



IXL LEARNING CENTER OF NOVI JSP21-03

IXL LEARNING CENTER OF NOVI JSP21-03

Public Hearing at the request of JMSS Novi, LLC for a request to amend the Planned Unit Development (PUD) Agreement & Area Plan for the Maples of Novi. The subject property contains 30.32 acres and is located in Section 2, on the south side of Fourteen Mile Road, east of Novi Road. The applicant is proposing to repurpose the entire clubhouse into an education center for children and will, at a minimum, maintain the existing golf course as open space. Improvements to the parking, visual screening, and an outdoor play area are also proposed with this development.

Required Action

Recommend approval or denial of the request to Amend the Planned Unit Development Agreement & Area Plan for the Maples of Novi.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval not recommended	1-19-22	<ul style="list-style-type: none"> A request for amendment has been made in writing to the Planning Commission and shall clearly state the reasons therefor, as required by the ordinance. If the Planning Commission finds such reasons and requests reasonable and valid, shall so notify the applicant in writing. A draft amendment document has been provided by the applicant. The request should be considered a major change to the PUD Agreement & Area Plan as the project proposes a change in use, character, and concept of the development and will be forwarded to the City Council for consideration. The revised submittal has indicated that 125-175 children will be on-site per day with the physical capacity to hold 200 children, which is not an allowable use within the Residential Acreage (RA) Zoning District unless the number of children is reduced a maximum of 120 children per day. A Noise Impact Statement is required with the Preliminary Site Plan. Items to be addressed on the Preliminary Site Plan submittal
Engineering	Approval recommended	12-27-21	<ul style="list-style-type: none"> Items to be addressed on the Preliminary Site Plan submittal
Landscaping	Approval recommended	12-16-21	<ul style="list-style-type: none"> Items to be addressed on the Preliminary Site Plan submittal
Traffic	Approval recommended	1-7-22	<ul style="list-style-type: none"> A Traffic Impact Statement should be provided with the next submittal, or the number of

			maximum children should be reduced. <ul style="list-style-type: none">Items to be addressed on the Preliminary Site Plan submittal
Fire	Approval recommended	12-16-21	<ul style="list-style-type: none">Items to be addressed on the Preliminary Site Plan submittal

MOTION SHEET

Denial – Request to Amend the Maples of Novi PUD Agreement & Area Plan

In the matter of IXL Learning Center of Novi, JSP21-03, motion to **deny** the request to amend the Maples of Novi Planned Unit Development Agreement and Area Plan as follows:

- a. The requested amendment constitutes a **major change** to the PUD Agreement & Area Plan *because the modification proposed includes a change in use and character of the development as indicated by Article 27, Section 9, Subheading C, specifically, as a*
 - i. *Change in the concept of the development, since the applicant is changing the use from a golf course and clubhouse to open space and a learning center facility, and*
 - ii. *Change in use and character of the development since the applicant is proposing a change in use from a golf course and clubhouse to open space and a learning center facility.*
- b. The application **does not constitute a minor change** as described in the ordinance to the PUD Agreement and Area plan *since it does not meet the following criteria: Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:*
 - i. *A change in residential floor area;*
 - ii. *A change in nonresidential floor area of five (5) percent or less;*
 - iii. *Minor variations in layout which do not constitute major changes; and or*
 - iv. *A change in lot coverage and FAR of the entire PUD of one (1) percent or less*
- c. The Planning Commission recommends **denial** of the amendment to the PUD Agreement and Area Plan for the following reasons:
 - i. *The proposed daycare center use exceeds more than 120 children on a daily basis, which is not an allowable use within the Residential Acreage (RA) Zoning District.*
 - ii. *A Traffic Impact Statement has not been provided, which is currently required for the number of children indicated on the latest submittal (200).*
 - iii. *The request for amendment does not clearly state the reasons or conditions for the requested change, such as the following: changing social or economic conditions, potential improvements in layout or design features, unforeseen difficulties, or reasons mutually affecting the interests of the City and developer, such as technical causes, site conditions, state or Federal projects and installations, and statutory revisions.*
 - iv. *The Planning Commission is not able to make a finding such that the submitted reasons and requests are reasonable and valid.*
 - v. *The Applicant has not established that the change in use will not adversely affect adjacent property owners, given the increase in traffic and noise attendant to the proposed new use and the change in the nature of the overall use of the site as a whole.*
 - vi. *(additional reasons here if any)*

– OR –

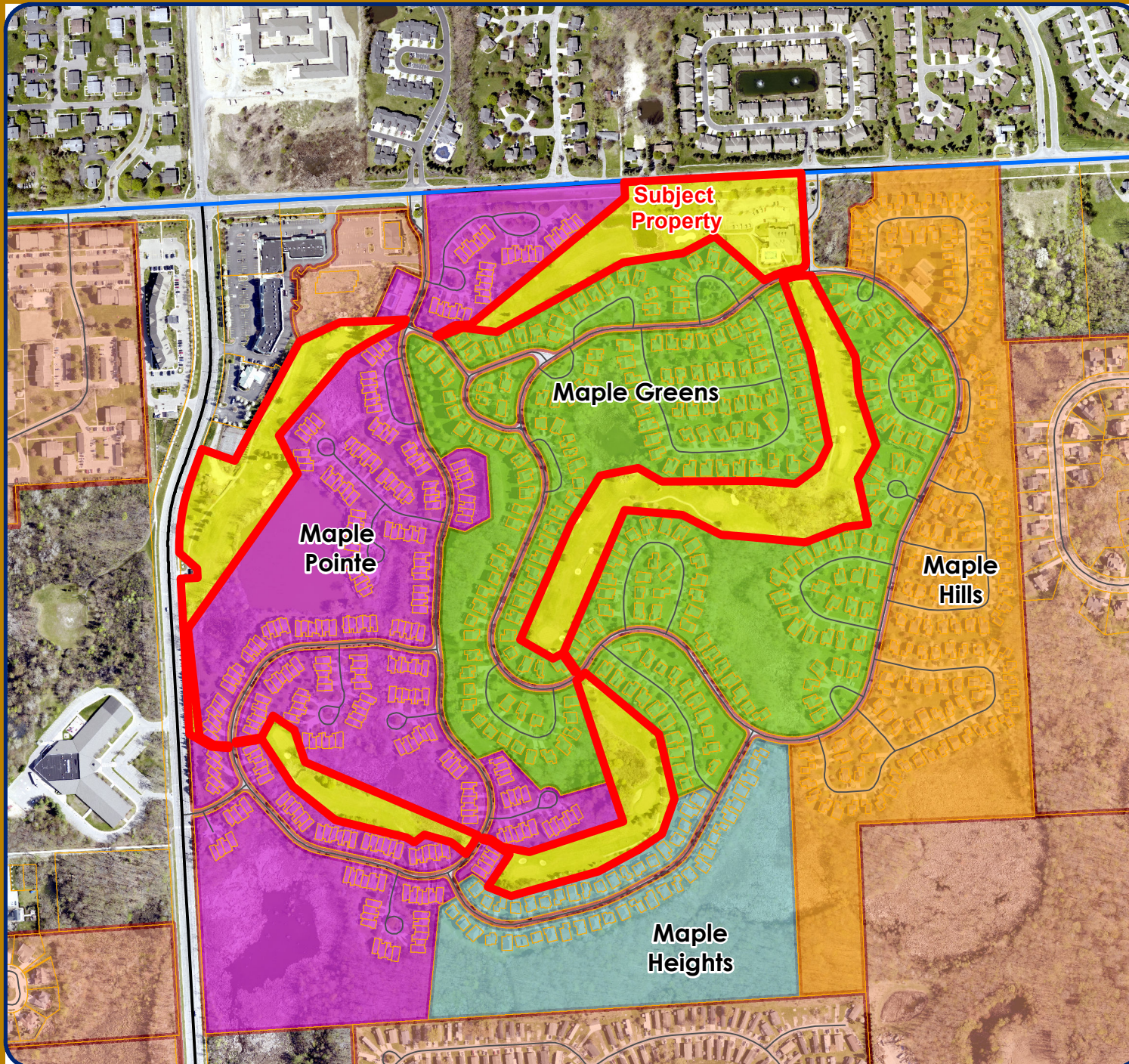
Recommendation for Approval as a Major Change to Amend the Maples of Novi PUD Agreement & Area Plan

In the matter of IXL Learning Center of Novi, JSP 21-03, motion to **recommend approval** to the City Council to amend the Maples of Novi Planned Unit Development Agreement and Area Plan as a **major change** based on and subject to the following:

- a. The requested amendment constitutes a **major change** to the PUD Agreement & Area Plan *because the modification proposed includes a change in use and character of the development as indicated by Article 27, Section 9, Subheading C, specifically, as a*
 - a. *Change in the concept of the development, since the applicant is changing the use from a golf course and clubhouse to open space and a learning center facility, and*
 - b. *Change in use and character of the development since the applicant is proposing a change in use from a golf course and clubhouse to open space and a learning center facility.*
- b. The application **does not constitute a minor change** as described in the ordinance to the PUD Agreement and Area plan *since it does not meet the following criteria: Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:*
 - a. *A change in residential floor area;*
 - b. *A change in nonresidential floor area of five (5) percent or less;*
 - c. *Minor variations in layout which do not constitute major changes; and or*
 - d. *A change in lot coverage and FAR of the entire PUD of one (1) percent or less*
- c. The proposed use of the site as a learning center and open/green space is recommended for approval to the City Council as an amendment to the PUD Agreement and Area Plan as a reasonable alternative to the uses provided in the PUD Agreement and *because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*
- d. The proposed daycare center use shall not exceed more than 120 children on a daily basis, *which is the maximum allowable amount in the Residential Acreage (RA) Zoning District, however this is contrary to the applicant's latest submittal.*
- e. A draft agreement of how the golf course use would be cut and maintained on a regular basis shall be provided with the next submittal.
- f. A Noise Impact Statement is required prior to Preliminary Site Plan submittal.
- g. Applicant shall comply with the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Preliminary Site Plan; and
- h. (additional conditions here if any)

MAPS
Developments
Location
Zoning
Future Land Use
Natural Features

JSP21-03 IXL LEARNING CENTER OF NOVI DEVELOPMENTS



Commerce Township

Fourteen Mile Rd

Novi Rd

Section 2

LEGEND

Maples of Novi Homeowner's Associations

Name

- Maple Greens
- Maple Heights
- Maple Hills
- Maple Pointe
- Subject Property

City of Novi

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



Map Author: Christian Carroll

Date: 6/4/21

Project: IXL LEARNING CENTER OF NOVI

Version #: 1

0 125 250 500 750 Feet

1 inch = 561 feet



MAP INTERPRETATION NOTICE

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

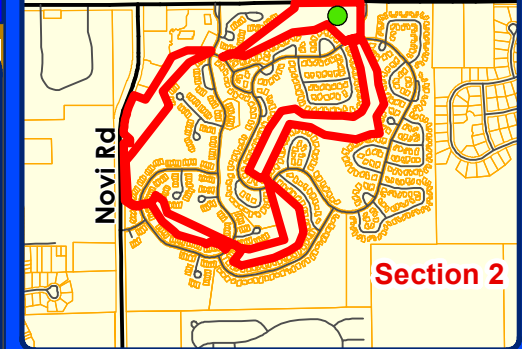
JSP21-03 IXL LEARNING CENTER OF NOVI

LOCATION




Commerce Township

Fourteen Mile Rd



LEGEND

 Subject Property

City of Novi

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

Map Author: Christian Carroll

Date: 6/4/21

Project: IXL LEARNING CENTER OF NOVI

Version #: 1

0 90 180 360 540 Feet

1 inch = 420 feet

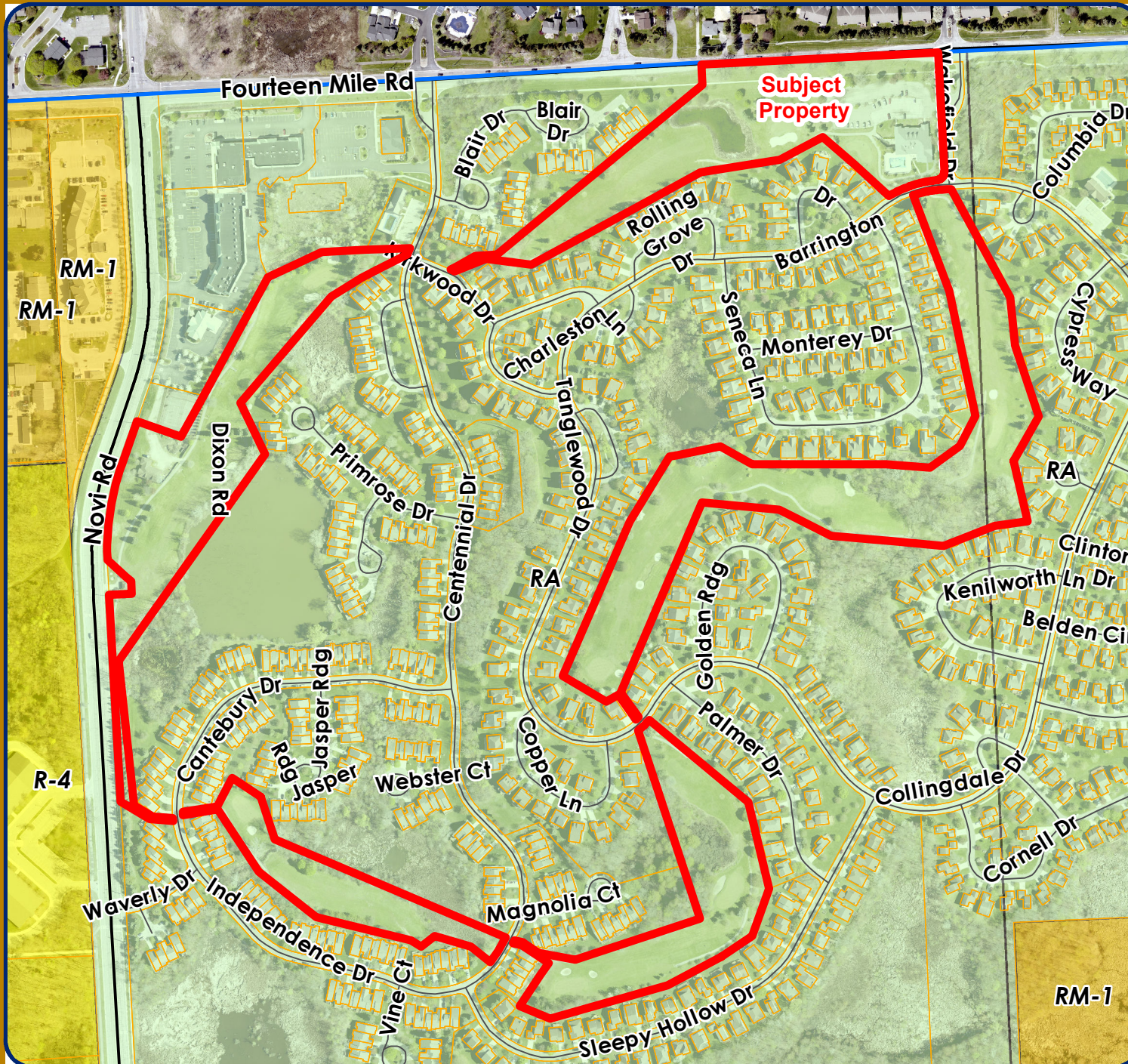


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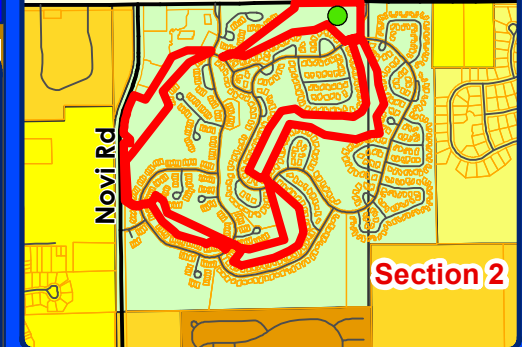
JSP21-03 IXL LEARNING CENTER OF NOVI

ZONING



Commerce Township

Fourteen Mile Rd



LEGEND

- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- Subject Property

City of Novi

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City Hall / Civic Center
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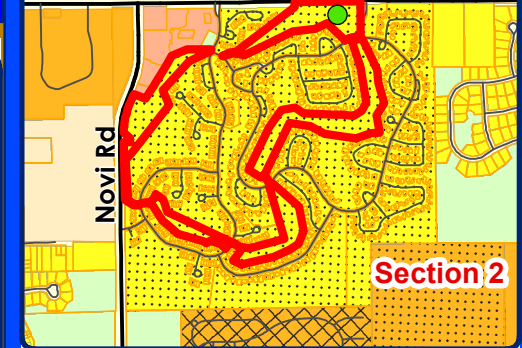
JSP21-03 IXL LEARNING CENTER OF NOVI

FUTURE LAND USE



Commerce Township

Fourteen Mile Rd



LEGEND

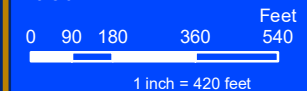
- Single Family
- PUD
- Multiple Family
- PD1
- Mobile Home Park
- Local Commercial
- Educational Facility
- Private Park
- Subject Property



City of Novi

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

Map Author: Christian Carroll
Date: 6/4/21
Project: IXL LEARNING CENTER OF NOVI
Version #: 1



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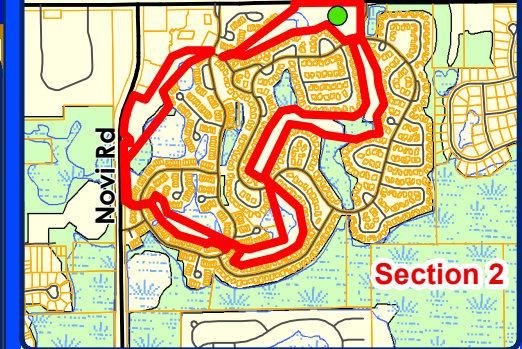
JSP21-03 IXL LEARNING CENTER OF NOVI

NATURAL FEATURES




Commerce Township

Fourteen Mile Rd



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property

City of Novi

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



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SITE PLAN

(Full plan set available for viewing at the Community Development Department.)



IXL LEARNING CENTER
± 2.35 ACRES

INDEX OF DRAWINGS

PAP1.1	AREA PLAN
P1.1	CONCEPT SITE PLAN
P2.1	CONCEPT FLOOR PLANS
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L-1.0	CONCEPT LANDSCAPE PLAN

IXL LEARNING CENTER

NOVI, MICHIGAN

OWNER/DEVELOPER:

IXL LEARNING CENTER

PROPERTY USE PLAN
SCALE: 1" = 200'-0"

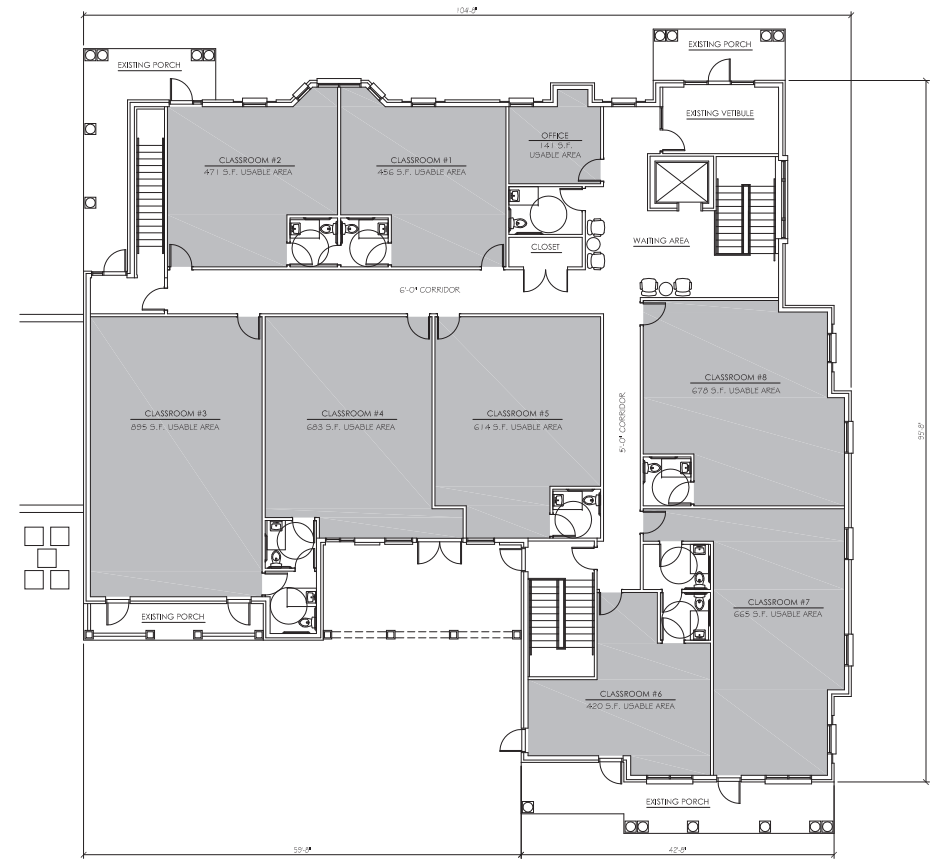
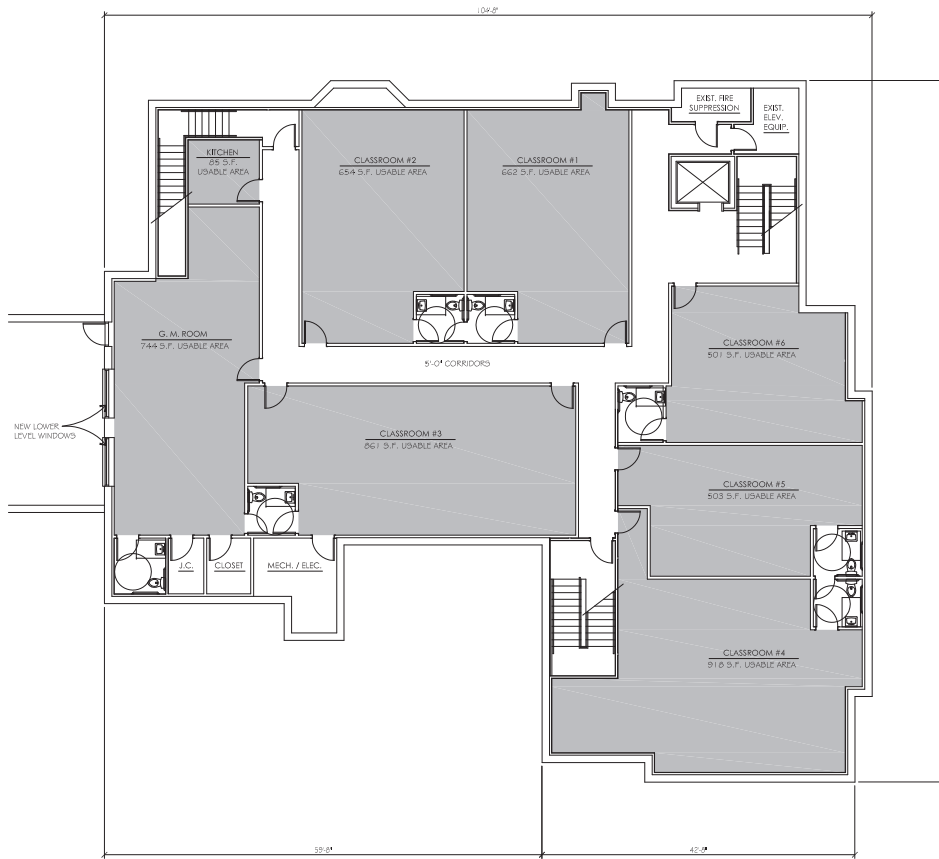


WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160
PROJECT NO. 5134

ISSUED:
PRE-APPLICATION
SUBMITTAL
JAN. 28, 2021
PUD AMEND. SUB.
APRIL 1, 2021
REVISED PUD
AMEND. SUBMITTAL
DEC. 3, 2021

PRELIMINARY
NOT FOR CONSTRUCTION
PAP1.1

CAD DWG PAP1.1 12-04-21.DWG



IXL LEARNING CENTER

NOVI,

MICHIGAN

OWNER/DEVELOPER:

IXL LEARNING CENTER

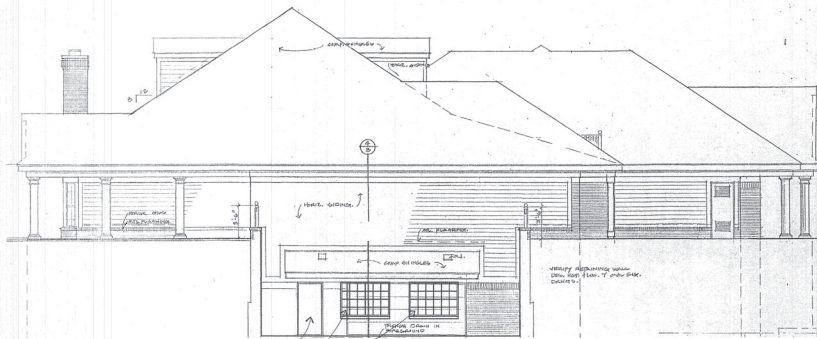


WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48235
PHONE 248.489.9140
PROJECT NO. 5134

ISSUED:
PRE-APPLICATION
SUBMITTAL
JAN. 28, 2021
FUD AMEND. SUB.
APRIL 1, 2021
REVISED FUD
AMEND. SUBMITTAL
DEC. 3, 2021

PRELIMINARY
NOT FOR CONSTRUCTION
P2.1

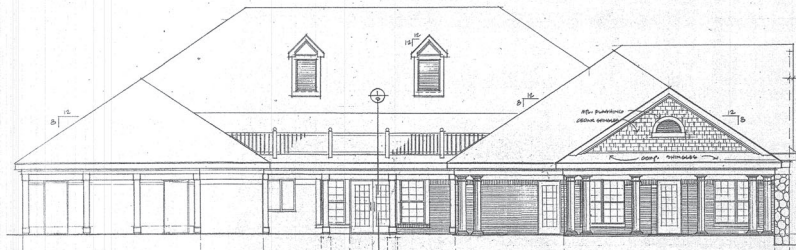
CAD DWG P2.1 124-21.DWG



EXISTING WEST ELEVATION

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

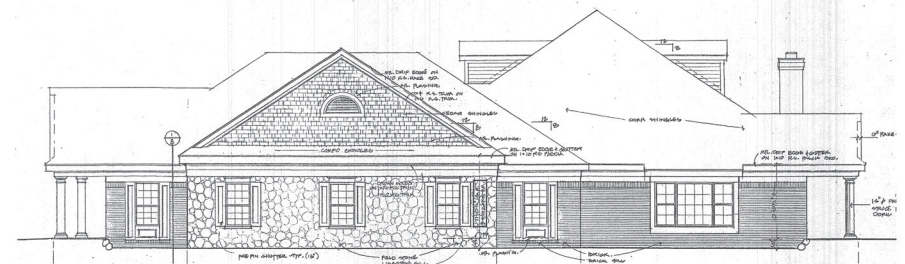
NOTE: ALL EXISTING CONDITIONS
MUST BE FIELD VERIFIED.



EXISTING SOUTH ELEVATION

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

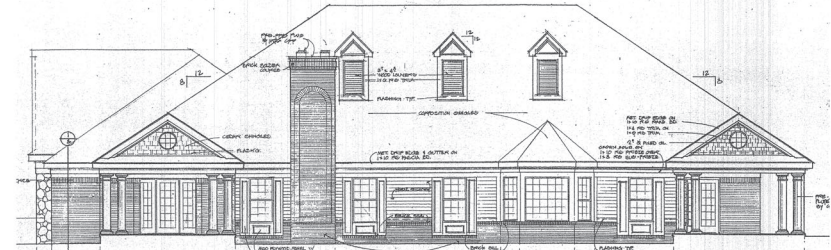
NOTE: ALL EXISTING CONDITIONS
MUST BE FIELD VERIFIED.



EXISTING EAST ELEVATION

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

NOTE: ALL EXISTING CONDITIONS
MUST BE FIELD VERIFIED.



EXISTING NORTH ELEVATION

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

NOTE: ALL EXISTING CONDITIONS
MUST BE FIELD VERIFIED.

IXL LEARNING CENTER

NOVI,

MICHIGAN

OWNER/DEVELOPER:

IXL LEARNING CENTER



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

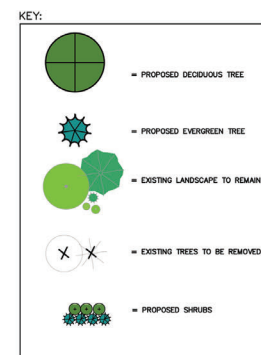
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48275
PHONE 248.489.9160
PROJECT NO. 5134

ISSUED:
PRE-APPLICATION
SUBMITTAL
JAN. 28, 2021
PUD AMEND. SUB.
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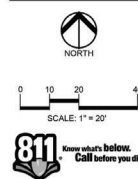
PRELIMINARY
NOT FOR CONSTRUCTION

P4_1

CAD DWG P4.1 12-3-21.DWG



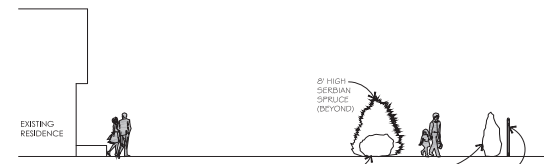
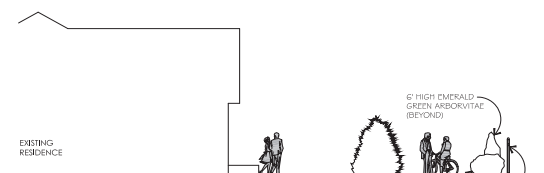
TREX	CALPER	COMMON NAME
1	12	Silver Maple
2	12	Silver Maple
3	12	Silver Maple
4	8	Crabapple
5	12	Crabapple
6	6 R/L	Colorado Blue Spruce
7	7 R/L	Colorado Blue Spruce
8	7 R/L	Colorado Blue Spruce
9	7 R/L	Colorado Blue Spruce
10	11	White Maple
11	11	White Maple
12	11	Crabapple
13	11	Crabapple
14	13	Black Oak
15	15 R/L	Colorado Blue Spruce
16	15	White Linden
17	17	Cornwood
18	15	White Linden
19	15	Norway Spruce
20	12	Norway Maple
21	12	Norway Maple
22	12 R/L	Colorado Blue Spruce
23	12 R/L	Colorado Blue Spruce
24	24 R/L	Colorado Blue Spruce
25	8	Littletide Linden
26	26	White Linden
27	10	Norway Maple
28	10	Norway Maple
29	11	Norway Maple
30	4	Norway Maple
31	11	White Linden
32	18 R/L	Colorado Blue Spruce
33	13	Calley Pear
34	13	Calley Pear
35	15	Amur Maple
36	15	Amur Maple
37	17	Green Giant Arborvitae
38	17	Green Giant Arborvitae
39	17	Green Giant Arborvitae
40	17	Douglas Fir
41	17	Douglas Fir
42	15	White Linden
43	15	White Linden
44	15	White Linden
45	8	Littletide Linden
46	10	Littletide Linden
47	10	Littletide Linden
48	9	Crabapple
49	9	Crabapple
50	10	Crabapple
51	12	Norway Spruce
52	12	Norway Spruce
53	12	Norway Spruce
54	12	Norway Spruce
55	12 R/L	Norway Spruce
56	7	Crabapple
57	27	Black Oak
58	10	Black Oak
59	10	Black Oak
60	11	Black Oak
61	12	Black Cypress
62	12	Black Cypress
63	6	Norway Maple
64	6	Norway Maple
65	6	Norway Maple
66	6	Norway Maple
67	6	Norway Maple
68	6	Norway Maple
69	6	Crabapple
70	10 R/L	Colorado Blue Spruce
71	28 R/L	Colorado Blue Spruce



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

CLIENT
JMSS NOVI, LLC
1725 CHESTER ROAD
ROYAL OAK, MICHIGAN 48073

PROJECT TITLE
**IXL LEARNING
CENTER**
31260 WAKEFIELD DR.
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

[illegible]

ORIGINAL ISSUE DATE:
APRIL 1, 2021

DRAWING TITLE
**LANDSCAPE
CONCEPT
PLAN**

PEA JOB NO.	2021-009
P.M.	
DN.	C
DES.	C
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

L-1.0

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

Planning Review

IXL LEARNING CENTER OF NOVI

JSP 21-03

January 19, 2022

PETITIONER

JMSS Novi, LLC

REVIEW TYPE

Revised Request for Amendment to a Planned Unit Development (PUD) Agreement & Area Plan

PROPERTY CHARACTERISTICS

Section	2	
Site Location	East of Novi Road, South of Fourteen Mile Road; 22-02-200-039	
Site School District	Walled Lake Consolidated School District	
Current Site Zoning	RA: Residential Acreage (with PUD)	
Adjoining Zoning	North	R-2: Attached Residential, R-1B: One Family Residential, RM*: Multiple Family Residential (*conditional)(Commerce Township)
	East	RA: Residential Acreage (with PUD)
	West	RA: Residential Acreage (with PUD)
	South	RA: Residential Acreage (with PUD)
Current Site Use	Restaurant/Clubhouse	
Adjoining Uses	North	Residential
	East	Single-Family Residential
	West	Single-Family Residential, Commercial
	South	Single-Family Residential
Site Size	30.32 acres	
Plan Date	December 3, 2021	

PROJECT SUMMARY

The subject property, referred to as the Maples of Novi Golf Course and Clubhouse, is located east of Novi Road and south of Fourteen Mile Road in Section 2 of the City of Novi. The property totals approximately 30.32 acres and includes the current golf clubhouse, the current golf course, and the clubhouse pool. The applicant is proposing to repurpose the entire clubhouse into an education center for children. The plan for this development indicates that the hours of operation will be from 7am to 6pm and will serve 125-175 children on a daily basis with the capacity to serve up to 200 children. Improvements to the parking, visual screening (landscape and 5 foot tall vinyl fence), and an outdoor play area are proposed with this development.

The revised request, submitted on December 7, 2021, includes the following clarifications and revisions: the daily use of the education center has increased from 67 children to 125-175 children per day, the applicant has offered to enter into an agreement to cut and maintain the open space grass, all references to "future development" on the property use plan have been removed, site sections have been added to show the visual relationship between the playground area fence/screening and the nearby residences, the applicant has indicated a willingness to create a disc golf course if it is in the interest of parties involved, and the applicant has met with a number of

members within the Maples of Novi community regarding the project. The development is still proposed to be accessed off Wakefield Drive (private street) and is part of the Maples of Novi Planned Unit Development. The applicant is requesting an amendment the Maples of Novi Planned Unit Development (PUD) area plan and related PUD Agreement to seek the necessary approvals to allow this change in use.

SITE HISTORY

The Maples of Novi was developed in the early 1990s with the structure proposed for redevelopment becoming the clubhouse for the golf course and events. This use has continued to be in existence with the addition of a restaurant use ancillary to the primary use being reintroduced in the mid-2010s until damage to the kitchen area occurred. Currently, the clubhouse is used as a pro shop. The PUD Area Plan, which was originally approved on July 20, 1989, designates this parcel as part of Phase 1 of the overall development.

CONDITIONS OF REQUEST FOR PUD AMENDMENT

Although the City Council removed the Planned Unit Development Section of the Zoning Ordinance in 1997 (Ordinance 97-18), the ordinance remains in place to address any proposed changes to the existing PUDs within the City. Per Article 27, Section 9, "a developer may request an amendment to an approved area plan [...]." Also, "any amendment to an approved preliminary or final site plan which results in a major change in the approved area plan, as defined in this Section, shall require an amendment to the approved area plan." The procedure and conditions for requesting an amendment to the PUD is as follows:

- Under the PUD Ordinance, for Amendment and Revision, "All amendments shall follow the procedures and conditions herein required for original submittal and review, in full."
- A request for amendment shall be made in writing to the Planning Commission and shall clearly state the reasons therefor.

The applicant provided a written request for amendment with clearly stated reasoning on April 7, 2021, and has since submitted a revised request for amendment on December 3, 2021. The revised reasoning provided by the applicant is listed below.

- "The applicant requests to be placed on the January Planning Commission agenda for a continued hearing, and opportunity for the applicant to make its presentation to the Planning Commission and a recommendation by the Planning Commission to City Council."

Staff has put this item on an upcoming agenda for the Planning Commission with the earliest tentative date available as January 26, 2022.

- The Planning Commission, upon finding such reasons and requests reasonable and valid, shall so notify the applicant in writing.

The applicant shall present this item to the Planning Commission and has provided a revised narrative, which will be included in the Planning Commission packet.

- If the approved plan is to be amended, the Planning Commission shall immediately notify City Council.

As with other amendments to the area plan in this development, following review by the Planning Commission, the amended plan shall go before the City Council.

MODIFICATIONS CONSIDERED TO BE MAJOR/MINOR

Per Article 27, Section 9, Subheading G, "the Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section." Listed below are the conditions that constitute an amendment to be considered major or minor:

- **Minor Amendment**
 - A change in residential floor area;
 - A change in nonresidential floor area of five (5) percent or less;
 - Minor variations in layout which do not constitute major changes; and or
 - A change in lot coverage and FAR of the entire PUD of one (1) percent or less
- **Major Amendment**
 - Change in concept of the development;
 - **Change in use or character of the development;**
 - Change in type of dwelling unit as identified on the approved area plan;
 - Change in the number of dwelling units;
 - Change in nonresidential floor area of over five (5) percent;
 - Change in lot coverage and FAR of the entire PUD of more than one (1) percent;
 - Rearrangement of lots, blocks, and building tracts;
 - Change in character or function of any street;
 - Reduction in land area set aside for common open space or the relocation of such area(s); or
 - Increase in building height.

RECOMMENDATION

Planning does not recommend approval of the Revised Request to Amend the Maples of Novi Planned Unit Development Agreement & Area Plan as the request does not conform to a number of the requirements of the Zoning Ordinance. **In particular, the revised request indicates that the daily number of children ranges from 125 to 175, which exceeds the allowable amount of 120 children within the Residential Acreage (RA) Zoning District.** However, the proposed change in use from a clubhouse to a daycare center could be viewed as a reasonable alternative for the existing building and parking lot if the number of children were to be reduced, subject to a number of conditions including providing a noise impact statement with the preliminary site plan, providing draft language of the proposed maintenance agreement, and with any deviations noted below.

Staff's reading of the ordinance is that the request would be considered a major amendment to the PUD given that it would change the use from a golf course clubhouse to a daycare center, and although there are only a few changes to the proposed site, it would change the character of the development, and the request shall be presented to the Planning Commission for review and recommendation to the City Council. All reviewers, except **Planning**, recommend approval of the Request to Amend the Maples of Novi Planned Unit Development Agreement & Area Plan.

ORDINANCE REQUIREMENTS

This project was reviewed for compliance with the Zoning Ordinance, with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), Article 27 (Planned Unit Development) (Retracted – only applicable for this site since it is existing) and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements. Please address the items in **bold** with the next submittal and any *italicized* items as part of the Preliminary Site Plan Submittal.

1. Uses Permitted (Sec. 3.1.1. & PUD Agreement): A child day care center is currently not a permitted use in the Maples of Novi PUD Area Plan for this site. **A minor or major amendment to the PUD Agreement & Area Plan shall be requested and approved by the Planning Commission and City Council to allow this proposed change in use.**

- a. The revised narrative has not indicated if the requested change is a minor change or major change. **Staff believes this proposal is a major change as it would change the character of the development.**
2. Day Care Centers (Sec. 4.12.1.C): The revised submittal has indicated that 125-175 children will be on-site per day with the physical capacity to hold 200 children. **Staff would like clarification to determine when and how often 200 children are expected.** In addition, per Section 4.12.1.C of the Zoning Ordinance, Section 4.12.1.C only applies to "day care centers exceeding fifty (50) children, but not more than one-hundred and twenty (120) children." **Therefore, this revised request is not an allowable use within the Residential Acreage (RA) Zoning District unless the number of children is reduced a maximum of 120 children per day.**
3. Abutting Zoning Districts (Sec. 4.12.1.C.ii): Currently, the site does not abut any of the required zoning districts that would normally be required for a commercial daycare of this capacity. Per Section 4.12.1.C.ii, "the parcel must abut land zoned only NCC, EXPO, OS-1, OSC, TC, TC-1, RC, FS, I-1, P-1, C, and OST." **Even though the use may not meet the ordinance as far as location, under the PUD ordinance, a mixing of uses is allowed, even where the approval would allow a change of use from the underlying zoning or would not meet all the requirements of the ordinance as to location.**
4. Noise Impact Statement (Sec. 4.12.1.C.v): The proposed daycare use could potentially generate additional noise as compared to the current clubhouse use of the site. The applicant has provided additional landscape and visual screening on the southwest portion of the site to provide a buffer for the nearby residents. In addition, the applicant has indicated that the outdoor play area will be in operation from 9:30am to 12pm and 3:30pm to 6pm with a structured number of classrooms using the space. **Per Section 4.12.1.C.v of the Zoning Ordinance, a noise impact statement is required.** *Please provide a noise impact statement with the Preliminary Site Plan.*
5. Golf Course & Green Space: The applicant has indicated that the existing open space consisting of a nine hole golf course will not be developed and will be cut and maintained as open space. The applicant has also indicated a willingness to develop the golf course into a disc golf course if it is the wish of parties involved. In addition, the applicant has offered to sign an agreement that will guarantee that the grass will be cut on a regular basis. **A draft of this agreement should be provided with the next submittal and/or it shall be made a condition of the recommendation.**
6. Traffic: As the proposed traffic calculations have changed due to the revised submittal, the proposed project now exceeds the generally allowable amount of traffic for a site without the submittal of a traffic impact statement. **Please submit a traffic impact statement with the next submittal or reduce the maximum number of children permitted.**
7. Curb Height (Sec. 5.3): Please indicate the curb height to verify parking space dimension compliance. *This item may be addressed as part of the Preliminary Site Plan Submittal.*
8. Barrier Free Signs (Barrier Free Design Graphics Manual): Barrier free parking signs have not been indicated on the site plan. *Please provide this signage with the Preliminary Site Plan Submittal.*
9. Dumpster Requirements (City Code Sec. 21-145): Details of the dumpster enclosure on-site have not been provided. *Please provide these details as part of the Preliminary Site Plan Submittal.*

10. Bicycle Parking Facilities (Sec. 5.16.1): Currently, no bicycle parking spaces have been indicated. *Please provide a bicycle parking facility with a minimum of two spaces as part of the Preliminary Site Plan Submittal.*
11. Project & Street Naming Committee: A project name will be required for this project. *Please submit a project name application at the time of Preliminary Site Plan Submittal.*
12. Site Lighting (Sec. 5.7): *If any changes are proposed to the current lighting of the site, please provide a photometric plan at the time of Preliminary Site Plan Submittal.*
13. Planning Chart: Please refer to the attached **Planning Chart** for additional comments to address in this submittal.

