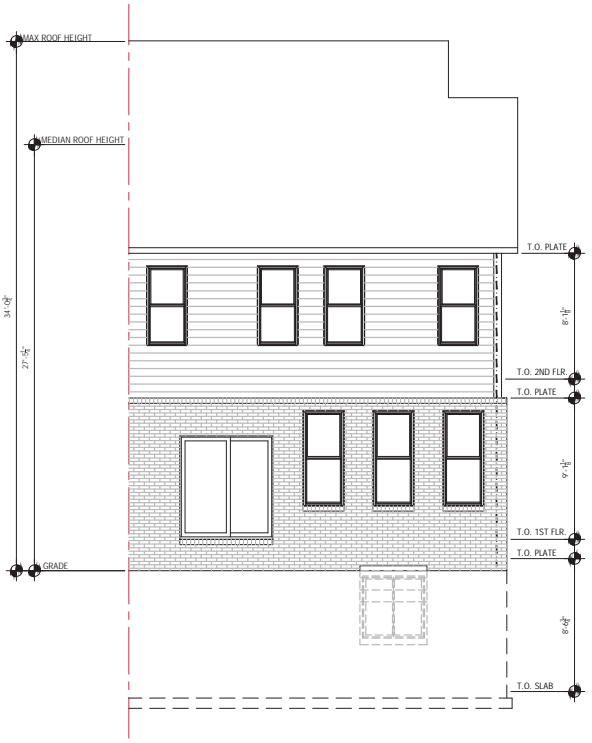
DATE: 10/26/2023, 10:30:10 AM, 10:30:10 AM, 10:30:10 AM
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HOWE ELITE NEWHAVEN - FRONT ELEVATION
 SCALE: 1/8"=1'-0"



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



HOWE ELITE ALL ELEVATIONS - REAR ELEVATION
 SCALE: 1/8"=1'-0"

SHEET DESCRIPTION HOWE ELITE ELEVATIONS	PRODUCT LINE	TOLLARCHITECTURE
	MODEL/PROJECT NAME	
DRAWN BY -	SHEET REVISION INFO	1140 Virginia Drive, Fort Washington, PA 19004 P: 215-265-0300 F: 215-265-0344 A Division of Toll Brothers
CHECKED BY -	SET REVISION INFO	
SHEET DATE	6-30-2023	
SHEET NUMBER	TB-4	

DATE: 10/20/2023, 10:30:10 AM, 10:30:10 AM, 10:30:10 AM
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HOWE ELITE WETHERBY - SIDE ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$



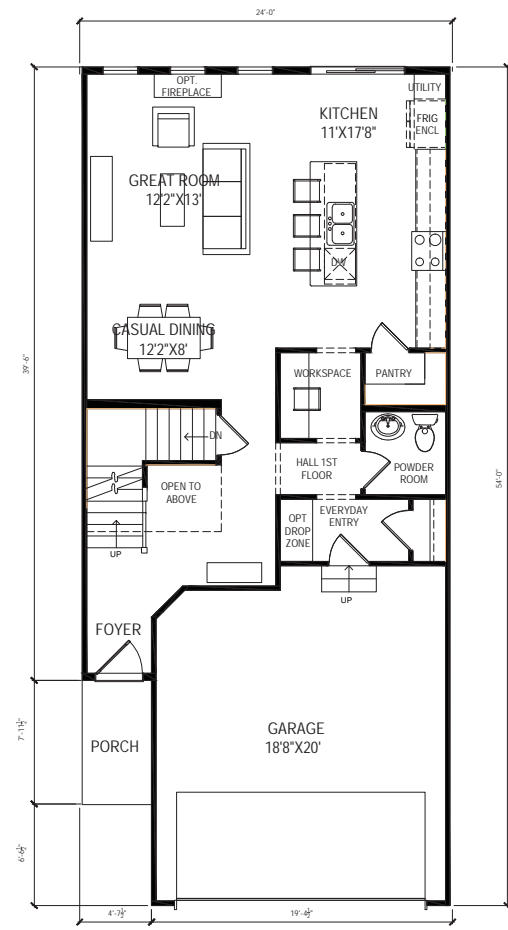
HOWE ELITE NEWHAVEN - SIDE ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$

SHEET DESCRIPTION HOWE ELITE ELEVATIONS	DRAWN BY -	SHEET REVISION INFO
	CHECKED BY -	PRODUCT LINE
SHEET NUMBER TB-5	SHEET DATE 6-30-2023	MODEL/PROJECT NAME
		ELEVATION NAME
SERIAL NUMBER		<p>TOLLARCHITECTURE PHILADELPHIA - 800.480.0000 DALLAS - LOS ANGELES - SEATTLE 1140 Virginia Drive, Fort Washington, PA 19004 P 215-265-0300 F 215-265-0304 A Division of Toll Brothers</p>

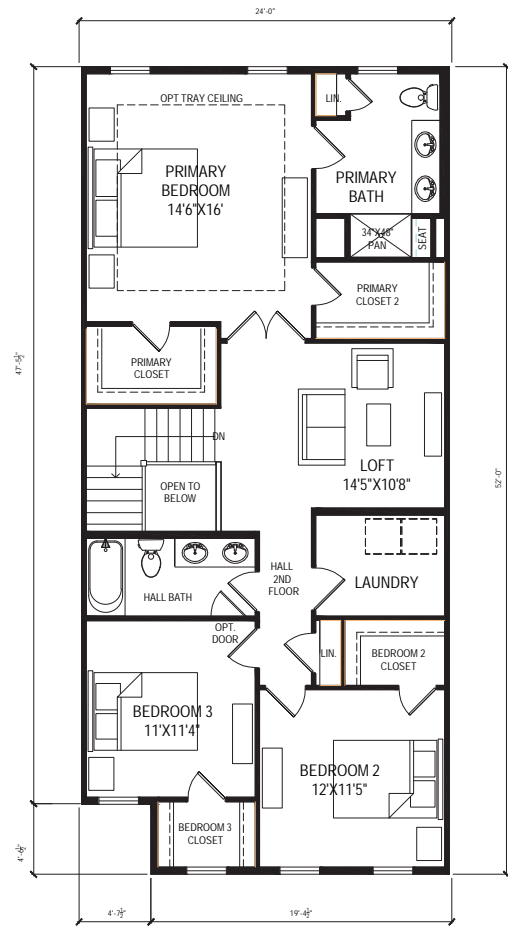
DATE: 10/20/2023, 10:30:10 AM, 10/20/23 10:37:53 AM

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SANDERS - FIRST FLOOR PLAN
SCALE: $\frac{3}{8}'' = 1'-0''$



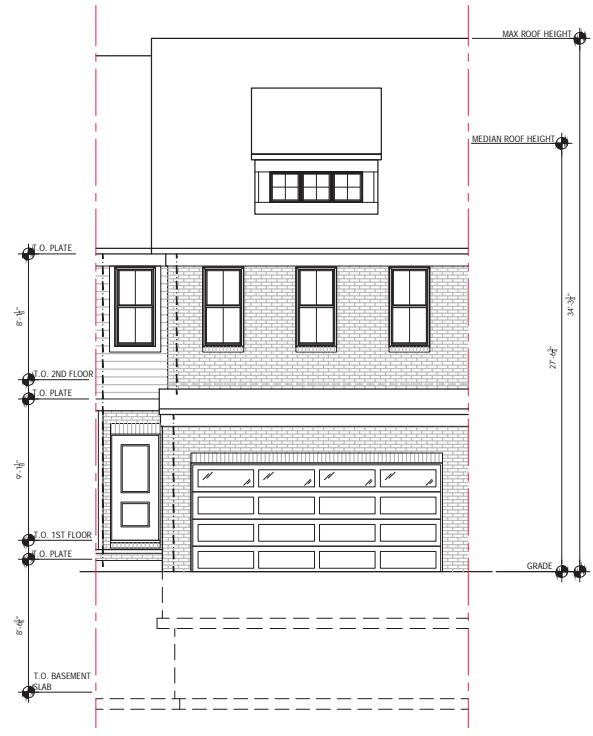
SANDERS - SECOND FLOOR PLAN
SCALE: $\frac{3}{8}'' = 1'-0''$