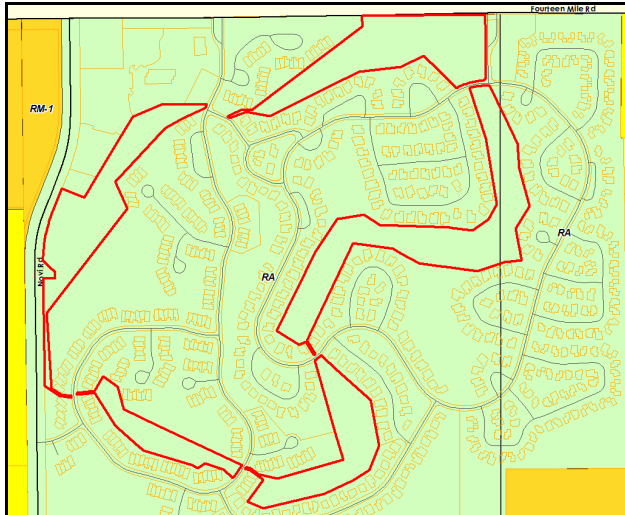
OTHER REVIEWS

- a. Engineering Review: Engineering is recommending **approval** of the Request to Amend the Maples of Novi PUD Agreement and Area Plan with comments to be addressed as part of the Preliminary Site Plan Submittal.
- b. Landscape Review: Landscape is recommending **approval** of the Request to Amend the Maples of Novi PUD Agreement and Area Plan with comments to be addressed as part of the Preliminary Site Plan Submittal.
- c. Traffic Review: Traffic is recommending **approval** of the Request to Amend the Maples of Novi PUD Agreement and Area Plan with comments to be addressed as part of the Preliminary Site Plan Submittal and a Traffic Impact Statement to be provided.
- d. Fire Review: Fire is recommending **approval** of the Request to Amend the Maples of Novi PUD Agreement and Area Plan.

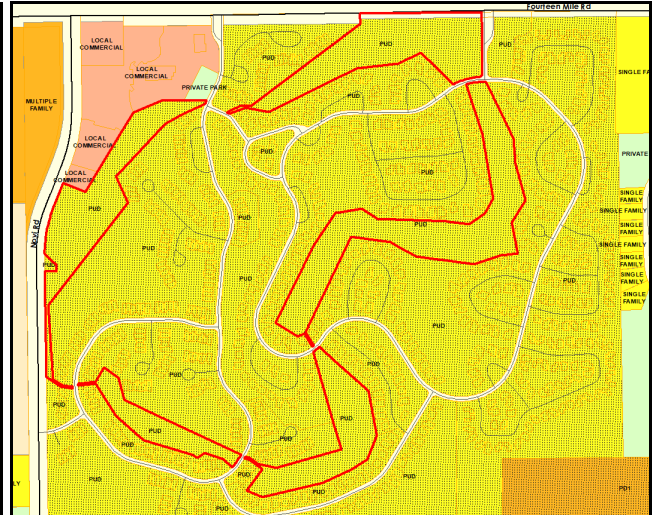
LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

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

EXISTING ZONING



FUTURE LAND USE



	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	RA: Residential Acreage (with PUD)	Clubhouse/Restaurant/ Golf Course	Single Family Residential with Planned Unit Development (PUD)

Northern Parcels (Commerce Twp.)	R-2: Attached Residential, R-1B: One Family Residential, RM*: Multiple Family Residential (*conditional)	Single Family & Multiple Family Residential	Single Family & Multiple Family Residential
Eastern Parcels	RA: Residential Acreage (with PUD)	Single-Family Residential	Single Family Residential with Planned Unit Development (PUD)
Western Parcels	RA: Residential Acreage (with PUD)	Single-Family Residential	Local Commercial
Southern Parcels	RA: Residential Acreage (with PUD)	Single-Family Residential	Single Family Residential with Planned Unit Development (PUD)

Compatibility with Surrounding Land Use

The subject property is located along the northern boundary of the City of Novi, east of Novi Road, and south of Fourteen Mile Road. Commerce Township is located north of the property. This property is surrounded by single-family residential development and current serves as a golf course, clubhouse, and restaurant. The current use of the site was approved with the original PUD Agreement and Area Plan. The majority of the surrounding properties have been developed. The applicant has proposed redeveloping this clubhouse as a learning center for children. Staff is of the opinion that the proposed use could be consistent with the surrounding existing uses if the number of children were to be reduced below 120 children, if a noise impact statement is provided with the preliminary site plan, and if draft language of the proposed maintenance agreement is provided. According to the property owner, the previously-approved golf course use of the property, while presumably a central feature of the PUD as originally contemplated, arguably has not been kept up and may no longer have the financial support of the immediately surrounding uses.

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed use is recommended by the 2016 Master Plan for Land Use. The following objectives as listed in the Master Plan are applicable for the proposed development.

1. General Goal: Quality and Variety of Housing

- a. **Provide residential developments that support healthy lifestyles.** Ensure the provision of neighborhood open space within residential developments. The applicant has indicated that the open space will be maintained as "the applicant has offered to maintain the golf course property as open space for use exclusively by the residents of the Maples." Also, the change in use from a clubhouse to a learning center for children will provide the surrounding residents with a resource for education nearby.

2. General Goal: Environmental Stewardship

- a. **Protect and maintain the City's woodlands, wetlands, natural water features, and open space.** The applicant has indicated that the open space will be maintained as "the applicant has offered to maintain the golf course property as open space for use exclusively by the residents of the Maples." In addition, "the applicant is willing to sign a guarantee agreement with both The Maples and the City of Novi regarding cutting the grass and maintaining the golf course property."

3. General Goal: Economic Development/Community Identity

- a. **Retain and support the growth of existing businesses and attract new businesses to the City of Novi.** As previously noted in the initial application, the applicant has provided Economic Impact Information indicating that the project will employ an estimated 45 full-time/part-time caregivers and is anticipated to cost \$1.2 million and create an estimated 20-30 construction jobs.

NEXT STEP: PLANNING COMMISSION MEETING

This Request for Amendment to a PUD is scheduled to go before the **Planning Commission on January 26, 2022**, as a Public Hearing. Please provide the following via email or hand-delivery by **January 21, 2022**:

1. Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters.
3. A color rendering of the Site Plan.
4. A list of names, emails, phone numbers, and titles for those planning on attending the Planning Commission Meeting on behalf of the project.

CITY COUNCIL MEETING

If the Request for Amendment to the PUD is approved by the Planning Commission, the materials shall be submitted to the City Council for review and approval. Additional documentation and materials will be requested if necessary.

SITE PLAN PROCESS

If the Request for Amendment to the PUD is approved by the Planning Commission and City Council, the project may be reviewed as part of the typical site plan review process. Please refer to the [Site Plan & Development Manual](#) for additional information.

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



Christian Carroll, Planner



PLANNING REVIEW CHART: PUD (Planned Unit Development) w/ RA (Residential Acreage)

Review Date: January 19, 2022

Review Type: Revised Request for Amendment to PUD Review

Project Name: JSP 21-03 IXL Learning Center of Novi
31260 Wakefield Drive, East of Novi Rd, South of 14 Mile Rd

Plan Date: December 3, 2021

Prepared by: Christian Carroll, Planner

E-mail: ccarroll@cityofnovi.org **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant with next submittal. Underlined items need to be addressed as part of the Preliminary Site Plan Submittal. *Italicized* items are to be noted.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan	Planned Unit Development	No change		
Zoning	Residential Acreage	No change		
Uses Permitted (Sec 3.1.1, PUD Agreement)	Uses permitted listed in Section 3.1.1 and listed in PUD Agreement. Special Land Use in Residential Acreage (RA).	Child day care center	TBD	Planning Commission and City Council approval needed for minor/major amendment to PUD Agreement.
RA District Required Conditions (Sec. 3.7)				
Off-Street Parking (Sec. 3.7.4)	All off-street parking shall be arranged so as to minimize any impact on adjacent residential properties.	Complies	Yes	
Max. Building Height (Sec. 3.1.1, PUD Ordinance 27-2, g)	35 ft. or 2.5 stories, whichever is less	Complies	Yes	
Max Lot Coverage % (Sec. 3.1.1)	25% (by all buildings)	Complies	Yes	
Min. Building Setbacks (Sec. 3.1.1, Sec. 3.6.2, PUD Ordinance)				
Front (North)	45 ft	~170 ft	Yes	
Exterior Side (East)	45 ft	~31 ft	No	<i>Existing Building. No revisions necessary.</i>
Interior Side (West)	20 ft	~146 ft	Yes	
Rear (South)	50 ft	~55 ft	Yes	
Min. Parking Setbacks (Sec. 3.1.1)				
Front (North)	-		NA	
Exterior Side (East)	-		NA	
Interior Side (West)	-		NA	
Rear (South)	-		NA	
Day Care Center (50-120 Children) Use Standards (Sec. 4.12.1.C)				
Minimum Parcel Size (Sec. 4.12.B.ii)	The minimum parcel size for a Day Care Center or Adult Day Care Center shall be one (1) acre.	Parcel size is 30.32 acres.	No	The revised request indicates 125-175 children on a daily basis, which exceeds the allowable number of children within this section.

Abutting Zoning Districts (Sec. 4.12.C.ii)	The parcel must abut land zoned only NCC, EXPO, OS-1, OSC, TC, TC-1, RC, FS, I-1, P-1, C, and OST.	Does not comply	TBD	If the change of use is approved as part of the Request for Amendment, this condition will be satisfied.
Hours of Operation (Sec. 4.12.C.iii)	The hours of operation shall be limited to the period between 6 a.m. and 7 p.m.	7am to 6pm	Yes	
Facade Compatibility with Surrounding Residential (Sec. 4.12.C.iv)	The exterior building facades shall comply with Section 5.15. Additionally, the City's Facade Consultant shall review the proposed architectural style of the structure to ensure the residential character of the neighborhood is maintained with regard to design and facade elements. The following materials shall be allowed up to a maximum of twenty five (25) percent of the building facade, with a finding that these materials will be compatible with the adjacent residential areas: wood siding, painted siding, tongue and groove siding, batten siding, vinyl siding and aluminum siding. These materials are subject to footnote 11 of the Schedule Regulating Facade Materials, in Section 5.15.	Complies – no changes to the facade are proposed.	Yes	
Noise Impact Statement (Sec. 4.12.C.v)	A noise impact statement is required subject to the standards of Section 5.14.10.B.	A noise impact statement has not been provided.	No	A noise impact statement is required with the preliminary site plan.
PUD Regulations (formerly Article 27) (Attached) – Only applicable sections noted				
District Regulations (Sec. 27-2, a)	All uses, structures, and properties shall comply with all regulations in Article 24 (former), Schedule of Regulations, and requirements of Ordinance No. 84-18, as amended, except as provided in this Section.	Complies	Yes	
Minimum PUD Area (Sec. 27-2, b)	The minimum PUD area to be developed under the regulations of this Section shall	Complies	Yes	

	be 20 acres, unless waived by the City Council			
Mixing of Uses (Sec. 27-2, c)	See ordinance	Complies	Yes	
Density Regulations (Sec. 27-2, d)	See ordinance	Complies	Yes	Maximum Floor Area Ratio for Entire PUD. May apply for any future developments.
Yard Setbacks (Sec. 27-2, e)	<ul style="list-style-type: none"> - 50 ft setback along perimeter of the PUD district fronting on a public street - 40 ft wide yard shall be provided along the perimeter of the PUD district not fronting on a public street. Such yard shall be designed and landscaped as a buffer strip; parking lots and driveways shall not be permitted in such yard, except that drives may cross such yard - 35 ft wide yard shall be provided along ROW of a collector street within the PUD & 50 ft wide yard shall be provided along ROW of major throughfare within the PUD - A landscaped yard at least 10 ft wide shall be provided between a parking lot of 5 or more spaces and a property line within the PUD & 20 ft from the perimeter property line of the PUD, except when adjacent to a public street ROW line, existing or proposed, in which case the preceding setbacks shall apply. - A transition strip at least 40 ft wide shall be required on any commercial or office site when adjacent to a residential area [...] shall be landscaped. The distance between any residential building and nonresidential building shall not be less than 150 ft unless waived by the City Council after recommendation by the Planning Commission. 	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>	Yes	

	<p>- The preceding yard requirements [...] may be modified or waived when approved by the City Council upon recommendation of the Planning Commission.</p> <p>- Common areas shall be maintained</p>	Complies – may apply for any future commercial development		
Distances between Buildings (Sec. 27-2, f)	See ordinance	~121 ft - complies	Yes	
Circulation and Access (Sec. 27-2, h)	See ordinance	Complies	Yes	
Utilities (Sec. 27-2, i)	See ordinance	Complies	Yes	
Open Space Regulations (Sec. 27-2, j)	See ordinance	Complies	Yes	The applicant has offered to enter into an agreement to routinely cut the open space. Please provide a draft of this agreement.
Phasing (Sec. 27-2, k)	See ordinance	Complies	Yes	
Off-Street Parking and Loading/Unloading Requirements (Sec. 27-2, l)	[...] The number of spaces required may be reduced in a PUD if approved by the City Council upon recommendation of the Planning Commission, as part of the area plan.		NA	
Compliance with Area Plan and Site Plans (Sec. 27-2, m)	A parcel of land that has been subject of PUD approval shall not thereafter be developed or used except in accordance with the approved area plan and all preliminary and final site plans approved subsequent thereto [...]	Will comply, if approved	TBD	
Construction (Sec. 27-2, n)	See ordinance	Will comply	Yes	
Amendment and Revisions (Sec. 27-9, a)	A developer may request an amendment to an approved area plan, an approved preliminary site plan, or an approved final site plan. Any amendment to an approved preliminary or final site plan which results in a major change in the approved area plan, as defined in this section, shall require an amendment to the approved		NA	

	area plan. All amendments shall follow the procedures and conditions herein required for original submittal and review, in full.			
Request for Amendment (Sec. 27-9, b)	A request for amendment shall be made in writing to the Planning Commission and shall clearly state the reasons therefor. Such reasons may be based upon such considerations as changing social or economic conditions, potential improvements in layout of design features, unforeseen difficulties, or reasons mutually affecting the interests of the City and developer, such as technical causes, site conditions, state or Federal projects or installations, and statutory revisions. The Planning Commission, upon finding such reasons and requests reasonable and valid, shall so notify the applicant in writing. Following payment of the appropriate fee as required for the original submittal, the developer shall submit the required information to the Planning Commission for review. If the approved plan is to be amended, the Planning Commission shall immediately notify the City Council.	Provided	Yes	
Major Amendment Conditions (Sec. 27-9, c)	Modifications to be considered major changes, for which amendment is required, shall include one or more of the following: <ol style="list-style-type: none"> 1. Change in concept of the development; 2. Change in use or character of the development; 3. Change in type of dwelling unit as identified on the approved area plan; 	This project will be determined a major or minor amendment by the Planning Commission.		

	<ol style="list-style-type: none"> 4. Change in the number of dwelling units; 5. Change in nonresidential floor area of over 5%; 6. Change in lot coverage and FAR of the entire PUD of more than 1%; 7. Rearrangement of lots, blocks, and building tracts; 8. Change in the character or function of any street; 9. Reduction in land area set aside for common open space or the relocation of such area(s); or 10. Increase in building height. 			
Minor Amendment Conditions (Sec. 27-9, e)	<p>Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among similar modifications, the following:</p> <ol style="list-style-type: none"> 1. A change in residential floor area; 2. A change in nonresidential floor area of 5% or less; 3. Minor variations in layout which do not constitute major changes; and/or 4. A change in lot coverage and FAR of the entire PUD of 1% or less. 	This project will be determined a major or minor amendment by the Planning Commission.		
Planning Commission Role (Sec. 27-9, d, g)	<p>[...] The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this section. The burden shall be on the applicant to show the reasons for any requested change owing to changed physical or economic factors, or consumer demand.</p> <p>This project will be determined a major or minor amendment by the Planning Commission.</p>	<p>The applicant was initially of the position that the requested change is a minor change for the following reasons:</p> <p>- The Area Plan, Paragraph 13, page 26, specifically provides that one of the approved uses is "childcare." Therefore, childcare is an approved use in the existing PUD.</p>	TBD	Staff is of the opinion that the request would be considered a major amendment to the PUD given that it would change the character of the development.

		<p>- None of the items included in the definition of "major change" are included in this PUD amendment request.</p> <p>- Section 2700.9.e defines "minor change" as "minor variations in layout which do not constitute major changes." No changes are requested with respect to the golf course, open space, wetland, or woodland. No change in size or dimensions of the use at this location as requested.</p>		
Note to District Standards (Sec. 3.6.2)				
Area Requirements (Sec 3.6.2.A)	Pursuant to the definition contained in Section 2.2, lot width shall be measured between the two points where the front setback line intersects the side lot lines. Within the residential districts, where a main building is placed behind the front setback line, the distance between the side lot lines shall not be reduced below ninety (90) percent of the required minimum lot width at any point between the front setback line and such main building. The purpose of this amendment is to protect against the creation within the city of irregularly-shaped flag lots.	Complies/No change	Yes	
Building Setback (Sec. 3.6.2.B)	For all uses permitted other than single-family or two-family residential, the building or structure setback shall at least equal to: (1) the height of the main building; (2) seventy-five (75) feet; or (3)	Complies/No change	Yes	

	the setback required in the Development Standards of Section 3.1 of this Ordinance, whichever is greater. However, the minimum building setback from access streets may be reduced to fifty (50) feet for fire department structures where quick access to the street network is required.			
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.		NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained		NA	
Parking & Loading Standards				
Number of Parking Spaces (Sec. 5.2.12.B)	<p>Nursery schools, day nurseries or childcare centers:</p> <p>1 space for each 350 sf of useable floor area (UFA) + 1 for each employee</p> <p>12,330 sf UFA/350 sf = 35 spaces</p> <p>28 employees = 28 spaces</p> <p>Total required: 63 spaces</p>	95 spaces proposed (11 drop-off spaces, 4 barrier-free spaces), 63 required	Yes	
Parking Space & Maneuvering Lane Dimensions (Sec. 5.3)	<p>90° spaces: 9 ft. x 19 ft. parking spaces with 24 ft. drives</p> <p>9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping</p>	9 ft x 17 ft and 9 ft x 19 ft spaces with 24' access aisles. Curb height not indicated.	Yes?	<u>Please provide curb height with the Preliminary Site Plan Submittal.</u>
Barrier Free Spaces (ADA standard)	4 barrier free spaces required (1 van accessible)	Complies	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8 ft. wide with 5 ft. wide access aisle for standard accessible; 8 ft. wide with 8 ft. wide access aisle for van accessible	8 ft wide with 5 ft wide access aisle	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	1 barrier free sign per space	Not provided	No	<u>To be provided as part of the Preliminary Site Plan Submittal.</u>

Loading Spaces (Sec. 5.4)	No standards in the RA Zoning District	NA	NA	
Sidewalks (City Code Sec. 11-256 & 11-276 & Non-Motorized Plan)	5 ft sidewalk required along 14 Mile Rd Building exits must be connected to sidewalk system or parking lot	Existing sidewalk along 14 Mile Rd. All building exits appear to be connected.	Yes	
Dumpster Requirements (City Code Sec. 21-145)	Screening of not less than 5 ft. on 3 sides of dumpster required, interior bumpers or posts must also be shown. Screening should be 1 foot taller than dumpster	Dumpster enclosure proposed, details not provided.	No	<u>To be provided as part of the Preliminary Site Plan Submittal.</u>
Accessory Structure Setback- Dumpster (Sec. 4.19.2.F)	Located in the rear or interior side yard Min. 10 ft. from any building unless structurally attached & setback the same as parking from all property lines	Complies	Yes	
Bicycle Parking Facilities (Sec. 5.16.1)	Minimum 2 spaces	Not provided - provide a bicycle parking facility with a minimum of 2 spaces.	No	<u>To be provided as part of the Preliminary Site Plan Submittal.</u>
Bicycle Parking Facilities (Sec. 5.16)	Located along the building approach line & easily accessible from the building entrance Max. 120 ft. from entrance being served or the nearest auto parking space to that entrance Be accessible via a paved 6 ft. route & separated from auto facilities 4 ft. maneuvering lane with a 6 ft. parking space width & a depth of 2 ft. for single spaces & 2.5 ft. for double spaces	Not provided	No	<i>Comply with these requirements when designing the bicycle parking facility.</i>
Woodlands (City Code Ch. 37)	Replacement of removed trees	No regulated woodlands appear to be impacted by this proposed project.		

Wetlands (City Code Ch. 12, Art. V)	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	No regulated wetlands appear to be impacted by this proposed project.		
Economic Impact	Total cost of the proposed building & site improvements Number of anticipated jobs created (during construction & after building is occupied, if known)	Provided	Yes	IXL Learning Center of Novi will employ an estimated 45 full- time/part-time caregivers. The anticipated cost of the project is \$1.2 million and will create an estimated 20-30 construction jobs.
Development/ Business Sign	Signs are not regulated by the Planning Division or Planning Commission	Not indicated		Contact Maureen Underhill at 248.735.5602 or munderhill@cityofnovi.org for information
Project and Street Naming Committee	Some projects may need approval from the Street & Project Naming Committee	<u>Required with Preliminary Site Plan Submittal.</u>		Contact Ben Peacock at 248.347.0579 or bpeacock@cityofnovi.org for more information
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	A lighting and photometric plan is not provided	TBD	<u>Provide Lighting and Photometric Plan with the Preliminary Site Plan Submittal if site lighting is proposed. Requirements are listed within this section.</u>
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 (Sec.5.7.A.2.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			
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties			
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses			
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - 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 			
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - 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 			
Required Conditions (Sec. 5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	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			
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			

Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: <ul style="list-style-type: none">- All cut off angles of fixtures must be 90°- maximum illumination at the property line shall not exceed 0.5 foot candle- No direct light source shall be visible at the property line (adjacent to residential) at ground level			
--------------------------------------	--	--	--	--

NOTES:

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

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

December 27, 2021

Engineering Review

IXL Learning Center

JSP21-0003

Applicant

IXL Learning Center

Review Type

rPUD Amendment with Concept Plan

Property Characteristics

- Site Location: South of Fourteen Mile Road, West of Wakefield Drive
- Site Size: 2.35 acres redeveloped (30.32 acres total)
- Plan Date: 12/03/2021
- Design Engineer: Wah Yee Associates – Architect

Project Summary

- Remodel of an existing 9,951 square-foot building and reconstruction of existing parking lot. Site access would be provided via Wakefield Drive (private drive).
- No modifications to the existing water and sanitary sewer services are currently proposed.
- No modifications to the current storm water management plan are currently proposed.

Recommendation

Approval of the rPUD Amendment with Concept Plan is recommended for approval with additional comments to be addressed with the Preliminary Site Plan submittal.

Comments:

The Concept Plan meets the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with the following items that must be addressed at the time of Preliminary Site Plan submittal:

General

1. Provide a note on the plans stating that all work shall conform to the current City of Novi standards and specifications.
2. Provide a minimum of two ties to established section or quarter section corners.
3. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark, which can be found on the City's website at this location: <https://novi.maps.arcgis.com/apps/webappviewer/index.html?id=5ce841f86197461c9f146e1330330bcf>
4. Show and label the master planned 60-foot half width right-of-way for Fourteen Mile Road. The dedication of the master-planned half width right-of-way is requested for this project.
5. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans and addressing each of the comments in this review.

Utilities

6. Show the existing utilities on the plans and any proposed connections or adjustments necessary.
7. Provide the original development's storm water management plan that indicates the ultimate outlet of the existing storm sewer.

Paving & Grading

8. Provide existing topography and 2-foot contours extending at least 100 feet past the site boundary. Any off-site drainage entering this site shall be identified.
9. Indicate any changes to existing grades.
10. Specify the surface material for the playground and provide a legend for different shading/layers.
11. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 2506 of Appendix A of the Zoning ordinance (i.e. 2' minor radius, 15' major radius, minimum 8' wide, 3' shorter than adjacent 19' stall).
12. Add note that all paving shall conform to City Paving standards, attach a copy of the City paving standards to plans.
13. Specify the height of the concrete curbs on the site plan and a grading plan.
 - a. 17-foot parking stalls shall have 4-inch curb with a 2-foot vehicle overhang and 19-foot parking stalls shall have 6-inch curb.

14. Dimension the width of the relocated asphalt walking path.
15. 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.

The following must be provided at the time of Preliminary Site Plan submittal:

16. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan, highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
17. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and shall not include any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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 with any questions.



Humna Anjum, Project Engineer

cc: Christian Carroll, Community Development
Ben Croy, PE; Engineering
Victor Boron, Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

December 16, 2021

IXL Learning Center of Novi

Revised PUD Amendment Request - Landscaping

Review Type

Revised PUD Amendment Landscape Review

Job

JSP21-0003

Property Characteristics

- Site Location: 31260 Wakefield Dr.
- Site Acreage: 2.35 ac.
- Site Zoning: RA
- Adjacent Zoning: North: Commerce Twp, East, South, West: RA
- Plan Date: 12/3/2021

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, and underlined items must be addressed no later than the Final Site Plan submittal. Please follow guidelines of the current Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

Recommendation

This project is **still recommended for approval for the PUD amendment request**. The revisions noted need to be addressed on the Preliminary and Final Site Plans.

When the Preliminary and Final Site Plans are developed (by a professional landscape architect), please use the most current landscape ordinance and landscape design manual. They can be found here:

Landscape Ordinance:

<https://www.cityofnovi.org/Reference/Code-of-Ordinances-and-City-Charter/Ordinance-18-293.aspx>

Landscape Design Manual:

<https://www.cityofnovi.org/Reference/Code-of-Ordinances-and-City-Charter/LandscapeDesignManual.aspx>

Ordinance Considerations

Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))

1. Not provided
2. **Please show all existing and preliminary overhead and underground utility lines, utility structures and light poles, on the landscape plan.**

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

1. All existing trees appear to be shown on the plan and a tree chart is provided.
2. **Please make the existing tree numbers more legible on the Preliminary Site Plans.**
3. Six existing interior parking lot trees and some others scattered around the site appear be slated for removal. **Please only remove existing trees in the parking lot that are in poor condition or must be removed for construction of the new interior islands.**
4. There are no regulated woodlands or wetlands on the site.
5. **Please indicate on the tree chart which trees will be removed.**

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

1. The project is adjacent to residentially-zoned property. As such, the ordinance requires a 4.5-6 ft high landscaped berm between the uses. No berm is provided.
2. A mix of large deciduous shrubs and evergreen trees and shrubs have been provided between the residences to the west of the site and a line of deciduous shrubs is also proposed along the south edge of the play area.
3. A 5 foot vinyl fence is now also provided along the edge of the play area.
4. It appears that that sufficient screening is proposed, especially since there won't be much noise except during weekdays.
5. **Please use taller shrubs than Arrowwood Viburnum along the borders to provide better screening. This can be done on the Preliminary Site Plans.**
6. *This deviation from the ordinance would be supported by staff as significant visual buffering is proposed and the noise from the proposed use will be less than the use as a swimming pool.*

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

1. Based on the proposed commercial use of the property, a 20-foot wide greenbelt, a berm in front of the parking areas, and a combination of canopy/large evergreen trees and subcanopy trees are required in each of the three greenbelts the site has, as well as street trees. Significant existing landscaping exists along all three frontages.
2. **Please provide calculations for the required landscaping on all three frontages per the current ordinance and include counts of what landscaping will be provided for each requirement (existing to remain plus any new plantings)**
3. **If there are any shortages, the required trees and berms will need to be provided. If the applicant desires to not completely meet the requirements, a landscape waiver will be required for any deficiencies and justification for the waiver(s) must be provided.**
4. *The existing landscaping is sufficient to have staff support for the PUD amendment request but additional landscaping may need to be proposed on Preliminary Site Plans.*

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

1. One interior canopy tree must be provided per 200 sf of required interior landscape area, and all islands and corners must have a deciduous canopy tree.
2. **One deciduous canopy tree per 35 lf of parking lot perimeter must be provided. Greenbelt trees within 15 feet of the parking lot may be double-counted toward the perimeter requirement.**
3. **Please provide calculations for the interior and perimeter required trees per the current ordinance.**
4. **If there are any shortages, the required trees need to be provided. If the applicant desires to not completely meet the requirements, a landscape waiver will be required for any deficiencies and justification for the waiver(s) must be provided. Staff would determine whether the waiver would be supported at that time.**
5. **The islands must be 10 feet wide as measured at the backs of curbs.**
6. *The existing landscaping is sufficient to have staff support for the PUD amendment request. Additions may be required on Preliminary Site Plans.*

Building foundation Landscaping (Zoning Sec 5.5.3.D)

1. The building should have foundation landscaping equal to 8 x the building perimeter, and at least 60% of each frontage facing a road must be landscaped.
2. **Please provide calculations for the building foundation landscaping requirement per the current ordinance and provide the required landscaping. Existing foundation can count toward the requirement.**
3. **If there are any shortages, the required landscaping will need to be provided. If the applicant desires to not completely meet the requirements, a landscape waiver will be required for any deficiencies and justification for the waiver(s) must be provided.**
4. *The existing landscaping is sufficient to have staff support for the PUD amendment request but may require a landscape waiver if all requirements aren't met.*

Plant List (LDM 4)

1. Not provided.
2. **Please provide a plant list on the Preliminary Site Plans.**
3. **At least 50% of the species provided must be native to Michigan, and the tree diversity must meet the requirement of Landscape Design Manual section 4.**

Planting Notations and Details (LDM)

1. Not provided
2. Please provide all planting details and notes as required for the proposed landscaping. Standard City of Novi details and notes are available upon request.

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

If the site's storm water detention system does not need to be modified for this project, then no detention basin landscaping is required. If it does, please add the required landscaping for the modified portions of the pond.

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans. An actual irrigation plan would need to be provided in the Final Site Plans. That plan would need to conform to city standards.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

TRAFFIC REVIEW



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP21-03 – IXL Novi Revised PUD Amendment
with Concept Site Plan Traffic Review

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

From:
AECOM

Date:
January 7, 2022

CC:
Lindsay Bell, Madeleine Daniels, Victor Boron,
Christian Carroll, Humna Anjum

Memo

Subject: JSP21-03 – IXL Novi Revised PUD Amendment with Concept Site Plan Traffic Review

The revised concept site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant is proposing repurposing an existing 2 story building into a day care center.
2. The site is located on the southwest corner of 14 Mile Road and Wakefield Drive. 14 Mile Road is under the jurisdiction of Oakland County and Wakefield Drive is a private road.
3. The site is currently zoned RA (Residential Acreage).
4. There are no traffic-related waivers/variances required at this time.

TRAFFIC IMPACTS

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

ITE Code: – 565 (Day Care Center)
Development-specific Quantity: 200 Students
Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	140	83	100	No
PM Peak-Hour Trips	134	71	100	No
Daily (One-Directional) Trips	759	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
TIS	Greater than 750 trips per day with projected capacity of 200 students. Unless student capacity is reduced, a TIS is required.

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	No changes indicated	N/A	Indicate if changes to existing are to be made.
2	Driveway Width O Figure IX.3	No changes indicated	N/A	Indicate if changes to existing are to be made.
3	Driveway Taper O Figure IX.11			
3a	Taper length	No changes indicated	N/A	Indicate if changes to existing are to be made.
3b	Tangent	No changes indicated	N/A	Indicate if changes to existing are to be made.
4	Emergency Access O 11-194.a.19	No changes indicated	N/A	Indicate if changes to existing are to be made.
5	Driveway sight distance O Figure VIII-E	No changes indicated	N/A	Indicate if changes to existing are to be made.
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	No changes indicated	N/A	Indicate if changes to existing are to be made.
6b	Opposite side O 11.216.d.1.e	No changes indicated	N/A	Indicate if changes to existing are to be made.
7	External coordination (Road agency)	No changes indicated	N/A	Indicate if changes to existing are to be made.
8	External Sidewalk Master Plan & EDM	No changes indicated	N/A	Indicate if changes to existing are to be made.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
9	Sidewalk Ramps EDM 7.4 & R-28-J	No changes indicated	N/A	Indicate if changes to existing are to be made.
10	Any Other Comments:	No changes to external access appear to be proposed. The applicant should provide demolition plans to show changes.		

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	Not indicated	Met	Not required for RA Zoning.
12	Trash receptacle ZO 5.4.4	No change	N/A	
13	Emergency Vehicle Access	Not indicated	Inconclusive	As internal parking lot changes proposed, emergency vehicle turning movements should be provided.
14	Maneuvering Lane ZO 5.3.2	24' and 22'	Met	The applicant could consider widening the 22' lanes to 24'.
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Not indicated	Not Met	End islands should be 3' shorter than adjacent parking spaces. Islands appear shorter, but length is not dimensioned. Outer radius should be 15'.
15b	Internal to parking bays	Not indicated	Inconclusive	Provide dimensions for length. Internal islands do not have to be 3' shorter than spaces.
16	Parking spaces ZO 5.2.12	20'10" setback to curb	Met	RA Zoning does not have a setback requirement.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<=15 spaces adjacent without an island	Met	
18	Parking space length ZO 5.3.2	17' and 19'	Met	Applicant should ensure that curb heights are included. 19' spaces require 6" curb, 17' spaces require 4" curb and 2' clear overhang, which should be indicated.
19	Parking space Width ZO 5.3.2	9'	Inconclusive	Provide dimensions in future submittals.
20	Parking space front curb height ZO 5.3.2	Not indicated	Inconclusive	Provide dimensions in future submittals.
21	Accessible parking – number ADA	4 spaces	Met	
22	Accessible parking – size ADA	8' wide, 17' long	Met	Length allowable for 4" curb, indicate curb height.
23	Number of Van-accessible space ADA	By dimension, 2	Inconclusive	Include signage to indicate van accessible spaces.
24	Bicycle parking			
24a	Requirement ZO 5.16.1	Not indicated	Inconclusive	2 spaces required for day care center.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
24b	Location ZO 5.16.1	Not indicated	Inconclusive	
24c	Clear path from Street ZO 5.16.1	Not indicated	Inconclusive	Applicant should note the 6' clear path may not include the 2' clear overhang for 17' parking spaces.
24d	Height of rack ZO 5.16.5.B	Not indicated	Inconclusive	
24e	Other (Covered / Layout) ZO 5.16.1	Not indicated	Inconclusive	
25	Sidewalk – min 5' wide Master Plan	7'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Ramp not indicated	Not met	
27	Sidewalk – distance back of curb EDM 7.4	Flush to curb along parking lot	Inconclusive	Integrated along parking lot, provide offset for non-parking lot sidewalks.
28	Cul-De-Sac O Figure VIII-F	N/A		
29	EyeBrow O Figure VIII-G	N/A		
30	Minor/Major Drives ZO 5.10	N/A		
31	Any Other Comments:	Applicant should provide additional dimensions in PSP.		

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Not included	Not Met	
33	Signing table: quantities and sizes	Not included	Not Met	
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Not included	Not Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Not included	Not Met	
36	Sign bottom height of 7' from final grade MMUTCD	Not included	Not 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	Not included	Not Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Not included	Not Met	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Not included	Not Met	
40	Parking space striping notes	Not included	Not Met	
41	The international symbol for accessibility pavement markings ADA	Not included	Not Met	
42	Crosswalk pavement marking detail	N/A	N/A	
43	Maintenance of Traffic Plans	N/A	N/A	
44	Any Other Comments:			

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



Patricia Thompson, EIT
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FIRE REVIEW



December 16, 2021

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

Ericka Thomas

City Manager
Peter E. Auger

City Clerk
Cortney Hanson

Director of Public Safety
Chief of Police
David E. Molloy

Fire Chief
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
John B. Martin

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Christian Carroll - Plan Review Center
Madeleine Daniels - Planning Assistant

RE: IXL Learning Center

PSP# 21-0023 Revised PUD Amendment

Project Description:

Remodel an existing building at 31260 Wakefield Dr.

Comments:

Meets fire department standards.

Recommendation:

Approved

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Orlando', with a long horizontal flourish extending to the right.

Mike Orlando – Acting Fire Marshal
City of Novi – Fire Dept.

cc: file

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org

REVISED APPLICANT NARRATIVE & REQUEST

L A W O F F I C E S
LANDRY, MAZZEO & DEMBINSKI, P.C.
37000 GRAND RIVER AVENUE SUITE 200
FARMINGTON HILLS, MICHIGAN 48335
www.lmdlaw.com

TELEPHONE
(248) 476-6900

FACSIMILE
(248) 476-6564

D. B. LANDRY
dlandry@lmdlaw.com

December 15, 2021

VIA EMAIL ONLY: bmcbeth@cityofnovi.org

City of Novi
Attn: Barbara McBeth,
Planning Dept. Director
Planning and Community
Development Department
45175 10 Mile Road
Novi, MI 48375

RE: Project Name: JSP 21-03 IXL Novi
Applicant/Property Owner: JMSS Novi, LLC
Property: 31260 Wakefield Dr., East of Novi Road, South of 14 Mile Road

Dear Ms. McBeth:

As a supplement to the Revised Request for Amendment of Maples of Novi PUD and my accompanying letter of December 3, 2021, I would like to report that the applicant has met with members of The Maples of Novi via Zoom on December 9, 2021. As stated in my letter of December 3, 2021, the various boards of directors of The Maples refused to meet with us in person and refused to forward our letter providing responses to the questions raised by certain members of The Maples at the public hearing held by the Planning Commission. Accordingly, we had no alternative but to use whatever means we could to meet with the members of The Maples. We advertised that a meeting would be conducted via Zoom and invited the members to attend. We advertised on several social media sites and on the site Next Door.

The meeting with the members of The Maples took place on December 9, 2021 at 7:00 p.m., via Zoom. Approximately 80 residents of The Maples attended. We provided a power point presentation (see copy attached) addressing each of the questions raised at the public hearing. Various attendants posed questions via the "chat" option on Zoom and those questions were answered. There were negative comments made by members of The Maples and there were also positive comments made.

LANDRY, MAZZEO & DEMBINSKI, P.C.

December 15, 2021

Page 2

The Planning Commission specifically tabled our request for an amendment of the PUD to allow us to address the questions raised and to meet with members of The Maples. We have done that to the best of our ability.

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

LANDRY, MAZZEO & DEMBINSKI, P.C.



David B. Landry

DBL/rhr

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D. B. LANDRY
dlandry@lmdlaw.com

December 3, 2021

VIA HAND DELIVERY

City of Novi
Attn: Barbara McBeth,
Planning Dept. Director
Planning and Community
Development Department
45175 10 Mile Road
Novi, MI 48375

RE: Project Name: JSP 21-03 IXL Novi
Applicant/Property Owner: JMSS Novi, LLC
Property: 31260 Wakefield Dr., East of Novi Road, South of 14 Mile Road

Dear Ms. McBeth:

REVISED REQUEST FOR AMENDMENT OF MAPLES OF NOVI PUD

I. Summary of Application for Amendment of Maples PUD and City Administration Review

On April 7, 2021, the applicant submitted the Application for Amendment of Maples of Novi PUD. The city administration conducted a detailed review of the application and on May 7, 2021 issued its review letters concluding as follows:

- Planning recommends approval of the Request to Amend The Maples of Novi Planned Unit Development Agreement and Area Plan.
- Engineering is recommending approval of the Request to Amend the Maples of Novi PUD Agreement and Area Plan.
- Landscape is recommending approval of the Request to Amend The Maples of Novi PUD Agreement and Area Plan.
- Traffic is recommending approval of the Request to Amend The Maples of Novi PUD Agreement and Area Plan.

LANDRY, MAZZEO & DEMBINSKI, P.C.

December 3, 2021

Page 2

- Fire is recommending approval of the Request to Amend The Maples of Novi PUD Agreement and Area Plan.

On June 9, 2021 at public hearing was conducted by the Planning Commission. At that public hearing, numerous members of the Maples of Novi appeared and commented on the application. The concerns raised by the members of Maples of Novi included the following:

- Concerns regarding the golf course property, its maintenance and continued availability to the members of The Maples.
- Questions regarding the nature of the IXL Learning Center.
- Questions concerning traffic.
- A concern that ceasing operations of a golf course may decrease market values in The Maples.
- A concern about what was depicted as Future Commercial Development on the site plan.
- Concerns regarding noise.
- Concern that the applicant did not meet with the members of The Maples of Novi to discuss the proposal and did not provide enough information.

On June 9, 2021, the Planning Commission voted to table the Request to Amend the PUD to allow the applicant to meet with the members of The Maples of Novi and address their concerns.

II. Response of the Applicant to Concerns Expressed and the Applicant's Attempts to Meet with the Members of The Maples of Novi.

As directed by the Planning Commission, and in response to several members of The Maples who spoke at the Public Hearing, the applicant has attempted to provide specific responses to each of the concerns expressed at the Public Hearing. However, in surprising fashion, the board of directors of The Maples have refused to meet with the applicant! On November 1, 2021, the applicant contacted The Maples of Novi general board of directors and attached a letter specifically responding to each of the concerns expressed by the members at the public hearing. The applicant asked The Maples board of directors to please forward, via their email, that letter to all of the members of

LANDRY, MAZZEO & DEMBINSKI, P.C.

December 3, 2021

Page 3

The Maples so that each member of The Maples would receive the specific responses to the concerns expressed at the Public Hearing. A copy of that letter is attached hereto as Exhibit A. In addition, the applicant requested a meeting with the residents of The Maples to further respond to their concerns and present answers to any of their questions. The applicant offered to meet with the members of The Maples at The Maples clubhouse on November 30, 2021 to provide additional information and answer any of their questions. In response, The Maples board of directors wanted the applicant to meet only with the members of the board of directors and not with the general membership of The Maples. Attached hereto as Exhibit B is the email correspondence between the applicant and The Maples board of directors concerning the applicant's attempts to meet with the members of The Maples. In an email dated November 11, 2021, the applicant was told by the board of directors "we do not want a Town Hall style meeting with the co-owners. We can easily have 100-200+ show up for this kind of event, given the subject matter." (See Exhibit B, email of November 11, 2021). Of course, a Town Hall style meeting is exactly what the applicant wanted and is the applicant's understanding of what the Planning Commission suggested the applicant do, i.e., meet with the members of The Maples. This was quite surprising to the applicant. After members of The Maples expressed concern at the Public Hearing that the applicant had not met with them, after the Planning Commission directed the applicant to meet with the members, the applicant was told by the Maples board of directors that they did not want the applicant meeting with the members. At the Public Hearing, certain members of The Maples expressed concern over the golf course property and whether it could be given to the members. In the letter, which the applicant wanted to be sent to each member of The Maples, the applicant offered to gift the golf course property to The Maples, free of charge. Again, surprisingly, the board of directors instructed the applicant "we would not want this to be presented to the co-owners." (See Exhibit B, email of November 11, 2021). Moreover, The Maples board of directors wanted to edit the applicant's letter to limit the information which the applicant was presenting to the members in response to their numerous concerns. Obviously, that is not acceptable. The applicant has an obligation to present as much information as possible and that was direction from the Planning Commission.

The board of directors offered to meet with the applicant in person. The applicant agreed to do so and in addition offered to set up a zoom link so any of the individual members of The Maples could participate via zoom and ask any questions at that time. In response, the applicant was told "I regret we must cancel this tentative event for the 30th." . . . I will ask you to please deal with each association directly, moving forward." (Exhibit B, email of November 22, 2021). Thus, the board of directors of The Maples refused to meet with us.

With the general board of directors refusing to meet with the applicant and refusing to send our letter to all of the members of The Maples, the applicant sent emails to each of the individual boards of directors of The Maples asking each individual board to forward our letter providing additional information which was requested at the

LANDRY, MAZZEO & DEMBINSKI, P.C.

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Planning Commission. Again, to our surprise, every single board of directors refused to forward our letter. (See Exhibit B). We were told "I will not forward your letter through our Association communications. You will have to use another avenue to distribute any information you would like to share with our co-owners." (See attached Exhibit B, email of November 24, 2021).