SHEET DESCRIPTION SANDERS FLOOR PLANS	PRODUCT LINE	SHEET REVISION INFO	
	MODEL/PROJECT NAME	SET REVISION INFO	
	DRAWN BY -	6-30-2023	
	CHECKED BY -		
	SHEET DATE		
SERIAL NUMBER	TOLLARCHITECTURE		
	PHILADELPHIA - 866.888.8888		
	DALLAS - LOS ANGELES - SEATTLE		
	1140 Virginia Drive, Fort Washington, PA 19004		
	P 215-395-0300 F 215-395-0304		
	A Division of Toll Brothers		
SHEET NUMBER	TB-6		

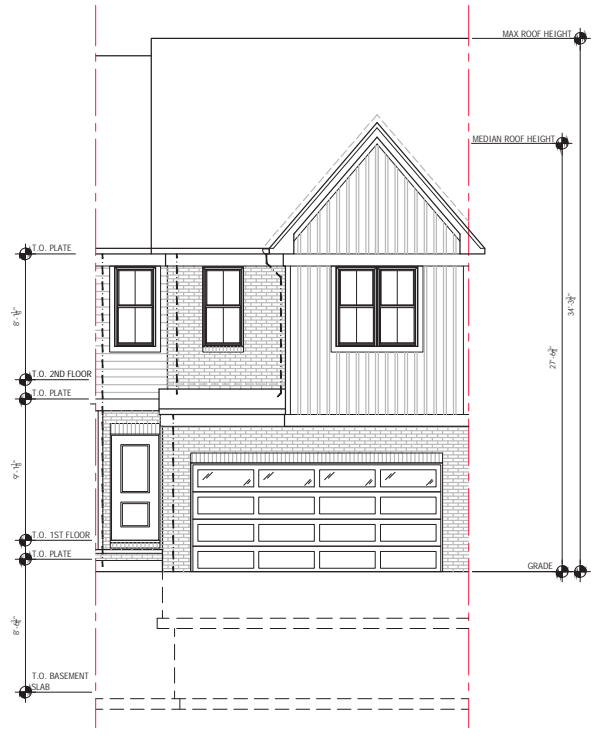
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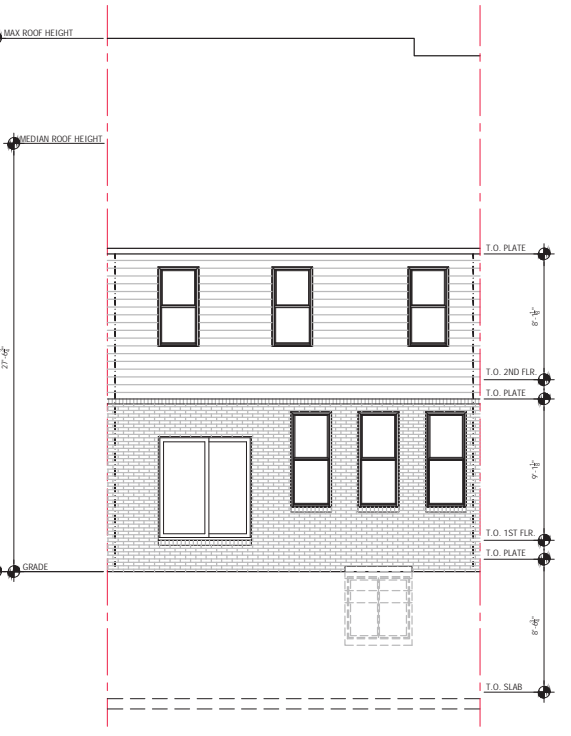
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SANDERS NEWHAVEN - FRONT ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



SANDERS WETHERBY - FRONT ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



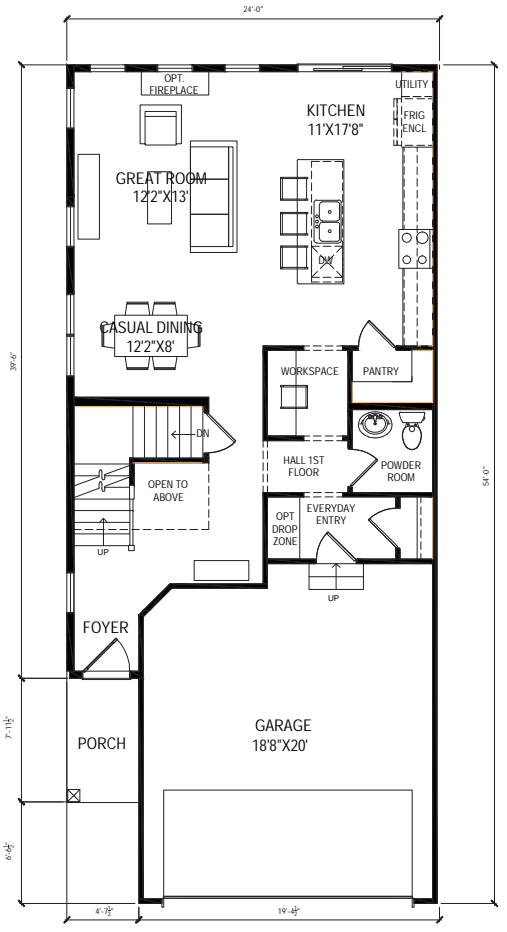
SANDERS ALL ELEVATIONS - REAR ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

SHEET DESCRIPTION SANDERS ELEVATIONS	DRAWN BY -	SHEET REVISION INFO
	CHECKED BY -	PRODUCT LINE
SERIAL NUMBER TB-7	SHEET DATE 6-30-2023	MODEL/PROJECT NAME
		ELEVATION NAME
TOLLARCHITECTURE PHILADELPHIA - 800.450.0000 DALLAS - LOS ANGELES - SEATTLE 1140 Virginia Drive, Fort Washington, PA 19004 P 215-265-0300 F 215-265-0304 A Division of Toll Brothers		SET REVISION INFO

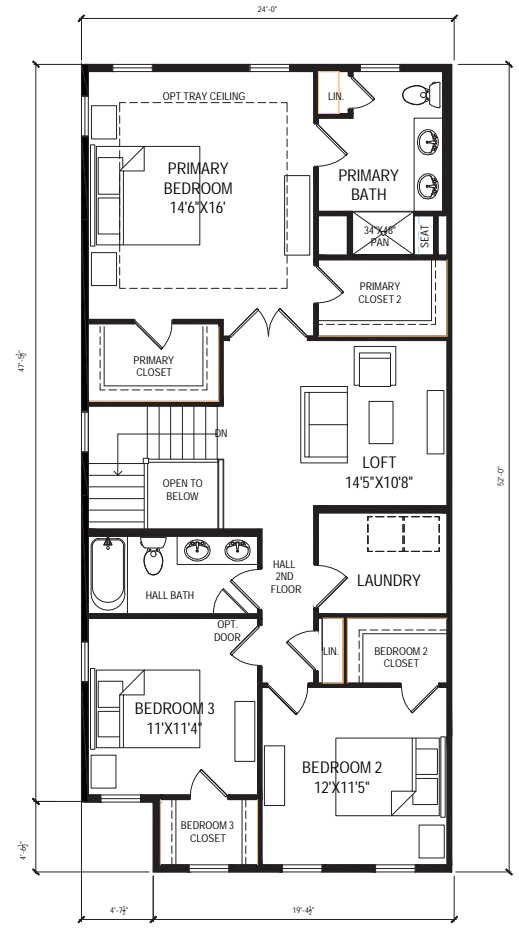
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SANDERS ELITE- FIRST FLOOR PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