With the board of directors refusing to meet with the applicant, and refusing to distribute additional information via email to each of the members, the applicant has no other alternative but to try to communicate with the members as best we can. Accordingly, the applicant has scheduled a zoom meeting for December 9, 2021 at 7:00 p.m. The applicant is sending out invitations to any member of The Maples to attend this general information meeting, by sending that invitation out via Next Door and other social media. The applicant only has limited email addresses and the board of directors will not share the emails, nor will they forward our letter to each of their members. Thus, the applicant can do no more in an attempt to provide complete information and responses to the concerns made at the public hearing.

It is indeed regrettable when any applicant is criticized at a Public Hearing for not providing enough information and, thereafter, when that applicant offers to provide the requested information, they are given a deaf ear and the additional information is refused. Under those circumstances, the applicant has done all it can possibly do to follow the direction of the Planning Commission and provide additional information to the members of The Maples.

Attached as Exhibit A, is the letter to the members of The Maples addressing each of the concerns expressed at the Planning Commission Public Hearing. Moreover, attached as Exhibit C, is a copy of the power point presentation which will be presented at the zoom meeting of December 9, 2021. The letter and the power point presentation provide very specific responses to each and every one of the concerns expressed at the Public Hearing. The information is provided in a format in which the applicant begins by restating the concerns expressed at the Public Hearing. This allows the members of The Maples to understand that the applicant heard their concerns because the applicant is restating those concerns before it addresses each and every one specifically.

In its letter to the members of The Maples (Exhibit A) and in the power point presentation (Exhibit C) the applicant explains in detail what an IXL Learning Center will be. The applicant has pointed out that an IXL Learning Center would be open fewer days of the week and less hours of the day than a golf course. The applicant has responded to the traffic concerns, in addition to the fact that the City's traffic consultant approved this request. While people utilizing the IXL Learning Center will enter off 14 Mile Road, it is only 140-feet from the center of 14 Mile Road to the driveway entrance

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to the IXL building. Despite the fact that customers of the IXL Learning Center will utilize only 140-feet of Wakefield Dr., the applicant will pay, per the PUD Agreement, its requisite percentage of the maintenance for the roads in The Maples. The applicant is not seeking to avoid paying its share of road maintenance as the golf course is currently obligated to pay.

Attached hereto as Exhibit D, is the applicant's revised site plan sheets. On sheet PAP 1.1, the applicant has eliminated the "Future Development" areas. Sheet P 1.1 shows a Concept Site Plan Design and includes the distance 140.8-feet from the middle of 14 Mile Road to the entrance driveway to the IXL building. No change will be made to the exterior façade of that building. The landscape plan is attached as sheet L-1.0. You will note that the outdoor play area is completely fenced-in with a five-foot tall vinyl fence. Concern was expressed at the Planning Commission that children would somehow stray from the property. There is a five-foot high fence surrounding the outdoor area. In addition, significant landscaping is provided around the perimeter of the outdoor play area. On the landscape sheet, there are two site-line depictions showing that a six-foot tall person will not be able to see through the fence and the extensive landscaping and thus the outdoor play area will be completely screened.

Exhibits A and C address concerns regarding the golf course property. With respect to the golf course property, the applicant has offered to maintain the golf course property as open space for use exclusively by the residents of The Maples. The applicant is willing to install disc golf on the former golf course property. The applicant is willing to sign a guarantee agreement with both The Maples and the City of Novi regarding cutting the grass and maintaining the golf course property. Attached hereto as Exhibit E are photographs of a former Par-3 nine-hole golf course at Village Green Apartments in Farmington Hills. Like The Maples golf course, that Par-3 golf course went out-of-business. The property is now maintained by cutting the grass and a creation of a disc golf course. The applicant has agreed to maintain The Maples golf course property in the same fashion.

The applicant has offered to limit the use of the golf course property to only residents of The Maples and their guests. Please note, that property is now open to the general public. Maples' members will be able to use this open space property for walking, jogging, cross-country skiing, snow shoeing, dog walking and disc golf. In the alternative, the applicant has offered to gift the golf course property to The Maples *free of charge* and donate the industrial lawnmower which comes with the property.

There is nothing further the applicant can do with respect to the golf course property. Attached hereto as Exhibit F, is a letter from the current owner of the golf course stating explicitly - as he did at the public hearing - that the golf course will not continue to operate. Given that the property will not operate as a golf course, the best anyone can hope for is that the property will be maintained as open space for use by The Maples' members. The applicant has agreed to do all of that.

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A concern was expressed at the public hearing that the loss of the golf course could possibly result in a decrease in property values at The Maples. First of all, the golf course will not operate next year, whether this PUD Amendment is approved or not. However, attached hereto as Exhibit G is a chart depicting data of the history of the property values in The Maples area from 2011 through 2021. You will note that the property values have increased each year – specifically, the property values rose in the years 2011 through 2014, when the golf course was closed and not operating. Therefore, rather than speculate on what affect the closure of the golf course would have on property values, the applicant has presented evidence that it will not negatively affect the property values. This in addition to the fact that the closure of the golf course is a given regardless of whether the PUD Amendment is approved.

Attached at Exhibit H is a specific letter from Jennifer Moss of IXL Learning Centers, specifically explaining the proposed IXL use of the building, as requested by the city.

Attached hereto as Exhibit I is the proposed language of an Amendment to the PUD Agreement to provide for the IXL Learning Center and the golf course property to be maintained as open space for members of The Maples and their guests.

Change is always difficult. The Maples of Novi has been in existence for over 30-years. While the initial vision of The Maples community included a golf course, we have all seen through the years that a golf course is not sustainable on this property. Accordingly, to maintain the initial vision of the PUD, the golf course property should be maintained as open space for use by members of The Maples. The applicant has offered to maintain it as open space. None of the wetlands will be disturbed. The applicant will maintain the grass and will guarantee such maintenance. In fact, the proposal by the applicant offers more use opportunities for the golf course property than the current single-use as a golf course. This amenity will be improved by this PUD Amendment. When the golf course closed previously, a restaurant attempted to operate in the building. It was not successful. Currently, the building is used as storage facility for the golf course owner's separate business on the internet. The pool is not operational, nor is the clubhouse. It is a deteriorating facility. The applicant provides an opportunity to improve the facility and limit the hours of operation and days of use to the benefit of the member of The Maples.

The original vision for The Maples of Novi also included several tennis courts along 14 Mile Road. However, recently, at the November 17, 2021, Planning Commission meeting, a Public Hearing was conducted at the request of a different developer to amend the PUD Agreement and Area Plan for The Maples of Novi to remove the tennis courts and construct a commercial building. Recommendation for

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approval was voted unanimously by the Planning Commission, with the City Administration also recommending approval. Indeed, The Maples is not immune to change. What is important to keep in mind is that fear should not overcome prudence. While it is certainly understandable to want to look out onto a golf course, however, that golf course is not going to continue to exist in The Maples, regardless of this PUD Amendment. What will be an improvement to The Maples is the continued maintenance of that open space for numerous recreational uses. And the occupancy of what will be a vacant building at the very entrance of the Maples by an ongoing business with fewer operational hours than the golf course.

The applicant requests to be placed on the January Planning Commission agenda for a continued hearing, and opportunity for the applicant to make its presentation to the Planning Commission and a recommendation by the Planning Commission to City Council.

Please feel free to contact the undersigned if there is any additional information which is required. Thank you.

Very truly yours,

LANDRY, MAZZEO & DEMBINSKI, P.C.



David B. Landry

DBL/rhr
Encl.

EXHIBIT A

EXHIBIT A

EXHIBIT A



November 1, 2021

Dear Residents of The Maples of Novi:

JMSS Novi, LLC has applied to the City of Novi for approval to amend The Maples of Novi PUD to allow an IXL Learning Center to occupy the former golf course clubhouse/restaurant which is currently vacant. A public hearing was conducted by the City of Novi Planning Commission on June 9, 2021 regarding our application. At the public hearing, the owner of the golf course stated clearly that the golf course will be closed after this season. It will not operate as a golf course thereafter. We have proposed to the City the operation of an IXL Learning Center at the site of the former clubhouse/restaurant and that we will maintain the golf course property as open space. Comments were received from residents of The Maples at the Public Hearing. We listened to your concerns. We understand you have questions about how the golf course property will be maintained and how an IXL Learning Center would operate at this site.

We understand that there will be varying opinions regarding our proposed use of the property. We respect all viewpoints. Change is always difficult. However, what is important, is that with every change as much information as reasonably possible is shared openly. Often viewpoints, either pro or con, are based on incorrect or incomplete information. We want to provide as much information as we can to each of you and work with you to assuage your concerns.

At the Public Hearing on June 9, 2021, we heard the following concerns expressed:

GOLF COURSE:

- How would the golf course property be maintained?
- How will proper maintenance of the golf course property be guaranteed?
- Who would have access to the golf course property?
- Could the property be used by Maples Residents?
- Could the property be used as walking trails?

- Could the property be used for disc golf?
- Could The Maples of Novi obtain ownership of the golf course property?
- Could the City of Novi purchase and operate the golf course on the golf course property
- What are the costs to maintain the property?
- Will the wetlands currently existing on the golf course property be Preserved?

IXL LEARNING CENTER:

- What is an IXL Learning Center?
- How many children would be attending each day?
- What days of the week will the IXL Learning Center be operating?
- What are the hours of operation each day?
- How will the children be prevented from leaving the IXL Learning Center?
- During what times of the day will the children be outside?
- How much noise will this use generate?

TRAFFIC CONCERNS:

- What is the level of the traffic which will be generated by an IXL Learning Center?
- At what times of day and days of the week will this traffic occur?
- What entrance will be used to the IXL Learning Center by vehicle traffic?
- Will the IXL Learning Center pay for street maintenance in The Maples of Novi?

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MARKET VALUE:

- How will an IXL Learning Center affect the value of our homes?

Since the Public Hearing, we have obtained additional feedback from those who oppose and those who support our proposal. We would like to schedule a face-to-face meeting with the residents of The Maples of Novi to provide answers to your questions and concerns. We want to provide you with as much information as possible. All we ask is that you keep an open mind. Please keep in mind that an IXL Learning Center would become part of The Maples Community and will have a substantial investment, just like each of you, in the future success of The Maples Community.

Below is some general information regarding some of your concerns. Again, we want to meet with you personally to discuss this information in detail with you.

AN IXL LEARNING CENTER

An IXL Learning Center (IXL) is an innovative community of child care centers that embodies love, trust, and exceptional care for infants through early elementary age children. While this particular location may have the physical capacity of accommodating up to 200 children, it is likely to have between 125 and 175 children daily. There are many reasons for this. First, IXL provides both full-time and part-time enrollment. With children attending part-time, often schedules don't line-up perfectly resulting in classrooms that are not at capacity each day. Secondly, we design our classrooms to have extra square footage, creating a higher allowable capacity. Instead of using this higher capacity for additional children, it provides for additional space and comfort in the classroom area. Also, the enrollment process is such that we must leave space in older classrooms so that children can transition to the next room as they grow and develop. Finally, we offer a gross motor room for the children to play indoors when weather is inclement. This area must be licensed with a capacity, but it is only used for "gym" and is unoccupied for much of the day.

Our days of operation are Monday through Friday. Our hours of operation are between 7:00 a.m. and 6:00 p.m. Thus, there would be no children during the weekends and no traffic or children after 6:00 p.m.

TRAFFIC CONCERNS:

The location is at the corner of 14 Mile and Wakefield Dr. Families bringing their children to the IXL Learning Center will enter off of 14 Mile Rd. They would travel only a few feet on Wakefield and immediately turn into the IXL parking lot. There would be no reason for a family to enter off of Novi Road and drive through the entirety of The Maples. This situation would be no different than the existing golf course or the former restaurant which accompanied this site.

Also, we want to share that the flow of traffic of a child care center is different from a traditional school. In a traditional setting, there is a singular designated drop-off and pick-up time. IXL's drop-off and pick-up occurs over a two-and-a-half-hour period each morning and evening. On average, drop-off occurs between 7:00 and 9:30 a.m. and pick-up from 3:30 p.m. to 6:00 p.m. From our experience in operating IXL Learning Centers, it can be expected with a center of 150 children, with many of our families having multiple children, between 10 and 15 vehicles would be present at any given time for drop-off and pick-up purposes. Thus, there would not be an occasion where a great number of cars would ever be parked in this parking lot. In fact, less vehicles would be in the parking lot at one time than a restaurant operating at full capacity.

NOISE:

The area around the existing building and the former swimming pool would be used for outside activity by the children. Our Learning Centers typically have three playgrounds. One is for infants and toddlers, another for preschool and pre-K children and the third-place base for school agers. Our outdoor playtime is scheduled and follows a structured daily routine. Following this routine, all the classrooms will not be using the playgrounds at the same time. The children occupy the playground areas from each weekday morning from 9:30 a.m. to 12:00 p.m. and in the afternoon from 3:30 p.m. until 6:00 p.m. Thus, the outdoor play areas would be totally vacant after 6:00 p.m. and during the weekends.

THE GOLF COURSE PROPERTY:

As we all heard, the current owner of the golf course will be shutting it down after this golf season. Indeed, this has occurred in the past at The Maples. Currently, we have been informed that only ten residents have memberships to this golf course. Accordingly, it is open to the public. However, it is an "executive course" which means it is merely a par-three course and not a regulation nine-hole golf course. Therefore, it does not garner much play. This has resulted in a lack of profitability and the closing of the existing golf course.

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Currently, the golf course property is not a shared common area. Technically, it is not available for every member of The Maples to use at any time. Moreover, as a space open to the public who wish to play the course, there are many people from outside of The Maples Community on the property. We want to share with you our plans for the golf course property and hear any suggestions you may have. We would agree to maintain the property as open space and allow all members of The Maples to utilize it as open space. We will cut the grass. We are willing to enter into an agreement with the City of Novi whereby we guarantee that the grass would be cut.

One of the suggestions raised at the Public Hearing was that the City of Novi obtained title to the golf course property and operate it as a golf course. That can't happen because the City of Novi City Charter prohibits the City from owning a golf course without a vote of the people of Novi at a general election. Accordingly, the City cannot obtain title to the property and operate it as a golf course.

We are certainly open to suggestions on how the golf course property could be maintained and utilized by the residents of The Maples. One suggestion would be for the golf course to be utilized as a disc golf course and/or "Foot-Golf". This could include some but not all of the current nine-holes and remaining portion could remain available as open space for walking and hiking.

We would consider gifting the majority of the golf course property to The Maples. If The Maples accepts title to the property, then The Maples could maintain the property and utilize it as a majority of the residents see fit. The average cost of cutting the grass on a weekly basis would be approximately \$500 per week during the growing season. We would be willing to donate the riding mower that comes with the sale of the property.

We understand the cost is a sensitive subject to condo associations who have annual budgets. We feel the limited annual cost of mowing shared amongst the 4 associations would not cause a huge strain on these budgets. The benefit of owning this land and having the control to pursue future uses would be of greater value than the proposed annual costs.

If The Maples chooses not to be gifted the majority of the golf course, ownership may keep it private in the future. This would depend on us deciding a good future activity that makes sense both economically and for the City of Novi and surrounding communities per current allowed uses.

We are certainly open to suggestions regarding how the golf course property could be maintained and utilized.

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COMMENTS:

The benefit of our proposal is to have this building benefit the larger community who desire and can utilize the services provided by an IXL Learning Center. Please keep in mind, this is a privately owned property and any new ownership will need to have an ongoing economically reasonable use in order to survive. The golf course has not survived, the clubhouse has not survived and restaurants have not survived. An IXL Learning Center can provide a successful occupant of this building, maintain the building, upkeep the property, and provide children and families of the greater Novi community with a reliable, safe and loving option for childcare. Moreover, the golf course property can remain open space available only to the members of The Maples of Novi and be maintained as attractive open space.

In a follow-up to this letter, we will be hosting a Zoom Call open to all condo owners of The Maples. This Zoom Call will take place on Thursday December 9 at 7:00pm. Below are the details to log onto the call:

<https://us02web.zoom.us/j/89308195310?pwd=WxzGTzVBefFXbEV5djByeHV4Y3N5QT09>

Meeting ID: 893 0819 5310
Passcode: 103394

We look forward to this upcoming meeting to help clarify and answer any remaining questions that may come up.

Sincerely,

Jennifer Moss – Partner JMSS Novi, LLC

EXHIBIT B

EXHIBIT B

EXHIBIT B

David Landry

From: Scott Seltzer <scott@coreseniorcare.com>
Sent: Monday, November 01, 2021 1:29 PM
To: William Barnes; nbpbenefits@gmail.com; Wendy Weiss; agcipcchio@yahoo.com
Cc: Jennifer Moss; David Landry; Corey Byron
Subject: Letter to Maples Residents
Attachments: Letter to Maples of Novi Residents - 11.01.2021.doc

Hi Bill,

Thanks for getting Jen and I in organized communication with you and the other Maples Association Presidents.

Please find attached our letter that we ask all of you to forward on to all the Residents of your particular association at The Maples.

Jen and I will reach out this week to coordinate a place to meet in person with residents of The Maples. The purpose of this meeting is to expand our communication and do a presentation about the Vision for IXL Learning Centers at this location. That will also be a good opportunity to address anything that needs additional clarification.

We look forward to continuing a good dialogue with everyone at The Maples as we continue with this process.

Thanks,

Scott Seltzer – Partner JMSS Novi, LLC

November 1, 2021

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We understand the cost is a sensitive subject to condo associations who have annual budgets. We feel the limited annual cost of mowing shared amongst the 4 associations would not cause a huge strain on these budgets. The benefit of owning this land and having the control to pursue future uses would be of greater value than the proposed annual costs.

If The Maples chooses not to be gifted the majority of the golf course, ownership may keep it private in the future. This would depend on us deciding a good future activity that makes sense both economically and for the City of Novi and surrounding communities per current allowed uses.

We are certainly open to suggestions regarding how the golf course property could be maintained and utilized.

COMMENTS:

The benefit of our proposal is to have this building benefit the larger community who desire and can utilize the services provided by an IXL Learning Center. Please keep in mind, this is a privately owned property and any new ownership will need to have an ongoing economically reasonable use in order to survive. The golf course has not survived, the clubhouse has not survived and restaurants have not survived. An IXL Learning Center can provide a successful occupant of this building, maintain the building, upkeep the property, and provide children and families of the greater Novi community with a reliable, safe and loving option for childcare. Moreover, the golf course property can remain open space available only to the members of The Maples of Novi and be maintained as attractive open space.

Please accept our invitation to attend an Open House, as we would like to meet the residents of The Maples in-person. We will review with you our plans and continue the dialog in a respectful manner. We will be in touch soon regarding a date/location and look forward to meeting soon.

David Landry

From: William Barnes <wbarnes345@gmail.com>
Sent: Thursday, November 11, 2021 8:24 PM
To: Scott Seltzer; nbpbenefits@gmail.com; Wendy Weiss; agcipcchio@yahoo.com; queenmarla@aol.com
Cc: Jennifer Moss; David Landry; Corey Byron
Subject: Re: Letter to Maples Residents

Hi Scott,

Thank you for the letter you sent. Members of the various boards attended a zoom meeting tonight to review your letter and are not in agreement with the content and would not be sending this to our Co-Owners. However, we would like to take you up your offer to meet, but with the board members ONLY, on the date and time you specified below, to discuss matters further. We can host it at the Maple Pointe clubhouse on Centennial. We have the tables and chairs to accommodate all BOD attendees.

We do not want a Town Hall style meeting with the co-owners. We can easily have 100-200 + people show up for this kind of event, given the subject matter. I am confident this could get out of hand very easily. We ONLY want a written factual correspondence going out to the co-owners. Nothing more. We can work on what that draft would be, between now and the meeting.

Your letter has sparked some concerns with the BoD presidents and board members. We are not interested in any gifting of the golf course property, but appreciate the gesture. None of the associations want to take on the maintenance cost burden and tax liability. There are association bylaws that are also an obstruction to doing this. We would not want this to be presented to the co-owners.

Please reply to all, letting us know if you are willing to meet with the BoD members at 7 PM on November 30th at the Maple Pointe Clubhouse.

Please note Maple Greens has a new BoD president:
Marla Roberson
queenmarla@aol.com
248-669-3541

Best Regards,

Bill Barnes
+1 734-502-0041

From: Scott Seltzer <scott@coreseniorcare.com>
Date: Monday, November 8, 2021 at 1:19 PM
To: William Barnes <wbarnes345@gmail.com>, "nbpbenefits@gmail.com" <nbpbenefits@gmail.com>, Wendy Weiss <wweiss@highlandergroup.net>, "agcipcchio@yahoo.com" <agcipcchio@yahoo.com>
Cc: Jennifer Moss <jennifer@ixlkids.com>, David Landry <dlandry@lmdlaw.com>, Corey Byron <coreybyron@gmail.com>
Subject: RE: Letter to Maples Residents

Hi Bill,

We would like to host the Maples Association Presidents and Residents of the Maples to further communicate our letter and provide a Presentation to our vision with buying the Clubhouse and renovating it into an IXL Learning Center.

Here are the details:

- When Tuesday, November 30
- Time 7:00 – 8:00pm
- Where At the clubhouse

Corey believes the Clubhouse can accommodate up to 40 people.

After our brief presentation, there will be time for a Q&A period to clarify anything or answer any follow up questions.

We look forward to continuing our communication with you and the Maples Residents.

Thanks,
Scott Seltzer – Partner JMSS Novi, LLC

From: William Barnes <wbarnes345@gmail.com>
Sent: Monday, November 1, 2021 2:49 PM
To: Scott Seltzer <scott@coreseniorcare.com>; nbpbenefits@gmail.com; Wendy Weiss <wweiss@highlandergroup.net>; agcipcchio@yahoo.com
Cc: Jennifer Moss <jennifer@ixlkids.com>; David Landry <dlandry@lmdlaw.com>; Corey Byron <coreybyron@gmail.com>
Subject: Re: Letter to Maples Residents

Scott,

Thank you for sharing this information. We will review it with our respective BoD's and get back with you.

Best Regards,

Bill Barnes
+1 734-502-0041

From: Scott Seltzer <scott@coreseniorcare.com>
Date: Monday, November 1, 2021 at 1:28 PM
To: William Barnes <wbarnes345@gmail.com>, "nbpbenefits@gmail.com" <nbpbenefits@gmail.com>, Wendy Weiss <wweiss@highlandergroup.net>, "agcipcchio@yahoo.com" <agcipcchio@yahoo.com>
Cc: Jennifer Moss <jennifer@ixlkids.com>, David Landry <dlandry@lmdlaw.com>, Corey Byron <coreybyron@gmail.com>
Subject: Letter to Maples Residents

Hi Bill,

Thanks for getting Jen and I in organized communication with you and the other Maples Association Presidents.

Please find attached our letter that we ask all of you to forward on to all the Residents of your particular association at The Maples.

Jen and I will reach out this week to coordinate a place to meet in person with residents of The Maples. The purpose of this meeting is to expand our communication and do a presentation about the Vision for IXL Learning Centers at this location. That will also be a good opportunity to address anything that needs additional clarification.

We look forward to continuing a good dialogue with everyone at The Maples as we continue with this process.

Thanks,

Scott Seltzer – Partner JMSS Novi, LLC

David Landry

From: Scott Seltzer <scott@coreseniorcare.com>
Sent: Tuesday, November 16, 2021 8:10 AM
To: Jennifer moss
Cc: David Landry
Subject: FW: Letter to Maples Residents
Attachments: Letter to Maples of Novi Residents V2.doc

Good Morning,

Attached is the suggested letter from Bill Barnes (much different than ours) and below is his response when I asked what his and others positions are as of now:

Hi Scott,

My read is the BoD Presidents and boards want what is best for the community and there property value. I do not know the other board members well at all. There are some hostile members on some of the boards that will take exception. They will need to be persuaded. I find your proposal to be reasonable. When it comes to the BoD Members and community, having opinions without facts is no way to make a decision. Hence my desire for shared information with the Maple BoD's. I think the modifications to the letter might make it clean and simple and create less resistance overall from the BoD's and community. If we have the BoD's meeting on the 30th, you will find out where you stand.

It is best if you don't try to sell us on the transaction, but instead tell us what you intend to do, and let the opinions fall where they may. I think you will get far less resistance if you do.

I'm tied up for most of the day today but available today to talk and strategize. Does 11am work for everyone for a call tomorrow?

One idea I have is to keep our meeting with the President and Board Members on the 30th in person and have any other residents be able to zoom in. Something for us to think about and gameplan for on our call.

Thanks,

Scott Seltzer

Chester Street Residence
1725 Chester Road
Royal Oak, Michigan 48073
(248) 752-3535
www.chesterstreetresidence.com





Please consider the environment before printing this e-mail

Thank you for being environmentally responsible!

From: William Barnes <wbarnes345@gmail.com>

Sent: Monday, November 15, 2021 8:46 PM

To: Scott Seltzer <scott@coreseniorcare.com>

Subject: Re: Letter to Maples Residents

Scott,

See the simplified communication attached and let me know what you think.

Best Regards,

Bill Barnes

+1 734-502-0041

From: Scott Seltzer <scott@coreseniorcare.com>

Date: Monday, November 15, 2021 at 4:12 PM

To: William Barnes <wbarnes345@gmail.com>

Subject: RE: Letter to Maples Residents

Hi Bill,

I'm touching base to see if you are able to get me your feedback on our letter today or tomorrow.

Thanks,

Scott Seltzer – Partner JMSS Novi, LLC

From: William Barnes <wbarnes345@gmail.com>

Sent: Monday, November 1, 2021 2:49 PM

To: Scott Seltzer <scott@coreseniorcare.com>; nbpbenefits@gmail.com; Wendy Weiss <wweiss@highlandergroup.net>; agcipicchio@yahoo.com

Cc: Jennifer Moss <jennifer@ixlkids.com>; David Landry <dlandry@lmdlaw.com>; Corey Byron <coreybyron@gmail.com>

Subject: Re: Letter to Maples Residents

Scott,

Thank you for sharing this information. We will review it with our respective BoD's and get back with you.

Best Regards,

Bill Barnes
+1 734-502-0041

From: Scott Seltzer <scott@coreseniorcare.com>

Date: Monday, November 1, 2021 at 1:28 PM

To: William Barnes <wbarnes345@gmail.com>, "nbpbenefits@gmail.com" <nbpbenefits@gmail.com>, Wendy Weiss <wweiss@highlandergroup.net>, "agcipcchio@yahoo.com" <agcipcchio@yahoo.com>

Cc: Jennifer Moss <jennifer@ixlkids.com>, David Landry <dlandry@lmdlaw.com>, Corey Byron <coreybyron@gmail.com>

Subject: Letter to Maples Residents

Hi Bill,

Thanks for getting Jen and I in organized communication with you and the other Maples Association Presidents.

Please find attached our letter that we ask all of you to forward on to all the Residents of your particular association at The Maples.

Jen and I will reach out this week to coordinate a place to meet in person with residents of The Maples. The purpose of this meeting is to expand our communication and do a presentation about the Vision for IXL Learning Centers at this location. That will also be a good opportunity to address anything that needs additional clarification.

We look forward to continuing a good dialogue with everyone at The Maples as we continue with this process.

Thanks,

Scott Seltzer – Partner JMSS Novi, LLC

November 15, 2021. DRAFT v2

MAPLES BOARD OF DIRECTORS RE-WRITE OF IXL LETTER

Dear Residents of The Maples of Novi:

As you are probably aware, JMSS Novi, LLC has applied to the City of Novi for approval to amend The Maples of Novi PUD to allow an IXL Learning Center to occupy the former golf course clubhouse/restaurant which is currently vacant. A public hearing was conducted by the City of Novi Planning Commission on June 9, 2021 regarding our application. It is our intent to move forward with the PUD modification process to facilitate this sale. We would like to present some information that may help your understanding of the proposed transaction.

WHAT IS AN IXL LEARNING CENTER?

An IXL Learning Center (IXL) is an innovative community of child care centers that embodies love, trust, and exceptional care for infants through early elementary age children. <http://www.ixlkids.com/> IXL is well established and currently operates learning centers in, Berkley, Birmingham, Hamburg, Howell, Northville, South Lyon, and Troy. While this particular proposed location may have the physical capacity of accommodating up to 200 children, it is likely to have between 125 and 150 children daily. IXL provides both full-time and part-time enrollment. With children attending part-time, often schedules don't line-up perfectly resulting in classrooms that are not at capacity each day. Secondly, we design our classrooms to have extra square footage, creating a higher allowable capacity. Instead of using this higher capacity for additional children, it provides for additional space and comfort in the classroom area. Also, the enrollment process is such that we must leave space in older classrooms so that children can transition to the next room as they grow and develop. Finally, we offer a gross motor room (play activity room) for the children to play indoors when weather is inclement. This area must be licensed with a capacity, but it is only used for "gym" and is unoccupied for much of the day. The current Maples Golf property under consideration is ideal for this type of learning environment.

Our days of operation are Monday through Friday. Our hours of operation are between 7:00 a.m. and 6:00 p.m. Thus, there would be no children during the weekends and no traffic or children after 6:00 p.m.

WHAT ABOUT THE GOLF COURSE?

At the public hearing, on June 9th the owner of the Maples golf course stated clearly that the golf course will be closed after this season. Why? The golf course, as a par 3 executive style course is not profitable and self-sustaining. It will not operate as a golf course thereafter. We have proposed to the City the operation of an IXL Learning Center at the site of the former clubhouse/restaurant and that we will maintain the golf course property as open space. The golf course will continue to be maintained, not as a public golf course, but as "open space", for "park-like" use for Maples Association residents and IXL Learning Centers. IXL Learning Centers will maintain the open space, maintain the grass with scheduled cuttings, maintain the trees and shrubbery, and current bridges for pedestrian use.

TRAFFIC CONCERNS.

The location is at the corner of 14 Mile and Wakefield Dr. Families bringing their children to the IXL Learning Center will enter off of 14 Mile Rd. They would travel only a few feet on Wakefield and immediately turn into the IXL parking lot. This situation would be no different than the existing golf course or the former restaurant which accompanied this site.

Also, we want to share that the flow of traffic of a child care center is different from a traditional school. In a traditional setting, there is a singular designated drop-off and pick-up time. IXL's drop-off and pick-up occurs over a two-and-a-half-hour period each morning and evening. On average, drop-off occurs between 7:00 and 9:30 a.m. and pick-up from 3:30 p.m. to 6:00 p.m. From our experience in operating IXL Learning Centers, it can be expected with a center of 150 children, with many of our families having multiple children, between 10 and 15 vehicles would be present at any given time for drop-off and pick-up purposes. Thus, there would not be an occasion where a great number of cars would ever be parked in this parking lot.

NOISE CONCERNS AND PLANNED IMPROVEMENT

The area around the existing building and the former swimming pool (to be filled in) would be used for outside activity by the children. Our Learning Centers typically have three playgrounds. One is for infants and toddlers, another for preschool and pre-K children and the third-place base for school agers. Our outdoor playtime is scheduled and follows a structured daily routine. Following this routine, all the classrooms will not

be using the playgrounds at the same time. The children occupy the playground areas from each weekday morning from 9:30 a.m. to 12:00 p.m. and in the afternoon from 3:30 p.m. until 6:00 p.m. Thus, the outdoor play areas would be totally vacant after 6:00 p.m. and during the weekends.

IXL Learning Centers plans to make immediate improvements to the parking lot, building, and landscaping around the building. Details would be provided to the City of Novi.

FINAL COMMENTS

Change is never easy. Sometimes it can be very rewarding and the right thing to do. The benefit of our proposal is to have this building benefit the larger community who desire and can utilize the services provided by an IXL Learning Center. An IXL Learning Center can provide a successful occupant of this building, maintain the building, upkeep the property, and provide children and families of the greater Novi community with a reliable, safe and loving option for childcare. Moreover, the golf course property can remain open space available to the members of The Maples of Novi and be maintained as attractive open space. Both events have the ability to help maintain the property value of the affected condo associations and respective co-owners

Please keep in mind that an IXL Learning Center would become part of The Maples Community and will have a substantial investment, just like each of you, in the future success of The Maples Community.

David Landry

From: Scott Seltzer <scott@coreseniorcare.com>
Sent: Monday, November 22, 2021 8:33 AM
To: William Barnes; nbpbenefits@gmail.com; Wendy Weiss; agcipcchio@yahoo.com
Cc: Jennifer moss; David Landry; Corey Byron
Subject: Letter to Maples Residents
Attachments: Letter to Maples of Novi Residents - 11.01.2021.pdf

Hello Maples Association Presidents,

Based on my conversation with Bill last week, we kindly ask that you forward the original letter from November 1 to all owners in your respective associations.

As I explained to Bill, we feel the Planning Commission specifically requested that we address the comments raised during that meeting and communicate to all condo owners of The Maples.

Meeting on Tuesday, November 30 @ 7:00pm

Our plan is for our team to meet in person with the Board Members of all 4 Maples Association at the Maple Pointe Clubhouse on Centennial.

Please forward the zoom link and login information below for the remaining condo owners so they can connect as well:

<https://us02web.zoom.us/j/89308195310?pwd=WXZGTzVBeFFXbEV5djByeHV4Y3N5QT09>

Meeting ID: 893 0819 5310

Passcode: 103394

Meeting Agenda

We appreciate everyone making the time to meet with us in person. Our agenda will be very similar to our letter and we will have a power point presentation that everyone in person and on zoom will be able to see and follow along. The presentation is merely to explain our vision for this property and address concerns that owners raised during our prior meeting with the Planning Commission.

Our goal is not to sell anyone but to communicate and clarify the best we can to help people be more informed.

Everyone who logs in will be muted and we will ask people to use the Chat Room to ask any clarifying questions after our presentation.

We look forward to seeing everyone next week as we move through this process.

Thanks,

David Landry

From: William Barnes <wbarnes345@gmail.com>
Sent: Monday, November 22, 2021 9:47 PM
To: Scott Seltzer
Cc: Jennifer moss; David Landry; Corey Byron
Subject: Re: Letter to Maples Residents

Hi Scott,

I did not say that anything in your original letter was not factual. I did say I desired a simple factual letter. Hence my revision.

Best Regards,

Bill Barnes
+1 734-502-0041

From: Scott Seltzer <scott@coreseniorcare.com>
Date: Monday, November 22, 2021 at 9:35 PM
To: William Barnes <wbarnes345@gmail.com>
Cc: Jennifer moss <jennifer@ixlkids.com>, David Landry <dlandry@lmdlaw.com>, Corey Byron <coreybyron@gmail.com>
Subject: RE: Letter to Maples Residents

Hi Bill,

What in our letter do you find to be not factual?

Thanks,

Scott Seltzer – Partner JMSS Novi, LLC

From: William Barnes <wbarnes345@gmail.com>
Sent: Monday, November 22, 2021 9:33 PM
To: Scott Seltzer <scott@coreseniorcare.com>; nbpbenefits@gmail.com; Wendy Weiss <wweiss@highlandergroup.net>; agcipcchio@yahoo.com; queenmarla@aol.com
Cc: Jennifer moss <jennifer@ixlkids.com>; David Landry <dlandry@lmdlaw.com>; Corey Byron <coreybyron@gmail.com>
Subject: Re: Letter to Maples Residents

Hi Scott,

Thank you for the email, but I want to clarify that the outcome of our discussion last week was for me to contact the other associations and explain our conversation. Which I have done. Each individual association has to review what I shared, including my own.

As I mentioned before, all associations we are not in agreement with the content of the original letter and you are not in agreement with my revised draft version. What started out as a simple request to share factual information about your pending transaction has morphed into something totally different.

The associations are not in agreement with the original letter. If this is the letter and communication you want to share with the Maples Community, you will need to do so on your own, without our BoD's involvement.

One of the associations has communicated back to me that they are not interested in a meeting on the 30th and any zoom participation with their co-owners. I regret we must cancel this tentative event for the 30th. This does not prevent you from organizing a meeting of your own, and soliciting the co-owners directly.

As I mentioned before it was my intent to get simple factual information, via written communication, about your potential purchase of the Golf Course. My effort to coordinate with the other associations, given your need for a different approach has failed. I am no longer putting forth any effort to coordinate communications with the other board presidents. You have every BoD president's contact information. I will ask you to please deal with each association directly, moving forward.

Best Regards,

Bill Barnes
+1 734-502-0041

From: Scott Seltzer <scott@coreseniorcare.com>

Date: Monday, November 22, 2021 at 8:33 AM

To: William Barnes <wbarnes345@gmail.com>, "nbpbenefits@gmail.com" <nbpbenefits@gmail.com>, Wendy Weiss <wweiss@highlandergroup.net>, "agcipicchio@yahoo.com" <agcipicchio@yahoo.com>

Cc: Jennifer moss <jennifer@ixlkids.com>, David Landry <dlandry@lmdlaw.com>, Corey Byron <coreybyron@gmail.com>

Subject: Letter to Maples Residents

Hello Maples Association Presidents,

Based on my conversation with Bill last week, we kindly ask that you forward the original letter from November 1 to all owners in your respective associations.

As I explained to Bill, we feel the Planning Commission specifically requested that we address the comments raised during that meeting and communicate to all condo owners of The Maples.

Meeting on Tuesday, November 30 @ 7:00pm

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<https://us02web.zoom.us/j/89308195310?pwd=WXZGTzVBeFFXbEV5djByeHV4Y3N5QT09>

Meeting ID: 893 0819 5310
Passcode: 103394

Meeting Agenda

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Our goal is not to sell anyone but to communicate and clarify the best we can to help people be more informed.

Everyone who logs in will be muted and we will ask people to use the Chat Room to ask any clarifying questions after our presentation.

We look forward to seeing everyone next week as we move through this process.

Thanks,

Scott Seltzer – Partner JMSS Novi, LLC

From: Scott Seltzer

Sent: Monday, November 1, 2021 1:29 PM

To: William Barnes <wbarnes345@gmail.com>; nbpbenefits@gmail.com; Wendy Weiss <wweiss@highlandergroup.net>; agcipicchio@yahoo.com

Cc: Jennifer Moss <jennifer@ixlkids.com>; David Landry <dlandry@lmdlaw.com>; Corey Byron <coreybyron@gmail.com>

Subject: Letter to Maples Residents

Hi Bill,

Thanks for getting Jen and I in organized communication with you and the other Maples Association Presidents.

Please find attached our letter that we ask all of you to forward on to all the Residents of your particular association at The Maples.

Jen and I will reach out this week to coordinate a place to meet in person with residents of The Maples. The purpose of this meeting is to expand our communication and do a presentation about the Vision for IXL Learning Centers at this location. That will also be a good opportunity to address anything that needs additional clarification.

We look forward to continuing a good dialogue with everyone at The Maples as we continue with this process.

Thanks,

Scott Seltzer – Partner JMSS Novi, LLC

David Landry

From: Scott Seltzer <scott@coreseniorcare.com>
Sent: Wednesday, November 24, 2021 2:38 PM
To: Corey Byron
Cc: Jennifer moss; David Landry
Subject: Letter to Owners of The Maples
Attachments: Letter to Maples of Novi Residents - 11.01.2021 v2.pdf

Hi Corey,

We appreciate you reaching out about sending our letter of communication to any contacts you have at The Maples. Please find it attached along with the latest update and strategy below:

We recently sent an individual email to Bill Barnes and the other Presidents of the Associations making another request to kindly email our letter to the homeowners in their Association. In addition to you sending it out to your contacts, we are also going to send it to certain individuals who have reached out to us in support of this project and ask them to circulate it as best they can as well.

There is also a thread that started on the app NextDoor related to our first meeting with the City. It is filled with many speculations and inaccuracies. I will share with you the link that a friend just sent me the other day. If you are comfortable, you can share the letter on that thread and possibly comment on the inaccuracies.

Our goal is to get this out to as many homeowners as possible in preparation for Zoom only Call on Thursday December 9 @ 7pm.

Unfortunately, Barb McBeth relayed to us a few weeks ago through our attorney that the City was not prepared to put us on the December 8 Planning Commission Agenda. Given that they are going to try and communicate to more Owners than they normally do, they wanted us to on the January agenda. We were fully prepared to send in our package for them to review but Barb indicated that it would not matter as the City would still not want us on the December agenda. Barb sent this via an email to Dave Landry. I did not lay down easily on this as we both wanted to be on the agenda in December. However, we are fully enthralled in local city politics and it frustrating but we are fully committed to doing everything on our part and spending money to get us to the finish line.

We are going to submit our fully revised package to the City and formally request to be on the January agenda which Barb has indicated we would be.

I understand that nobody is happy about our timing and going to Planning in January. My goal is to stay focused on the outcome which is approvals from the City so we can close on this property.

Thanks,

Scott Seltzer

Chester Street Residence
1725 Chester Road
Royal Oak, Michigan 48073

David Landry

From: Wendy Weiss <wweiss@highlandergroup.net>
Sent: Wednesday, November 24, 2021 4:42 PM
To: Scott Seltzer
Cc: Jennifer moss; David Landry
Subject: Re: Letter to Owners in Your Association

Scott:

While I understand you've been communicating with Bill, we in the Heights agree with the thoughts that he has shared with you. Therefore, I will not forward your letter through our Association communications. You will have to use another avenue to distribute any information you would like to share with our co-owners.

Respectfully,

Wendy Weiss

Sent from my iPhone

On Nov 24, 2021, at 2:15 PM, Scott Seltzer <scott@coreseniorcare.com> wrote:

Hello Wendy,

My name is Scott Seltzer and I am partner's with Jennifer Moss on the proposed IXL Learning Center.

In previous communications, Bill Barnes has been our contact person helping coordinate our communications with the Presidents of each Association at The Maples.

We do understand that Bill would like us to send a more simple letter but we feel compelled to communicate all the issues in our Letter per the request of the Planning Commission.

We kindly ask that you please forward this communication to the Owners of your association. It would be greatly appreciated.

Thanks,
Scott Seltzer – Partner JMSS Novi, LLC

<Letter to Maples of Novi Residents - 11.01.2021 v2.pdf>

David Landry

From: Scott Seltzer <scott@coreseniorcare.com>
Sent: Wednesday, November 24, 2021 2:18 PM
To: agcipcchio@yahoo.com; queenmarla@aol.com
Cc: Jennifer moss; David Landry
Subject: Letter to Owners in Your Association
Attachments: Letter to Maples of Novi Residents - 11.01.2021 v2.pdf

Hello,

My name is Scott Seltzer and I am partner's with Jennifer Moss on the proposed IXL Learning Center.

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We do understand that Bill would like us to send a more simple letter but we feel compelled to communicate all the issues in our Letter per the request of the Planning Commission.

We kindly ask that you please forward this communication to the Owners of your association. It would be greatly appreciated.

Thanks,
Scott Seltzer – Partner JMSS Novi, LLC

David Landry

From: Scott Seltzer <scott@coreseniorcare.com>
Sent: Wednesday, November 24, 2021 2:16 PM
To: Wendy Weiss
Cc: Jennifer moss; David Landry
Subject: Letter to Owners in Your Association
Attachments: Letter to Maples of Novi Residents - 11.01.2021 v2.pdf

Hello Wendy,

My name is Scott Seltzer and I am partner's with Jennifer Moss on the proposed IXL Learning Center.

In previous communications, Bill Barnes has been our contact person helping coordinate our communications with the Presidents of each Association at The Maples.

We do understand that Bill would like us to send a more simple letter but we feel compelled to communicate all the issues in our Letter per the request of the Planning Commission.

We kindly ask that you please forward this communication to the Owners of your association. It would be greatly appreciated.

Thanks,
Scott Seltzer – Partner JMSS Novi, LLC

David Landry

From: Scott Seltzer <scott@coreseniorcare.com>
Sent: Wednesday, November 24, 2021 2:14 PM
To: nbpbenefits@gmail.com
Cc: Jennifer moss; David Landry
Subject: Letter to Owners in Your Association
Attachments: Letter to Maples of Novi Residents - 11.01.2021 v2.pdf

Hello,

My name is Scott Seltzer and I am partner's with Jennifer Moss on the proposed IXL Learning Center.

In previous communications, Bill Barnes has been our contact person helping coordinate our communications with the Presidents of each Association at The Maples.

We do understand that Bill would like us to send a more simple letter but we feel compelled to communicate all the issues in our Letter per the request of the Planning Commission.

We kindly ask that you please forward this communication to the Owners of your association. It would be greatly appreciated.

Thanks,
Scott Selzer – Partner JMSS Novi, LLC

David Landry

From: Scott Seltzer <scott@coreseniorcare.com>
Sent: Wednesday, November 24, 2021 2:10 PM
To: William Barnes
Cc: Jennifer moss; David Landry
Subject: Letter to Owners in Your Association
Attachments: Letter to Maples of Novi Residents - 11.01.2021 v2.pdf

Hi Bill,

I want to thank you for coordinating past communication with you and Presidents of the other Maples Associations.

I do understand you would like us to send a more simple letter but we feel compelled to communicate all the issues in our Letter per the request of the Planning Commission.

Per your last email, you did not wish to send our letter out but I thought I would kindly ask again. It would be greatly appreciated.

Thanks,
Scott Selzer – Partner JMSS Novi, LLC

EXHIBIT C

EXHIBIT C

EXHIBIT C



IXL Learning Center

Proposed Novi Location

Information for
Maples Condominium Association Residents

PROPOSAL TO AMEND THE MAPLES PUD TO:

1. Allow an IXL Learning Center at the former location of The Maples restaurant/clubhouse.
2. Repurpose the golf course by maintaining it as open space for use by residents of The Maples.

HISTORY OF THE GOLF COURSE AND CLUBHOUSE BUILDING

- 2011-2014** Golf course closed, and bank took over property.
- 2014** Golf course was reopened and the restaurant opened.
- 2016** Restaurant closed.
- NOW** Current owner acquired the golf course & clubhouse.
The clubhouse is used to operate the owner's online business.

Currently the golf course has only 20 members.

CURRENT OWNER OF THE GOLF COURSE, COREY BRYON, HAS ANNOUNCED HE WILL NOT REOPEN THE COURSE IN 2022

To Whom it May Concern:

We are not planning on opening the Maples Golf Course next year (2022).

Sincerely,
Corey Byron
On behalf of CKC LLC

--

Corey Byron
President

Current property view of Maples Golf Course and Country Club located at 31260 Wakefield



IXL LEARNING CENTER
±2.35 ACRES

INDEX OF DRAWINGS

PAP1.1	AREA PLAN
P1.1	CONCEPT SITE PLAN
P2.1	CONCEPT FLOOR PLANS
P4.1	EXISTING ELEVATIONS
L-1.0	CONCEPT LANDSCAPE PLAN

IXL LEARNING CENTER

0001, 00000000

OWNER/DEVELOPER:

IXL LEARNING CENTER

PROPERTY USE PLAN
SCALE: 1" = 200'-0"



JUNE 6, 2021 PLANNING COMMISSION PUBLIC HEARING

The Maples Condominium Residents expressed concerns regarding:

- What is an IXL Learning Center
 - Traffic concerns
 - Concerns regarding the future of the existing golf course property
 - Concerns regarding the effect on market value of residents' homes.
-

**THE FOLLOWING INFORMATION
IS IN RESPONSE TO THE
QUESTIONS & CONCERNS OF
THE MAPLES RESIDENTS**

CLUBHOUSE EXTERIOR APPEARANCE

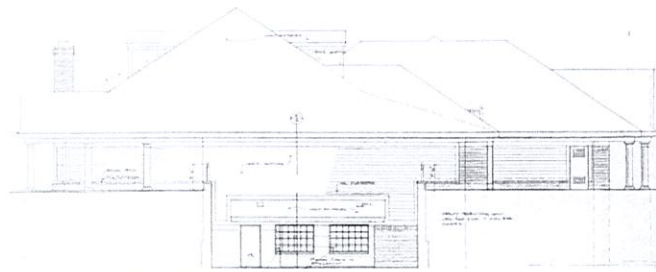
The existence of IXL Learning Center in this space will require no change in the exterior appearance.

- The golf course clubhouse façade will remain the same.
- No changes in the property of the golf course:
 - No change in wetlands
 - No change in topography of the land

Current Clubhouse Frontage and Elevation



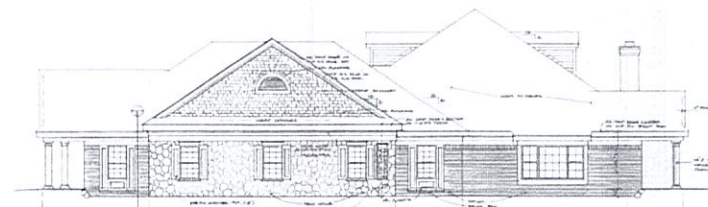
Proposed IXL Plans Show Existing Frontage and Elevation



EXISTING WEST ELEVATION

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

NOTE: ALL EXISTING CONDITIONS
SHOWN FOR REFERENCE



EXISTING EAST ELEVATION

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

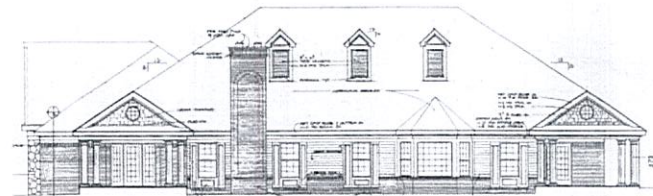
NOTE: ALL EXISTING CONDITIONS
SHOWN FOR REFERENCE



EXISTING SOUTH ELEVATION

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

NOTE: ALL EXISTING CONDITIONS
SHOWN FOR REFERENCE



EXISTING NORTH ELEVATION

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

NOTE: ALL EXISTING CONDITIONS
SHOWN FOR REFERENCE

IXL LEARNING CENTER

000000

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OWNER/DEVELOPER

IXL LEARNING CENTER

IXL

Learning Center ▶

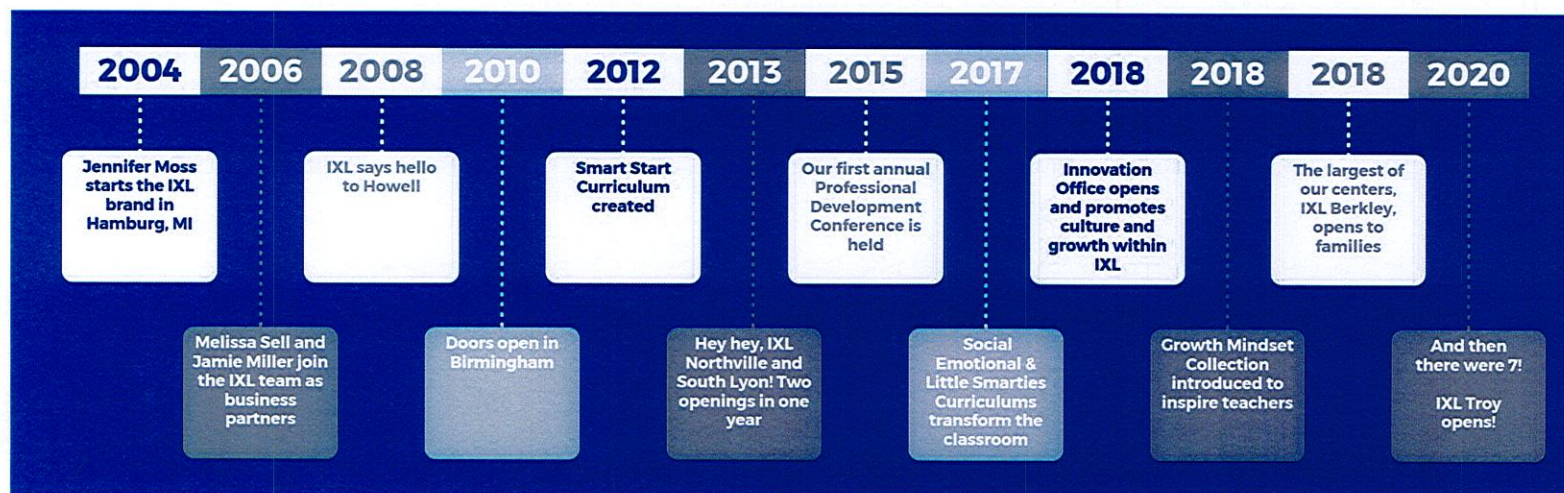
IXL Learning Center

Love, Trust & Exceptional Care



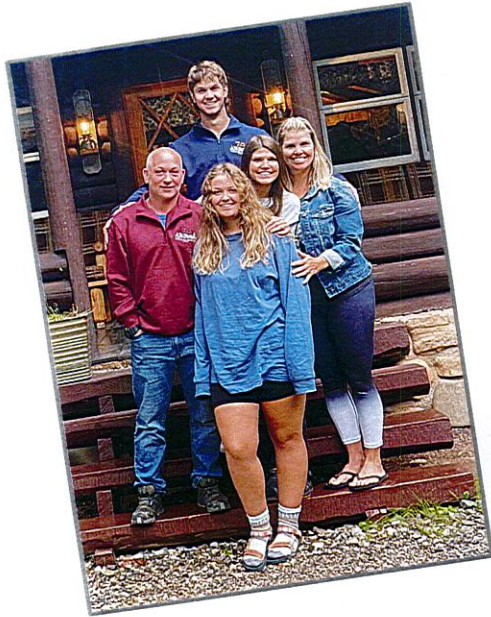
IXL Learning Center is an innovative community of childcare centers that embodies love, trust and exceptional care. Our committed team provides children with opportunities for growth and purposeful play through a wide variety of social and developmental experiences. We strive to create strong relationships with our children, families and teachers to build a solid early childhood foundation and a love of learning.

A brief history of IXL Learning Center



IXL began in 2004 when Jennifer Moss purchased the first location in Hamburg, MI. Since then, we have expanded to a current total of 7 locations across southeastern Michigan. With a community of over 900 families and over 250 early childhood professionals, we serve the communities of Berkley, Birmingham, Hamburg, Howell, Northville, South Lyon, and Troy.

IXL's reputation as an exemplary educational setting has resulted in waitlists for care and showcasing the continuing need for additional high quality child care facilities in our local community. IXL continues to go above and beyond in the formation of it's curriculums and its adherence to the standards of State of Michigan Licensing (LARA).



IXL's ties to the Novi community extend beyond providing care to the young children who live locally and providing employment opportunities to loving early childhood educators.



Jennifer Moss will be the owner of the center located in Novi on the property of the Maples Golf Course. Jennifer has deep ties to the community, she has lived in Novi and Northville for all of her life, and raised her family here. Her husband has been a Novi firefighter for 5 years.

CHILD CARE USE IS INCLUDED IN THE ORIGINAL PUD AREA PLAN FOR NON-RESIDENTIAL USES

“The development of the non-residential areas will be coordinated with that of the housing areas and their immediate environs. The development will include 60,000 square feet of convenience commercial, 20,000 square feet of office, health and fitness, adult and *childcare* functions necessary to service the needs of the community.”

Original PUD Area Plan, pg. 36

HOW MANY CHILDREN WILL ATTEND IXL LEARNING CENTER?

While the physical space can accommodate up to 200 children, it is likely to include 125 to 175 children.

There are several reasons for this:

- IXL provides both full time and part time enrollment. With children attending part time, classrooms are not at capacity every day.
- We must leave space in older classrooms so that children can transition to the next room as they grow and develop
- We have a “gross motor room”, which is used as an indoor gym and is unoccupied most of the day.



WHAT DAYS OF THE WEEK AND HOURS OF THE DAY WILL IXL LEARNING CENTER OPERATE?

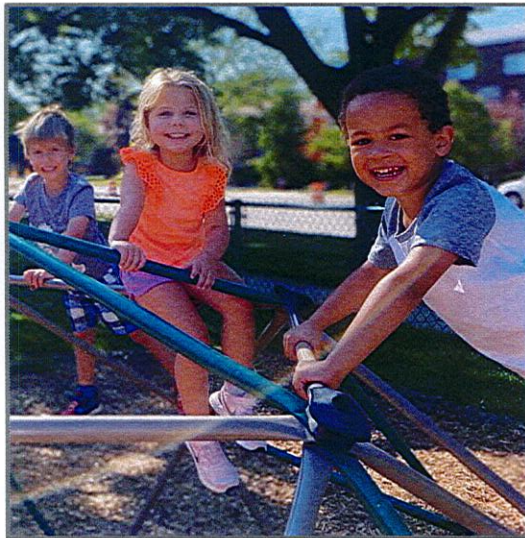
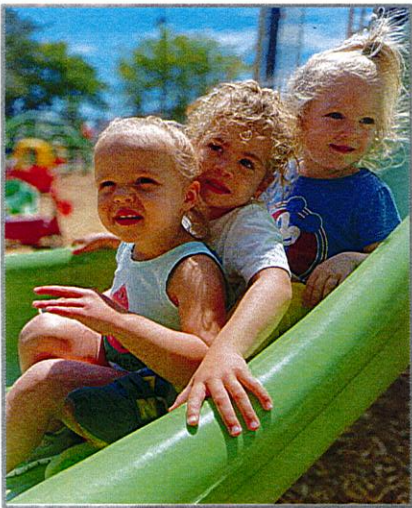
- IXL Learning Center is open Monday through Friday from 7:00 a.m. to 6:00 p.m.
 - After hours activities are limited to staff trainings such as quarterly staff meetings, CPR or curriculum trainings, etc.
 - IXL Learning Center will be closed weekends.
-

IXL LEARNING CENTER IS CLOSED FOR THE FOLLOWING HOLIDAYS:

- New Year's Day
- Memorial Day
- July 4th
- Friday before Labor Day
- Labor Day
- Thanksgiving
- Friday following Thanksgiving
- Christmas Eve
- Christmas
- New Year's Eve



DURING WHAT TIMES OF DAY WILL CHILDREN BE OUTSIDE?



- Typical schedules would be:
 - 10:00 a.m. to 12:00 noon
 - 3:00 p.m. to 5:30 p.m.
- Playground and outside times are staggered by age groups and limited by maximum group sizes.
 - Not all children are outside at once.

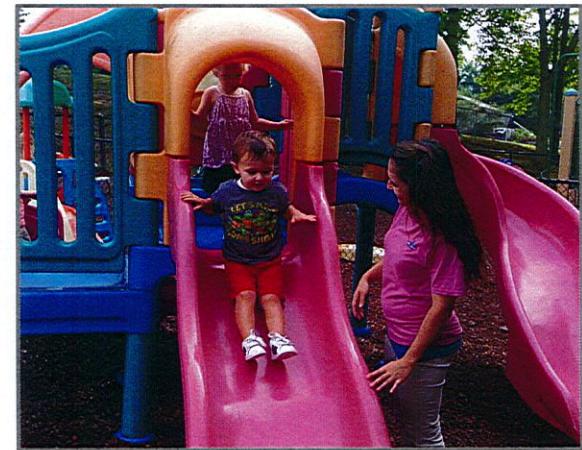
HOW MUCH NOISE WILL IXL LEARNING CENTER GENERATE?



- City of Novi's Administrative Review concluded "the proposed daycare use will not generate any additional noise as compared to the current clubhouse use of the site."
- We will be required to abide by the City of Novi noise ordinance requirements and satisfy that with a noise study.

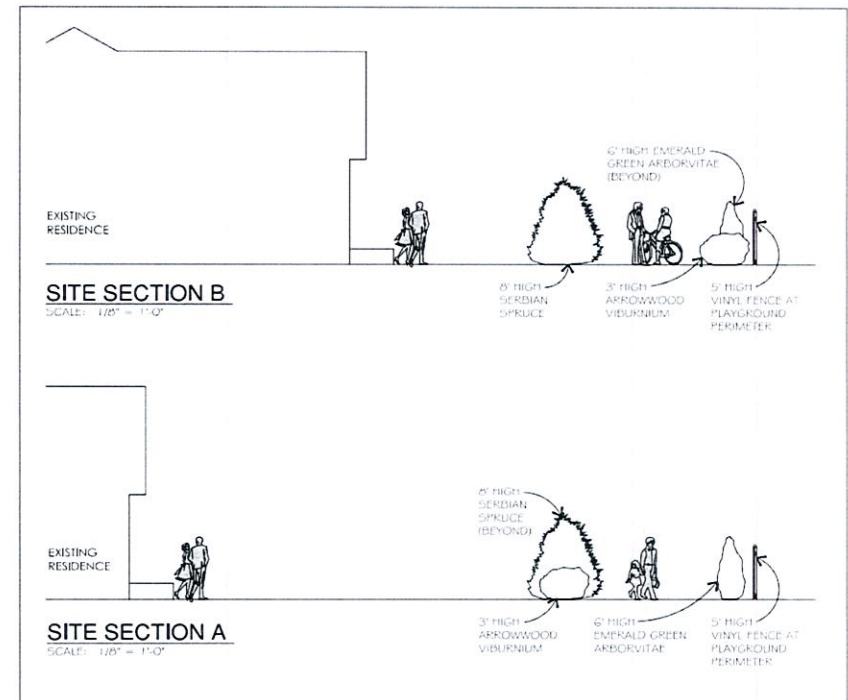
HOW WILL CHILDREN BE PREVENTED FROM WANDERING OFF THE IXL LEARNING CENTER PREMISES?

- Children's activities outside are always monitored.
- A 5 foot high vinyl fence will surround the outside play area.

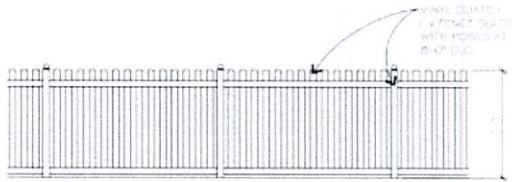
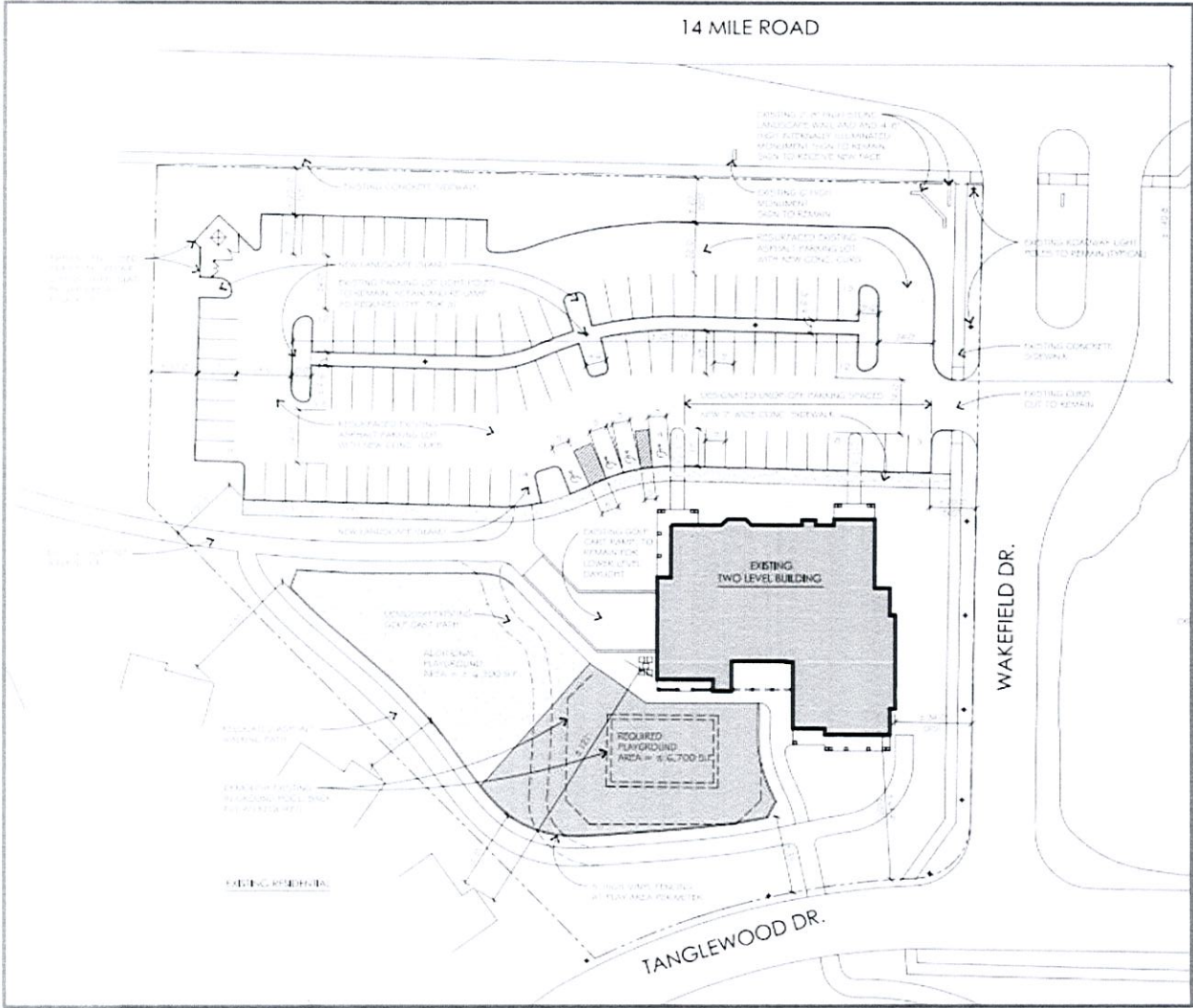


HOW WILL THE OUTSIDE PLAY AREA BE SCREENED FROM VIEW?

- Five-foot vinyl fence around the play area.
- Six-foot arborvitae.
- Eight-foot Serbian Spruce trees
- Evergreen Trees



SITE PLAN



VINYL FENCE CONCEPT

$$2024 \times 10^3 = 2.024 \times 10^6$$

TRAFFIC CONCERNS

- Drop off times are typically 7:00 a.m. to 9:00 a.m.
 - Pick up times are typically 3:30 p.m. to 6:00 p.m.
 - Not all children are dropped off or picked up at once.
 - Many families have multiple children. Our experience with existing IXL Learning Centers is that approximately 10-15 vehicles are present at once.
 - The City of Novi traffic study concluded that the number of trips generated during peak hours do not exceed the City's threshold.
 - Entrance to the IXL Learning Center parking lot is approximately 140 feet from 14 Mile Road on Wakefield Drive.
 - JMSS LLC will contribute to the Maples road fund in the percentage required by the current PUD.
-



Golf Course Property

GOLF COURSE PROPERTY

- Will be maintained entirely as open space- entire 31.3 acres
- No change in topography.
- No change in wetlands.



HOW WILL GOLF COURSE PROPERTY BE MAINTAINED?

- Grass will be cut weekly.

HOW WILL PROPERTY MAINTENANCE OF THE GOLF COURSE BE GUARANTEED?

- JMSS LLC will enter into an agreement with the City of Novi whereby JMSS LLC guarantees that the grass will be cut.

WHO WILL HAVE ACCESS TO THE PROPERTY?

- Residents of The Maples of Novi will have property access.



WHAT TYPES OF USE COULD THE GOLF COURSE PROPERTY HAVE?

- Walking/Hiking Trails
- Disc golf
- Foot golf
- Snow shoeing/cross-country skiing

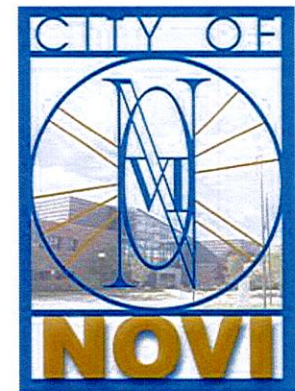
WILL THE EXISTING WETLANDS BE PRESERVED?

- YES
- No destruction or alteration of the wetlands will occur



COULD THE CITY OF NOVI OBTAIN OWNERSHIP OF THE GOLF COURSE PROPERTY AND OPERATE A GOLF COURSE?

- No. The City of Novi Charter prohibits the City from owning/operating a golf course without prior vote of the Novi residents to amend the charter.



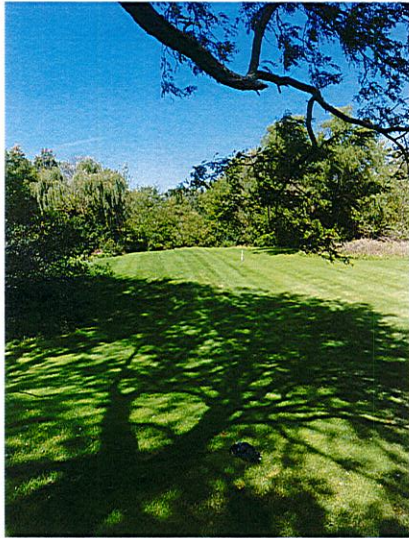
COULD THE MAPLES OF NOVI OBTAIN OWNERSHIP OF THE GOLF COURSE PROPERTY?

- YES.
- JMSS LLC is willing to gift a large portion of the golf course to The Maples of Novi at no cost.

WHAT ARE THE MAINTENANCE COSTS OF THE GOLF COURSE PROPERTY?

- Approximately \$500 per week to cut the grass during the growing season.
- JMSS LLC is willing to donate to The Maples the riding lawnmower that comes with the property.

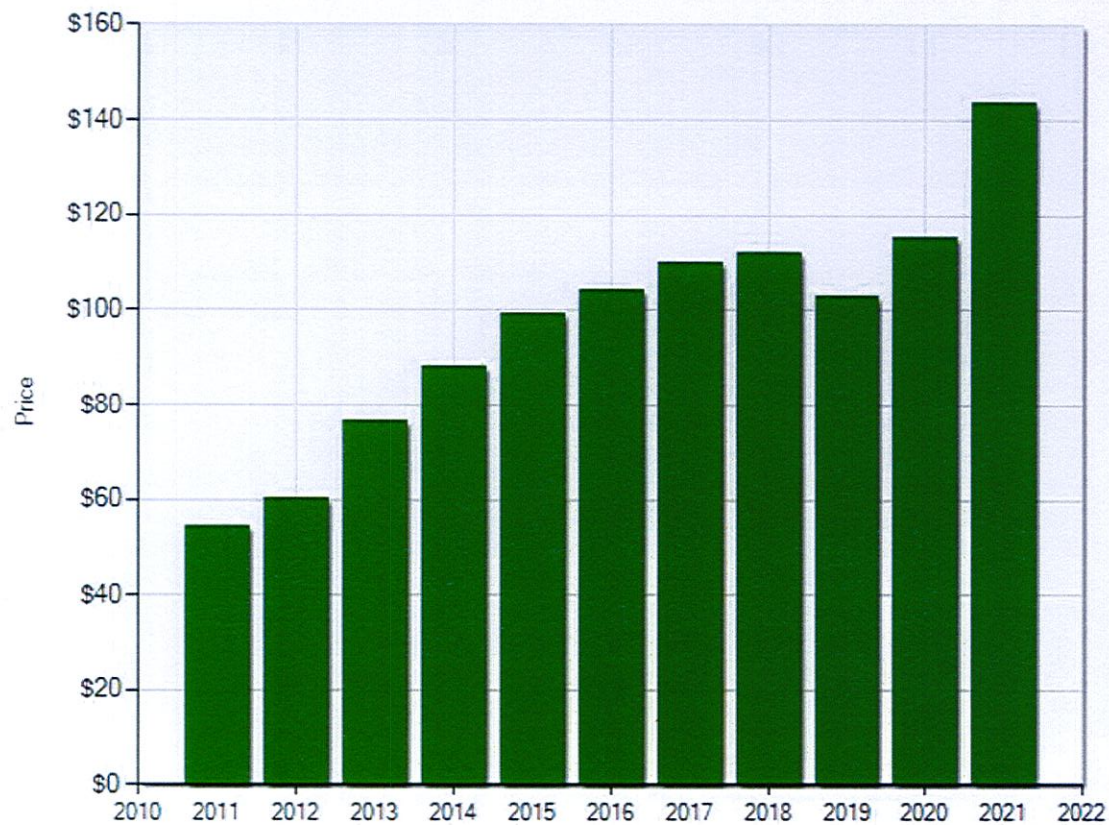
Options for Golf Course Usage



WILL THE MARKET VALUE OF THE HOMES IN NOVI BE NEGATIVELY IMPACTED BY THE ABSENCE OF AN OPERATING GOLF COURSE?

- No.

Sale Price by Sq Foot Ratio



■ Sale Price by SqFt Ratio

Time frame is from Jan 2011 to Oct 2021
Latitude, Longitude is around 42.52, -83.46

Results calculated from 724 listings

The Maples golf course was
closed between 2011-2014

WITH THE PROPOSED PUD AMENDMENT

- **GOLF COURSE PROPERTY:**

- To remain open space.
- Lawn will be mowed appropriately according to the seasons.
- No alteration of the topography.
- No alteration of the wetlands.

- **FORMER CLUBHOUSE:**

- No change in façade.
- Hours of operation limited.
- Days of the week operations limited.

QUESTIONS?

EXHIBIT D

EXHIBIT D

EXHIBIT D



IXL LEARNING CENTER
± 2.35 ACRES

INDEX OF DRAWINGS

- PAP1.1 AREA PLAN
- P1.1 CONCEPT SITE PLAN
- P2.1 CONCEPT FLOOR PLANS
- P4.1 EXISTING ELEVATIONS
- L-1.0 CONCEPT LANDSCAPE PLAN

IXL LEARNING CENTER

NOV 16

MICHIGAN

OWNER/DEVELOPER:

IXL LEARNING CENTER

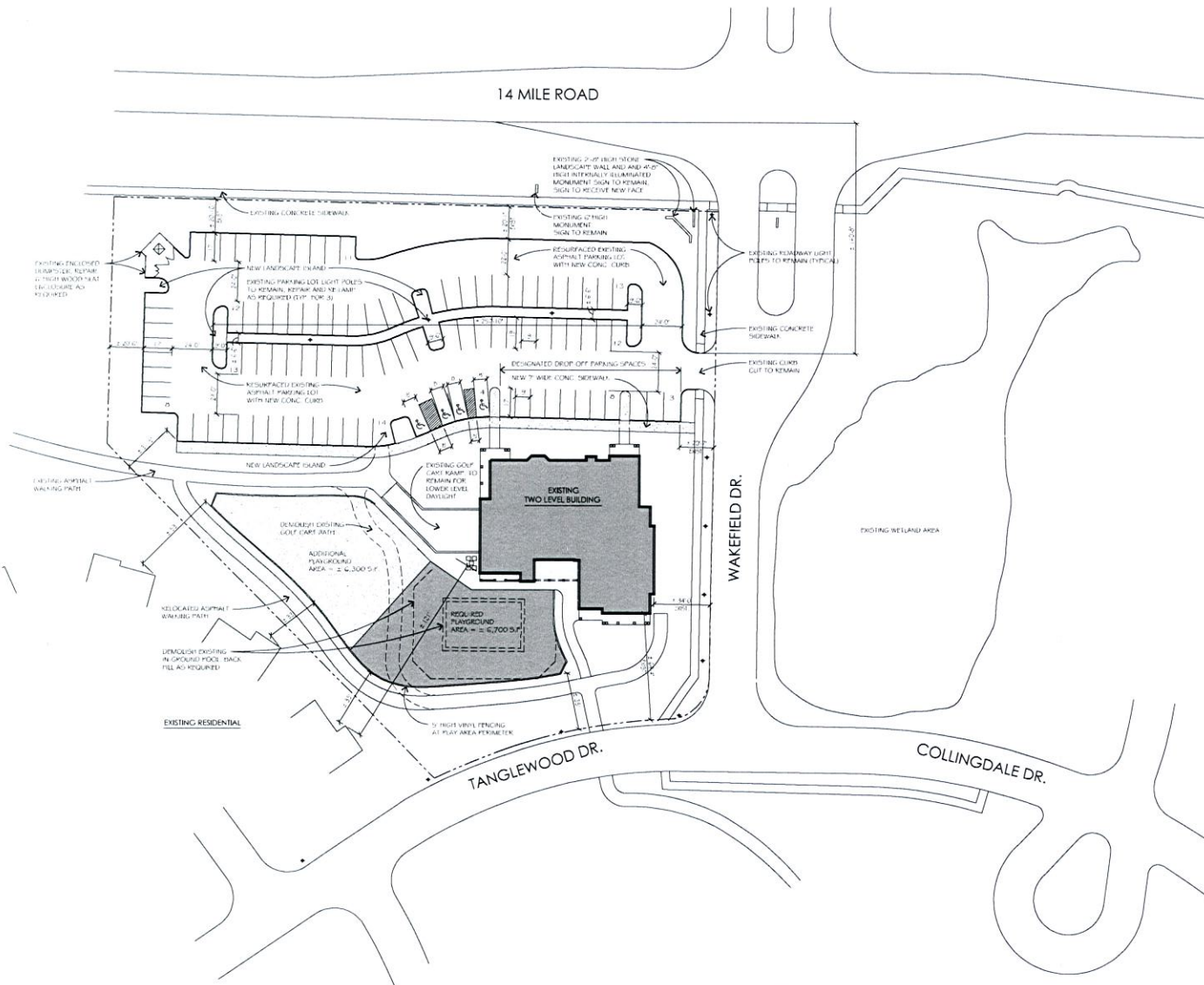
PROPERTY USE PLAN
SCALE: 1" = 200' (17)



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE: 248-489-9169
PROJECT NO: 3134

ISSUED
PRE-APPLICATION
SUBMITTAL
JAN. 28, 2021
PERMITS SUBMITTAL
APRIL 1, 2021
REVISED PLOT
APRIL 1, 2021
REVISED SUBMITTAL
DEC. 3, 2021

PRELIMINARY
NOT FOR CONSTRUCTION
PAP1.1
CAD DWG PAP1.1 12x21 DWG



CONCEPT SITE PLAN
SCALE: 1" = 30' 0"



DEVELOPMENT CALCULATIONS

IXL LEARNING CENTER LOTS AREA:
± 2.30 ACRES

BUILDING AREA

FIRST FLOOR = 7,700 S.F. G.B.A. = 5,000 S.F. USABLE
SECOND FLOOR = 7,700 S.F. G.B.A. = 4,000 S.F. USABLE
TOTAL AREA = 15,400 S.F. G.B.A. = 9,000 S.F. USABLE

PARKING REQUIREMENTS

1 OFFICE PER 300 S.F. USABLE AREA = 1 PER EMPLOYEE
= 3.00 / 300 = 28 CUSTOMER PARKING SPACES
+ 28 EMPLOYEE PARKING SPACES
= 56 TOTAL PARKING SPACES

PARKING PROVIDED

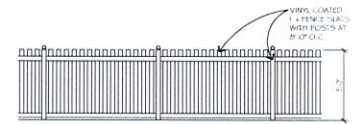
PROVIDED: 11 DESIGNATED DROP-OFF SPACES

PLAYGROUND AREA

1000 S.F. REQUIRED PER 67 CHILDREN = 6,700 S.F.
± 13,000 S.F. PROVIDED

NOTES

1. SEE SHEET P2-1 FLOOR PLANS FOR ELABORATION OF USABLE AREA.
2. 67 CHILDREN PARKED ON ± 2000 TOTAL CHILDREN WITH MAX. OF 325 OUTDOORS AT THE SAME TIME.
3. ALL EXISTING ROADWAY AND PARKING LOT LIGHT POLES TO REMAIN, REPAIR AND RE-PAINT EXISTING PARKING LOT LIGHT POLES AS REQUIRED, WITH INTENTION TO NOT CHANGE EXISTING SITE PHOTOGRAPHICS. NO NEW LIGHT POLES TO BE ADDED.
4. ALL EXISTING CONDITIONS MUST BE FIELD VERIFIED.
5. HOURS OF OPERATION TO BE 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY, WITH TYPICALLY NO WEEKEND HOURS.



VINYL FENCE CONCEPT

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

NOTE:
27' PERIMETER OF PLAYGROUND AREA. SEE LANDSCAPE PLAN L-1 FOR PROPOSED LANDSCAPE CONCEPT.

IXL LEARNING CENTER

NOVIL

MICHIGAN

OWNER/DEVELOPER:

IXL LEARNING CENTER



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

42400 GRAND RIVER AVENUE, SUITE 200
NOVIL, MICHIGAN 48375
PHONE: 248-468-9160
PROJECT NO: 5134

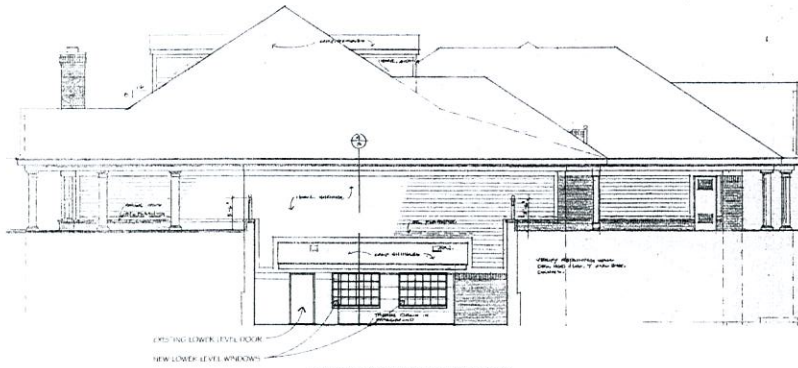
ISSUED:
PRELIMINARY
SUBMITTAL
JAN. 28, 2021
PUG APPROVED SUB:
APRIL 2021
REVISED PUG:
APR 2021
APR 2021
REVISED PUG:
APR 2021
REVISED PUG:
APR 2021

PRELIMINARY
NOT FOR CONSTRUCTION

P1-1

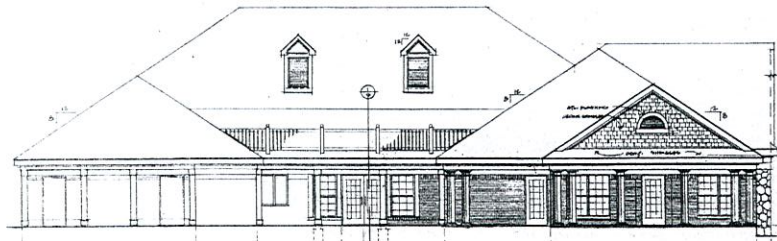
CAD/DWG P1-1 4-21-DWG

CAD DWG P2.1 12-3-21 DWG



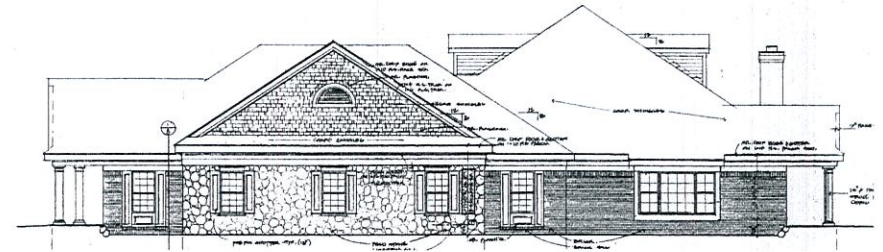
EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"
NOTE: ALL EXISTING CONDITIONS
MUST BE FIELD VERIFIED



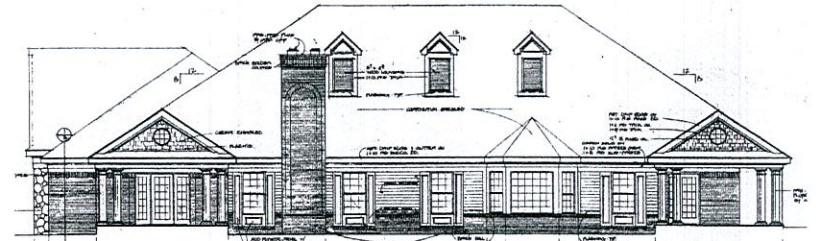
EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
NOTE: ALL EXISTING CONDITIONS
MUST BE FIELD VERIFIED



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"
NOTE: ALL EXISTING CONDITIONS
MUST BE FIELD VERIFIED



EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"
NOTE: ALL EXISTING CONDITIONS
MUST BE FIELD VERIFIED

IXL LEARNING CENTER

HOWI,

MICHIGAN

OWNER/DEVELOPER:

IXL LEARNING CENTER



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
HOWI, MICHIGAN 48075
PHONE: 248.489.5150
PROJECT NO. 5134

ISSUED:
PRELIMINARY
SUBMITTAL
JAN. 28, 2021
REVISED PLAN
APRIL 1, 2021
REVISED PLAN
AMENDED SUBMITTAL
DEC. 3, 2021

PRELIMINARY
NOT FOR CONSTRUCTION

[PA] 1

CAD DWG: P4.1 12.3.21 DWG

PROJECT TITLE
XL LEARNING
CENTER
260 WAKEFIELD DR.
75 OF 107A, GRALAND COUNTY, INDIANA

ORIGINAL ISSUE DATE:
APRIL 1, 2021

DRAWING TITLE
**LANDSCAPE
CONCEPT
PLAN**

EA JOB NO.	2021-0095
M.	JS
N.	CR
ES.	CR
DRAWING NUMBER:	

NOT FOR CONSTRUCTION L-1.0

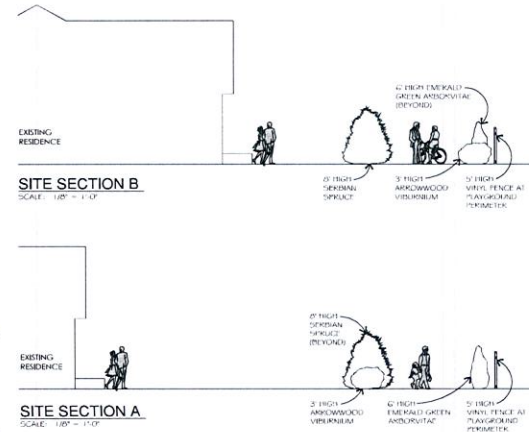


EXHIBIT E

EXHIBIT E

EXHIBIT E





INDEPENDENCE GREEN

Disc Golf Course



PAR 3
225'

Tips, Tricks, & Notes

Funnel your drive through the narrow approach onto the green, but avoid the low hanging willow limbs.

The creek lines the entire back side of the green.

Next tee up the hill to the right along side the parking lot.



Designed By:
Watch It Bend



INDEPENDENCE GREEN

Disc Golf Course



PAR 3
250'

Tips, Tricks, & Notes

Throw over the creek
onto the green.

The preferred route
is to the left
of the tall trees.