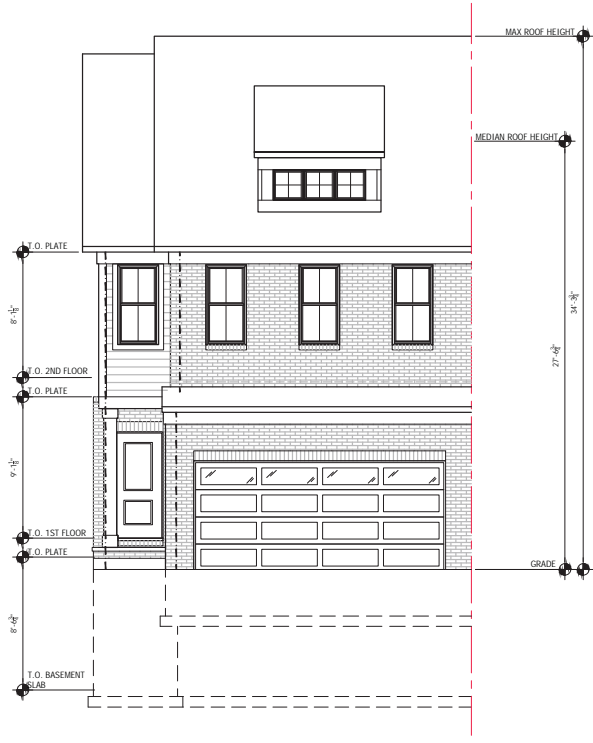


SANDERS ELITE- FIRST FLOOR PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

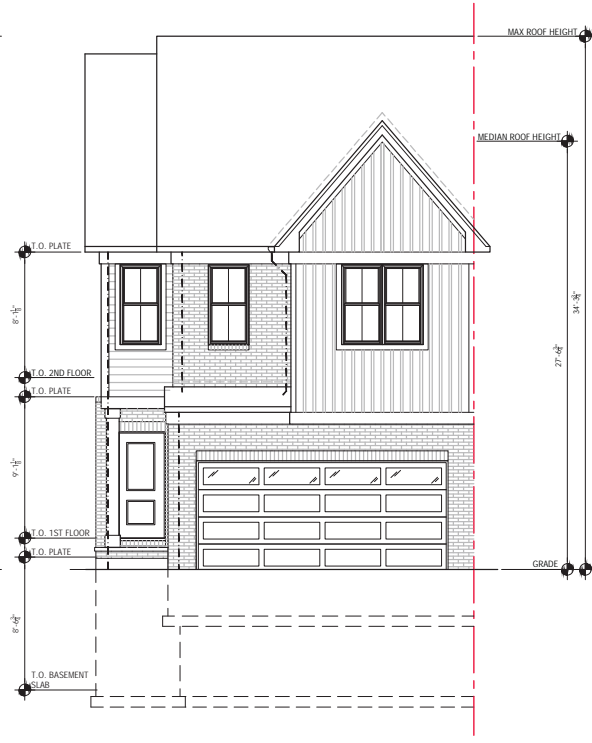
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	MODEL/PROJECT NAME	SET REVISION INFO	
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CHECKED BY -	PRODUCT LINE	MODEL/PROJECT NAME	ELEVATION NAME
SHEET DATE - 6-30-2023	PRODUCT LINE	MODEL/PROJECT NAME	ELEVATION NAME
SHEET NUMBER TB-8	TOLLARCHITECTURE PHILADELPHIA - 800.450.0000 DALLAS - LOS ANGELES - SEATTLE 1140 Virginia Drive, Fort Washington, PA 19004 P 215-395-0300 F 215-395-0304 A Division of Toll Brothers		

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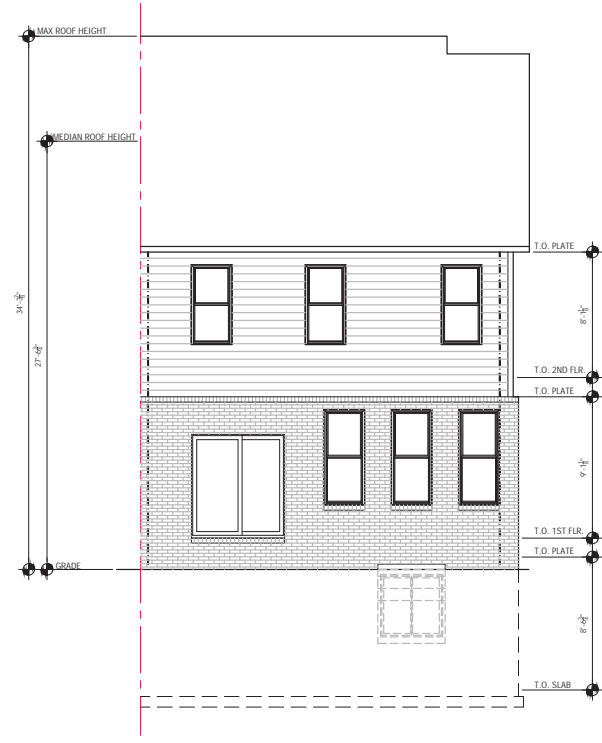
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SANDERS ELITE NEWHAVEN - FRONT ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$



SANDERS ELITE WETHERBY - FRONT ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$

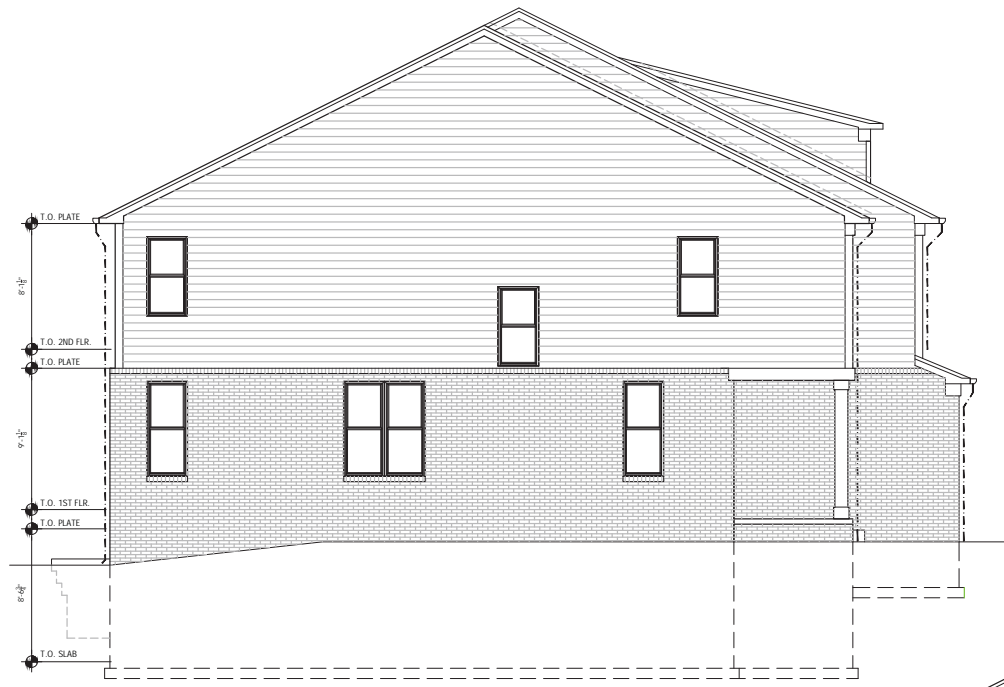


SANDERS ELITE ALL ELEVATIONS - REAR ELEVATION
 SCALE: $\frac{1}{8}'' = 1'-0''$

SHEET DESCRIPTION SANDERS ELITE ELEVATIONS	PRODUCT LINE	SHEET REVISION INFO
	MODEL/PROJECT NAME	
SERIAL NUMBER	CHECKED BY -	SET REVISION INFO
	SHEET DATE	ELEVATION NAME
SHEET NUMBER TB-9	TOLLARCHITECTURE PHILADELPHIA - 800.450.0000 DALLAS - LOS ANGELES - SEATTLE 1140 Virginia Drive, Fort Washington, PA 19004 P 215-265-0300 F 215-265-0304 A Division of Toll Brothers	

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SANDERS ELITE NEWHAVEN - SIDE ELEVATION
 SCALE: $\frac{1}{8}''=1'-0''$



SANDERS ELITE WETHERBY - SIDE ELEVATION
 SCALE: $\frac{1}{8}''=1'-0''$

SHEET DESCRIPTION SANDERS ELITE ELEVATIONS	DRAWN BY -	PRODUCT LINE	SHEET REVISION INFO
	CHECKED BY -	MODEL/PROJECT NAME	SET REVISION INFO
SERIAL NUMBER	SHEET DATE 6-30-2023	ELEVATION NAME	
TB-10			

TOLLARCHITECTURE
 PHILADELPHIA - 800.450.0000
 DALLAS - LOS ANGELES - SEATTLE
 1140 Virginia Drive, Fort Washington, PA 19004
 P 215-395-0300 | F 215-395-0304
 A Division of Toll Brothers

DATE: 05/04/2023, 10:30:10 AM

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S.15 Schedule Regulating Façade Materials - RM-1 - Region 1						
Ordinance						
Model/ Elevation	Brick Natural Clay - Minimum 30%		Wood Siding, painted, t&g and batten siding - Maximum 50%		Asphalt Shingles - Maximum 50%	
	Meets	Deviation Req'd	Meets	Deviation Req'd	Meets	Deviation Req'd
Howe/ Newhaven - Front Elevation	X		X			X-55%
Howe/ Wetherby - Front Elevation		X-22%	X		X	
Howe/ All Elevations - Rear Elevation		X-27%	X		X	
Howe Elite/ Newhaven - Front Elevation	X		X			X-55%
Howe Elite/ Wetherby - Front Elevation		X-22%	X		X	
Howe Elite/ All Elevations - Rear Elevation		X-27%	X		X	
Howe Elite/ Newhaven - Side Elevation	X			X-62%	X	
Howe Elite/ Wetherby - Side Elevation	X			X-59%	X	
Sanders/ Newhaven - Front Elevation	X		X		X	
Sanders/ Wetherby - Front Elevation		X-21%	X		X	
Sanders/ All Elevations - Rear Elevation		X-26%	X		X	
Sanders Elite/ Newhaven - Front Elevation	X		X		X	
Sanders Elite/ Wetherby - Front Elevation		X-22%	X		X	
Sanders Elite/ All Elevations - Rear Elevation		X-26%	X		X	
Sanders Elite/ Newhaven - Side Elevation	X			X-62%	X	
Sanders Elite/ Wetherby - Side Elevation	X			X-58%	X	

SHEET DESCRIPTION
FACADE MATERIAL SQUARE FOOTAGES

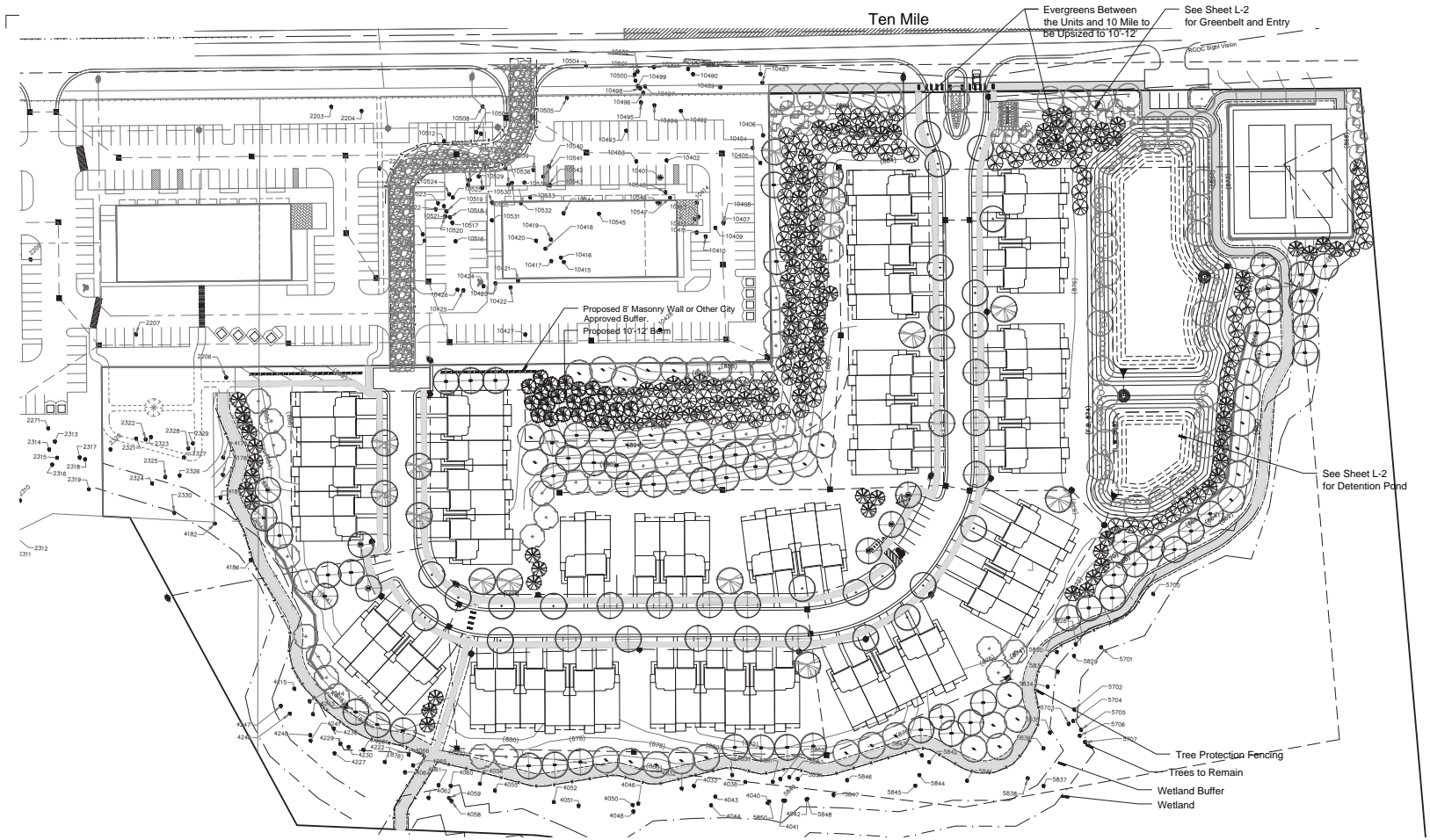
SHEET NUMBER
TB-11

DRAWN BY -
 CHECKED BY -
 SHEET DATE **6-30-2023**

PRODUCT LINE
 MODEL/PROJECT NAME
 ELEVATION NAME

SHEET REVISION INFO
 SET REVISION INFO

TOLLARCHITECTURE
 PHILADELPHIA - 800.480.0000
 DALLAS - LOS ANGELES - SEATTLE
 1140 Virginia Drive, Fort Washington, PA 19004
 P 215-395-0300 | F 215-395-0304
 A Division of Toll Brothers



Seal: _____



Title: _____
Conceptual Landscape Plan

Project: _____
**The Towns at Novi Station
 Novi, Michigan**

Prepared for: _____
 Toll Brothers
 26200 Town Center Drive, Suite 200
 Novi, Michigan 48375

Revision:	Issued:
Submission	September 14, 2022
Issued	February 28, 2023
Revised	April 27, 2023
Revised	January 2, 2024