You may be able to

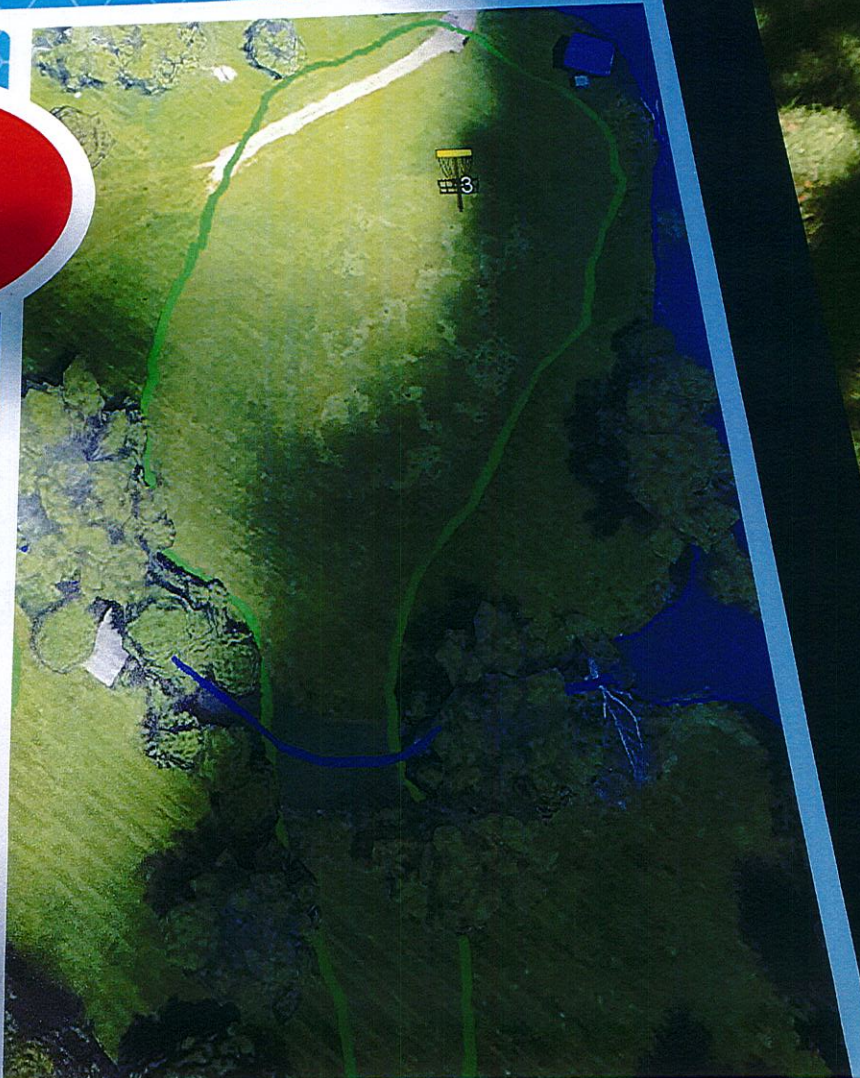




EXHIBIT F

EXHIBIT F

EXHIBIT F

To Whom it May Concern:

We are not planning on opening the Maples Golf Course next year (2022).

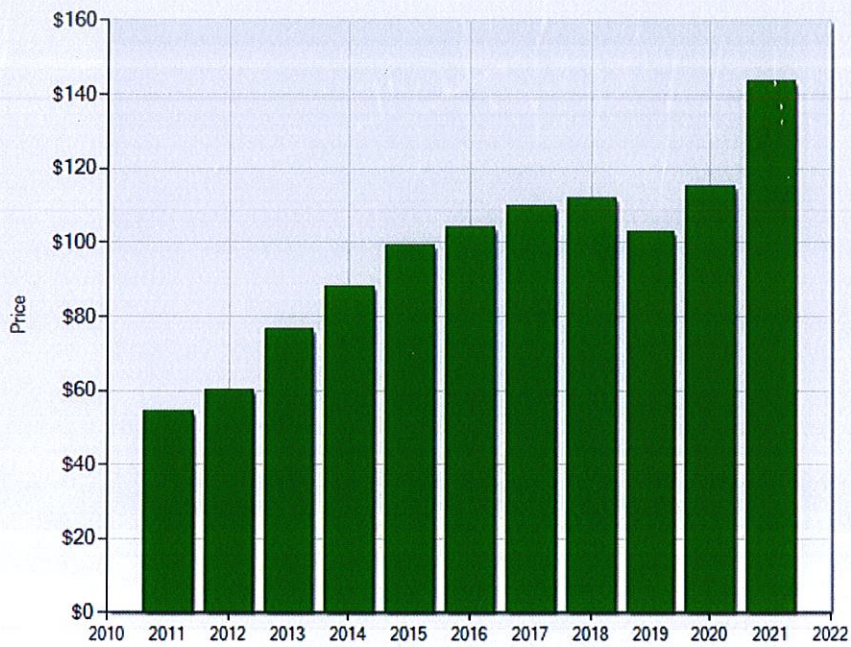
Sincerely,

Corey Byron
On behalf of CKC LLC

EXHIBIT G

EXHIBIT G

EXHIBIT G



■ Sale Price by SqFt Ratio

Time frame is from Jan 2011 to Oct 2021
Latitude, Longitude is around 42.52, -83.46

Your search has been modified to fit the selected preset.

Results calculated from 724 listings

EXHIBIT H

EXHIBIT H

EXHIBIT H

Novi IXL Learning Center

To the City of Novi and the Planning Commission:

During our last meeting in June, you requested to learn more about IXL Learning Center. This letter will hopefully give you more insight into our company.

An IXL Learning Center (IXL) is an innovative community of child care centers that embodies love, trust, and exceptional care for infants through early elementary age children. While this particular location may have the physical capacity of accommodating up to 200 children, it is likely to have between 125 and 150 children daily. There are many reasons for this. First, IXL provides both full-time and part-time enrollment. With children attending part-time, often schedules don't line-up perfectly resulting in classrooms that are not at capacity each day. Secondly, we design our classrooms to have extra square footage, creating a higher allowable capacity. Instead of using this higher capacity for additional children, it provides for additional space and comfort in the classroom area. Also, the enrollment process is such that we must leave space in older classrooms so that children can transition to the next room as they grow and develop. Finally, we offer a gross motor room for the children to play indoors when weather is inclement. This area must be licensed with a capacity, but it is only used for "gym" and is unoccupied for much of the day.

Our days of operation are Monday through Friday. Our hours of operation are between 7:00 a.m. and 6:00 p.m. Thus, there would be no children during the weekends and no traffic or children after 6:00 p.m.

The location is at the corner of 14 Mile and Wakefield Dr. Families bringing their children to the IXL Learning Center will enter off of 14 Mile Rd. They would travel only a few feet on Wakefield and immediately turn into the IXL parking lot. There would be no reason for a family to enter off of Novi Road and drive through the entirety of The Maples. This situation would be no different than the existing golf course or the former restaurant which accompanied this site.

Also, we want to share that the flow of traffic of a child care center is different from a traditional school. In a traditional setting, there is a singular designated drop-off and pick-up time. IXL's drop-off and pick-up occurs over a two-and-a-half-hour period each morning and evening. On average, drop-off occurs between 7:00 and 9:30 a.m. and pick-up from 3:30 p.m. to 6:00 p.m. From our experience in operating IXL Learning Centers, it can be expected with a center of 150 children, with many of our families having multiple children, between 10 and 15 vehicles would be present at any given time for drop-off and pick-up purposes. Thus, there would not be an occasion where a great number of cars would ever be parked in this parking lot. In fact, less vehicles would be in the parking lot at one time than a restaurant operating at full capacity.

The area around the existing building and the former swimming pool would be used for outside activity by the children. Our Learning Centers typically have three playgrounds. One is for infants and toddlers, another for preschool and pre-K children and the third-place base for school agers. Our outdoor playtime is scheduled and follows a structured daily routine. Following this routine, all the classrooms will not be using the playgrounds at the same time. The children occupy the playground areas from each weekday morning from 9:30 a.m. to 12:00 p.m. and in the afternoon from 3:30 p.m. until 6:00 p.m. Thus, the outdoor play areas would be totally vacant after 6:00 p.m. and during the weekends.

We currently have 7 IXL Learning centers located in Berkley, Birmingham, Hamburg, Howell, Northville, South Lion and Troy. IXL's first location was opened in 2004 and we pride ourselves on the service we provide and being good neighbors in our communities.

Thank You,

Jennifer Moss – Owner IXL Learning Center and Partner JMSS Novi, LLC

EXHIBIT I

EXHIBIT I

EXHIBIT I

**SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT OF THE MAPLES OF
NOVI**

A request for an Amendment of the Planned Unit Development for The Maples of Novi and the accompanying Area Plan having been submitted by JMSS Novi, LLC, pursuant to the Novi zoning ordinance of 1997 (Ordinance 97-18) which remains in place to address any proposed changes to the existing PUDs within the City, and specifically, Article 27 of the said Ordinance, the City of Novi Planning Commission having conducted a Public Hearing and made a recommendation to the Novi City Council and the Novi City Council having approved a Second Amendment to the Planned Unit Development for The Maples of Novi pursuant to Article 27 of Ordinance 97-18:

RECITALS

WHEREAS, the initial Planned Unit Development for The Maples of Novi having an effective date of July 10, 1989;

WHEREAS, the First Amended Planned Unit Development for The Maples of Novi having an effective date of July 24, 1992;

WHEREAS, since the initial Planned Unit Development and the First Amendment, changing social and economic conditions having resulted in that portion of The Maples of Novi Planned Unit Development property initially contemplated and developed as a 9-hole executive golf course being no longer economically viable;

WHEREAS, it remains desirable to maintain the property where the former golf course was designed and developed as open space available for use by all co-owners of The Maples of Novi and their guests as open park space;

WHEREAS, JMSS Novi LLC, having proposed to utilize the former clubhouse for the golf course as an IXL Learning Center for use as a child daycare center/learning center for not more than 200 children;

WHEREAS, JMSS Novi LLC agrees to maintain the former golf course property, keep the vegetation cut, in keeping with the City of Novi Ordinance requirements;

WHEREAS, JMSS Novi LLC agrees to allow the members of The Maples of Novi to utilize the former golf course property as open space/park space, including recreational activities such as disc golf, hiking/walking trails, cross-country skiing, snowshoeing and other similar recreational activities.

NOW THEREFORE, the Planned Unit Development for The Maple of Novi and its accompanying Area Plan are hereby amended as follows:

1. All references in the Area Plan to a "golf course" shall be replaced by the term "former golf course property".
2. Section 13, Pg. 36 of the Area Plan entitled "NON-RESIDENTIAL (Zone A)" shall be amended to read as follows:

The development the non-residential areas will be coordinated with that of the housing areas and their immediate environs. The development will include 60,000 square feet of convenience, commercial, 20,000 square feet of office, health and fitness, adult and childcare functions necessary to service the needs of the community and an IXL Learning Center in the former golf course clubhouse and adjacent property (not including the former golf course holes) for up to 200 children per the site plan attached hereto as Exhibit A.

3. JMSS Novi LLC agrees to maintain the former golf course property, keeping the grass cut, in keeping with the City of Novi ordinance requirements. No disturbance of the existing wetlands will occur and no change in the topography of the former golf course land shall occur.
4. JMSS Novi LLC agrees to allow the members of The Maples of Novi and their guests to utilize the former golf course property as open space/park space, including recreational activities such as disc golf, walking/hiking trails, cross-country ski trails, snowshoeing and similar activities.
5. The former clubhouse building for the golf course and the adjacent parking lot and adjacent grounds (not including the former golf course property itself, shall be developed and maintained per the site plan attached hereto as Exhibit A, as an IXL Learning Center.
6. All other portions of the Amended Planned Unit Development for The Maples of Novi shall remain in full force and effect.

SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT OF PROPERTY
KNOWN AS THE MAPLES OF NOVI

✓ A request for an Amendment of the Planned Unit Development for The Maples of Novi and the accompanying Area Plan having been submitted by JMSS Novi, LLC, pursuant to the Novi zoning ordinance ~~of~~ 1997 (Ordinance 97-18) which remains in place to address any proposed changes to the existing PUDs within the City, and specifically, Article 27 of the said Ordinance, the City of Novi Planning Commission having conducted a Public Hearing and made a recommendation to the Novi City Council and the Novi City Council having approved a Second Amendment to the Planned Unit Development for The Maples of Novi pursuant to Article 27 of Ordinance 97-18:

RECITALS

WHEREAS, the initial Planned Unit Development for The Maples of Novi having an effective date of July 10, 1989;

WHEREAS, the First Amended Planned Unit Development for The Maples of Novi having an effective date of July 24, 1992;

WHEREAS, since the initial Planned Unit Development and the First Amendment, changing social and economic conditions having resulted in that portion of The Maples of Novi Planned Unit Development property initially contemplated and developed as a 9-hole executive golf course being no longer economically viable;

WHEREAS, it remains desirable to maintain the property where the former golf ~~course~~ was designed and developed as open space available for use by all co-owners of The Maples of Novi (~~hereinafter The Maples~~) and their guests as open park space;

✓ WHEREAS, JMSS Novi LLC, having proposed to utilize the former clubhouse for the golf course as an IXL Learning Center for use as a child daycare center/learning center for not more than 200 children;

✓ WHEREAS, ~~the IXL Learning Center and~~ JMSS Novi LLC agrees to maintain the former golf course property, keep the vegetation cut, in ~~keeping~~ *accordance* with the City of Novi Ordinance requirements;

WHEREAS, JMSS Novi LLC agrees to allow the members of The Maples of Novi to utilize the former golf course property as open space/park space, including recreational activities such as disc golf, hiking/walking trails, cross-country skiing, snowshoeing and other similar recreational activities.

NOW THEREFORE, the Planned Unit Development for The Maple of Novi and its accompanying Area Plan are hereby amended as follows:

1. All references in the Area Plan to a "golf course" shall be replaced by the term "former golf course property".
2. Section 13, Pg. 36 of the Area Plan entitled "NON-RESIDENTIAL (Zone A)" shall be amended to read as follows:

The development the non-residential areas will be coordinated with that of the housing areas and their immediate environs. The development will include 60,000 square feet of convenience, commercial, 20,000 square feet of office, health and fitness, adult and childcare functions necessary to service the needs of the community and an IXL Learning Center in the former golf course clubhouse and property (not including the former golf course holes) for up to 200 children per the site plan attached hereto as Exhibit A.

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5. The former clubhouse building for the golf course and the adjacent parking lot and adjacent grounds (not including the former golf course property itself) shall be developed and maintained per the site plan attached hereto as Exhibit A, as an IXL Learning Center.
6. All other portions of the Amended Planned Unit Development for The Maples of Novi shall remain in full force and effect.

APPLICANT RESPONSE LETTER



Wah Yee Associates
Architects & Planners
Since 1961

January 21, 2022 RE: IXL Learning Center, Revised response to City Planning and Community
Development Review Report

JSP 21-03 IXL NOVI

Christian Carroll
City of Novi Community Development Department
45175 Ten Mile Road
Novi, MI 483375

Planning and Community Development, Christian Carroll : Sept. 27, 2021

1. Note #5, Hours of operation has been added to sheet P1.1.
2. A noise impact statement will be provided at the time of Site Plan Submittal if determined to be necessary.
3. Yard dimensions have been added to sheet P1.1.
4. Setback dimensions from closest residence to IXL building and playground have been added to sheet P1.1
5. Request for amendment has now been provided with this submittal.
6. Parking space and drive aisle dimensions have been added to sheet P1.1.
7. Barrier free parking space dimensions have been added to sheet P1.1.
8. Barrier free parking space signs will be shown at the time of Site Plan Submittal.
9. All building exits directly access sidewalks as shown on sheet P1.1.
10. Dumpster enclosure wall details will be provided at the time of Site Plan Submittal.
11. Bicycle parking spaces will be shown at the time of Site Plan Submittal.
12. An Economic Impact Statement has now been provided.
13. Project name approval will be obtained if determined to be necessary.
14. A full site photometric plan will be provided at the time of Site Plan Submittal if determined to be necessary.

Planning and Community Development, Christian Carroll : Sept. 27, 2021

1. All references to "Future Development" have been removed from sheet PAP1.1, Property Use Plan.
2. The dimension has been added showing the distance from 14 Mile Road to the curb cut into the IXL Learning Center site off of Wakefield Dr. (140'-8") on sheet P1.1, Concept Site Plan.
3. The playground area fence has been highlighted in red on the color Landscape Plan, Sheet L-1.0, Landscape Concept Plan. (11" x 17")
4. Site Sections A and B have been added to sheet L-1.0, Concept Landscape Plan. These sections show the relationship between the new playground area fence, new landscaping shrubs, people and existing residences.





Wah Yee Associates
Architects & Planners
Since 1961

Planning and Community Development, Christian Carroll : Jan. 19, 2022

We will be making the necessary revisions and provide the additional information required per this review letter at the time of Site Plan Submittal.

Engineering, Kate Richardson : Feb. 17, 2021

Engineering items 1 through 14 will be addressed at the time of Site Plan Submittal.

Engineering, Humna Anjum : Dec. 27, 2021

Engineering items 1 through 17 will be addressed at the time of Site Plan Submittal.

Landscaping, Rick Meader : Dec. 16, 2021

We will be making the necessary revisions and provide the additional information required per this review letter at the time of site plan submittal.

Woodlands Review, Emily Hanson : Feb. 5, 2021

No new Woodland letter has been provided due to the determination that no woodland area will be impacted by this development.

Wetlands Review, Douglas Repen : Feb. 16, 2021

No new wetland letter has been provided due to the determination that no regulated wetland area will be impacted by this development.

Traffic Review, Patricia Thompson : Feb. 12, 2021

1. The Trip Generation Summary indicates that the number of trips at all times are under the number of trips that would require a Traffic Impact Study.
2. Traffic Review Items 1 through 44 will be addressed at the time of Site Plan Submittal.

Traffic Review, Patricia Thompson : Jan. 7, 2022

Traffic Review Items 1 through 44 will be addressed at the time of Site Plan Submittal.

Fire Department, Kevin Pierce : Feb. 9, 2021

1. This review recommends approval with no items to be addressed at this time.





Wah Yee Associates
Architects & Planners
Since 1961

Fire Department, Mike Olando : Dec. 16, 2021

This review recommends approval with no items to be addressed at this time.

Prepared by,

Matt Niles

Wah Yee Associates Architects & Planners



PUD ORDINANCE

See Ord. 91-18,100

ARTICLE 27. PLANNED UNIT DEVELOPMENT (PUD)

Sec. 2700. PUD regulations.

1. *Purpose and Location of a PUD.* The general purpose of a PUD development is to allow innovative and efficient land use development which will protect the natural environment conserve natural resources and energy, and insure compatibility of proposed PUD development with adjacent uses of land and to promote the use of land in a socially and economically desirable manner. A PUD shall be located in areas of the City designated on the City's Master Plan as suitable and desirable for such development. An application for a PUD district in all other locations shall either follow or proceed simultaneously with an amendment to the Master Plan. If the PUD request is not approved, the underlying zoning district remains in place and the property can be developed pursuant to existing zoning requirements.

2. District Regulations.

- a. *General.* All uses, structures, and properties shall comply with all regulations in Section 2400, Schedule of Regulations and with all other regulations and requirements of Ordinance No. 84-18, as amended, except as provided in this Section.
- b. *Minimum PUD Area.* The minimum PUD area to be developed under the regulations of this Section shall be twenty (20) acres, provided, however, that the minimum PUD area may be waived by the City Council if the parcel in question has unique characteristics such as, but not limited to, significant topographic change, significant trees or wooded areas, wet lands or poor soil conditions on portions of the property, water courses or utility easements crossing the parcel, unusual shape or proportions, and isolation from other undeveloped or developable lands. In such case, the applicant shall submit information to the City Council to support the request for a waiver of the minimum PUD size requirements. The City Council shall consider the request and act thereon, and shall inform the applicant of the action in writing. The request for a

waiver and the City Council's action shall be made prior to the applicant's submittal of application for a PUD district classification. The City Council shall not consider any request for a waiver in the twenty (20) acre minimum until it has received a recommendation from the Planning Commission on said request.

c. *Mixing of Uses.*

- (1) A residential area, designated on a proposed site plan, may contain one or more types of dwelling units, provided that such combination of dwelling unit types will not interfere with orderly and reasonable platting of an area, if such area is to be platted.
- (2) Single family detached dwelling units shall comprise not less than twenty (20) percent of all dwelling units in a PUD.
- (3) Multiple-family dwelling units may be located in buildings containing, or intended to contain, commercial and/or office activities, provided that commercial uses shall be permitted only on the first, ground, or main floor, however defined. Dwelling units shall not be permitted on any floor on which commercial and/or offices are located or intended to be located.
- (4) Home occupations shall not be permitted in any dwelling unit, including a manufactured housing unit, other than a single-family detached dwelling unit.
- (5) Commercial and/or office uses shall be permitted in such areas and size as are necessary or desirable to serve the residential development of the same PUD district provided such district is at least two hundred (200) acres in size.

d. *Density Regulations.*

- (1) The maximum permitted residential density for a PUD district shall not exceed the average residential density for the area included in the PUD as shown on the City's Master Plan.
- (2) The maximum lot coverage of all uses in the PUD district including accessory buildings shall not exceed twenty-five

- (25) percent. For example, the total "foot print" of all buildings, structures and accessory buildings and structures in a PUD development of one hundred (100) acres could not exceed one million eighty-nine thousand (1,089,000) square feet.
- (3) The maximum floor area ratio (FAR) for all uses in the PUD district shall not exceed 0.35. For example, in an one hundred (100) acre PUD development the maximum floor area for all floors in residential and non-residential buildings could not exceed one million five hundred twenty-four thousand six hundred (1,524,600) square feet.
 - (4) Land areas to be used in calculating gross densities, ground floor coverages, and floor areas as provided in this Section shall each be delineated on the preliminary site plan, the phasing plan and the final site plan, so that the acreage and density computations can be confirmed.
 - (5) The land area used for calculating gross residential density shall include the total residential land area designated on the preliminary site plan or final site plan, less any area within existing public street rights-of-way.
 - (6) The horizontal surface area of lakes, streams, ponds (natural, man-made, or storm water retention), marshlands, and similar areas may be included in the acreage used for calculating gross residential density if fifty (50) percent of the frontage of such areas are part of lands devoted to parks and open space used for and accessible by residents of the PUD.
 - (7) Lot coverage and FAR calculations for residential structures shall be based upon the acreage designated for gross residential density, lot coverage and FAR calculations for nonresidential uses shall be based upon land areas including acreage for private drives, parking and loading areas, open spaces around structures, landscape areas, and similar areas, but not including acreage in existing public street right-of-ways.
 - (8) Land once used to provide acreage sufficient to meet density regulations in a project within a PUD shall not again be used to compute density in another project unless the gross and net densities, lot coverage, and FAR of the subject project and all previous projects are maintained at or less than the limits established in the approved area plan.
 - (9) Top decks of underground parking structures may be included in the land area used in density calculations if such area is fully landscaped and is not used for circulation and parking of vehicles.
 - (10) The lot coverage and FAR for the PUD shall include estimated ground floor area and total floor area for the single-family detached dwelling units proposed in the PUD. The applicant shall list such estimated floor areas, and shall provide backup information to justify those estimates.
- e. *Yard Setbacks.*
- (1) A yard setback fifty (50) feet wide shall be provided along the perimeter of the PUD district fronting on a public street.
 - (2) A yard forty (40) feet wide shall be provided along the perimeter of the PUD district not fronting on a public street. Such yard shall be designed and landscaped as a buffer strip; parking lots and driveways shall not be permitted in such yard, except that drives may cross such yard.
 - (3) A yard at least thirty-five (35) feet wide shall be provided along the right-of-way of a collector street proposed within the PUD, and a yard fifty (50) feet wide shall be provided along the right-of-way of a major thorofare proposed within the PUD.
 - (4) A landscaped yard at least ten (10) feet wide shall be provided between a parking lot of five (5) or more spaces and a property line within the PUD, and

twenty (20) feet from the perimeter property line of the PUD, except when adjacent to a public street right-of-way line, existing or proposed, in which case the preceding setbacks shall apply.

- (5) A transition strip at least forty (40) feet wide shall be required on any commercial or office site when adjacent to a residential area, school site, park, and similar areas. Such strips shall be landscaped with trees, shrubs, mounds, ground covers, and other materials. The distance between any residential building and a nonresidential building shall not be less than one hundred fifty (150) feet unless waived by the City Council after recommendation by the Planning Commission.
- (6) The preceding yard requirements, except those in Section 2700.2,3 (1) and (2), herein, may be modified or waived when approved by the City Council upon recommendation of the Planning Commission. The modification or waiver shall be justified by the applicant and shall be based upon findings that topographic conditions, existing trees and other vegetation, proposed land grading and plant materials, or other site conditions perform the same functions as the required yards. Such modifications or waivers shall be clearly shown on the approved area plan.
- (7) All required yards shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas as provided in Section 2509.

f. *Distances Between Buildings.*

- (1) Any single-family dwelling structure shall be located at least twenty (20) feet from any other single-family dwelling structure unless structurally attached thereto.
- (2) The location of buildings and uses and the distances between buildings shall be clearly shown on the area plan and

shall control the development and continued use of the property.

- (3) Distances between the buildings other than single family dwelling structures shall conform to the requirements for such uses where first permitted in Ordinance No. 84-18, as specified in Section 2400.
- g. *Height.* Maximum height of buildings in the PUD district shall be thirty-five (35) feet or three (3) stories or as regulated by the FAR, whichever is lower.
- h. *Circulation and Access.*
- (1) Each lot, principal building and principal use within a PUD district shall have vehicular access from a public street. All such streets shall be designed and constructed in accordance with the City of Novi Design and Construction Standards.
 - (2) The City Council, upon Planning Commission recommendation, may permit certain lots, principal buildings or principal uses to maintain vehicular access solely to a private street, provided that (a) such private street is constructed in accordance with the City of Novi Design and Construction Standards and (b) the continued maintenance of such private streets as common areas is provided for in accordance with Subsection 2700-8.
 - (3) The standards for the design and construction of private streets may be modified where strict application of the provisions would result in practical difficulties or undue hardship to the developer, provided that the City Engineers determine that the proposed modification will adequately provide the anticipated service required. Where such modification is permitted, the City of Novi may, as a condition to subsequently proposed dedication of such streets, require the owner to bear the full expense of reconstruction or other action necessary to bring the streets into compliance with the design and construction standards.

- (4) Where deemed necessary by the City Council upon recommendation of the Planning Commission, each lot or principal building in a PUD district shall have pedestrian access from a public or private sidewalk as part of the area plan. All parts of the PUD shall be interconnected by a nonmotorized safety path which will provide for the necessary safe, and convenient movement of the pedestrians. A bicycle path system shall also be provided in the PUD which may be part of the nonmotorized safety path system.
 - (5) An individual dwelling unit in any single-family, two-family, townhouse, manufactured housing unit, or similar residential structure shall not have direct access to a major thorofare or collector street.
- i. *Utilities.*
- (1) Each principal building in a PUD district shall be connected to public water and sanitary sewer lines.
 - (2) Each site in a PUD district shall be provided with adequate storm drainage. Open drainage courses and storm water retention ponds may be permitted by the City Council upon recommendation by the City Engineering Consultant consistent with the City's Stormwater Management Plan.
 - (3) Electrical, telephone, and cable television lines shall be underground. Surface-mounted transformers and similar equipment for the underground wires shall be shown on the final site plan and shall be landscaped and screened from view.
Location should be flexible and shall impose minimum environmental impact.
- j. *Open Space Regulations.*
- (1) Buildings, parking lots, drives, and similar improvements may be permitted in open space areas if related and necessary to the functions of the open space. Other buildings and improvements shall be prohibited therefrom. Any permitted uses shall be designated as being available to the public or Property Owners Association.
 - (2) Open space areas shall be conveniently and equitably located throughout the PUD in relation to the location of dwelling units and natural features.
 - (3) Open space areas shall have minimum dimensions which, in the Planning Commission's opinion, are usable for the functions intended and which will be maintainable.
 - (4) There shall be a concerted effort to create focal points of interest in entry points to the PUD through use of art, civic design, enhancement of natural landscape, and vistas.
 - (5) The City Council may require, upon recommendation of the Planning Commission, that natural amenities such as ravines, rock outcrops, wooded areas, tree or shrub specimens, unique wildlife habitats, ponds, streams, and marshes be preserved as part of the open space system of the PUD.
- k. *Phasing.* Development within a PUD district may be phased as delineated on the approved area plan. Phasing shall be subject to the following requirements:
- (1) Any phase containing commercial and/or office uses shall have a residential land area containing at least one hundred (100) dwelling units.
 - (2) A phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, off-street parking, adequate utility services, and open spaces and recreation facilities, and shall be capable of substantial occupancy, operation, and maintenance upon completion of construction and development of that phase.
 - (3) The City Council, upon recommendation of the Planning Commission, may require that development be phased so that City, school districts, and County property tax revenues resulting from such development will generally balance the expenditures required by pub-

lic agencies to properly service that development so that serious overloading of utility services and community facilities will not result, so that the various amenities and services necessary to provide a safe, convenient, and healthful residential environment will be available upon completion of any one phase. The Planning Commission may require the applicant to provide housing and commercial market analyses, traffic studies, and other information necessary for the Commission to properly and adequately analyze a PUD project for recommendation to the City Council with respect to this requirement.

- (4) The Planning Commission may require, as part of a final site plan review of a development phase, that land shown as common open space on the approved area plan be held in reserve as part of a phase to be developed, in order to guarantee that density limits for the entire PUD as shown on the approved area plan will not be exceeded when the subject phase is completed. Such reserved land may be included in subsequent phases if the density regulations will not be exceeded upon completion of that phase or if other land is similarly held in reserve.
- (5) No building permits shall be issued for any commercial or office use in a PUD until building permits have been issued for at least fifty (50) dwelling units or one-quarter ($\frac{1}{4}$) of the total number of units in the approved area plan, whichever is less.
1. *Off-Street Parking and Loading/Unloading Requirements.* Off-street parking and loading/unloading requirements set forth in Section 2505, shall apply except that the number of spaces required may be reduced in a PUD if approved by the City Council, upon recommendation of the Planning Commission, as part of the area plan. Such reduction shall be justified by the applicant and shall be based upon a finding that sufficient parking will be available through

sharing of spaces by different uses, that the parking requirement is excessive for the type of use proposed, that walk-in trade for commercial centers will reduce parking demand, or similar factors.

- m. *Compliance with Area Plan and Site Plans.* A parcel of land that has been the subject of PUD approval shall not thereafter be developed or used except in accordance with the approved area plan and all preliminary and final site plans approved subsequent thereto, absent amendment in accordance with Sec. 2700-9. The approved area plan, preliminary site plans and final site plans shall be binding upon all subsequent owners of the parcel or portions thereof.

- n. *Construction.* No construction, grading, tree removal, soil stripping, or other site improvements or changes shall commence, and no permit shall be issued therefor, on a lot with or under application for a PUD classification, until the requirements of this Section have been met.

3. *Pre-Application Conference.*

- a. A potential applicant for a PUD district classification shall request a pre-application conference with City officials prior to filing an application. The request shall be made to the Department of Planning and Community Development which shall set a date and shall inform the Mayor, the City Council and Planning Commission members of the conference and invite their attendance. The Department shall also invite other officials who might have an interest in the proposed development, or who might assist the City in the review process.
- b. The purpose of the meeting is to inform City and other officials of the concept of the proposed development and to provide the potential applicant with information regarding land development policies, procedures, standards, and requirements of the City and other agencies in terms of the proposed development. To this end, the applicant is encouraged to present schematic plans, site data, and other information that will explain the proposed development.

- c. Statements made in the conference shall not be legally binding commitments.

4. Area Plan Requirements.

a. Procedure for Petition and Area Plan Approvals; Public Hearing Requirement.

- (1) Application for a PUD district classification shall be for an amendment to the City Zoning Map and approval of an area plan. An application for a PUD district classification for a parcel of land may be made by the owner(s) of record or by any person(s) acting on behalf of the owner(s) of record of the subject parcel. The applicant shall have a substantial interest in the subject property prior to filing for a PUD district classification; said filing shall be in the name of and signed by all owners. The applicant shall provide evidence of full ownership of all land in a PUD, such as legal title or execution of a binding sales agreement, prior to approval of the petition and area plan by the City Council.
- (2) The application shall be filed with the City Clerk who shall transmit the petition and the area plan to the Department of Planning and Community Development. The application must be filed at least three (3) weeks prior to the Planning Commission meeting at which it is first to be considered. Fees shall be paid to the City Treasurer; no transmittals shall be made unless the required fees have been paid in full.
- (3) Upon receipt of the petition and plan from the City Clerk, the Planning Commission shall undertake a study of the same and shall complete said study within ninety (90) days of receipt by the Planning Commission. The Planning Commission shall advise the applicant in writing of any recommended changes in the area plan as are needed to conform to the regulations and standards of Ordinance No. 84-18.
- (4) The Planning Commission shall, at the meeting at which it receives the petition and area plan from the Clerk, establish a public hearing on the petition and area plan, said hearing to be held within thirty-one (31) days of the date received by the Planning Commission. The Planning Commission shall give notice of the public hearing as required in Section 3006.
- (5) At the public hearing the applicant shall present evidence regarding the following characteristics of the proposed development:
 - (a) general character and substance;
 - (b) objectives and purpose to be served;
 - (c) compliance with regulations and standards;
 - (d) scale and scope of development proposed;
 - (e) development schedules;
 - (f) compliance with the City's Master Plan;
 - (g) demonstration that the proposed PUD represents a recognizable and substantial benefit to the residents and users of the PUD and to the City which would not be feasible or likely occur without the PUD being developed;
 - (h) demonstration that there would be no significant or material adverse effect by the PUD on the City's Master Plan;
 - (i) a showing that there would be no unreasonable impacts by the PUD on public utilities, facilities or services, on surrounding properties, or on the natural environment;
 - (j) a showing that there would be no unreasonable negative economic impact on surrounding property values or for City as a whole;
 - (k) evidence that the basic integrity of required open space, and existing woodlands and wetlands on site are substantially preserved; and
 - (l) status of single ownership or control of PUD such that there is a single person or entity hearing responsibility for completing the PUD

in conformity with the approved plan.

To this end, factual evidence and expert opinion shall be submitted by the applicant in the form of maps, charts, reports, models, and other tangible materials, and in the form of testimony by experts such as lawyers, architects, engineers, landscape architects, realtors, professional community planners, and economists as will clearly state for the record the full nature and extent of the proposal. Tangible materials shall be submitted in sufficient quantity for review by the Planning Commission and other officials.

- (6) At the public hearing or within a reasonable time following the public hearing, the Planning Commission shall make its final consideration of the request, and shall recommend to the City Council denial, approval, or approval with conditions, of the request. The Planning Commission shall have prepared a report stating its conclusions on the PUD request, the basis for its recommendations, its recommendations, and any conditions relating to an affirmative recommendation. If an amendment to the zoning ordinance is necessary to permit the proposed PUD, the Planning Commission shall also make a recommendation on the proposed zoning amendment. The public hearing held pursuant to this subsection shall also serve as the public hearing for the proposed zoning amendment.
 - (7) The City Council shall be provided with a copy of the Planning Commission's report, a summary of comments received at the public hearing, minutes of all proceedings, and all documents related to the PUD request. Within a reasonable time of the action of the Planning Commission, the City Council shall deny, approve or approve with conditions, the request.
 - (8) If the petition and area plan are approved by the City Council, the applicant shall review the petition and area plan in their approved form. The applicant and all owner(s) of record or the legal representative of the owner(s) of record of all property included within the PUD shall then sign an agreement that the approved petition and area plan, and the conditions of approval, shall be binding upon the applicant and owner(s) of record and upon their heirs, successors, and assigns. The petition and area plan shall not be officially approved nor may the applicant submit a preliminary site plan, where applicable, or a final site plan for the lot or any part thereof, until said agreement has been signed as required herein and has been received by the City Clerk.
 - (9) Within three (3) days of the official approval of the petition and the area plan by the City Council, the City Clerk shall attest the PUD district designation for the lot in question on the Zoning Map.
 - (10) The approved area plan and signed agreement shall be recorded by the petitioner with the Oakland County Register of Deeds within ten (10) days of the date of approval of the petition and the area plan by the City Clerk. The petitioner shall immediately provide a certified copy of the recorded documents to the City Clerk.
 - (11) The City Council may enforce any or all provisions of the approved area plan and agreement, and conditions of approval, against the petitioners, owners, successors, assigns, or agents.
 - (12) Performance guarantees to assure compliance with the approved area plan and conditions of approval may be required by the City Council at the time of approval of the area plan. Guarantee to assure completion of site improvements shall be provided in accordance with Section 3005,8,c.
- b. (1) An area plan for a PUD consisting of eighty (80) acres or less shall contain all the information required for a preliminary site plan as set forth in Sec-

- tion 2516a and the City's Site Plan Manual, and the following information:
- (a) density of use for each use area of the site;
 - (b) location, size, and uses of common open space and recreation areas;
 - (c) general description of the organization to be established to own and maintain common open space;
 - (d) general description of covenants, grants, easements, or other restrictions to be imposed upon land or buildings, including easements for public utilities, by-laws, and articles of incorporation for any home owners' association or cooperative association;
 - (e) description of applicant's intentions regarding selling or leasing of all or portions of land in the PUD and of dwelling units;
 - (f) description of all proposed nonresidential uses, including types of stores and offices;
 - (g) general landscape concept showing woodlands and vegetation to be preserved or added, topography, and similar features;
 - (h) recognition of existing wetlands;
 - (i) delineation of areas to be subdivided; and
 - (j) average initial sales prices of dwelling units for sale and/or average initial rents of rental dwelling units.
- (2) An area plan for a PUD consisting of more than eighty (80) acres shall contain the information as required in Section 2700,4,b(1)(a) through (j), preceding, and the following information:
- (a) location, type, and land area of each land use; density of dwelling units (dwelling units per acre); type of dwelling units;
 - (b) general location and right-of-way width of proposed public streets; general location and surface width of major private streets/drives;
 - (c) general location of proposed parking areas and approximate number of spaces to be provided in each area;
 - (d) general delineation of areas of intended cutting or filling; existing natural features to be preserved or removed; location of existing structures, streets, and drives; location and purpose of existing easements;
 - (e) adjacent land uses;
 - (f) location and area of each development phase; summary of land use information as required in Subsection (a) preceding for each phase; and
 - (g) general description of proposed water, sanitary sewer, and storm drainage systems.
- c. *Standards for Petition and Area Plan Review.* The Planning Commission's report to City Council shall include its determination as to whether the petition and area plan meet the following standards:
- (1) The proposed development shall conform to the City Master Plan or any part thereof, or represents land use policy which, in the Planning Commission's opinion, is a logical and acceptable change in the Master Plan.
 - (2) The proposed development shall conform to the intent and to all regulations and standards of the PUD district and of Ordinance No. 84.18.
 - (3) The proposed development shall be adequately served by public facilities and services such as: highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide in a manner acceptable to the City Council, any such facilities and services.
 - (4) The common open space, any other common properties, individual properties, and all other elements of the PUD are so planned that they will achieve a unified open and recreation area sys-

- tem with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.
- (5) The applicant shall have made provision, satisfactory to the City Council, to assure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provision, satisfactory to the City Council, shall have been made to provide for the financing of any improvements shown on the plan for open space area, and common use areas which are to be included within the development, and that maintenance of such improvements is assured by a means satisfactory to the City Council.
 - (6) The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to major thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - (7) The mix of housing unit types and densities, and the mix of residential and nonresidential uses shall be acceptable in terms of convenience, privacy, compatibility, and similar measures.
 - (8) Where applicable, the Planning Commission shall determine that noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.
 - (9) The proposed development shall create a minimum disturbance to natural features and land forms.
 - (10) Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.
 - (11) Major pedestrian circulation shall be provided for within the site, and shall interconnect all residential areas, community areas, and commercial and other services where applicable. The pedestrian system shall provide a logical extension of pedestrian ways from outside the site and shall provide pedestrian connections to the edges of the site, where appropriate.
- d. *Effect of Approval of Petition and Area Plan.* Approval of the petition and area plan by the City Council shall have the following effects:
- (1) Approval shall confer a right to the applicant, for a period of three (3) years from the date of approval, that existing zoning regulations as they apply to the land included in the petition, and the area plan, shall remain unchanged, provided that required subsequent planning and/or construction are diligently pursued in accordance with the approved area plan within this time period.
 - (2) Approval of an area plan shall indicate the City Council's and Planning Commission's acceptance of uses, building location in the case of a PUD of eighty (80) acres or less in area, layout of streets, dwelling unit count and type, floor areas, densities, and all other elements of the area plan.
 - (3) Approval of an area plan of eighty (80) acres or less in area shall authorize the applicant to file an application for

final site plan approval for all or any phase of the development shown on the approved area plan. Final site plans shall not be required of any area which is to be platted for single-family detached residential use. Such approval shall also authorize construction to begin onsite improvements such as streets and drives, parking lots, grading, installation of utilities, and building foundations, provided the City Council gives permission for such construction after recommendation by the Planning Commission. Grading, tree removal, and other changes in the existing topography and natural features shall be limited to the minimum required to permit construction as authorized in this Sub-Section. Construction shall be limited to those elements whose location, size, alignment, and similar characteristics will not require review as part of a final site plan or any plat. Engineering plans and specifications shall be approved, and performance guarantees shall be provided as required by Section 3005.8,c before such construction may commence.

- (4) Approval of an area plan of more than eighty (80) acres shall authorize the applicant to file a preliminary site plan on each phase of the proposed development as delineated on the approved area plan and phasing plan. No construction shall begin within any phase until after a preliminary site plan is approved.
- (5) Approval of an area plan by the City Council shall authorize the applicant to file a preliminary plat for tentative approval in accordance with the Subdivision Control Act (Act 288, P.A. 1967, as amended), and the City's Subdivision Control Ordinance No. 77-45 [Code of Ordinances, Chapter 32, Article II], as amended, for all or parts of the areas included within the PUD which are to be platted.
- (6) No deviations for the area plan approved by the City Council shall be permitted except as provided in this Section.

5. *Preliminary Site Plan Requirements.* A preliminary site plan shall be submitted for approval for each phase of development as delineated on the approved area plan only for PUDs consisting of more than eighty (80) acres of land area. The preliminary site plan shall be submitted and reviewed, and shall meet all provisions of Section 2516. In addition to these provisions, the preliminary site plans shall conform to the approved area plan.

6. *Final Site Plan Requirements.* A final site plan shall be approved for each phase of a PUD as delineated on the approved area plan. Each final site plan shall be submitted and reviewed, and shall meet all provisions of Section 2516. Landscaping plans shall be submitted and be in accordance with the standards set forth in Section 2509. Landscaping within a given phase shall conform to those requirements applicable to the type of development within that phase, i.e., detached single-family development shall conform to the requirements applicable to subdivisions, etc. The Planning Commission shall transmit the approved final site plan to the city Council for its information.

7. *Subdivision Plats.*

- a. A preliminary plat for all or part of a PUD may be submitted for review and approval following approval of the PUD area plan by the City Council.
- b. The City Council shall have the authority to deny or table an application for tentative approval of a preliminary plat if, in its opinion and after a report thereon from the Planning Commission, such plat will result in premature development of the area involved or will result in improper scheduling of various public improvements such as, but not limited to, roads, utilities, and schools.
- c. A preliminary or final site plan shall not be required for any parts of a PUD which are to be platted for single-family detached residential development.
- d. Plats in a PUD shall conform to the Act 288, P.A. 1967, as amended, the City Ord-

nance No. 77-45 [Code of Ordinances, Chapter 32, Article II], as amended, the regulations of the PUD district, and the approved area plan.

8. *Common Areas and Facilities.*

- a. The location, extent, and purpose of all common areas and facilities shall be clearly identified on the area plan, on the preliminary site plan where applicable, and on each final site plan. All such areas and facilities which are to be conveyed to any agency if accepted by said agency, shall be clearly identified accordingly on the final site plan(s).
- b. All public areas and facilities which are to be dedicated to and occupied by a public agency shall be so dedicated and accepted by said agency of a final site plan, unless a binding agreement for dedication is provided in lieu of dedication.
- c. Legal instruments setting forth a plan or manner of permanent care and maintenance of common areas and facilities shall be submitted to the City Attorney for review as to legal form and effect, and to the City Council or Planning Commission, whichever is applicable, for review, as to the suitability of such areas and facilities for the proposed use. Said legal instrument shall become a part of the approved plat or final site plan, whichever is applicable.
- d. Where Property Owners Associations (POA) are to be used to maintain and preserve common areas and facilities, the developer shall file a declaration of covenants and restrictions that will govern the POA(s), same to be filed with the area plan application. The provisions shall include, but shall not be limited to the following:
 - (1) A POA shall be established before any homes or businesses in the PUD are sold or leased.
 - (2) Membership in the POA shall be mandatory for each buyer and for any successive buyer and shall be so specified in the covenants.
 - (3) Restrictions shall be permanent.
 - (4) The POA shall be made responsible for liability insurance, local taxes, and maintenance of common areas and facilities.
 - (5) Property owners shall pay their pro rated share of the costs and it shall be so specified in the covenants. Assessments levied by the POA can become a lien on the property.
 - (6) A POA shall have authority to adjust the assessment to meet changed needs.
 - (7) The City Council shall review the proposed by-laws and articles of incorporation of any POA prior to approval of the area plan.
- e. The permanence and integrity of common open space may be secured by conveyance of development rights of such areas to a public agency if accepted by said public agency. Such rights shall not include those needed to improve the common open space areas in accordance with an approved area plan, approved preliminary site plan, where applicable, phasing plan, and final site plan.
- f. Common areas and facilities may be deeded to a trustee who shall be responsible for the collection and disbursement of funds, and who shall account to the individual owners as to the use of their monies. If a trustee is utilized, the trustee shall employ a professional manager. The trustee may be a home owners' association, a trust company, or similar organization.
- g. Easements shall be given to each individual owner for the use of such areas and facilities.
- h. Where facilities are to be constructed as part of the common area open space system performance guarantees shall be provided as required by Section 3005,8,5.

9. *Amendment and Revisions.*

- a. A developer may request an amendment to an approved area plan, an approved preliminary site plan, or an approved final site plan. Any amendment to an approved preliminary or final site plan which results

- in a major change in the approved area plan, as defined in this Section, shall require an amendment to the approved area plan. All amendments shall follow the procedures and conditions herein required for original submittal and review, in full.
- b. A request for amendment shall be made in writing to the Planning Commission and shall clearly state the reasons therefor. Such reasons may be based upon such considerations as changing social or economic conditions, potential improvements in layout or design features, unforeseen difficulties, or reasons mutually affecting the interests of the City and developer, such as technical causes, site conditions, state or Federal projects and installations, and statutory revisions. The Planning Commission, upon finding such reasons and requests reasonable and valid, shall so notify the applicant in writing. Following payment of the appropriate fee as required for original submittal, the developer shall submit the required information to the Planning Commission for review. If the approved plan is to be amended, the Planning Commission shall immediately notify the City Council.
 - c. Modifications to be considered major changes, for which amendment is required, shall include one or more of the following:
 - (1) change in concept of the development;
 - (2) change in use or character of the development;
 - (3) change in type of dwelling unit as identified on the approved area plan;
 - (4) change in the number of dwelling units;
 - (5) change in nonresidential floor area of over five (5) percent;
 - (6) change in lot coverage and FAR of the entire PUD of more than one (1) percent;
 - (7) rearrangement of lots, blocks, and building tracts;
 - (8) change in the character or function of any street;
 - (9) reduction in land area set aside for common open space or the relocation of such area(s); or
 - (10) increase in building height.
 - d. A developer may request Planning Commission approval of modifications which constitute minor changes, as defined in this Section, in an approved area plan, in an approved preliminary site plan, where applicable, or in an approved final site plan. The Planning Commission shall notify the City Council and any other applicable agency of its approval of such minor changes. The revised drawings as approved shall each be signed by the applicant and the owner(s) of record or the legal representative(s) of said owner(s).
 - e. Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:
 - (1) a change in residential floor area;
 - (2) a change in nonresidential floor area of five (5) percent or less;
 - (3) minor variations in layout which do not constitute major changes; and/or
 - (4) a change in lot coverage and FAR of the entire PUD of one (1) percent or less.
 - f. Reserved.]
 - g. The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section. The burden shall be on the applicant to show the reasons for any requested change owing to changed physical or economic factors, or consumer demand.
10. *Expiration of Plan Approvals.*
- a. An area plan shall expire eighteen (18) months after approval by the City Council unless a final site plan for the first phase of the project, or the entire property in the PUD if development is not to occur in phases, is submitted to the Planning Commission for review and approval. Thereafter the final site plan for each subsequent phase shall be submitted to the Planning Commission for review and approval within two (2) years of the date of approval of the immediately preceding final site plan.

- b. A final site plan for the entire area classified as a PUD, or all final site plans for all phases thereof, shall have received approval of the Planning Commission within three (3) years, in the case of PUD of eighty (80) acres or less in area, or within five (5) years for a PUD of more than eighty (80) acres in area, of the date to City Council approval of the area plan. All final plats in the PUD shall have been approved and recorded within the preceding time periods.
 - c. Expiration of an approved area plan as set forth in Section 2700,10,a, preceding and failure to obtain approval of final site plans and final plats as provided in Sections 2700,10, a and b, shall authorize the City Council to revoke the right to develop under the approved area plan, after a hearing, unless the developer has requested, and the City Council has approved an extension of time. (See SEC 2700,11.) Where the plan has been revoked the City Council may require that a new area plan be filed and reviewed in accordance with the requirements for the original application. Said expiration shall also authorize the City Council to initiate a zoning amendment to place the subject property into one or more zoning districts deemed by the City Council to be appropriate. Expiration of an approved area plan shall be duly noted on the Official Zoning Map, and shall be signed by the Mayor and attested by the City Clerk. The Building Inspector [Official] shall notify the City of the expiration of an approved area plan.
 - d. Approval of a final site plan in a PUD shall expire and be of no effect one hundred eighty (180) days after the date of approval of the Planning Commission unless the Building Inspector [Official] shall have issued a building permit for the development authorized by said approved plan. A final site plan in a PUD shall expire and be of no effect five hundred forty-five (545) days after the date of approval by the Planning Commission unless construction is begun and is diligently pursued in accordance with the approved final site plan. Expiration of an approved final site plan shall authorize the Planning Commission to require filing and review of a new final site plan in accordance with the provisions of this Section.
 - e. Development shall be completed within two (2) years of the date of approval of a final site plan. If said development is not so completed, the Planning Commission shall not review or approve final site plans for any subsequent phases of the PUD unless the developer has requested and the Planning Commission has approved an extension of time. (See SEC. 2700,11.)
 - f. If an approved area plan or an approved final site plan has expired as set forth in this Section, no permits for any development or use of the property included in the PUD shall be issued until the applicable requirements of this Section have been met.
11. *Extension of Time Limits.* Time limits set forth in this Section may be extended upon showing by the developer that changed physical or economic factors, or consumer demand require a time extension, and by written agreement, between the applicant and the City Council, in the case of area plans, and between the applicant and the Planning Commission, in the case of final site plans.
12. *Modifications During Construction.* All site improvements and building construction shall conform to all approved plans required in this Section which authorizes such improvements and construction, and to all approved engineering and architectural plans related thereto. If the applicant or developer makes any changes in the improvements and buildings during construction in relation to such approved plans he shall do so at his own risk, without assurance that the City Council, Planning Commission, or City Official, whichever is applicable, will approve such changes. Where field changes are necessary, the applicant or developer shall, if reasonably possible, first obtain approval from the appropriate body or official. If such prior approval cannot be obtained, and the changes are made, the applicant shall immediately notify the appropriate body or official of such changes and shall, as soon thereafter as is reasonable, submit as-built drawings of all

such changes. The City Council, Planning Commission, Building Director, or City Consulting Engineer, whichever is applicable, may require the applicant to correct any change made in the field without prior approval so as to conform to the approved plans.

13. *Performance Guarantees.* Performance guarantees to assure compliance with the approved area plan and conditions of approval may be required by the City Council at the time of approval of the area plan. Guarantees to assure completion of site improvements shall be provided in accordance with Section 3005,8,c.

14. *Violations.*

- a. An area plan, preliminary plan, or final site plan approved under the provisions of this Section shall have the full force of the Zoning Ordinance. Any violation of such approved plan shall be grounds for the City Council to order that all construction be stopped, and to order that building permits and certificates of occupancy be withheld until the violation is removed or adequate guarantee of such removal is provided to the City Council.
- b. Violations of any plan approved under this Section, or failure to comply with any requirements of this Section, including any agreements and conditions attached to any approved plan, shall be considered a violation of this Ordinance as provided in Section 3800.

(Ord. No. 86-18.28, Pt. I, 11-3-86; Ord. No. 88-18.63, Pt. II, 12-12-88; Ord. No. 90-18.94, Pt. IV, 10-1-90)

ARTICLE 28. RESERVED*

Secs. 2800—2803. Reserved.

*Editor's note—Ord. No. 88-18.59, Pt. I, adopted Sept. 12, 1988, repealed former App. A, Art. 28, §§ 2800—2803, relative to senior citizen housing, which derived from Ord. No. 87-18.41, Pt. I, adopted July 6, 1987, and Ord. No. 88-18.54, Pt. II, adopted April 18, 1988.

Supp. No. 14

ARTICLE 29. GENERAL EXCEPTIONS

Sec. 2900. Area, Height and Use Exceptions.

The regulations in this Ordinance shall be subject to the following interpretations and exceptions.

Sec. 2901. Essential Services.

Essential services serving the City of Novi shall be permitted as authorized and regulated by law and other ordinances of the Municipality. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Municipality shall receive the review and recommendation of the Planning Commission to the City Council, and the review and approval, after public hearing, of the City Council. Such a review of the City Council shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the City.

Sec. 2902. Voting Place.

The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

Sec. 2903. Height Limit.

The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spires, flagpoles, public monuments or commercial wireless transmission towers; provided, however, that the Board of Appeals may specify a height limit for any such structure requires authorization as a conditional use and provided further that the height of any such structure shall not be greater than the distance to the nearest property line.

Sec. 2904. Lot Area.

Any lot existing and of record on the effective date of this Ordinance may be used for any principal use permitted in the district [in] which such lot is located, other than conditional uses for which

PUD AGREEMENT & AREA PLAN

PLANNED UNIT DEVELOPMENT AGREEMENT

92 113168

125907755

THIS AGREEMENT is made and entered into this 10th

day of July, 1989, by and between the CITY OF NOVI, a Michigan municipal corporation ("CITY") whose address is 45175 West Ten Mile Road, Novi, Michigan 48050, and the undersigned Property Owners ("PROPERTY OWNERS"), represented collectively by Classic Construction Corporation, a Michigan corporation whose address is 7001 Orchard Lake Road, Suite 130, West Bloomfield Township, Michigan 48322.

A#36 REG/DEEDS PAID
0001 MAY.08.92 11:52AM
9480 MISC 321.00

RECITALS

A. The Property Owners are the owners of property located in Sections 1 and 2 of the City of Novi, Oakland County, State of Michigan, described in Exhibit A attached hereto ("PROPERTY").

A#36 REG/DEEDS PAID
0001 MAY.08.92 10:52AM
9480 RMT FEE 2.00

B. Article 27 of the City's Ordinance No. 84-18, as amended, the City of Novi Zoning Ordinance, provides for the Planned Unit Development as a method of development designed to allow a combination of single-family residential, multiple-family dwellings, commercial and office uses in a manner which is innovative, efficient and which will protect and conserve natural resources and be compatible with adjacent uses of land.

C. The Property Owners wish to develop the Property as a Planned Unit Development pursuant to Article 27 of the City of Novi Zoning Ordinance.

D. The Property Owners have applied to the City for permission to develop the Property as a Planned Unit Development by submission of a petition and area plan. The petition and area plan were approved by the Novi City Council on January 9, 1989.

NOW, THEREFORE, in consideration of the mutual covenants provided herein, the parties agree as follows:

1. That the Property Owners shall have the right to development of the Property as a Planned Unit Development in accordance with the approved petition and area plan, attached hereto as Exhibit B, and made a part hereof, and those conditions imposed by the City at the time of approval of the petition and area plan, as contained in the minutes of the meeting of the Novi City Council of January 9, 1989, and in accordance with all applicable statutes, ordinances, rules and regulations, including but not limited to

O.K. — LM ^{DP} per [signature]

Success
p4

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321.00
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Article 27 of the City of Novi Zoning Ordinance. The Property shall not be developed or used except in accordance with the approved area plan, the conditions set forth in the minutes of the meeting of the Novi City Council held on January 9, 1989, and all preliminary and final site plans subsequently approved, absent amendment as permitted under Article 27 of the City of Novi Zoning Ordinance.

2. By approval of the petition and area plan, the City accepts the proposed uses, the layout of streets, the dwelling units count and type, and all other elements of the petition and area plan. The Property Owners are authorized to submit a preliminary site plan as to each phase of the development. No construction of any phase shall commence until approval by the City of a preliminary site plan and final site plan for that phase. The City may, pursuant to City ordinances, require the Property Owners to provide financial guarantees for the completion of road, water mains, sanitary sewers, and storm drains for the entire planned unit development. Where such guarantees are required, no construction of any phase shall commence until such guarantees have been provided. For those areas of the development to be platted, the Property Owners are authorized to submit a preliminary plat for tentative approval in accordance with Act 288 of the Public Acts of 1967, as amended, the Subdivision Control Act, and City of Novi Ordinance No. 77-45, as amended, the City of Novi Subdivision Ordinance. The approved petition and area plan shall expire on July 9, 1990, eighteen (18) months after approval, unless the Property Owners have submitted to the City of Novi Planning Commission for review and approval of a final site plan for the first phase of the development. Thereafter, the site plans for subsequent phases shall be submitted in accordance with Section 2700-10b of City of Novi Ordinance No. 84-18, as amended, the City of Novi Zoning Ordinance.

3. The Property Owners designate Classic Construction Corporation, a Michigan corporation, as their representative for purposes of dealing with the City relative to this Agreement and development of the Planned Unit Development.

4. This Agreement shall be deemed to run with the land and shall bind the heirs, successors and assigns of the parties hereto and all subsequent owners of the land within the development.

125903757

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

WITNESSES:

Nancy Beutter
Nancy Beutter

Monique M. Skinner
Monique M. Skinner

CITY OF NOVI, a Michigan
municipal corporation

BY: Matthew Quinn
MATTHEW QUINN - Mayor

BY: Geraldine Stipp
GERALDINE STIPP - City Clerk

THE MAPLE GROUP, a Michigan
co-partnership

BY: Sam Blumenstein

Its: Deutsche

CLASSIC CONSTRUCTION CORPORATION,
a Michigan corporation,

BY: [Signature]

Its: 30m Blumenstein
pross. 100.17

MANUFACTURERS NATIONAL BANK OF
DETROIT, a Michigan corporation
(Mortgage Holder only)

BY: James D. Preston

Its: Nice President

STATE OF MICHIGAN)) SS:
COUNTY OF Calhoun)

On this 10th day of July, 1989, before me a Notary Public personally appeared MATTHEW QUINN and GERALDINE STIPP, Mayor and City Clerk, and who, after being first duly sworn, did say they executed this Agreement on behalf of the City of Novi and acknowledged the same to be the free act and deed of the City of Novi, made and executed by them on the City's behalf by the authority of Novi City Council.

Agnes C. Durbin
Notary Public
Oakland, County, Michigan
My Commission Expires: 8/19/92

AGNES C. DURBIN
NOTARY PUBLIC STATE OF MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXP. AUG. 19, 1997

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS:

12590758

On this 4th day of May, 1989, before me
a Notary Public personally appeared James D. Preston, Vice President,
and who, after being first duly sworn, did say they executed this
Agreement on behalf of the Manufacturers National Bank of Detroit,
a Michigan corporation, and acknowledged the same to be the free act
and deed of the Manufacturers National Bank of Detroit, made and
executed by him/her on the Bank's behalf by the authority of
Manufacturers National Bank of Detroit.

Brenda Ann Tait
Notary Public
Wayne, County, Michigan
My Commission Expires: _____

BRENDA ANN TAIT
Notary Public, Wayne County, MI
My Commission Expires June 17, 1991
Acting in Oakland County, MI

STATE OF MICHIGAN)
COUNTY OF Oakland) SS:

On this 26th day of April, 1989, before me
a Notary Public, personally appeared Sam Blumenstein
partner of The Maple Group AND President of
Classic Construction Corp.

who are the representatives of the Property Owners and who did say
that they executed this Agreement on behalf of said Property Owners.

ARLEEN R. BLUMENSTEIN
Notary Public, Oakland County, MI
My Commission Expires 8-18-91

Arleen Blumenstein
Notary Public
Oakland, County, Michigan
My Commission Expires: 8-18-91

~~DRAFTED BY AND WHEN~~
~~RECORDED RETURN TO:~~

DENNIS WATSON, ESQ.
FRIED & LEVITT, P.C.
30700 Telegraph Road, Suite 3655
Birmingham, MI 48010-3979

GREW PICK UP

12590759

EXHIBIT APARCEL I AND II:

Land situated in the Township of Novi, Oakland County, State of Michigan, described as the West half of the Northeast fractional quarter of Section 2, Town 1 North, Range 8 East, EXCEPT: A parcel of land situated in the West 1/2 of the Northeast fractional 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows: Beginning at a point on the North line of the Northeast fractional 1/4 of Section 2, said point being located South 88 degrees 44 minutes 36 seconds East 220.19 feet from the North 1/4 corner of said Section; thence parallel to the North and South 1/4 line of said Section, South 00 degrees 54 minutes 00 seconds West 500.27 feet to a point of curve; thence along the arc of a curve to the right, 304.54 feet to a point of tangent, said curve having a radius of 775.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance, South 12 degrees 09 minutes 00 seconds West 302.59; thence South 23 degrees 24 minutes 00 seconds West 249.74 feet to a point of curve; thence along a arc of a curve to the left 338.31 feet to a point of tangent, said curve having a radius of 861.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance, South 12 degrees 09 minutes 00 seconds West 336.14 feet; thence along the North and South 1/4 line of said Section, South 00 degrees 54 minutes 00 seconds West 1845.17 feet to the center of Section 2; thence along the East and West 1/4 line of said Section, South 89 degrees 33 minutes 08 seconds East 86.00 feet; thence parallel to the North and South line of said Section, North 00 degrees 54 minutes 00 seconds East 1844.49 feet to a point of curve; thence along the arc of a curve to the right 304.54 feet to a point of tangent, said curve having a radius of 775.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance North 12 degrees 09 minutes 00 seconds East 302.59 feet; thence North 23 degrees 24 minutes 00 seconds East 249.74 feet to a point of curve; thence along the arc of a curve to the left 338.31 feet to a point of tangent, said curve having a radius of 861.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance North 12 degrees 09 minutes 00 seconds East 336.14 feet; thence parallel to the North and South 1/4 line of said Section, North 00 degrees 54 minutes 00 seconds East 499.92 feet to the North line of the Northeast fractional 1/4 of Section 2; thence along said North line, North 88 degrees 59 minutes 36 seconds West 43.00 feet to the South 1/4 corner of Section 35, Town 2 North, Range 8 East, thence along the North line of the Northeast fractional 1/4 of Section 2, North 88 degrees 44 minutes 36 seconds West 43.00 feet to the point of beginning. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-02-201-001.
22-02-200-004.

PARCEL III:

Beginning the East 18 1/2 acres of the Southeast 1/4 of the Northeast fractional 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-02-200-003.

PARCEL IV:

Being the West 40 acres of the North 160 acres of the Northwest fractional 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-01-100-001.

PARCEL V:

125903760

The East 1/2 of the Northeast fractional 1/4, except the East 18.5 acres of the Southeast 1/4 of said Northeast fractional 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-02-200-002.

LIB 12590761

EXHIBIT A (RESTATED)

The legal descriptions on the prior pages are now described as:

LEGAL DESCRIPTION:

Land in the City of Novi, Oakland County, Michigan, described as:

PARCEL A: Part of the Northeast 1/4 of Section 2, Town 1 North, Range 8 East, Novi Township, now City of Novi, Oakland County, Michigan, described as beginning at the North 1/4 corner of said Section 2 and proceeding thence South 88 degrees 44 minutes 36 seconds East 220.16 feet along the North line of Section 2 to the West right of way of Decker Road (86 feet wide); thence thence following four (4) courses and distances along said right of way line South 00 degrees 54 minutes 00 seconds West 500.09 feet and 304.54 feet along an arc of a curve to the right, radius 775.51 feet, central angle 22 degrees 29 minutes 59 seconds, chord length 302.59 feet and a chord bearing of South 12 degrees 09 minutes 00 seconds West and South 23 degrees 24 minutes 00 seconds West 249.74 feet and 338.31 feet along an arc of a curve to the left, radius 861.51 feet, central angle 22 degrees 29 minutes 59 seconds chord length 336.14 feet and a chord bearing of South 12 degrees 09 minutes 00 seconds West to the North and South 1/4 line of Section 2; thence North 00 degrees 54 minutes 00 seconds East 1358.82 feet along said 1/4 line to the point of beginning.

22-02-201-001

PARCEL B1: ALL OF THE MAPLES OF NOVI, MAPLE HILLS CONDOMINIUM, according to the Master Deed recorded in liber 11034, pages 593 through 635, both inclusive, and First Amendment to the Master Deed recorded in liber 11315, pages 681 through 688, both inclusive, Oakland County Records, and Second Amendment to the Master Deed recorded in liber 11522, pages 526 and 527, and Third Amendment to the Master Deed recorded in liber 11550, pages 354 through 363, both inclusive, and Fourth Amendment to the Master Deed recorded in liber 11597, pages 861 through 862, both inclusive, and Fifth Amendment to the Master Deed recorded in liber 11724, pages 783 through 795, both inclusive, Oakland County Records and designated as Oakland County Condominium Subdivision Plan No. 627 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

22-01-101-000

9000 627

PARCEL B2: ALL OF THE MAPLES OF NOVI, MAPLE GREENS CONDOMINIUM, according to the Master Deed recorded in liber 11034, pages 636 through 677, both inclusive, and amended by First Amendment recorded in liber 11478, pages 891 through 901, both inclusive, and Second Amendment recorded in liber 11607, page 465 through 474, both inclusive, and Third Amendment to the Master Deed recorded in liber 11635, pages 778 through 798, both inclusive, and Fourth Amendment to the Master Deed recorded in liber 11666, pages 755 through 759, both inclusive, and Fifth Amendment to the Master Deed recorded in liber 12179, pages 156 through 167, both inclusive, and Sixth Amendment to Master Deed recorded in liber 12246, pages 058, through 066, both inclusive, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 628 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

22-02-226-000

95006 28

PARCEL B3: ALL OF THE MAPLES OF NOVI, MAPLE POINTE CONDOMINIUM, according to the Master Deed recorded in liber 11664, pages 616 through 675, both inclusive, and First Amendment to the Master Deed recorded in liber 11737, pages 626 through 632, both inclusive, and Second Amendment to the Master Deed recorded in liber 12038, pages 338 through 348, both inclusive, and Third Amendment to the Master Deed recorded in liber 12115, pages 428 through 440, both inclusive, Oakland County Records, and designated as Oakland County Condominium

Continued on next page

12590762

LEGAL DESCRIPTION 'CONTINUED':

Subdivision Plan No. 709 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

22-02-202-000

9040709

PARCEL B4: ALL OF THE MAPLES OF NOVI, MAPLE HEIGHTS, according to the Master Deed recorded in liber 12350, pages 545 through 514, both inclusive, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 750 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

PT OF 22-02-200-017 (INDIVIDUAL SIDINGLS ^{unit 0} NOT YET ASSIGNED)

PARCEL B5: Part of the Northwest 1/4 of Section 1 and part of the Northeast 1/4 of Section 2, beginning at the Northwest corner of Section 1, thence South 88 degrees 38 minutes 01 seconds East 649.63 feet; thence South 02 degrees 05 minutes 07 seconds West 691.80 feet; thence South 87 degrees 46 minutes 02 seconds East 17 feet; thence South 00 degrees 49 minutes 18 seconds West 1835.59 feet; thence North 88 degrees 39 minutes 42 seconds West 682.52 feet; thence South 01 degrees 32 minutes 29 seconds West 649.34 feet; thence North 89 degrees 33 minutes 08 seconds West 2570.63 feet; thence North 00 degrees 54 minutes 00 seconds East 1844.49 feet; thence along curve to the right, radius 775.51 feet, chord bears North 12 degrees 09 minutes 00 seconds East 302.59 feet, distant of 304.54 feet; thence North 23 degrees 24 minutes 00 seconds East 249.74 feet; thence along curve to the left, radius 861.51 feet, chord bears North 12 degrees 09 minutes 00 seconds East 336.14 feet, distant of 338.31 feet; thence North 00 degrees 54 minutes 00 seconds East 499.75 feet; thence South 89 degrees 00 minutes 02 seconds East 2385.96 feet to beginning, except that part taken for THE MAPLES OF NOVI, MAPLE GREENS, Oakland County Condominium Plan No. 628, and THE MAPLES OF NOVI, MAPLE HILLS, Oakland County Condominium Plan No. 627 and THE MAPLES OF NOVI, MAPLE POINTE, Oakland County Condominium Plan No. 709, and THE MAPLES OF NOVI, MAPLE HEIGHTS, Oakland County Condominium Plan No. 750.

22-02-200-017

not

12590763

X-FILE

Classic
**CONSTRUCTION
CORPORATION**

Proposed
Maples of Novi

AREA PLAN

LIB 12590764

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LIBER 12590768

III. PROJECTION DESCRIPTION

The Maples of Novi

1. INTRODUCTION

Since June, 1985, The Maple Group, owners of land in Section 2, Novi, Michigan encompassing 228 acres, have worked with the City of Novi and its consultants in an effort to create a land use Master Plan. This working relationship was important in that Section 2 in Novi is a unique parcel of land, both due to its location as an entrance to the city and natural site characteristics.

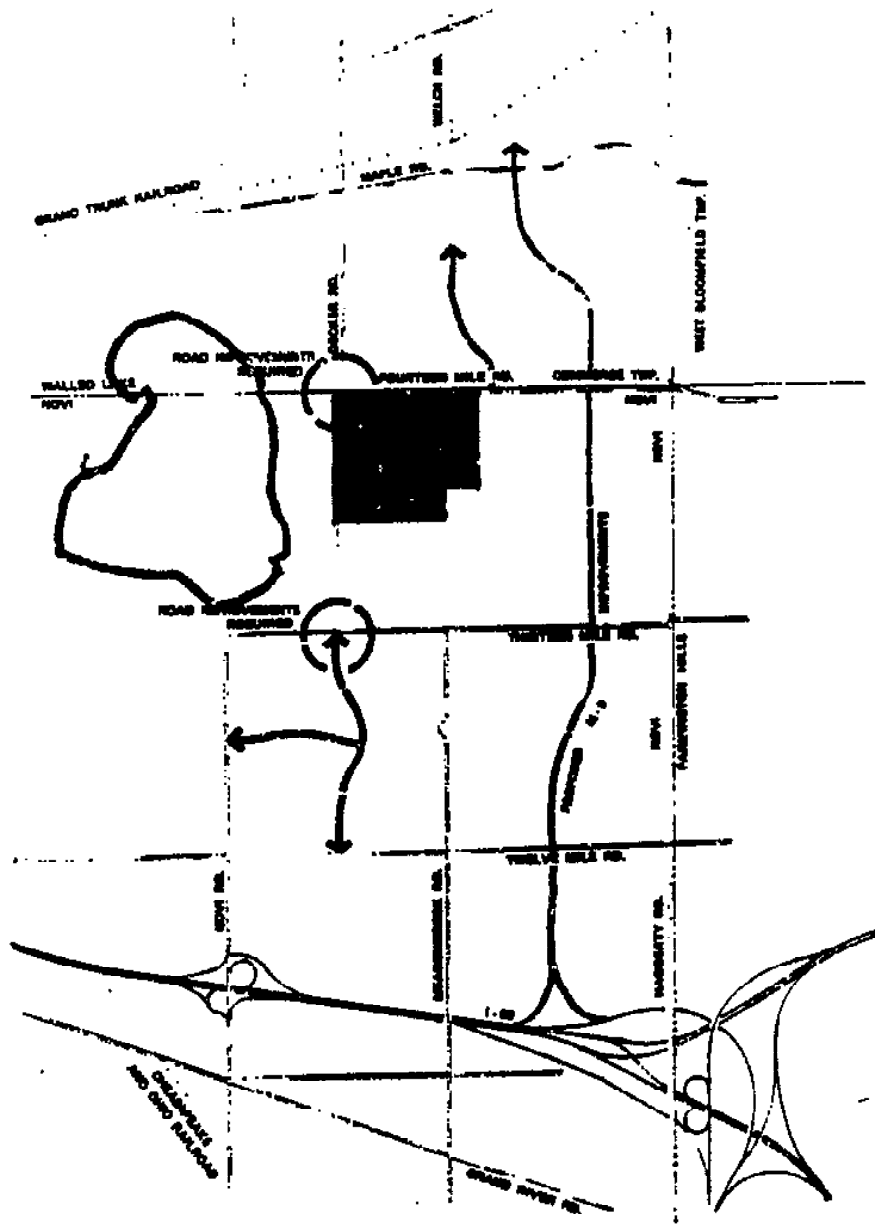
2. LOCATION

The site is situated in the northeast quadrant bordered by Decker and Haggerty Roads west and east, Thirteen and Fourteen Mile Roads south and north.

The site is 2 miles north of the designated City's town center which includes the Twelve Oaks Regional Mall, Sheraton Oaks Hotel, Novi Hilton, West Oaks Shopping Center and the proposed Midwest Fashion and Convention Exposition Complexes.

12590769

City of Novi, Proposed P.U.D., 228 acres located at the S.E. corner of 14 Mile and Decker Roads. Section #2



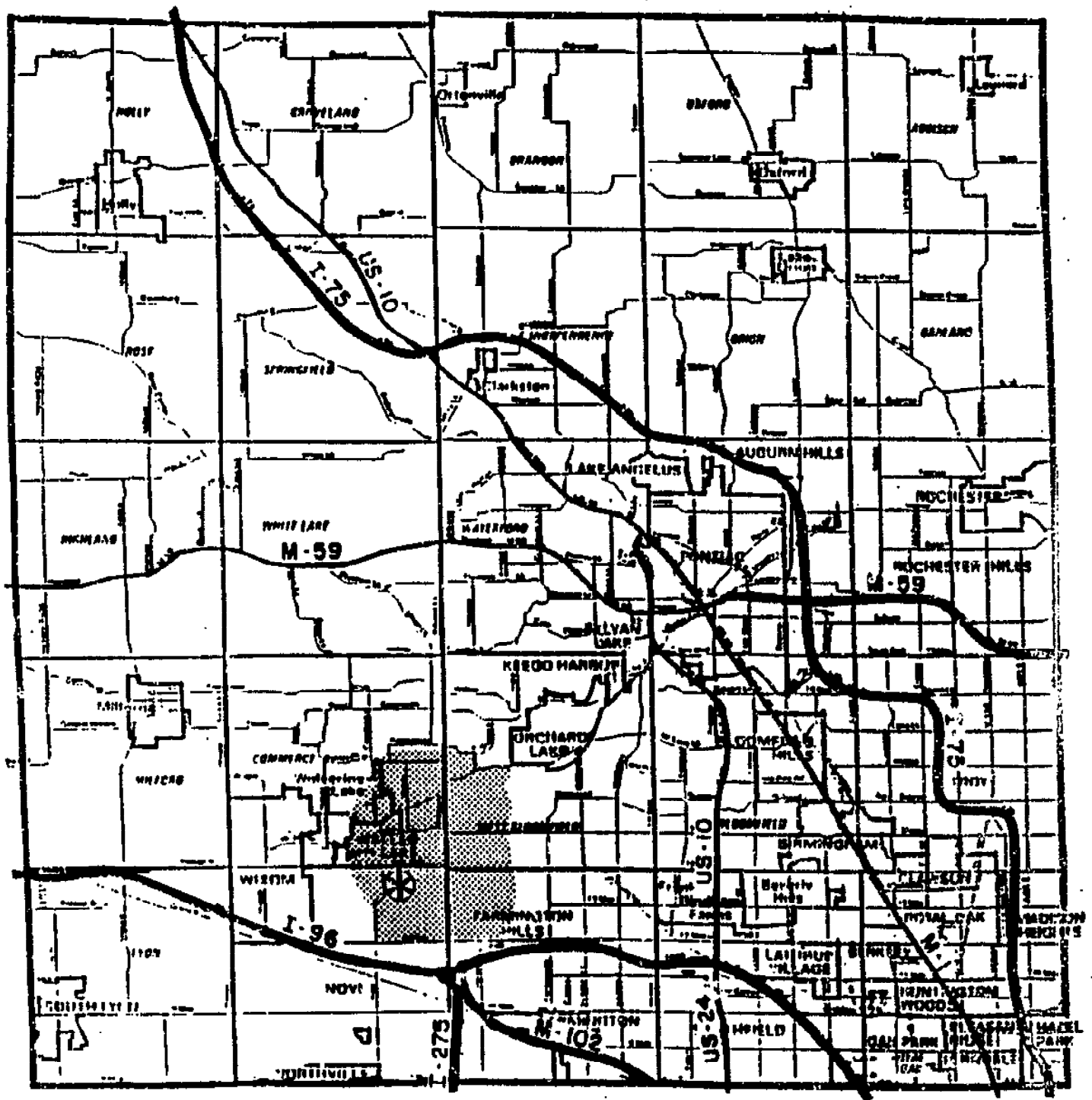
SITE LOCATION MAP

NOVI, MICHIGAN

DEVELOPER:	CLARK CONST. WEST BLOOMFIELD TWP., MI.
PLANNER:	ROBERT LEBENTON, ARDC, ANN ARBOR, MI.
ARCHITECT:	PROGRESSIVE ARCHT. BLOOMFIELD HILLS, MI.
ENGINEER:	ZIMNEY & WICKHAM SOUTHFIELD, MI.

OAKLAND COUNTY MICHIGAN

HE# 125901770



CLASSIC CONSTRUCTION SITE

168R 125907771

Adjacent Land

The site size is 228 acres located on the north east corner of Fourteen Mile and Decker Roads. Surrounding our site are existing and planned developments.

Northwest- On the corner is the older Pulte Development with a density of 8 per acre.

North- Directly north will be a community of 1800 apartments and 300 homes with an overall density of 15 per acre. There is industrial, office and commercial at 14 and Haggerty, 1-1/2 miles from our site.

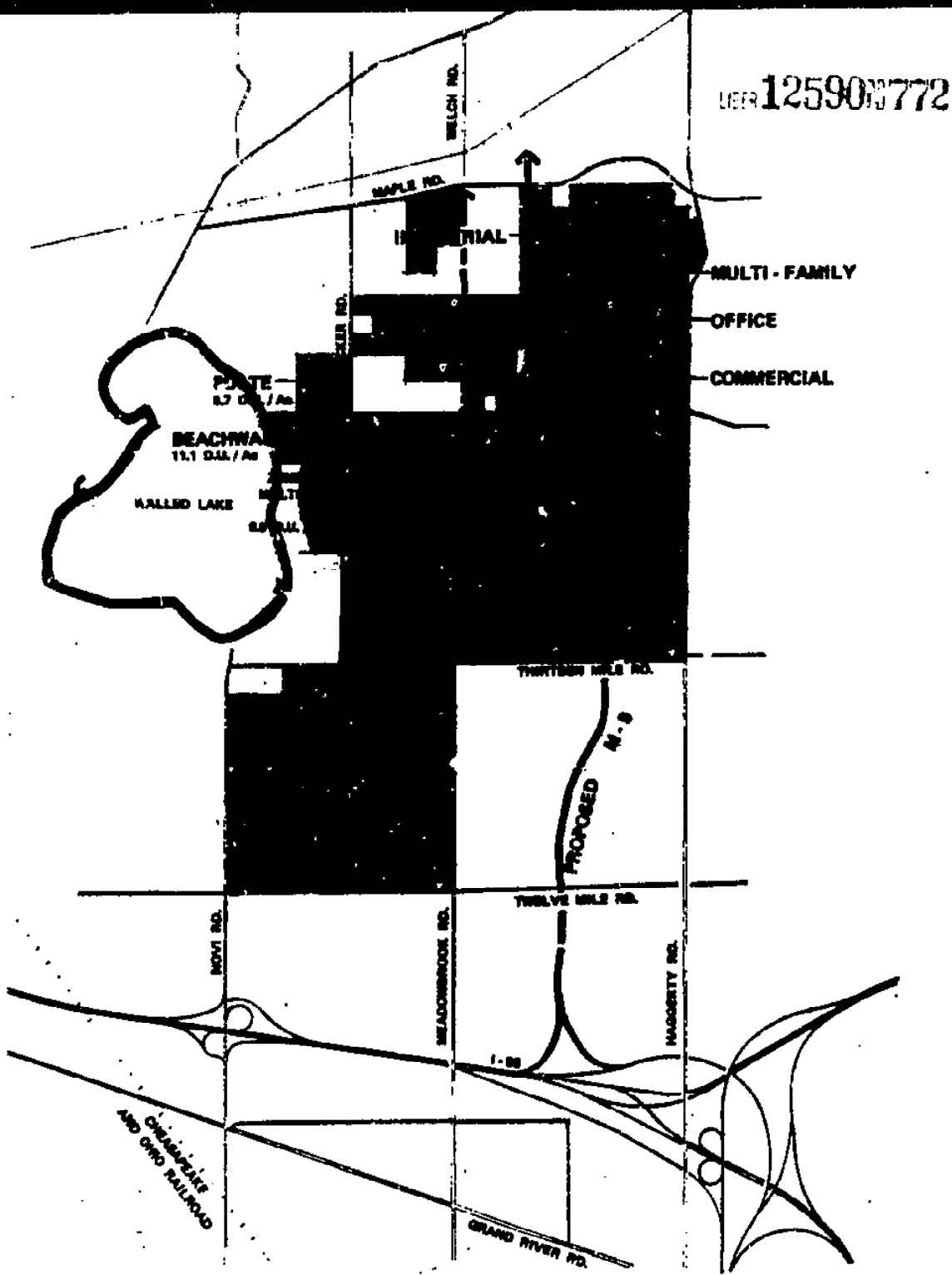
East- Due east is the Haverhill Farm with the potential M9 expressway extension at its easterly boundary. It's master planned at .8 units per acre.

South- South is the Chateau Estates Mobile home park with a density of 7.3 per acre.

South West- Southwest of Chateau Estates is the planned Sandstone community P.U.D with a density of 5 unit per acre plus commercial and office.

West- To planned Woods of Novi development with a density of 5 per acre, a designated multiple site 9 units per acre, a congregate care facility and the existing Beachwalk apartments with a density of 11 units per acre. The average D. U. Density surrounding the site is 7.4 units per acre.

The average D. U. Density surrounding the site, in Novi alone is 6.4.



UGR 12590772

SURROUNDING DENSITIES

NOVI, MICHIGAN

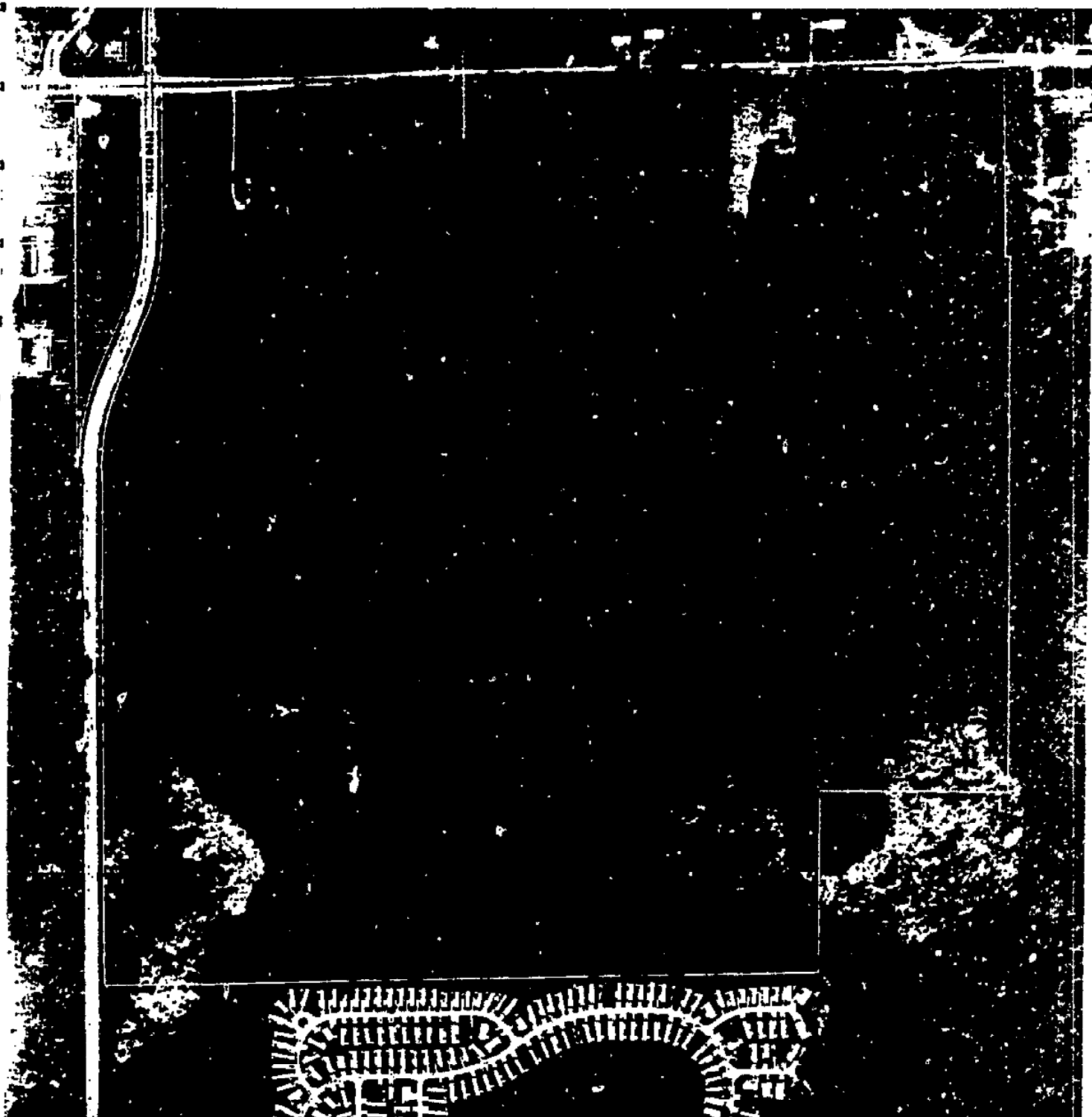
DEVELOPER:	CLARK CONST. WEST BLOOMFIELD TWP., MI.
PLANNER:	ROBERT LEMMON, ASSOC. ANN ARBOR, MI.
ARCHITECT:	PROGRESSIVE ASSOC. BLOOMFIELD HILLS, MI.
ENGINEER:	ZIEMET - WOZNIAK SOUTHFIELD, MI.