Job Number: _____
 21-027

Drawn By: _____ Checked By: _____
 jca jca



Sheet No. _____

Location Map



Landscape Summary

Street Trees	2,368 lf.
Street Frontage	1,136 lf.
Net Frontage	1,222 lf.
Trees Required	35 Trees (1,232 / 35)
Trees Provided	35 Trees
Multi-Family Trees	71 Units
Total Units	213 Trees (71 x 3)
Trees Required	213 Trees
Trees Provided	213 Trees
Parking Lot Landscaping	163 lf.
Parking Lot Perimeter	4.7 Trees (163 / 35)
Trees Required	5 Trees
Trees Provided	5 Trees
Woodland Replacement	697 Trees
Replacement Required	181 Trees
Total Trees Provided	516 Trees
Trees to be Paid into Fund	516 Trees

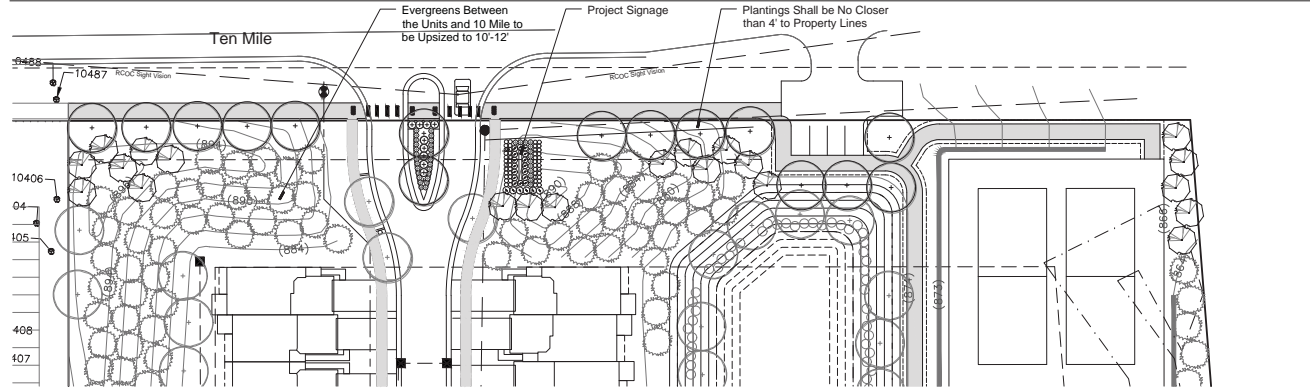
Requested Waivers:

- Landscape waiver from Sec. 5.5.3 B.ii for deficiency in required trees along Ten Mile due to Water Main Conflict.

- Notes:**
- Soils Information is Shown on Sheet 2.
 - Trees Shall be Planted 10' from Utility Structures Including Hydrants and 5' from Utility Lines.
 - Tree Shall not be Planted within 4' of Property Lines.
 - Show Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed.
 - All Utility Boxes Shall be Screen per Detail on Sheet L-3. Approximately 8-12 Shrubs will be Required per Box.
 - No Overhead Lines Exist.
 - Phragmites and Japanese Knotweed and Not Present on this Site.
 - An Irrigation Plan will be Provided for Stamping Sets.



Ten Mile Greenbelt



Landscape Summary

Street Lawn	
Total Street Frontage	573 L.F.
Less Drive Opening	149 L.F.
Net Street Frontage	424 L.F.
Trees Required	12.1 Trees (424 / 35)
Trees Provided	0 Trees
Greenbelt Plantings	
Total Street Frontage	573 L.F.
Less Drive Opening	58 L.F.
Net Street Frontage	515 L.F.
Canopy Trees Required	14.7 Trees (515 / 35)
Canopy Trees Provided	15 Trees
Sub-Canopy Trees Required	20.6 Trees (515 / 25)
Sub-Canopy Trees Provided	21 Trees
Detention Pond Plantings	
10' from LWL Elevation	975 L.F. (Elev. 870.5)
Required Planting	680 L.F. (70%)
Planting Provided	695 L.F. (72%)
Pond Frontage for Trees	634
Trees Required	18.1 Trees (634 / 35)
Trees Provided	29 Trees

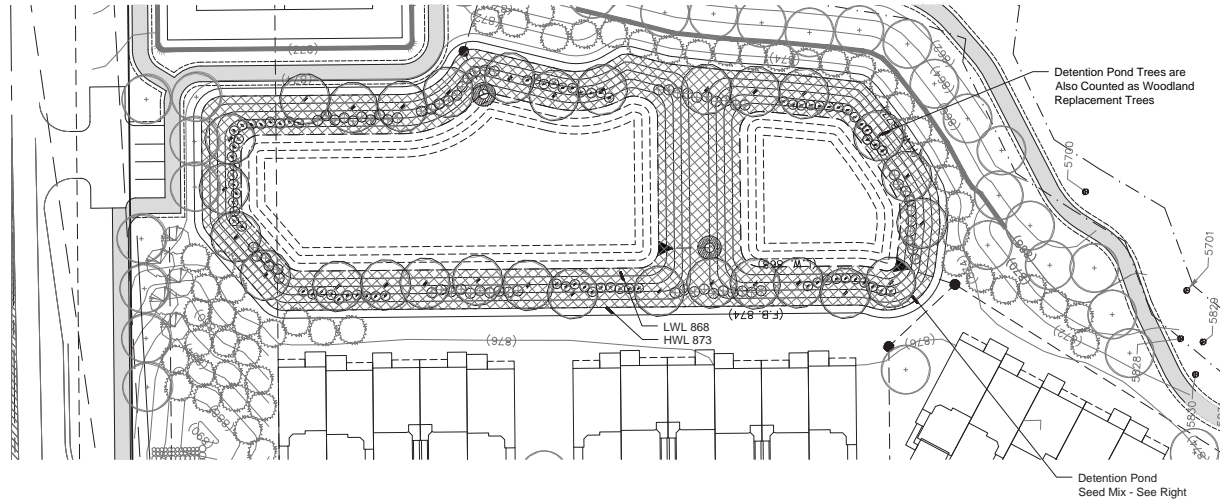


Seal:



Title:
Greenbelt and Entry

Detention Pond




20,783 s.f. Total Area
34.2 lbs. per Acre Application Rate
16.3 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 meader@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.

Project:

The Towns at Novi Station
Novi, Michigan

Prepared for:

Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision: Issued:

Submission	September 14, 2022
Issued	February 28, 2023
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Job Number:

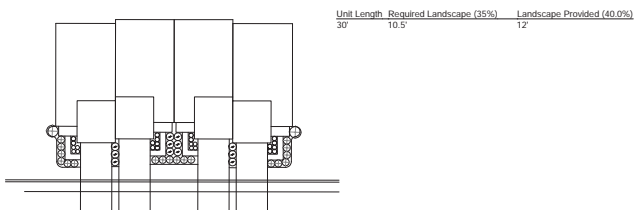
21-027

Drawn By: Checked By:

jca jca

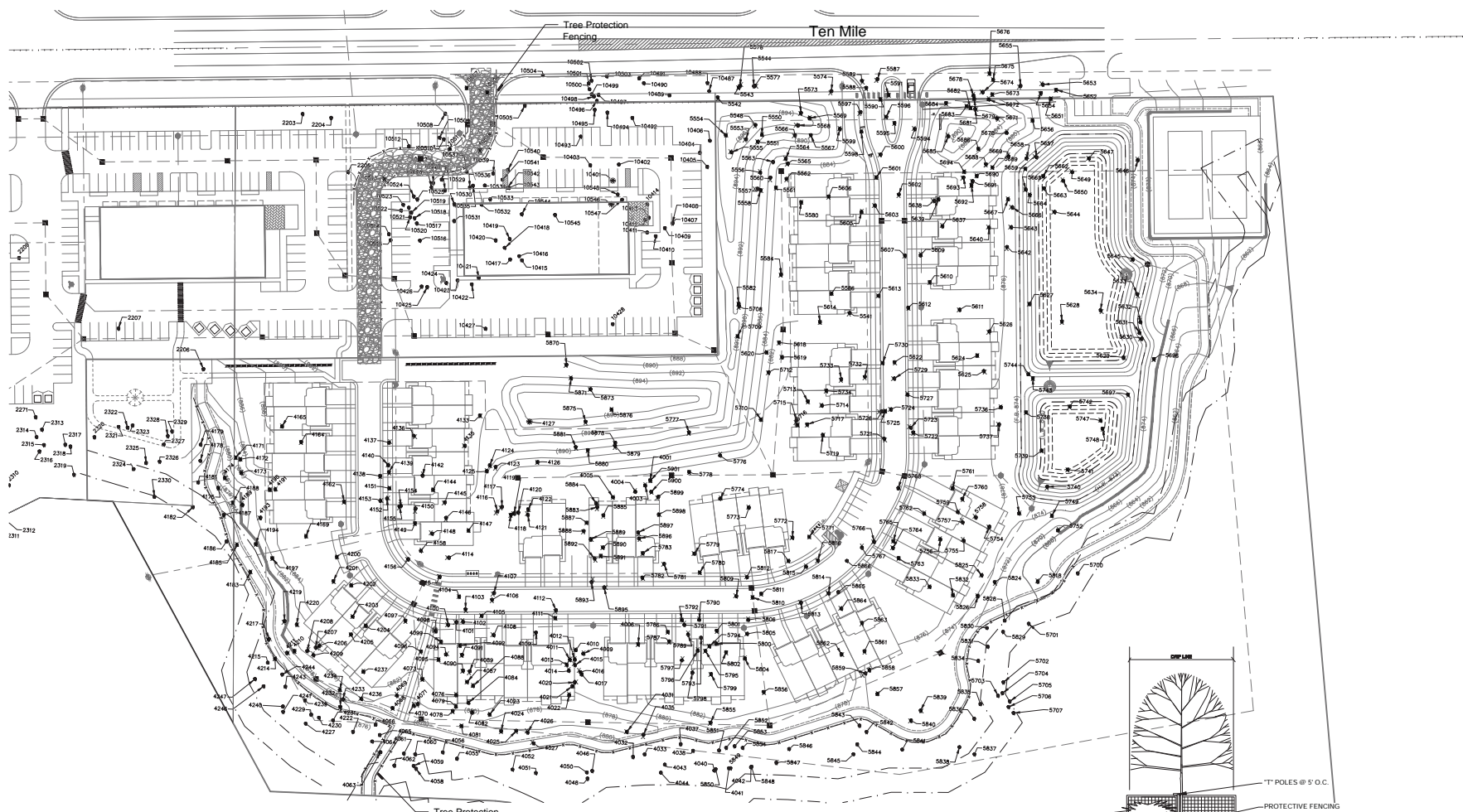


Typical Unit



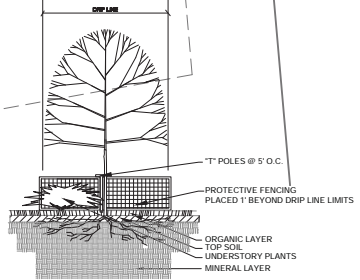
Sheet No.

L-2



Ten Mile

- Notes:
1. The Entire Site is Located within a Regulated Woodland
 2. "*" Denotes Trees to Be Removed



1. Either Plastic or Wood Orange Safety Fencing Shall be Installed at or Beyond the Original, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Diameter of These Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Installed Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Protective Fencing be Bypassed Without Proper Approval from the City. No Person Shall Conduct any Activity Within Areas Protected by Fencing. This Shall Include, but not be Limited to:
 - a. No Soils or Chemicals Within Protected Areas.
 - b. No Building Materials or Construction Equipment Within Protected Areas.
 - c. No Grade Changes, Including Fill, Within Protected Areas.
 - d. No Removal of Vegetation from the Grounds Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
 - e. Any Required Stakes Needs to be Directed Around the Protected Areas. Insulation Where Stakes are Approved Through a Protected Area, The Stakes Shall be 1/2" DIA. The Width of Any Area is Prohibited.
6. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

Seal: _____



Title: Woodland Plan

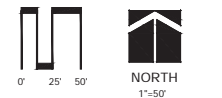
Project: The Towns at Novi Station
 Novi, Michigan

Prepared for: Toll Brothers
 26200 Town Center Drive, Suite 200
 Novi, Michigan 48375

Revision: Issued:
 Submitted: September 14, 2022
 Issued: February 28, 2023
 Revised: April 27, 2023
 Revised: January 2, 2024

Job Number: 21-027

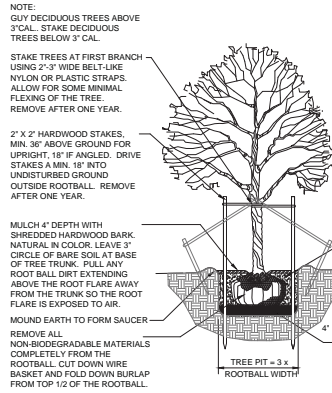
Drawn By: jca Checked By: jca



Sheet No. _____

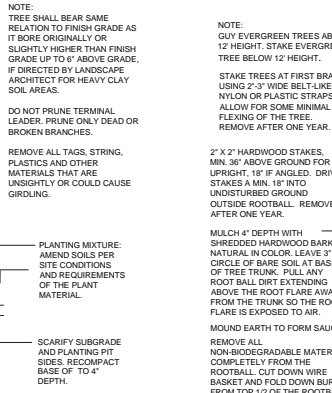
TREE PROTECTION DETAIL
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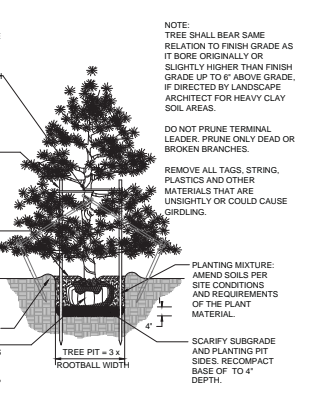
DECIDUOUS TREE PLANTING DETAIL

Not to scale



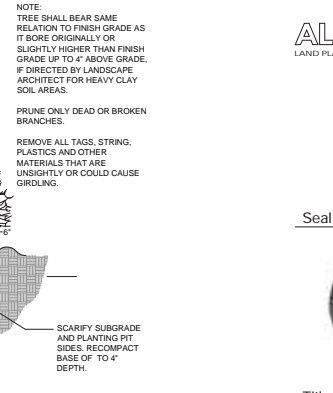
EVERGREEN TREE PLANTING DETAIL

Not to scale



SHRUB PLANTING DETAIL

NOT TO SCALE



Seal:



Title:
Landscape Details

Project:
**The Towns at Novi Station
Novi, Michigan**

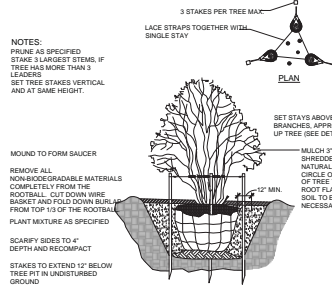
Prepared for:
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26200 Town Center Drive, Suite 200
Novi, Michigan 48375**

Revision:	Issued:
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21-027

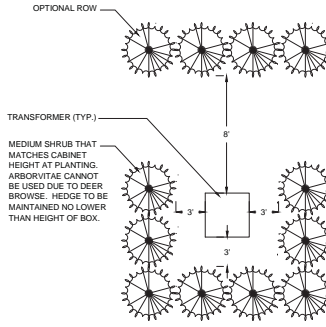
Drawn By: **Jca** Checked By: **Jca**

Sheet No.