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3. DUE DILIGENCE

USR 12590774



Site Aerial
8

LIBR 1259075775



NEYER, TISEO & HINDO, LTD.

Consulting Engineers and Geologists

REPORT ON PRELIMINARY GEOTECHNICAL INVESTIGATION

PROJECT NO: 87366 OG
DESIGNATION: Proposed Commercial and Residential Development
LOCATION: Fourteen Mile and Decker Roads
Novi, Michigan
DEVELOPER: Classic Construction Corporation
DATE: August 17, 1987

12590776



NEYER, TISEO & HINDO, LTD.

Consulting Engineers and Geologists

38955 Hills Tech Drive, Farmington Hills, Michigan 48018 313 553-6300

August 17, 1987
Project No. 87366 OG

Classic Construction Corporation
21177 Hilltop
Southfield, Michigan 48034

Attn: Mr. William Bronson

Re: Preliminary Geotechnical Investigation
Proposed Commercial and Residential Development
Fourteen Mile and Decker Roads
Novi, Michigan

Dear Mr. Bronson:

We have performed a preliminary geotechnical investigation at the site of the proposed commercial and residential development in Novi, Michigan. The purpose of our investigation was to determine the general subsurface conditions at the site to help evaluate the feasibility of developing the site for commercial and residential use.

The results of our investigation indicate that site subsoils generally consist of topsoil underlain by deposits of loose silty sand, which in turn are underlain by strata of stiff to hard silty clay. Deposits of medium compact to very compact sand and gravel are generally present beneath these cohesive soils. Groundwater is present in some areas of the site at depths varying from about 4 to 12 feet below the surface. Additionally, in some areas of the site the groundwater appears to be under hydrostatic pressure.

Based on preliminary evaluations, the proposed structures can be supported on conventional shallow foundations. If basements are planned for these structures, provisions for controlling groundwater during and following construction will be required in most areas of the site. The data obtained during this investigation along with our evaluations, analyses and recommendations are presented in the subsequent portions of this report.

Proposed Development.

Development plans for the site have not yet been finalized; however, we understand that both residential and commercial structures are under consideration. Building types and locations have not been established, but most buildings are expected to be 2 to 3 stories in height, with possible basements. Site development will include earthwork operations, constructing roadways and installing utilities to service the proposed buildings.

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Site Conditions

The site is located southeast of the intersection of Fourteen Mile and Decker Roads in Novi, Michigan. The site is rectangular in shape, and contains approximately 190 acres of mostly vacant land. The topography of the site is characterized by rolling hills and scattered low areas, with an overall slope towards the south. Based upon a topographic map of the site prepared by Kucera & Associates, elevations at the site range from 995 to 933.

Vegetation at the site consists of dense woods in the southeast portion, and heavy grasses, ranging in height from 3 to 7 feet, in the remaining portions. Drainage at the site appears to be towards several scattered low areas or wetlands. The approximate locations of the low areas are shown on Plate 1. An existing house is located in the northwest corner of the site. Additionally, the remains of a foundation were noted adjacent to Decker Road in the southwest corner of the site.

Previous Soil Investigation

The subsurface conditions at the project site were previously investigated by McDowell & Associates. The results of this study were presented in a report dated January 24, 1986. The locations of the borings drilled during this previous investigation are shown on the Test Boring Location Plan, Plate 1. We have reviewed the information contained in the previous report with respect to the data developed during the present investigation.

Present Field Investigation

We investigated subsurface conditions at the accessible parts of the site, drilling 10 test borings designated TB-1A through TB-10A. Soil conditions within the low swampy and wetland portions of the site were not investigated as part of this study. We understand that these low areas are being evaluated as part of a separate study. The borings were drilled by American Drilling Company under the full time supervision of a senior engineering technician with our firm. These borings were made at the locations shown on Plate 1, and extended to depths ranging from 15 to 20 feet. The test borings were located approximately in the field by pacing from existing surface features. Ground surface elevations at the boring locations were interpolated from elevations shown on a map of the site prepared by Kucera & Associates.

Within each test boring, soil samples were taken at intervals of generally 2.5 feet within the upper 10 feet and at intervals of 5 feet below that depth. These samples were taken by the Standard Penetration Test method (ASTM D-1586) which involves driving a 2-inch diameter split-spoon sampler into the soil with a 140-pound weight falling 30 inches.

The sampler is generally driven three successive 6-inch increments, with the number of blows for each increment recorded. The number of blows required to advance the sampler the last 12 inches is termed the Standard Penetration Resistance (N). The blow counts for each six-inch increment and the resulting

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LIBRARY 12590 778

N-values are presented on the individual Logs of Test Boring. The soil samples obtained with the split-barrel sampler were sealed in containers and transported to our laboratory for further classification and testing. We will retain these soil samples for 60 days after the date of this report. At that time, we will dispose of the samples unless we are otherwise instructed.

We have evaluated the soil and groundwater conditions encountered in the test borings and have presented these conditions in the form of individual Logs of Test Boring on Figure Nos. 1 through 10. General Notes defining the nomenclature used on the boring logs and elsewhere in this report are presented on Plate 2. The stratification shown on the test boring logs represents the soil conditions at the actual boring locations. Variations may occur between the borings. Additionally, the stratigraphic lines represent the approximate boundary between the soil types; however, the transition may be more gradual than what is shown. We have prepared the logs included with this report on the basis of laboratory classification and testing as well as field logs of the soils encountered.

Laboratory Testing

Representative soil samples were subjected to laboratory testing to determinate pertinent soil parameters. The testing included the determination of the natural moisture content, in-situ dry density, grain size distribution and unconfined compressive strength. The results of these laboratory tests are presented on Figure Nos. 11 and 12. The natural moisture content, in-situ dry density and unconfined compressive strength values are also presented on the respective Logs of Test Boring.

Subsoil Conditions

On the basis of the information developed during the course of this investigation, it appears that subsoil conditions vary considerably throughout the site. However, the subsoils can be generalized into a soil profile consisting of topsoil underlain by loose silty sand, which is in turn underlain by strata of stiff to hard silty clay. These subsoils are then underlain by deposits of medium compact to very compact silty sand and gravelly sand that are water-bearing in some locations.

The topsoil consists of dark brown clayey silt and sandy silt with a trace of roots, and varies in thickness from about 4 to 15 inches at the boring locations. The topsoil is generally underlain by a deposit of loose brown silty sand which extends to depths ranging from approximately 1.4 to 5.5 feet.

The silty sand deposit is generally underlain by strata of brown and gray silty clay. The consistency of the clay is generally in the very stiff to hard range; however, in the areas of borings TB-4A and TB-6A, a stratum of medium to stiff clay is present between the approximate depths of 3 and 5.5 feet. The clay soils contain streaks of sand and extend to depths ranging from approximately 8 to 19 feet, and to the maximum depth explored in boring TB-3A.

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The silty clay cohesive soils are generally underlain by deposits of water-bearing medium compact brown silty sand and compact to very compact brown gravelly sand. These granular soils extend to depths of about 17 and 18.5 feet in borings TB-1A and TB-2A, respectively, and to the maximum depths explored in borings TB-4A through TB-10A. In borings TB-1A and TB-2A, these granular soils are underlain by a layer of very stiff gray silty clay. These cohesive soils extend to the 20-foot maximum depth of these borings.

Boring TB-3A and TB-4A vary slightly from this generalized profile in that a stratum of very stiff to hard silty clay is present between the topsoil and upper loose silty sand deposit.

Borings TB-9A and TB-10A also vary from the generalized profile in that no upper sand deposit is present. In these borings, clay soils are present directly beneath the topsoil and extend to the lower granular deposits.

Subsoil Evaluations

Based on visual classification, the surface topsoil layer on this site is moderately to highly organic. Therefore, we do not consider the topsoil suitable for the support of building foundations, floor slabs or pavements, or for use as engineered fill material. However, this material could be used for landscaping in nonstructural areas.

We consider the upper loose sand deposit, in its present condition, to be somewhat susceptible to densification and compression when subjected to moderately heavy loads and, particularly vibratory loads. Accordingly, we recommend that this layer be densified in proposed building and pavement areas. This procedure will be discussed in more detail in the "Site Preparation" section of this report.

We consider the very stiff to hard silty clay to be suitable for the support of light to moderate structural loads. The medium to stiff clay layer present in borings TB-4A and TB-6A is considered to be weaker and somewhat more compressible than the surrounding more competent clays.

When undisturbed by groundwater effects, the lower granular stratum is considered to be suitable for the support of light to moderate structural loads. However, with improper groundwater controls, these granular soils could present significant difficulties for the support of foundations. These adverse groundwater conditions and our recommendations for controlling groundwater in construction excavations are discussed in the following section.

Groundwater Conditions and Control

Groundwater level observations were made at each of the test borings during and following the completion of drilling operations. Groundwater was initially encountered at most of the borings at depths of approximately 4 to 12 feet below the ground surface. Upon completion and up to 4 hours following

LIBR 12590780

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completion, the water levels in the test borings were noted to be at depths of about 5 to 10 feet below the ground surface. The observed water levels in the borings range from approximately Elevation 969 to 926. A comparison of water level readings taken in borings drilled during the winter months verses borings drilled during the summer, indicates as much as a 2 to 3 foot decrease in groundwater level readings in some areas of the site. Therefore, fluctuations in groundwater levels should be anticipated due to seasonal variations and following periods of prolonged precipitation.

In boring TB-2A, the final water level was noted to have risen above the encountered water level. This may be indicative of a hydrostatic pressure head (i.e. an artesian condition) within the lower granular deposits in this area.

It should be noted that groundwater observations during drilling operations in predominantly cohesive soils are not necessarily indicative of the static groundwater level. This is due to the low permeability of such soils and the tendency of drilling operations to seal off the natural paths of groundwater flow.

No significant groundwater problems are anticipated for excavations within the upper cohesive soil strata. Seepage of water perched above the clay or from sand seams within the clay should be controllable with properly constructed sump pumps.

However, we anticipate that moderate to heavy volumes of groundwater will be encountered if excavations are extended below the groundwater table within the more pervious granular soil deposits. In addition, a "quick" condition may develop as groundwater migrates toward the excavation, resulting in the disturbance of the soils and in a reduction of their supporting capability. Based on these considerations, it is recommended that groundwater control measures be employed before making excavations extending below the groundwater table within the granular soils. If excavations extend only 1 to 2 feet below the groundwater table, it may be feasible to control groundwater by pumping from properly constructed sumps. If excavations extend to greater depths below the groundwater table, such as those required for basement construction in some areas of the site, or for utility installation, positive methods of groundwater control such as pumping from construction sumps extending into the underlying clay or wellpoints in the sand may be required for effective groundwater control. In addition, the excavation of drainage ditches around the construction area and the early installation of the storm sewer system can help to depress the groundwater level at the site, and facilitate construction operations.

If excavations terminate in the cohesive soil just above the underlying water bearing granular formations, care should be taken to prevent a blow out or heave of the excavation base caused by hydrostatic pressure. This can be achieved by maintaining an adequate thickness of clay below the bottom of the excavation to resist the upward hydrostatic pressure. However, if the thickness of the clay base is inadequate, relief wells should be provided at the bottom of the excavation to allow water to come into the excavation where it can be pumped from specially constructed sumps.

IN

Mr. William Bronson
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LIBER 12590781

To prevent the development of hydrostatic pressures on the basement floor and walls, a subdrainage system should be installed at the foundation level. The perforated or slotted subdrains should be protected with coarse aggregates and wrapped with a suitable filter fabric to prevent the migration of natural soil fines into the subdrains. The subdrains should then be connected to a suitable sump pump or drained by a gravity discharge system. All exterior walls and floors below grade should be damp-proofed at the minimum. Waterproofing measures will be required in place of damp-proofing measures if the basement walls and floor are expected to be watertight.

Foundation Recommendations

Based on an overall evaluation of the subsurface data developed during the course of this investigation, and following satisfactory site preparation operations as outlined in the following section, we recommend that the proposed buildings be supported on shallow spread and/or strip footings. The footings should extend through the loose upper sands and medium to stiff silty clays and be founded on the underlying very stiff and hard silty clay or on engineered fill. For buildings with basement levels, we recommend that the depth of excavation be minimized as much as possible to avoid groundwater related difficulties. In the low areas of the site, this could be achieved by raising basement level above the groundwater level.

Exterior footings should be extended to a depth of at least 3.5 feet below the exposed finished grade for protection against frost penetration. Interior footings not exposed to frost penetration during or after construction can be installed at shallower depths provided that suitable bearing soils are present.

In general, net allowable soil bearing pressures on the order of 4000 to 5000 pounds per square foot (psf) may be used for the design of footings founded on the very stiff to hard clay or engineered fill. If footings have to be supported in the upper loose sand and medium clay deposits the allowable soil bearing pressure should be limited to about 2500 psf. We recommend that strip footings be at least 12 inches in width and isolated spread footings should be at least 18 inches in their least dimension regardless of the resulting bearing pressure.

All foundation excavations should be observed and tested to verify that adequate in-situ soil bearing pressures, compatible with the design value, are achieved.

Site Preparation

As previously discussed, the locations and finished grades for the buildings are not presently available. Accordingly, the amount of required earthwork to achieve finished grades is uncertain. Regardless of the amount, we recommend that all earthwork be performed under adequate specifications and properly monitored in the field. At the start of earthwork operations, any surface

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LIBR 125900782

Mr. William Bronson
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August 17, 1987
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vegetation should be cleared and the existing topsoil and any other organic soils should be removed in their entirety from below the proposed building and pavement areas.

After rough grade has been achieved in cut areas and prior to fill placement in fill areas, the subgrade should be thoroughly proof-rolled with a 10 ton vibratory roller by making a minimum of 10 passes in each of two perpendicular directions covering the proposed development area. Any areas that exhibit excessive pumping and yielding during proof-rolling should be stabilized by aeration, drying and compaction if weather conditions are favorable, or removal and replacement with engineered fill. If the instability exhibited during proofrolling is attributed to groundwater effects, the proofrolling operation should be halted and water control measures provided. In addition to detecting unstable areas, the proof-compaction operation should serve to densify the shallow loose sand deposits that overlie the site.

Water retained in the upper sand deposits may result in some pumping and instability of the subgrade during earthwork operations. Accordingly, it may be necessary to provide drainage ditches and/or sumps around the construction area to facilitate subsurface drainage and help stabilize the subgrade.

Material for backfill or engineered fill required to achieve design grades should consist of non-organic soils. The on-site soils that are free of organic matter and debris may be used for engineered fill provided that they are at approximately the optimum moisture content.

The fill should be placed in uniform horizontal layers, that are not more than 12 inches in loose thickness. Within building areas and the upper 18 inches of pavement subgrades, the fill should be compacted to achieve a density of at least 95 percent of the maximum dry density as determined by the Modified Proctor compaction test (ASTM D-1557). Below the 18-inch depth of pavement subgrade, the fill compaction requirement may be reduced to 90 percent of the same standard. All fill material should be placed and compacted at approximately the optimum moisture content. Frozen material should not be used as fill, nor should fill be placed on a frozen subgrade.

In general, the site conditioning procedures discussed above are expected to result in fairly stable subgrade conditions throughout most of the site. However, the on-site silt, fine sand and silty clay soils could become sensitive to softening when wet or when disturbed by construction traffic. Therefore, depending on weather conditions, the type of equipment and construction procedures used, surface instability may develop in parts of the site. If this occurs, additional corrective procedures may be required, such as in-place stabilization or undercutting.

If site conditioning and earthwork operations are to be performed during wet or cold weather, significant difficulty should be anticipated in drying or stabilizing the on-site silty clay soils. Under such circumstances, it may become necessary to undercut the wet soils and backfill with clean granular

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soils to achieve proper stabilization. However, if site preparation operations are performed during the summer months, it should be possible to stabilize wet soils in place and to use cohesive soils as fill with proper moisture control in the field.

Floor Slabs and Pavements

The subgrade resulting from the satisfactory completion of site preparation operations can be used for the support of concrete floor slabs and asphalt pavements. We recommend that all concrete floor slabs be suitably reinforced and separated from the foundation system to allow for independent movement.

For pavements, we recommend that "stub" or "finger" drains be provided around catch basins and other low parts of the site to minimize the accumulation of water above and within the frost susceptible subgrade soils. The pavement should be properly sloped to promote effective surface drainage and prevent water ponding.

Supplemental Studies

The evaluations and recommendations presented in this report are based on 10 widely spaced test borings, and with no specific information relating to the location, structural loading, or finished grades for the proposed developments. As such, these evaluations and recommendations are considered to be general and preliminary in nature and should be verified with a more detailed supplemental investigation once development plans are finalized.

We recommend that additional borings or test pits be performed in the area of major buildings with basements and particularly in the area of TB-2A to better predict the construction and post construction groundwater control measures which will be required as a result of the possible artesian groundwater conditions in the area. The additional borings should also help to locate other areas containing layers of medium to stiff soils which could adversely affect building foundations. Furthermore, if any developments are proposed for the low wetland areas, we recommend that they be further investigated prior to construction.

General Comments

This preliminary geotechnical investigation was performed in accordance with generally accepted soil and foundation engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied. The scope of this investigation was primarily to aid in evaluating the feasibility of developing the site rather than to provide specific design recommendations for foundations and site preparations of a specific project. No environmental, hydrogeological or chemical investigations were included as part of the scope of work for this investigation.


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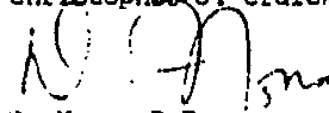
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If you have any questions about this report or if we may be of further assistance to you in any respect, please call. We appreciate the opportunity to have been of service to you, and we look forward to participating in future phases of this project.

Very truly yours,

NEYER, TISEO & HINDO, LTD.


Christopher J. Cruickshank


D. Nona, P.E.

CJC/DH/jm
Attachments

11516 12590 785

APPENDIX

TEST BORING LOCATION PLAN	PLATE 1
GENERAL NOTES	PLATE 2
LOGS OF TEST BORING NOS. TB-1A THROUGH TB-10A	FIGURES 1 - 10
TABULATION OF TEST DATA	FIGURES 11 - 12

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GENERAL NOTES

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TERMINOLOGY

Unless otherwise noted, all terms utilized herein refer to the Standard Definitions presented in ASTM D 653.

PARTICLE SIZES

Boulders	-	Greater than 12 inches (305mm)
Cobbles	-	3 inches (76.2mm) to 12 inches (305mm)
Gravel - Coarse	-	3/4 inches (19.05mm) to 3 inches (76.2mm)
Gravel - Fine	-	No. 4 - 3/16 inches (4.75mm) to 3/4 inches (19.05mm)
Sand - Coarse	-	No. 10 (2.00mm) to No. 4 (4.75mm)
Sand - Medium	-	No. 40 (0.425mm) to No. 10 (2.00mm)
Sand - Fine	-	No. 200 (0.074mm) to No. 40 (0.425mm)
Silt	-	0.005mm to 0.074mm
Clay	-	Less than 0.005mm

COHESIONLESS SOILS

Classification	Density Classification	Relative Density %	Approximate Range of (N)
The major soil constituent is the principal noun, i.e. sand, silt, gravel. The second major soil constituent and other minor constituents are reported as follows:	Very Loose	0-15	0-4
	Loose	16-35	5-10
	Medium Compact	36-65	11-30
	Compact	66-85	31-50
Second Major Constituent (percent by weight)	Minor Constituents (percent by weight)	Very Compact	86-100
Trace - 1 to 12%	Trace - 1 to 12%	Relative Density of Cohesionless Soils is based upon the evaluation of the Standard Penetration Resistance (N), modified as required for depth effects, sampling effects, etc.	
Adjective - 12 to 35% (clayey, silty, etc.)	Little - 12 to 23%		
And - Over 35%	Some - 24 to 33%		

COHESIVE SOILS

If clay content is sufficient so that clay dominates soil properties, clay becomes the principal noun with the other major soil constituent as modifier; i.e., silty clay. Other minor soil constituents may be included in accordance with the classification breakdown for cohesionless soils; i.e., silty clay, trace of sand, little gravel.

Consistency	Unconfined Compressive Strength (psf)	Approximate Range of (N)
Very Soft	Below 500	0-2
Soft	500-1000	3-4
Medium	1000-2000	5-8
Stiff	2000-4000	9-15
Very Stiff	4000-8000	16-30
Hard	8000-16000	31-50
Very Hard	Over 16000	Over 50

Consistency of cohesive soils is based upon an evaluation of the observed resistance to deformation under load and not upon the Standard Penetration Resistance (N).

SAMPLE DESIGNATIONS

AS	- Auger Sample - Directly from auger flight
BS	- Miscellaneous Samples - Bottle or Bag
S	- Split Spoon Sample with Liner Insert - ASTM D 1586
LS	- Liner Sample S with liner insert 3 inches in length
ST	- Shelby Tube Sample - 3 inch diameter unless otherwise noted
PS	- Piston Sample - 3 inch diameter unless otherwise noted
RC	- Rock Core - NX core unless otherwise noted

STANDARD PENETRATION TEST (ASTM D 1586) - A 2.0" outside-diameter, 1-3/8" inside-diameter split barrel sampler is driven into undisturbed soil by means of a 140-pound weight falling freely through a vertical distance of 30 inches. The sampler is normally driven three successive 8-inch increments. The total number of blows required for the final 12 inches of penetration is the Standard Penetration Resistance (N).

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NEYER, TISEO & HINDO, LTD.

LOG OF TEST BORING NO. TB-1A

Project Name: CLASSIC CONSTRUCTION SITE
 Project Location: 14 MILE & DECKER ROADS; NOVI, MI

NTH Proj. No: 87366 0G
 Chk. By: *ajc*

SUBSURFACE PROFILE				SOIL SAMPLE DATA					
ELEV. (FT)	PROF. (FT)	GROUND SURFACE ELEVATION: 954.0 FT	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/6-INCHES	STD. PEN. RESISTANCE (PS)	MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	UNCONF. COMP. ST. (PSI)
		TOPSOIL: DARK BROWN SANDY SILT WITH LITTLE CLAY	1.0						
		LOOSE BROWN SILTY FINE SAND WITH TRACE OF CLAY AND GRAVEL	3.0	LS-1	2 3	6	-	-	-
950			5	LS-2	5 6 8	14	12.7	125	6200
		VERY STIFF TO HARD BROWN AND GRAY SILTY CLAY WITH TRACE TO LITTLE SAND AND GRAVEL AND OCCASIONAL FINE SAND STREAKS	8.0	LS-3	5 8 12	20	-	-	8200*
945			10	LS-4	4 7 10	17	-	-	7900*
		VERY STIFF TO HARD GRAY SILTY CLAY WITH TRACE OF SAND AND GRAVEL	15	LS-5	5 7 9	16	11.1	129	8240
940			17.0						
		MEDIUM COMPACT BROWN GRAVELLY SAND	18.5						
935			20	LS-6	5 7 9	16	-	-	7200*
		VERY STIFF GRAY SILTY CLAY WITH LITTLE FINE SAND AND TRACE OF GRAVEL	20.0						
		END OF BORING							

* POCKET PENETROMETER VALUE.

TOTAL DEPTH: 20.0 FT
 DRILLING DATE: 7-28-87
 INSPECTOR: D. VENSEL
 CONTRACTOR: AMERICAN DRILLING CO.
 DRILLER: B. MILLS

DRILLING METHOD:
 HOLE ADVANCED USING A 4-INCH OUTSIDE
 DIAMETER SOLID STEM AUGER

PLUGGING PROCEDURE:
 HOLE PLUGGED WITH SOIL.

WATER LEVEL OBSERVATION:
 8.0 FEET DURING DRILLING.
 12.0 FEET AT COMPLETION.
 10.8 FEET 1 HOUR FOLLOWING COMPLETION.
 10.2 FEET 4 HOURS FOLLOWING COMPLETION.

FIGURE NO. 1

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NEYER, TISEO & HINDO, LTD.

LOG OF TEST BORING NO. TB-2A

Project Name: CLASSIC CONSTRUCTION SITE
 Project Location: 14 MILE & DECKER ROADS; NOVI, MI

NTH Proj. No: 87366 03
 Chk. By: *CJC*

SUBSURFACE PROFILE				SOIL SAMPLE DATA					
ELEV. (FT)	PROF. LINE	GROUND SURFACE ELEVATION: 938.0 FT	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (q)	MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	UNCONF. COMP. ST. (PSF)
		TOPSOIL: DARK BROWN SANDY SILT WITH TRACE OF CLAY	0.7						
		LOOSE LIGHT BROWN AND GRAY SILTY FINE SAND WITH SOME CLAY	2.5	S-1	1 2 4	6	-	-	-
935		VERY STIFF MOTTLED BROWN AND GRAY SILTY CLAY	4.5	LS-1	4 6 10	16	19.2	110	6480
		VERY STIFF TO HARD BROWN AND GRAY SILTY CLAY WITH SOME SAND, TRACE OF GRAVEL AND SANDY STREAKS	7.8	S-2	5 7 8	15	-	-	-
930		MEDIUM COMPACT TO LOOSE GRAY CLAYEY SAND WITH TRACE OF GRAVEL	12.9	LS-2	3 3 4	7	-	-	-
		MEDIUM COMPACT GRAY SILTY FINE SAND	17.0	S-3	4 5 6	11	-	-	-
925		VERY STIFF GRAY SILTY CLAY WITH LITTLE SAND AND TRACE OF GRAVEL	20.0	S-4	2 3 7	12	-	-	4200*
920		END OF BORING		* POCKET PENETROMETER VALUE.					

TOTAL DEPTH: 20.0 FT
 DRILLING DATE: 7-28-87
 INSPECTOR: D. VENSEL
 CONTRACTOR: AMERICAN DRILLING CO.
 DRILLER: B. MILLS

DRILLING METHOD:
 HOLE ADVANCED USING A 4-INCH OUTSIDE
 DIAMETER SOLID STEM AUGER

PLUGGING PROCEDURE:
 HOLE PLUGGED WITH SOIL.

WATER LEVEL OBSERVATION:
 12.5 FEET DURING DRILLING.
 8.8 FEET AT COMPLETION.

FIGURE NO. 2

12590789

NEYER, TISEO & HINDO, LTD.								
LOG OF TEST BORING NO. TB-3A								
Project Name: CLASSIC CONSTRUCTION SITE						NTH Proj. No: 87366 06		
Project Location: 14 MILE & DECKER ROADS; NOVI, MI						Chk. By: <i>CAC</i>		
SUBSURFACE PROFILE				SOIL SAMPLE DATA				
ELEV. (FT)	PROF.	GROUND SURFACE ELEVATION: 956.0 FT	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS / 6-INCHES	STD. PEN. RESISTANCE (PSF)	MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)
955		TOPSOIL: BROWN CLAYEY SILT WITH ROOTS	0.3					
		VERY STIFF TO HARD BROWN SILTY CLAY WITH LITTLE SAND AND TRACE OF GRAVEL	3.0	LS-1	2 4 8	10	14.6	114
		LOOSE BROWN SILTY FINE SAND WITH TRACE OF CLAY AND CLAY STREAKS	3.0	LS-2	3 4	7	-	-
950		VERY STIFF TO HARD BROWN SANDY CLAY WITH TRACE OF GRAVEL	9.0	LS-3	5 7 8	15	-	-
			10	LS-4	9 10 11	21	13.1	125
945		VERY STIFF GRAY SILTY CLAY WITH LITTLE FINE SAND AND TRACE OF GRAVEL	15	LS-5	4 7 10	17	-	-
940			20	LS-6	3 8 8	14	-	-
		END OF BORING	20.0					
935				* POCKET PENETROMETER VALUE.				
TOTAL DEPTH: 20.0 FT DRILLING DATE: 7-28-87 INSPECTOR: D. VENSEL CONTRACTOR: AMERICAN DRILLING CO. DRILLER: B. MILLS DRILLING METHOD: HOLE ADVANCED USING A 4-INCH OUTSIDE DIAMETER SOLID STEM AUGER PLUGGING PROCEDURE: HOLE PLUGGED WITH SOIL.				WATER LEVEL OBSERVATION: BORING DRY AT COMPLETION.				

FIGURE NO. 3

USER 125907790

NEYER, TISEO & HINDO, LTD.									
LOG OF TEST BORING NO. TB-4A									
Project Name: CLASSIC CONSTRUCTION SITE Project Location: 14 MILE & DECKER ROADS; NOVI, MI						NTH Proj. No: 87366 OG Chk. By: <u>C9C</u>			
SUBSURFACE PROFILE					SOIL SAMPLE DATA				
ELEV. (FT)	PRO- FILE	GROUND SURFACE ELEVATION: 980.0 FT	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (q)	MOISTURE CONTENT (PERCENT)	SAT DENSITY (PCF)	UNCONF. COMP. ST. (PSI)
980		TOPSOIL: DARK BROWN CLAYEY SILT WITH LITTLE FINE SAND	0.9						
		HARD BROWN SILTY CLAY WITH LITTLE SAND AND TRACE OF GRAVEL	3.0	LS-1	4 4 8	10	-	-	9000*
975		STIFF BROWN SANDY CLAY WITH LITTLE GRAVEL	5	LS-2	3 4 4	8	11.6	122	3000* 1060
		VERY STIFF BROWN SILTY CLAY WITH LITTLE SAND AND SOME GRAVEL	8.9	LS-3	17 11 13	24	-	-	6700*
970		VERY STIFF TO HARD BROWN SILTY CLAY WITH LITTLE SAND AND TRACE OF GRAVEL	10	LS-4	6 12 12	24	12.4	129	8610
		VERY COMPACT BROWN SAND AND GRAVEL	13.9						
965		END OF BORING	15.9	LS-5	19 27 34	61	-	-	-
960			20						

* POCKET PENETROMETER VALUE.

TOTAL DEPTH: 15.0 FT
DRILLING DATE: 7-29-87
INSPECTOR: D. VENSEL
CONTRACTOR: AMERICAN DRILLING CO.
DRILLER: B. MILLS
DRILLING METHOD:
 HOLE ADVANCED USING A 4-INCH OUTSIDE
 DIAMETER SOLID STEM AUGER
PLUGGING PROCEDURE:
 HOLE PLUGGED WITH SOIL.

WATER LEVEL OBSERVATION:
 BORING DRY AT COMPLETION.

FIGURE NO. 4

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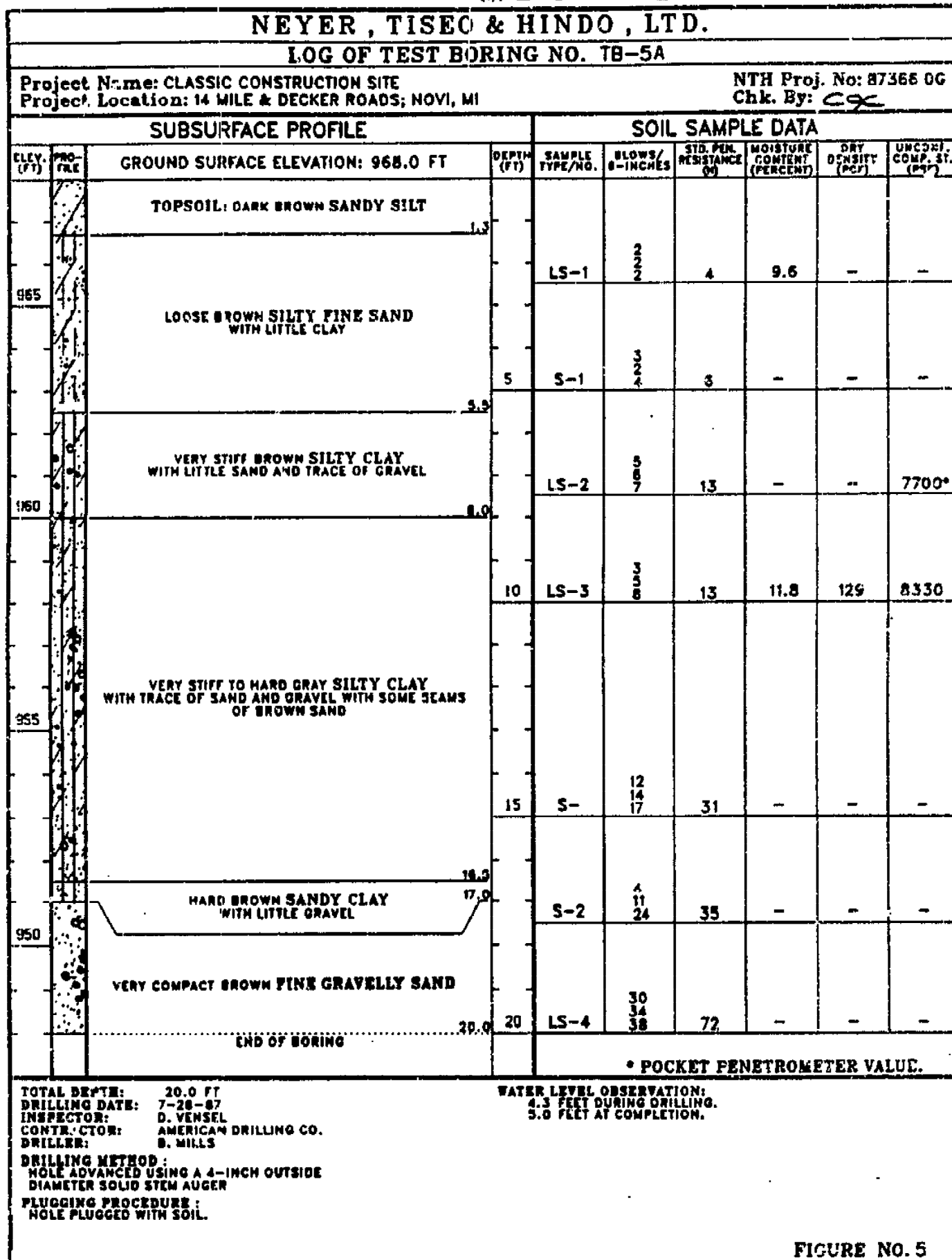


FIGURE NO. 5

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NEYER, TISEO & HINDO, LTD.

LOG OF TEST BORING NO. TB-6A

Project Name: CLASSIC CONSTRUCTION SITE
 Project Location: 14 MILE & DECKER ROADS; NOVI, MI

NTH Proj. No: 87386 GG
 Chk. By: *OC*

SUBSURFACE PROFILE				SOIL SAMPLE DATA					
ELEV. (FT)	PROF. FILE	GROUND SURFACE ELEVATION: 975.0 FT	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/6-INCHES	STD. PEN. RESISTANCE (PSI)	MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	UNCONF. COMP. ST. (PSI)
975		TOPSOIL: DARK BROWN SANDY SILT	0.8						
		LOOSE BROWN SILTY FINE SAND WITH LITTLE CLAY	1.4	LS-1	4 3	10	-	-	9000*
		VERY STIFF BROWN SANDY CLAY WITH LITTLE GRAVEL	3.0						
970		MEDIUM TO STIFF BROWN SANDY CLAY WITH LITTLE GRAVEL	4.5	LS-2	2 2 3	5	15.8	114	2650
		STIFF TO VERY STIFF BROWN SILTY CLAY WITH LITTLE SAND AND TRACE OF GRAVEL	5.9	LS-3	3 5 8	13	-	-	3200*
965		HARD BROWN SILTY CLAY WITH LITTLE GRAVEL AND GRAVELLY STREAKS	12.9	LS-4	6 21 13	34	-	-	-
960		COMPACT BROWN FINE GRAVELLY SAND	15.0	LS-5	15 25 22	47	-	-	-
		END OF BORING							
955			20						

* POCKET PENETROMETER VALUE.

TOTAL DEPTH: 15.0 FT
 DRILLING DATE: 7-29-87
 INSPECTOR: D. VENSEL
 CONTRACTOR: AMERICAN DRILLING CO.
 DRILLER: B. MILLS

DRILLING METHOD:
 HOLE ADVANCED USING A 4-INCH OUTSIDE
 DIAMETER SOLID STEM AUGER

PLUGGING PROCEDURE:
 HOLE PLUGGED WITH SOIL.

WATER LEVEL OBSERVATION:
 BORING DRY AT COMPLETION.

FIGURE NO. 6

LIBR 12590793

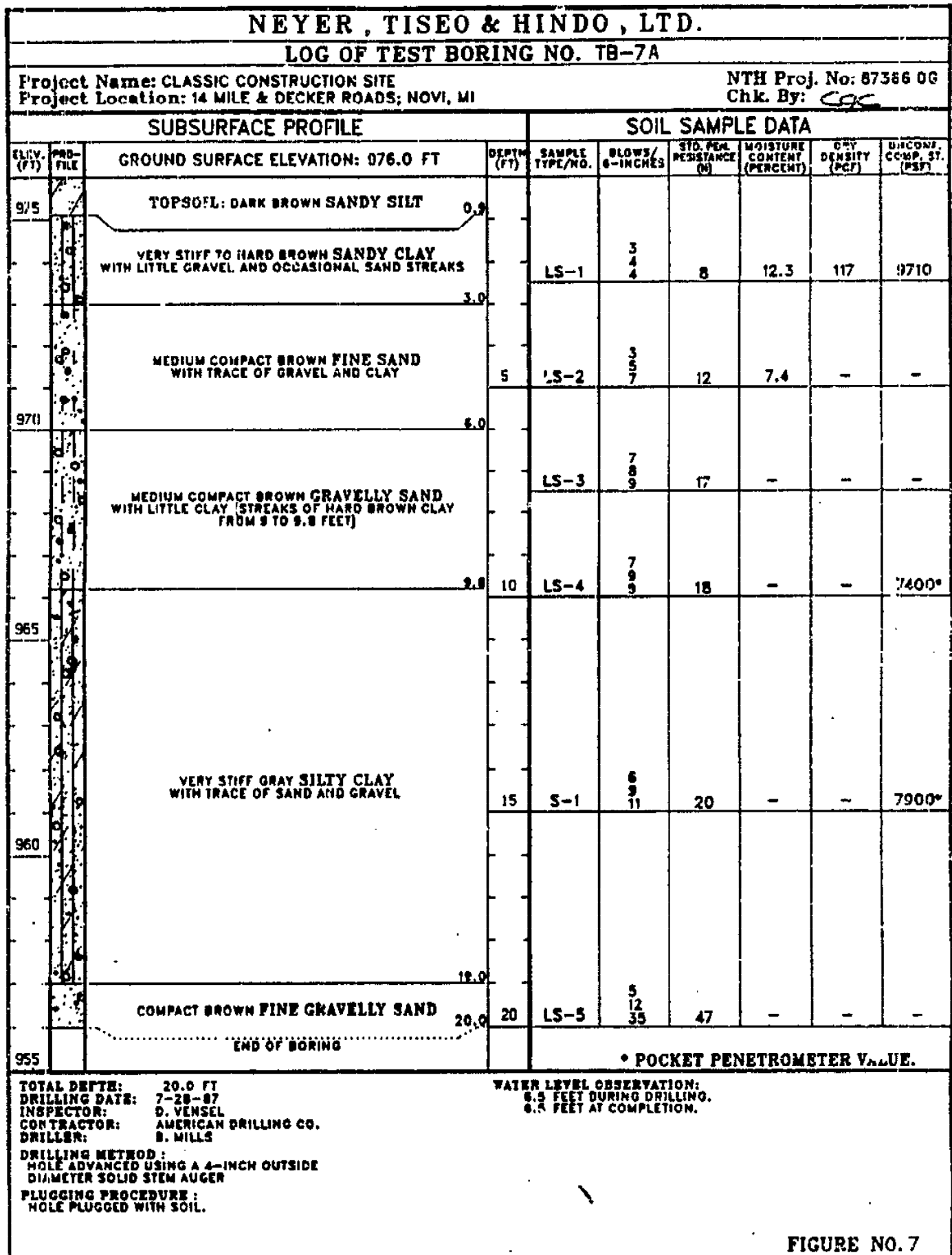


FIGURE NO. 7

UETR 12590794

NEYER, TISEO & HINDO, LTD.

LOG OF TEST BORING NO. TB-8A

 Project Name: CLASSIC CONSTRUCTION SITE
 Project Location: 14 MILE & DECKER ROADS; NOVI, MI

 NTH Proj. No: 87366 0G
 Chk. By: CAC

SUBSURFACE PROFILE				SOIL SAMPLE DATA					
ELEV. (FT)	PROF.	GROUND SURFACE ELEVATION: 976.0 FT	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/ 6-INCHES	STD. PEN. RESISTANCE (q)	MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	UNCONF. COMP. ST. (PSF)
975		TOPSOIL: DARK BROWN CLAYEY SILT WITH LITTLE FINE SAND	1.2						
		LOOSE BROWN SILTY FINE SAND WITH TRACE OF CLAY	2.3	S-1	3 3	7	-	-	-
			5	LS-1	4 8	9	13.4	-	-
970									
		VERY STIFF BROWN AND GRAY SANDY CLAY WITH LITTLE TO SOME GRAVEL AND FEW SAND STREAKS		LS-2	6 7	15	-	-	-
			10	LS-3	4 8	13	12.2	128	-
965									
		VERY STIFF GRAY SILTY CLAY WITH TRACE OF SAND AND GRAVEL	11.5						
		MEDIUM COMPACT BROWN GRAVELLY SAND	13.5						
		END OF BORING	15.0	LS-4	1 8 10	16	-	-	-
960									
			20						
955									

 TOTAL DEPTH: 15.0 FT
 DRILLING DATE: 7-29-87
 INSPECTOR: D. VENSEL
 CONTRACTOR: AMERICAN DRILLING CO.
 DRILLER: B. MILLS

 DRILLING METHOD:
 HOLE ADVANCED USING A 4-INCH OUTSIDE
 DIAMETER SOLID STEM AUGER

 PLUGGING PROCEDURE:
 HOLE PLUGGED WITH SOIL

 WATER-LEVEL OBSERVATION:
 8.0 FEET DURING DRILLING.
 14.0 FEET AT COMPLETION.
 11.7 FEET 2 HOURS FOLLOWING COMPLETION.

FIGURE NO. 8

12590795

NEYER, TISEO & HINDO, LTD.

LOG OF TEST BORING NO. TB-9A

Project Name: CLASSIC CONSTRUCTION SITE
 Project Location: 14 MILE & DECKER ROADS; NOVI, MI

NTH Proj. No: 87366 00
 Chk. By: *CAC*

SUBSURFACE PROFILE				SOIL SAMPLE DATA					
ELEV. (FT)	PRO-FILE	GROUND SURFACE ELEVATION: 975.0 FT	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/8-INCHES	STD. PEN. RESISTANCE (Q)	MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	UNCONF. COMP. ST. (PSF)
975		TOPSOIL: DARK BROWN FINE SANDY SILT	0.3						
		HARD BROWN SILTY CLAY WITH TRACE OF FINE SAND AND GRAVEL	2.5	LS-1	5 8 12	20	-	-	9000*
970		HARD BROWN AND GRAY SILTY CLAY WITH TRACE OF SAND AND GRAVEL	5	LS-2	7 12 12	24	11.5	123	9900
			6.0						
				LS-3	5 8 10	18	-	-	9000*
		VERY STIFF TO HARD BROWN SILTY CLAY WITH LITTLE SAND AND TRACE OF GRAVEL							
965			10	LS-4	7 10 13	23	-	-	7200*
			10.5						
		VERY STIFF GRAY SILTY CLAY	12.0						
		COMPACT BROWN FINE GRAVELLY SAND							
960			15	LS-5	16 24 22	46	-	-	-
		END OF BORING	15.0						
955			20						

* POCKET PENETROMETER VALUE.