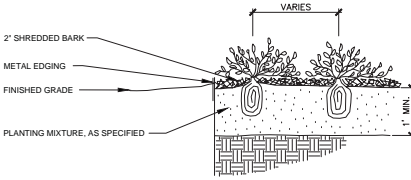
MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE



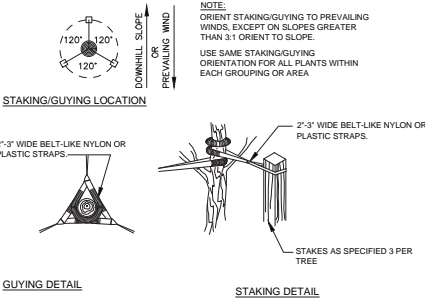
TRANSFORMER SCREENING DETAIL

Not to scale



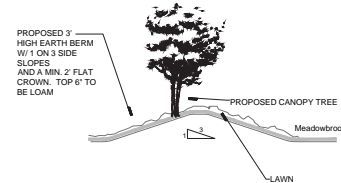
PERENNIAL PLANTING DETAIL

Not to scale



TREE STAKING DETAIL

Not to scale



Berm Detail

HORIZONTAL SCALE: 1"=10'

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All materials shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- *Agriform* tabs or similar slow-release fertilizer shall be added to the planting site before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Premer" or equal, shall be applied uniformly on or off of all mulching in all planting beds.
- Sod shall be two year old "Baron/Cheridolph" Kentucky Blue Grass grown in a sod nursery on loam soil.

CITY OF NOVI NOTES

- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Replace Failing Material within 3 Months of Discovering the Need for Replacement. One cultivation per month shall occur in June-August.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4' diameter circle of shredded hardwood mulch 3" away from trunk. All perennial, annual and ground cover beds shall receive 2" of bark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 AND NOVEMBER 15 OF 2024 OR 2025.
THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.
DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.
PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.
ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE CITY.

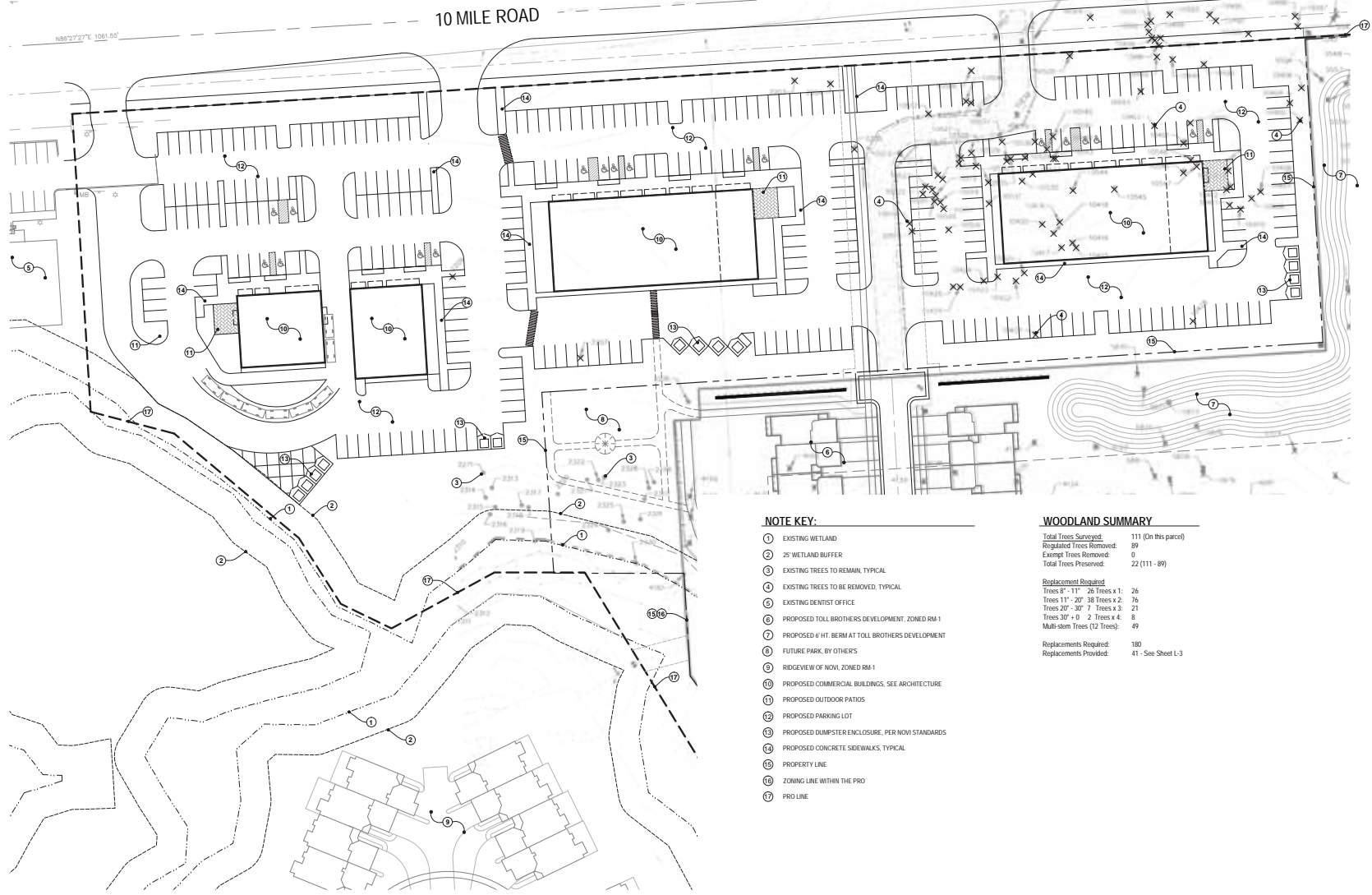


NOVI TEN PRO

10 Mile Road
Novi, Michigan

Project Sponsor:
Weiss Construction Co.
41001 Grand River Ave.
Novi, MI 48375

**Tree Removal and
Protection Plan**

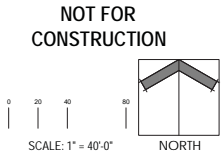


- NOTE KEY:**
- ① EXISTING WETLAND
 - ② 25' WETLAND BUFFER
 - ③ EXISTING TREES TO REMAIN TYPICAL
 - ④ EXISTING TREES TO BE REMOVED, TYPICAL
 - ⑤ EXISTING DENTIST OFFICE
 - ⑥ PROPOSED TOLL BROTHERS DEVELOPMENT, ZONED RM-1
 - ⑦ PROPOSED 6' HT. BERM AT TOLL BROTHERS DEVELOPMENT
 - ⑧ FUTURE PARK, BY OTHER'S
 - ⑨ RIDGEVIEW OF NOVI, ZONED RM-1
 - ⑩ PROPOSED COMMERCIAL BUILDINGS, SEE ARCHITECTURE
 - ⑪ PROPOSED OUTDOOR PATIOS
 - ⑫ PROPOSED PARKING LOT
 - ⑬ PROPOSED DUMPSTER ENCLOSURE, PER NOVI STANDARDS
 - ⑭ PROPOSED CONCRETE SIDEWALKS, TYPICAL
 - ⑮ PROPERTY LINE
 - ⑯ ZONING LINE WITHIN THE PRO
 - ⑰ PRO LINE

WOODLAND SUMMARY

Total Trees Surveyed:	111 (On this parcel)
Regulated Trees Removed:	89
Exempt Trees Removed:	0
Total Trees Preserved:	22 (111 - 89)
Replacement Required	
Trees 8" - 11"	26 Trees x 1 = 26
Trees 11" - 20"	38 Trees x 2 = 76
Trees 20" - 30"	7 Trees x 3 = 21
Trees 30" + 0"	2 Trees x 4 = 8
Multi-stem Trees (12 Trees):	49
Replacements Required:	180
Replacements Provided:	41 - See Sheet L-3

TREE SURVEY PROVIDED BY:
ALLEN DESIGN
537 Carpenter
Northville, MI 48167
248-627-6668
Dated: 03.28.2023
Job No.: 21-027



Drawn: JG
Checked: JG
Date: 06.2023
Scale: 1" = 40'-0"

Project Number:
23.035
Sheet Number:
L-1



Verde
architect
james@verde.com

Revised PRO Submittal

06.23.2023
12.22.2023

PRD Submittal
Revised PRO Submittal

NOVI TEN PROJECT
10 Mile Road
Novi, Michigan

Weiss Construction Co.
41001 Grand River Ave.
Novi, MI 48375

Project Sponsor

Tree Survey

Sheet Name

Scale

Date: 06.23.2023

Drawn: JG
Checked: JG

Date: 06.23.2023

Scale: 1" = 40'-0"

TREE SURVEY PROVIDED BY:

Project Number: 23.035

ALLEN DESIGN
557 Caplesville
Nashville, TN 37217
248.467.4668

Sheet Number: 1-2

Date: 03.28.2023
Job No.: 21.027

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Table with columns: TAG NO., DIMETER, COMMON NAME, BOTANICAL NAME, STATUS, Requiring Response, Multi-Span Response, TAG NO., DIMETER, COMMON NAME, BOTANICAL NAME, STATUS, Requiring Response, Multi-Span Response. Contains tree survey data for various species like Black Cherry, Black Walnut, etc.

Table with columns: TAG NO., DIMETER, COMMON NAME, BOTANICAL NAME, STATUS, Requiring Response, Multi-Span Response. Continuation of tree survey data from the previous table.

Project:
NOVI TEN PRO

10 Mile Road
Novi, Michigan

Project Sponsor:
Weiss Construction Co.
41001 Grand River Ave.
Novi, MI 48375

Sheet Name:

**B3 Zoning
Landscape Plan
(Conceptual)**

Scale:



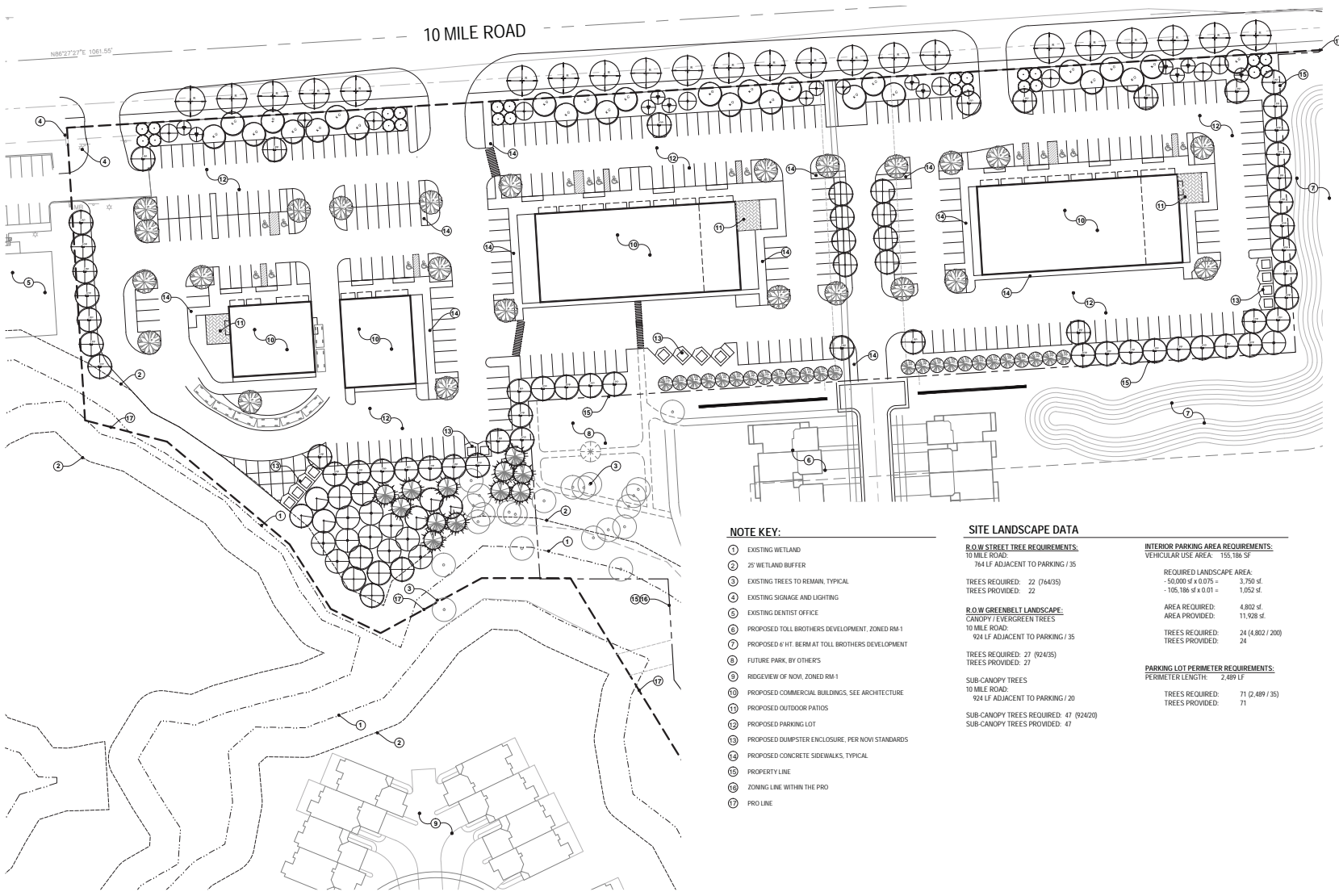
Drawn: JG
Checked: JG
Date: 06.2023
Scale: 1" = 40'-0"

Project Number:

23.035

Sheet Number:

L-3



NOTE KEY:

- ① EXISTING WETLAND
- ② 25' WETLAND BUFFER
- ③ EXISTING TREES TO REMAIN, TYPICAL
- ④ EXISTING SIGNAGE AND LIGHTING
- ⑤ EXISTING DENTIST OFFICE
- ⑥ PROPOSED TOLL BROTHERS DEVELOPMENT, ZONED RM-1
- ⑦ PROPOSED 6' HT. BERM AT TOLL BROTHERS DEVELOPMENT
- ⑧ FUTURE PARK, BY OTHERS
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- ⑬ PROPOSED DUMPSTER ENCLOSURE, PER NOVI STANDARDS
- ⑭ PROPOSED CONCRETE SIDEWALKS, TYPICAL
- ⑮ PROPERTY LINE
- ⑯ ZONING LINE WITHIN THE PRO
- ⑰ PRO LINE

SITE LANDSCAPE DATA

R.O.W. STREET TREE REQUIREMENTS:
10 MILE ROAD:
764 LF ADJACENT TO PARKING / 35

TREES REQUIRED: 22 (74/35)
TREES PROVIDED: 22

R.O.W. GREENBELT LANDSCAPE:
CANOPY / EVERGREEN TREES
10 MILE ROAD:
924 LF ADJACENT TO PARKING / 35

TREES REQUIRED: 27 (924/35)
TREES PROVIDED: 27

SUB-CANOPY TREES
10 MILE ROAD:
924 LF ADJACENT TO PARKING / 20

SUB-CANOPY TREES REQUIRED: 47 (924/20)
SUB-CANOPY TREES PROVIDED: 47

INTERIOR PARKING AREA REQUIREMENTS:
VEHICULAR USE AREA: 155,186 SF

REQUIRED LANDSCAPE AREA:
50,000 sf x 0.075 = 3,750 sf.
105,186 sf x 0.01 = 1,052 sf.

AREA REQUIRED: 4,802 sf.
AREA PROVIDED: 11,928 sf.
TREES REQUIRED: 24 (4,802 / 200)
TREES PROVIDED: 24

PARKING LOT PERIMETER REQUIREMENTS:
PERIMETER LENGTH: 2,489 LF

TREES REQUIRED: 71 (2,489 / 35)
TREES PROVIDED: 71

**NOT FOR
CONSTRUCTION**