TOTAL DEPTH: 15.0 FT
 DRILLING DATE: 7-29-87
 INSPECTOR: D. VENSEL
 CONTRACTOR: AMERICAN DRILLING CO.
 DRILLER: B. MILLS

DRILLING METHOD:
 HOLE ADVANCED USING A 4-INCH OUTSIDE
 DIAMETER SOLID STEM AUGER

PLUGGING PROCEDURE:
 HOLE PLUGGED WITH SOIL.

WATER LEVEL OBSERVATION:
 BORING DRY AT COMPLETION.

FIGURE NO. 9

125907796

NEYER, TISEO & HINDO, LTD.

LOG OF TEST BORING NO. TB-10A

Project Name: CLASSIC CONSTRUCTION SITE
 Project Location: 14 MILE & DECKER ROADS; NOVI, MI

NTH Proj. No: 87368 0G
 Chk. By:

SUBSURFACE PROFILE

SOIL SAMPLE DATA

ELEV. (FT)	PRO- FILE	GROUND SURFACE ELEVATION: 965.0 FT	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/ 8-INCHES	STD. PEN. RESISTANCE (PS)	MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	UNCONF. COMP. ST. (PSF)
965		TOPSOIL: DARK BROWN FINE SANDY SILT	1.0						
		HARD LIGHT BROWN CLAYEY SILT	2.3	LS-1	5 7 8	15	-	-	-
960		VERY STIFF BROWN SILTY CLAY WITH LITTLE SAND AND TRACE OF GRAVEL	5	LS-2	3 4 6	10	-	-	7000*
		STIFF BROWN SILTY CLAY WITH LITTLE SAND, GRAVEL AND SANDY STREAKS	8.5	LS-3	3 4 4	8	10.8	-	-
955		MEDIUM COMPACT BROWN SILTY FINE SAND WITH TRACE OF CLAY AND GRAVEL [CLAY STREAKS FROM 12 FEET]	10	LS-4	3 5 8	11	3.9	-	-
950		END OF BORING	15.0	LS-5	4 8 11	19	14.2	-	-

* POCKET PENETROMETER VALUE.

TOTAL DEPTH: 15.0 FT
 DRILLING DATE: 7-28-87
 INSPECTOR: D. VENSEL
 CONTRACTOR: AMERICAN DRILLING CO.
 DRILLER: B. MILLS

DRILLING METHOD:
 HOLE ADVANCED USING A 4-INCH OUTSIDE
 DIAMETER SOLID STEM AUGER

PLUGGING PROCEDURE:
 HOLE PLUGGED WITH SOIL.

WATER LEVEL OBSERVATION:
 BORING DRY AT COMPLETION.

FIGURE NO. 10

12590797

PROJECT NO. 87366 OG			NEYER, TISEO & HINDO, LTD.			SHEET 1 OF 2													
TABULATION OF LABORATORY TEST DATA																			
Test Boring or Test Pit Number	Sample Number	Depth of Sample Tip	Elevation of Sample Tip	Unconfined Compressive Strength (PSF)	Failure Strain (Percent)	Natural Water Content (Percent of Dry Weight)	In-Place Dry Density (Pounds per Cubic Foot)	Particle Size Distribution							Atterberg Limits			Apparent Specific Gravity	Loss on Ignition (Percent)
								Colloids (Percent)	Clay (Percent)	Silt (Percent)	Fine Sand (Percent)	Medium Sand (Percent)	Coarse Sand (Percent)	Gravel (Percent)	Liquid Limit (Percent)	Plastic Limit (Percent)	Plasticity Index (Percent)		
TB-1A	LS-2	5.0	949.0	6200	12.7	12.7	124.7	↓	19	↑	62	13	5	3					
	LS-5	15.0	939.0	8240	20.0	11.1	128.9	↓											
TB-2A	LS-1	5.0	933.0	6480	12.7	19.2	110.4												
	LS-1	2.5	953.5	5260	7.2	14.6	114.0												
TB-3A	LS-4	10.0	946.0	3770	17.7	13.1	125.4												
	LS-2	5.0	975.0	1060	6.4	11.6	121.7												
TB-4A	LS-4	10.0	870.0	8610	18.8	12.4	129.1												
	LS-1	2.5	965.5	-	-	9.6	-	↓	19	↑	62	13	5	3					
TB-5A	LS-3	10.0	958.0	8330	20.0	11.8	129.4												
	LS-2	5.0	970.0	2650	20.0	15.8	113.8												
TB-7A	LS-1	2.5	973.5	9710	5.5	12.3	117.4												
	LS-2	5.0	971.0	-	-	7.4	-	↓	17	↑	55	18			6				

125907798

PROJECT NO. 87366 OG			NEYER, TISEO & HINDO, LTD.				SHEET 2 OF 2												
TABULATION OF LABORATORY TEST DATA																			
Test Boring or Test Pit Number	Sample Number	Depth of Sample Tip	Elevation of Sample Tip	Unconfined Compressive Strength (PSF)	Failure Strain (Percent)	Natural Water Content (Percent of Dry Weight)	In-Place Dry Density (Pounds per Cubic Foot)	Particle Size Distribution						Atterberg Limits			Apparent Specific Gravity	Loss on Ignition (Percent)	
								Colloids (Percent)	Clay (Percent)	Silt (Percent)	Fine Sand (Percent)	Medium Sand (Percent)	Coarse Sand (Percent)	Gravel (Percent)	Liquid Limit (Percent)	Plastic Limit (Percent)			Plasticity Index (Percent)
TB-8A	LS-1	5.0	971.0	9900	7.3	13.4	127.7	123.4	65	16	66	32	14	1	1	1	1	1	1
	LS-3	10.0	966.0			12.2													
TB-9A	LS-2	5.0	970.0	9900	7.3	11.5	123.4	123.4	65	16	66	32	14	1	1	1	1	1	1
TB-10A	LS-3	7.5	957.5	9900	7.3	10.8	123.4	123.4	65	16	66	32	14	1	1	1	1	1	1
	LS-4	10.0	955.0			3.9													
	LS-5	15.0	950.0			14.2													

LIBR 125907799

ZEIMET WOZNIAK
6 ASSOCIATES, INC

28450 FRANKLIN ROAD
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CONSULTING CIVIL ENGINEERS

LAND SURVEYORS

November 2, 1988

Maples of Novi
Section 1 & 2
Novi, Michigan

SITE UTILITIES

Storm Water Management

The existing site slopes generally from northeast to southwest with north-south ridge lines on the central portion of the site. This configuration directs runoff to two major wetlands along the south property line except where smaller "pocketed" wetlands intercept overland flow holding it on-site.

The southeast corner of the site outlets to the enclosed storm sewer system of the Chateau Estates mobile home park and then to the wetlands at the southwest corner of the site. All runoff eventually crosses Decker Road through four parallel culverts approximately 350' north of the southwest corner.

The existing wetlands have been mapped and will be used for temporary holding of storm water runoff to provide sedimentation and attenuation of peak discharge, limiting the maximum discharge to 0.2 cfs per acre. Storage for the 10-year storm will be provided in the wetland areas.

Except for outlet pipes from the enclosed on-site storm system, culverts for road crossings and outflow control structures, the wetlands are to remain undisturbed.

During construction, appropriate soil erosion control measures will be used to prevent excessive accumulation of sediment in the wetlands.

Sanitary Sewer

The site is in the Walled Lake District North sanitary sewer district which flows to the Walled Lake Wastewater Treatment Plant. The treatment plant has a current capacity of 2.1 million

Maples of Novi
Sections 1 & 2
Page 2

125903800

Sanitary Sewer Cont'd

gallons per day (MGD) and although the City of Novi is not using its entire allocated capacity, combined development proposed in the district will exceed the current capacity of the plant. For this reason, the Oakland County DPW is negotiating a contract for design of a plant expansion to 3.5 MGD which will provide adequate capacity for this and other proposed developments. No firm dates for completion of the plant expansion are available at this writing. If a contract for construction can be let in Spring of 1989, the expansion could be completed in 1990. On November 18, 1988 the DPW anticipates finalizing the design contract. At that time, projected "on-line" dates for the expanded plant can be more accurately projected.

Until the expanded plant is operational, sanitary sewer extensions are limited to the unused capacity. However, given the time required for this and other projects to develop the land and construct buildings, taps to the system should be available on an "as-needed" basis.

Because of the topography of the sewer district, a lift station will be required to serve this project. On-site sewers for the area of the site east of Decker Road will flow to a pump station located midway along the Decker Road Right-of-Way (R.O.W.). A force main from the pump station is proposed to run northerly to 14 Mile Road and in the 14 Mile Road R.O.W. westerly to the existing 18" gravity sewer running around the lake to the treatment plant.

The proposed Congregate Care facility west of Decker Road will run to the 8" gravity sewer in 14 Mile Road.

Projected Sanitary Sewer flows for this development are as follows:

TYPE	DWELLING UNITS	UNIT FACTOR	EQUIVALENT UNITS
Congregate	100	0.60	60
Adult Village	300	0.60	180
Golf & Family	500	1.0	500
Commercial	60,000 S.F.	1.1/1000 S.F.	66
Office	20,000 S.F.	0.40/1000 S.F.	8

Total 814

814 x 3.5 = 2,849 persons

Average Flow: 2,849 x 100 gal/day = 284,900 gal/day = 0.44 cfs

Peak Flow: 2,849 x 400 gal/day = 1,139,600 gal/day = 1.76 cfs

All proposed facilities will be designed to accommodate anticipated sewer flows.

LIBER 12590 PG 801

Maple of Novi
Section 1 & 2
Page 3

Water Mains

There is an existing 42" DWSD Transmission Main in 14 Mile Road and a metered 36" main on the west side of Decker Road. A 16" stub was provided downstream of the meter. The proposed development will connect to the stub and distribute water throughout the development and provide stubs for future connection at the northeast and southwest corners.

Using projected population units as calculated for the sanitary sewer system, water demand will be as follows:

Average Flow: $2,849 \text{ persons} \times 100 \text{ gal./day} = 284,900 \text{ gal./day}$

Maximum Daily Demand: $284,900 \times 2.5 = 712,250 \text{ gal./day}$

The water distribution system will be designed to provide for the required maximum and average daily flows as well as required fire protection demands and will not have any adverse effect on the system.

1102s2t

12590802

Existing Easements and Structures

As indicated previously, generally the site topography has dictated the foundation of our site plan design and layout. The effect is to minimize areas of heavy cuts. The primary areas of fill will occur along golf course fairways and greens, with the exception of those areas that abut wetlands. The purpose of these berms are twofold; one is to create an attractive and challenging golf course, as well as to provide a measure of privacy and safety for those homes and homeowners along the golf course.

Along with contouring of the golf course, areas of fill will occur in berming of site perimeters and entrances to serve as both community buffers and creation of the community identity. In as much as these criteria are discussed at length in the area treating the general landscape concept for this site, earlier in this area plan, any further discussion here would be redundant.

To identify any other areas of cut and fill on this site beyond the general perimeters discussed thus far, would require a complete engineering review and design, including a site grading and storm drainage plan. An obvious prerequisite to a fully detailed engineering plan would be approval of our P.U.D. request and preliminary site plan approval, any further discussion of site grading details would be premature at this point. As the planning and approval process proceeds, an engineering review and design will take place, and more information will become available.

The property as it exists today could best be described as old farm field. With exception of an old foundation from the farm house that used to stand just east of the corner of Decker and 14 Mile and the gravel drive that serviced the previous home and a vacant, boarded up house at the eastern property edge, the only other structure on the site is an underground water meter station on the southwest corner of 14 Mile and Decker Roads.

Oakland County records indicate that there are presently four existing easements on the property. One easement is held by Oakland County for the purpose of sanitary sewer.

Two easements are in the name of the City of Novi. One of these is a temporary easement for the purpose of slope and grading which apparently were executed for road improvements and drainage along Decker Road. The other easement in favor of Novi is for the water supply system, likely pertaining to the installation of the water meter station on the southwest corner of Decker and Fourteen Mile Roads. The fourth easement of record runs parallel to Fourteen Mile Road for the purpose of communication facilities. For your reference, those easements have been indicated on the attached boundary survey of the property.

LIB: 125908803

Maples of Novi - Existing Easements

L. 6655	P. 262	30' Permanent easement for water supply system & 20' Permanent easement for water supply system.
L. 5315	P. 718	27' Permanent easement for sanitary sewer.
L. 8408	P. 700	27' Permanent easement to Michigan Bell Telephone.
L. 8845	P. 282	27' Permanent easement to Michigan Bell Telephone.
L. 8845	P. 284	27' Permanent easement to Michigan Bell Telephone.
L. 7870	P. 592	Grading rights easement for improvement of Decker. This easement was to expire upon completion of the improvement of Decker Road.

Note: These easements are listed here by the liber and page number of the first page only where there is more than one page.

1108s2n

LIB 125900804

4. SITE CHARACTERISTICS

- 1.) Rolling topography;
- 2.) Natural wetland areas;
- 3.) Wooded;
- 4.) Sloping terrain; and
- 5.) Wide open space.

In creating a Master land use concept, the following criteria are used as standards.

- 1) Self contained single family attached and detached home ownership community.
- 2) Preservation of site qualities.
- 3) Existing trees, significant topography, drainage patterns, significant views, wetlands, habitat, etc.
- 4) To develop a community-wide open space system that allows for the creation of an inter-connecting park system golf course throughout the community.
- 5) To develop a roadway system which allows for the creation of collector roads linking to the overall roadway network in the City of Novi.
- 6) Establish design and development standards of architecture materials, landscape design and all other site-related elements.
- 7) Provide a broad range of housing values to serve the widest possible spectrum of consumers in the Novi market, such as:
 - a) Empty nesters
 - b) Young urban professionals
 - c) First time home buyers
 - d) Retirees

Our goal is to use Classic's traditional standards for a single family condominium home ownership community living, emphasizing the natural environment and preservation of the existing.

125900805

Landscape Concepts

The general landscape concept envisioned for this site will generally reinforce the existing indigenous plant materials found on site. The streetscape of both collector and cul de sac roads will be planted primarily with shade trees and some evergreen material. The unit typical plantings will consist of a creative mix of ornamental shrubs near the home with large herbaceous trees spread around the homes.

The wetlands will remain in tact as they are today. Wherever crossing of a wetland is required it will be done at the narrowest point to minimize any impact. There will be no grading or disturbance in wetland areas.

This site contains areas of wetlands and ridges of steep grades. The topography of the site has primarily dictated patterns and flows of both the main collector and secondary cul de sac roads. Using the existing topography of the site as the dominant design criteria assures minimal cut and fill activities, as well as minimal resultant environmental impact while at the same time affording unit orientations with impressive views of site amenities.

The heaviest areas of fill activities will be confined to contouring of the golf course, as well as berming to be installed around the site perimeters for the sake of privacy and screening. Berming and landscaping will be heavy in the area of the three development entrances to create a unique identity with key focal points for this development. As well as the site entries, there will be substantial berms created on the southeast and southwest corners of Decker and Fourteen Mile Roads for the purpose of screening of the commercial center. These berms also serve to create the City of Novi entrances with inviting fountains and landscape treatments which lend both esteem and an identity, linking this corridor as the northeast entrance to the City of Novi.

The foundation of the landscape concept for this development rests upon creation of an on-site nursery from existing trees. Prior to our clearing and land balance activities it is our intention to selectively choose trees of appropriate size and shape to transplant into a nursery and later replant in our landscaping operations. This again will reinforce the indigenous plant life on site and help to create a harmonious blend between the large tracts of woodlands and wetlands with the more manicured golf course, green belts and open space. It has been our experience on an existing development that this concept works and become a valuable asset in the design and presentation of an attractive and creative landscape plan.

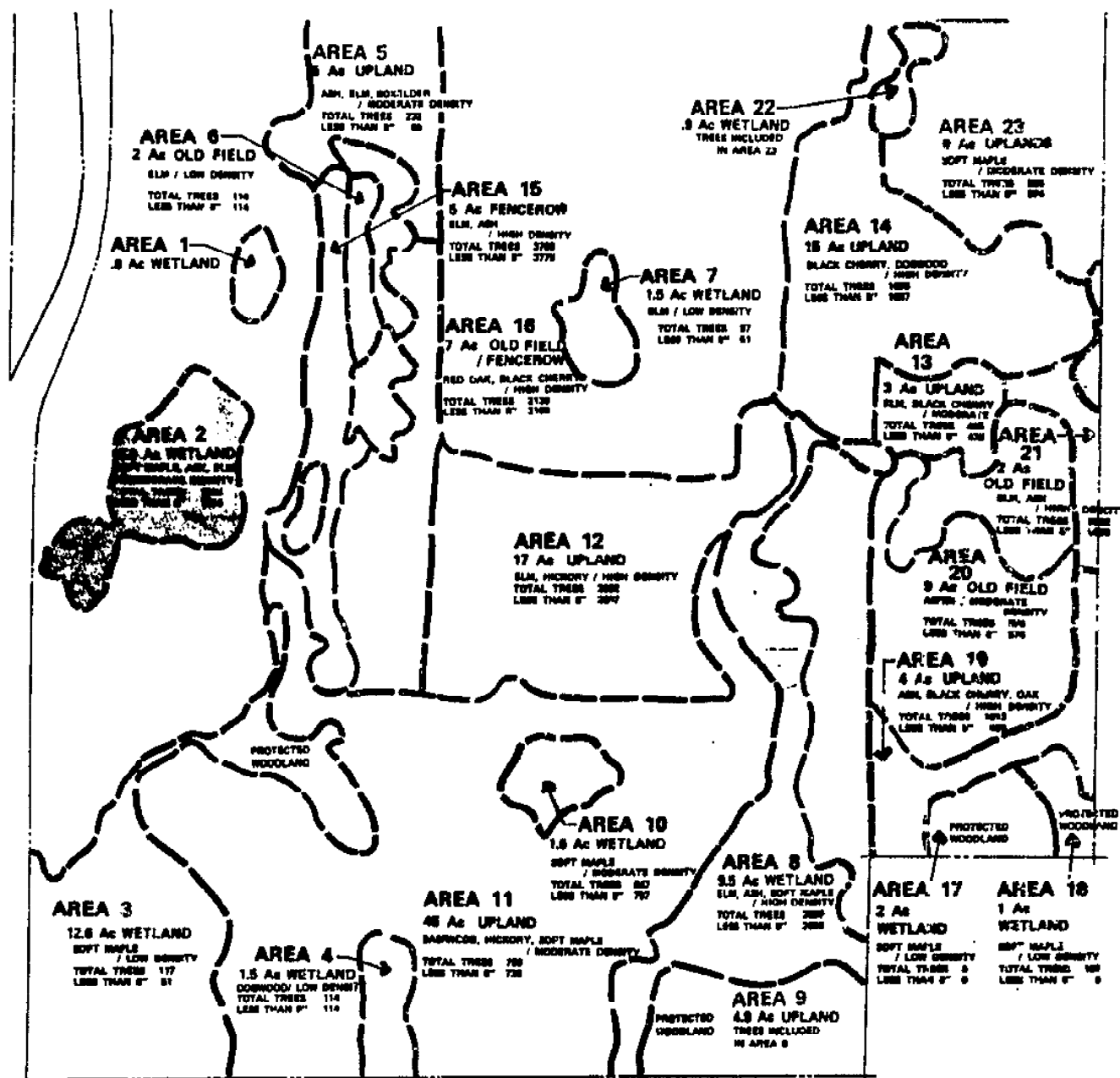
125907806

Through the process of numerous conceptual meetings with city planning officials and consultants, various wetlands and woodlands have been identified and mapped. The most substantial and high quality woodland tract runs from east to west at the southern-most property line. It has been agreed that Classic Construction will preserve this woodland tract in its' present state. This area of wooded wetlands and woodlands approximates forty acres. The benefits of this preservation are obvious. While it provides a very substantial on-site amenity, it also affords the City of Novi with the first leg of the "Farm Trails" portion of the "Rhythms" trail concept.

As well as this area, the other various wooded-wetlands and wetlands on site will be preserved. While it has been generally agreed between Classic Construction, Classics' Woodland consultant, and Novi Woodland Consultants, that the balance of vegetation on-site is of a much lower quality woodlands and, in fact does not even qualify as an emergent woodlands by U.S. Department of Forestry standards, Classic will preserve existing stands of trees wherever possible on the balance of the site. Throughout the process of our existing developments where woodland/wetland ordinances similar to Novi's exist, Classic Construction is very environmentally conscience, to which our track record and reputation will attest.

Incorporated into this document for your review is the Wetland report and mapping prepared on this property. In it you will see the primary criteria of wetland identification spelled out; plant material, insect and wildlife, soils, etc.... These wetlands will be preserved and serve as amenities and hazards to the golf course and as well, will be incorporated into the Maples of Novi storm water management and retention system. The woodlands report is also incorporated into this document for your review. This report defines woodlands by d.b.h., the primary criteria employed by the U.S. Department of Forestry. Also included for your review is the Soil Survey taken from the Soil Survey of Oakland County and the U.S. Department of Agriculture, Soil Conservation Service in cooperation, with the Michigan Agricultural Experiment Station.

12590807



Wetland Map

JJR/

303 N. Main Street
Ann Arbor, Michigan 48104
313 652 4457
2828 Routh Street, Suite 600
Dallas, Texas 75201
214 871 9220
Planning
Landscape Architecture
Urban Design Civil Engineering

USER 12590808

Johnson, Johnson & Roy, Inc.

12 March 1988

Mr. Larry DePriest
7001 Orchard Lake Road, Suite 130
West Bloomfield, MI 48322

Re: Classic Construction - Novi
JJR No. 14554A

Dear Mr. DePriest:

Wetland boundaries for the site located at 14 Mile and Decker were identified on 18 February 1988. These boundaries are located on the enclosed copies of the aerial photograph of the site. There are 14 wetland areas on the site. Five of these wetland areas fall under jurisdiction of the City of Novi and four of these five fall under jurisdiction of the Michigan Department of Natural Resources. Three of the 14 wetlands are less than 0.1 acre, six of the 14 are less than 2 acres, and 5 are greater than 2 acres. The wetland acreage on site totals approximately 31 acres. Wetland boundaries were flagged in the field, and more accurate area calculations are being processed. Of the total 205 acres of the site, the wetlands exist on approximately 15 percent.

Soils within wetland areas on site are classified by the USDA Soil Conservation Service as Houghton and Adrian mucks and as hydric soils. All field soil samples taken within wetland boundaries tested as hydric soils.

The two major wetland areas contain a variety of hydrological conditions including open water and stream systems. The remaining smaller wetland areas are, for the most part, low-lying areas of scrub/shrub wetland with very few areas of open water.

A wide variety of wetland vegetation types exist on the site. Approximately 13 acres of the total wetlands consist of forested wetlands. These forests are primarily ash, elm, maple, and poplar. The smaller wetland areas within the agricultural fields are primarily scrub/shrub and comprise approximately 12 acres of the total wetlands on the site. These areas consist primarily of scrub willow, red osier dogwood, gray dogwood, and reed canarygrass. Cattails and sedges occupy the emergent wetland areas on approximately 6 acres of the total wetland area.

Supplement-B

MDNR 125907809

Mr. Larry DePriest
12 March 1988
Page 2

The wetland numbered 8 is regulated by the City of Novi, and wetlands numbered 1, 2, 7, 11, and 17 are regulated by MDNR and the City of Novi because of their size. The current language of the Wetland Protection Act calls for preserving wetlands or maintaining no net loss of wetland areas. The proposed activity must be dependent on being on the wetland. Should you propose any type of mitigation, it is most likely that wetlands created would have to be done on a ratio of two acres per every acre of wetland filled. These observations and boundaries are based on our current understanding of Michigan Department of Natural Resources (MDNR) methods and policy. The MDNR has final decision on all wetland matters.

Sincerely,

JOHNSON JOHNSON & ROY/inc



Kevin F. Noon

KFN/wjf

Encl.

S-B

USBR 12590810

WETLAND DESCRIPTIONS

Maples of Novi

Wetland #1- Largely a forested wetland with patches of shrub-scrub wetlands. Considerable standing water 2 - 8" deep. Open water covered with Duckweeds. Mallard ducks observed. Vegetation mostly Red Maple, along with American Elm and Red Ash. Understory of Carex sedge, Spikerush, Beggar-tick (Bidens sp.), Willow and saplings. Ditch outlet on southwest margin. Sandy soil. Moderate to high value. DNR regulated.

Wetland #2- A shrub-scrub wetland dominated by Button bush which applies permanent water. Other plant species include Wild Grape, Wild Rose, Nightshade, Canary Grass, as well as Red Maple and Red Ash along the shoreline. Swale leading upland on east side; more Dogwood there. Soils indicate 6-10" clay over mucky peat. Moderate value; stormwater storage especially. Not DNR regulated.

Wetland #3- Basically a Carex sedge wet meadow, surrounded by patches of Grey Dogwood and fringe of forested wetland. In addition to sedges, emergent marsh has Sensitive Fern, Joe Pye Weed, Jewel Weed and Arrow Arrowhead. No standing water. This wetland drains south and is hydrologically connected to Wetland #4 and to #5. Soils consist of gray, dense clay. Wetland of moderate value. DNR regulated because connected to other wetlands.

Wetland #4- Primarily a Red Maple swamp or forested wetland. Also some American Elm, Red Ash, and Silver Maple, with an understory of Jewel Weed, Sensitive Fern, and False Nettle. Although widespread standing water covered by Duckweed, may dry out in late summer. Ditch drains south into Chateau Mobile Home Park; rather stagnant water flows through. Wetland #15 flows into Wetland #4. Some logging of trees. Wetland of low to moderate value. Soils consist of 1-2 feet of black much over sand. DNR regulated.

Wetland #5- Trail cuts off this wetland from Wetland #3. Black Walnut trees on boundary between them. Vegetation consists of Red Ash and American Elm trees, along with understory of Grey Dogwood, Wild Grape, and Black Raspberry.

12590811

Wetland #5 Cont.- Some standing water in places, especially along dirt trail where sedges occur. Soil not checked. Value is low to moderate. Not DNR regulated, unless hydrologic connection to Wetland #3 is established.

Wetland #6- Seasonally wet emergent marsh. Vegetation mostly Swamp Goldenrod, along with canary Grass, Swamp Dock, and a few patches of Willow-Dogwood, especially on east side. A few large Eastern Cottonwood trees on north and south margins. No standing water at time of field survey. Soils are clayey mucks at surface, with more clay at depth. Value is low; mostly runoff water storage. not DNR regulated.

Wetland #7- Mixed shrub-scrub, forested and emergent wetlands. Much Willow brush and Grey Dogwood in center. On south and east margins, more Tussock Sedge and Canary Grass marsh. No standing water now, but evidence of standing water in Spring as shrubs have water marks. No outlets or inflow ditches. Soils are clayey muck. Could be a groundwater recharge area. Value is low to moderate. Not DNR regulated.

Wetland #8- Part of deciduous woodland near Decker Road. Seasonally flooded swamp. Contained 6-10" of standing water at time of field survey. Numerous tadpoles, frogs, and mosquito larvae observed. Open water surrounded by Red Ash, with some Red Maple and American Elm 4 - 18" in diameter. Evidence of higher water levels. No hydrologic connection to Wetland #7. No outlet. Relatively high value. Not DNR regulated.

Wetland #9- Mere pothole adjacent to a Red Ash tree and large Swamp Oak, located south of Wetland #8, along Decker Road. Depression colonized by Brome Grass, as well as Smartweed, Swamp Dock, and Canary Grass. Soils are mucky. No standing water. No inlets or outlets. Low value. Not DNR regulated.

Wetland #10- This wetland is a large, drowned swamp. Located along Decker Road, this wetland receives drainage from Wetland #1, and in turn drains across Decker Road via a quadruple culvert. Construction of Decker Road the placement of the culverts probably resulted in the slight increase in water depths in this wetland. Standing water is widespread and colonized by Duckweeds. Most of the partially drowned trees are Red Maple, with an understory of Buttonbush, Sparganium, Canary Grass, various sedges, and Jewel Weed.

12590812

Wetland #10 Cont.- Numerous Bullfrogs and Red Winged Blackbirds. Two sets of four 24" oval culverts drain this wetland. Soils were not checked. Value is moderate to high. DNR regulated.

Wetland #11- A mixed shrub-scrub, open water, forested wetland, and sedge marsh. Much of the vegetation consists of Black Willow trees., Buttonbush shrubs, as well as Grey Dogwood, Willow brush, Wild Rose and swamp tree saplings. The southern end had more open water, and Mallard ducks were observed. The north end ended in lowland hardwoods and a dry ditch leading northward. Hydrologically, the wetland is isolated. The soils were mucky. Value is moderate to high. Not DNR regulated.

Wetland #12- Basically a small depression in which a seasonally wet, forested wetland occurs at about 200 feet northeast of Wetland #11. Most of the trees are Box Elder with Wild Grape intertwined. About the upland edge is Black Cherry and Black Walnut. Unfortunately, this wetland is currently being utilized as a garbage dump by a nearby resident. Rats were observed climbing over the household garbage which is a health hazard. The soils were not checked. Because of impacts, the value is very low. Not DNR regulated, but a violation has occurred.

Wetland #13- Located 250 feet south of 14 Mile Road, this forested wetland is oval-shaped. Standing water 6 - 12" deep prevailed at the time of analysis. Eastern Cottonwood trees 12 - 24" in diameter occur around the edges. Tadpoles and mosquito larvae colonize the brown, leaf-ridden pools. A slight swale leads toward Wetland #14. Otherwise no hydrologic connections. Soils are sandy with high water table. Value appears moderate. Not DNR regulated.

Wetland #14- Adjacent to 14 Mile Road, north of Wetland #13. Is a seasonally wet forested wetland. Vegetation consists mostly of Box Elder along with American Elm, Red Ash, and Red Maple. Very little understory. No standing water, but evidence of previous ponded water. Sandy clay soil. Possible subsurface connection with Wetland #13. Some road drainage into this wetland from the east. Value appears low. Not DNR regulated.

Wetland #15- A large forested wetland located northeast of the Mobile Home Park. Largely a Red Maple swamp, slightly drowned as evidenced by dead trees. Also some logging and tree tops.

DEP 12590813

Wetland #15 Cont.- Widespread standing water covered by dense Duckweeds. Vegetation is mostly Red and Silver Maples with an understory of Swamp Goldenrod, Jewel Weed, various sedges, and Beggar Ticks. In places where previous logging occurred, it was very brushy. Soil consists of 12" of clayey muck, then black & gray clay, and finally gray sand at -24". No moderate. DNR regulated.

Wetland #16- A forested wetland that has less standing water than Wetlands #10 and #15. Also does not appear to be drowned. Basically a Red Maple swamp, with an understory of Jewel Weed, Sensitive Fern, and False Nettle on dead logs and slight knolls. Numerous tadpoles, frogs and mosquito larvae in pools, which were drying up. Soils were mucks over gray sand. Far east side of this wetland not mapped. Hydrologically connected to Wetland #15, with flow probably into Wetland #15. Value appears low to moderate. Could be a groundwater recharge area. DNR regulated.

Wetland #17- Isolated forested wetland. Some standing water, but drying up. Red and Silver Maple swamp, seasonally wet, with understory of Sensitive Fern, Forest Nettle, and saplings of Red Maple and American Elm. Southern end had more open water, Buttonbush, and perhaps ducks in it. Saw two Woodcock. A dry ditch on northern edge leading toward Wetland #15 was mapped; no flow at this time. Soils not checked. Value appears moderate to high. Not DNR regulated unless connection to Wetland #15 is established.

Wetland #18- Basically a Buttonbush shrub swamp with permanent open water. Buttonbush was dense, appeared very healthy, and 6-8' tall. Frogs were heard. Along wetland edges observed Nightshade, Grey Dogwood, Sensitive Fern, and Smartweed. Generally, 2 to 4' of relief about the edges. Soils consist of a surficial muck, then gray clay, followed by black peat at -20". Water depths averaged 12 - 18". Value is probably moderated. Not DNR regulated.

Wetland #19- Located about 50 feet southeast of Wetland #18, but no direct hydrologic connection. Is a Button bush shrub swamp like Wetland #18. Widespread standing water. Croaking frogs heard. Along margins are Grey Dogwood, along with Red Maple, Red Ash, and Swamp Oak. Soils exhibit 6" of mucky peat over sandy gray clay. No inlets or outlets. Does not appear to be connected to Wetland #18. Less Duckweed in this wetland, perhaps due to Ducks feeding. Value is probably moderate to high. Not DNR regulated, even if connected to Wetland #18.

LIBR 12590814

ENVIRONMENTAL DATA FORM - WETLANDS PRIORITY STUDY

I. LOCATION

SITE# A - Sec. 2
SIDWELL# 22-01-100-001
22-02-200-002
22-02-200-003
22-02-201-001
22-02-200-004

MAJOR CROSSROADS East of Decker Rd. bet. 13 & 14 Mile Rds.

II. STORM WATER CLASSIFICATION

EASEMENT NEEDED 20' SIZE

III. ZONING CLASSIFICATION (S)

R-A Residential agricultural
Master Planned 3.3/.08, P.U.D. Planned 5.0.

IV. HYDROLOGY

GROUND WATER DEPRESSION, Drains into Walled Lake.

V. SOIL DESCRIPTION

1. Adrian muck

2. Soil inspection

If site is inundated average water depth: 6-12"

3. Soil Classification

A. Organic (greater than 20% organic matter and deeper than 12")

Muck (highly decomposed, original plant parts not recognizable)

B. MINERAL (less than 20% organic matter or if greater than 20%, shallower than 12").

1. Describe the soil horizons, from the surface down.

12590815

DEPTH	TEXTURE	COLOR

TEXTURE

S-Sand
 SL-Sandy Loam
 LS-Loamy Sand
 L-Loam
 SIL-Silt Loam
 CL-Clay Loam
 C-Clay
 RC-Rock/Cobbles
 CS-Cobbly Sand
 note other

COLOR

R-Red
 BR-Brown
 B-Black
 Y-Yellow
 G-Gray
 RB-Reddish Brown
 GB-Grayish Brown
 RY-Reddish Yellow
 note other

4. Soil drainage class

Poorly Drained

VI. VEGETATION

Open water & Emergent (70-80%)
 Shrub-scrub & forest (20-30%)

Species of trees, flowers, etc. observed and rank on abundance scale.

<u>NAME</u>	<u>SCIENTIFIC NAME</u>	<u>ABUNDANCE RATING</u>
Marsh Fern	<i>Thelypteris palustris</i>	MA
Cut Grass	<i>Leersia oryzoides</i>	A
White Aster	<i>Aster vimineus</i>	UC
Nedding Smartweed	<i>Polygonum</i>	UC-MA
U K Sedge (Beak Rush)	<i>Rhynchospora alba</i>	A
Common Chicory	<i>Cichorium intybus</i>	MA
Common Ragweed	<i>Ambrosia artemisiifolia</i>	MA
Common Dandelion	<i>Taraxacum officinale</i>	UC
Curled Dock	<i>Rumex crispus</i>	MA
Canary Reed Grass	<i>Phalaris app.</i>	A
Buttonbush	<i>Cephalanthus occidentalis</i>	A
Goldenrod	<i>Solidago spp.</i>	A
Red Maple	<i>Acer rubrum</i>	A

12590816

<u>NAME</u>	<u>SCIENTIFIC NAME</u>	<u>ABUNDANCE RATING</u>
Wild Carrot	<i>Daucus carota</i>	A
Sandbar Willow	<i>Salix interior</i>	A
Shrub Willows	<i>Salix spp.</i>	A
Lance-leaved Goldenrod	<i>Solidago graminifolia</i>	A
Eastern Cottonwood	<i>Populus deltoides</i>	A
Prickly Lettuce	<i>Lactuca scariola</i>	MA
Poison Ivy	<i>Rhus radicans</i>	MA
Yarrow	<i>Achillea millefolium</i>	UC
Bittersweet Nightshade	<i>Solanum dulcamara</i>	A
Swamp Fly Honeysuckle	<i>Lonicera oblongifolia</i>	UC
Common Cattail	<i>Typha latifolia</i>	A
Clearweed	<i>Pilea pumila</i>	MA-A
Peachleaf Willow	<i>Salix amygdaloides</i>	MA
Duckweed	<i>Lemna spp.</i>	A
Misc. Swamp Mosses		A
Beggar Ticks	<i>Bidens connata</i>	MA
Water Horehound	<i>Lycopus americana</i>	A
Spotted Touch Me Not	<i>Impatiens capensis</i>	A
Evening Primrose	<i>Oenothera Biennis</i>	MA
Misc. Mushrooms		A
Giant Bur-reed	<i>Sparganium eurycarpum</i>	A
White Ash	<i>Fraxinus americana</i>	MA
False Nettle	<i>Boehreria cylindrica</i>	A
Nodding Bur Marigold	<i>Bidens cernua</i>	UC
American Elm	<i>Ulmus americana</i>	A
Wild Grape	<i>Vitus spp.</i>	A
Hog Peanut	<i>Amphicarpa bracteata</i>	MA
Turtlehead	<i>Clelone glabra</i>	UC
Great Lobelia	<i>Lobelia Siphilitica</i>	UC
Wild Mint	<i>Mentha arvensis</i>	MA
American Basswood	<i>Tilia americana</i>	UC
Boneset	<i>Eupatorium perfoliatum</i>	MA
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	A
Crack Willow	<i>Salix fragilis</i>	UC
Black Ash	<i>Fraxinus nigra</i>	UC-MA
Gray Dogwood	<i>Cornus racemosa</i>	MA
Swamp White Oak	<i>Quercus bicolor</i>	MA
Common Winterberry	<i>Ilex verticillata</i>	UC
Coontail	<i>Ceratophyllum demersum</i>	A
Swamp Rose	<i>Rosa polustris</i>	A
Blue Vervain	<i>Verbena hastata</i>	UC
Staghorn Sumge	<i>Rhus typhina</i>	MA
Highbush Cranberry	<i>Viburnum trilobum</i>	UC
Shining Rose	<i>Rosa nitida</i>	A

UGR 12590 817

Abundance rating

A-abundant

MA-moderately abundant

UC-uncommon

R-rare

Ecological system according to the National Wetlands Inventory Maps.
 PFOY_____.

Approximate number of trees greater than 2 1/2" >100 .

VII. WILDLIFE

	<u>SPECIES</u>	<u>EVIDENCE OF</u>	<u>SPECIES EXPECTED</u>
	<u>OBSERVED</u>	<u>REPRODUCTION</u>	<u>OBSERVED</u> <u>BUT NOT OBSERVED</u>
1. MAMMALS			
Raccoon	X	No	tracks
Whitetail Deer			X
Opossum			X
Chipmunk			X
2. BIRDS			
Red-winged Blackbird	X	Yes	nest found
Wood Duck			good habitat
European Starlings	X	No	flock
Downy Woodpecker	X	No	picking
Eastern Wood Pewee	X	No	
Green-backed Heron	X	No	common
Mallard	X	No	several
Blue Jay	X		abundant
B C Chickadees	X		abundant
Common Grackle	X		flew over
Black Duck			X
Great Blue Heron			X
Common Egret			X
3. REPTILES/ AMPHIBIANS			
Green Frog	X	No	
Tree Frog			heard
Leopard Frog	X	No	
Wood Frog			X
Water Snakes			X
Snapping Turtle			X

12590318

SPECIES	EVIDENCE OF	SPECIES EXPECTED
OBSERVED	REPRODUCTION	BUT NOT OBSERVED

4. FISH

Minnows		X
Bluegills		X

5. INSECTS

Short-horned Grasshoppers	X	Yes	mating
Long-horned Grasshoppers	X	Yes	singing
Snowy Tree Cricket	X	Yes	calling
Viceroy Butterfly	X	No	abundant
Damselflies	X	No	"
Carpenter Ants	X	No	dead stump
Water Bugs	X	No	abundant
Red Skimmer Dragonfly	X	No	
Misc. Dragonflies	X	Yes	mating
Skippers	X	No	
Drone Fly	X	No	
Craneflies	X	No	abundant
Leafhoppers	X	No	abundant
Bush Katydid (scudderia)	X	No	woodsedge
Ctenuchis Moths	X	No	
Fishflies			eggs maybe
Bark Beetles	X	Yes	dead wood
Wood-borin Beetles	X	Yes	" "
Aphids	X	Yes	" "
Paper Wasps	X	No	abundant
Greenbottle Fly	X	No	
Marsh Flies	X	Yes	mating
Mound-building ants	X	Yes	mounds

6. OTHER
INVERTEBRATES

Shamrock Spider	X	No
Banded Garden Spider	X	No
Funnel Web Spider	X	No

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6. OTHER
INVERTEBRATES (CONT)

Pond Snails	X	No	
Sac Spiders	X	No	on bur-reed
(clubionid)			

SPECIES	EVIDENCE OF		SPECIES EXPECTED
<u>OBSERVED</u>	<u>REPRODUCTION</u>	<u>OBSERVED</u>	<u>BUT NOT OBSERVED</u>

6. OTHER
INVERTEBRATES (Cont.)

Daddy-long-legs	X	No	woods
Orb Weavers	X	No	common
Fishing Spiders	X	No	watersurface
Misc. Snails	X	No	on cattails

7. RARE OR
ENDANGERED
SPECIES

None

VIII. USE AND USE POTENTIAL

1. Site is not currently being used by the public.
2. Site has potential for use in:

Nature study/birdwatching
Hunting
3. Classification of the wetland is common within the city.

LIBER 12590820



WILLIAM
NEWCOMB
Associates

November 7, 1988

Mr. Sam Blumenstein, Pres.
Classic Construction Corp.
21177 Hilltop
Southfield, MI 48034

RE: THE MAPLES

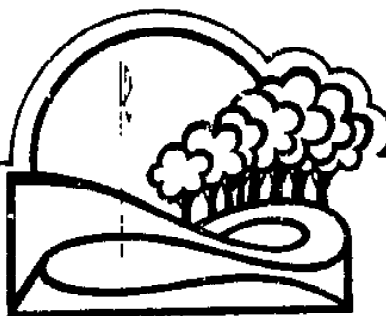
Dear Mr. Blumenstein,

The Maples Executive Golf Course is routed through the residential areas and represents the highest quality executive course. The holes are designed to meld with the topography of the site to create an interesting golfing challenge.

The course is routed adjacent to several wetlands areas to provide a "double wide" greenbelt running throughout the development. Locating golf holes adjacent to wetlands calls for special design construction and maintenance techniques to preserve the wetlands. These special concerns require special solutions which will be enacted from the point of beginning construction to, eventually, maintaining the course on a daily basis.

First, the wetlands are protected during the construction phase by protective soils erosion and sedimentation control methods. In its natural state, the site runoff often goes toward these wetlands. In many instances, this flow direction will be reversed, by regrading; allowing the increased flow, created by a lower runoff coefficient, to be directed away from the isolated wetlands and directed into the storm water system.

This reverse flow grading will also provide an additional buffer for normal golf course maintenance practices such as fertilizer and fungicide application. And, as a final measure of executing safeguards, there



LIBR 12590821

Mr. Sam Blumenstsein, Pres.
November 7, 1988
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will be specific turf maintenance practices which will minimize any potential problems.

First, fertilizer application will be light and frequent. This will allow for all of the material to be absorbed and avoid runoff of excess fertilizer which occurs in applications which are infrequent and heavy.

Second, strict water use controls will be practiced. To help accomplish this control, the golf course irrigation system will be fully automated. This will allow for individual irrigation sprinkler control to within one minute increments. By careful observation of the golf course terrain and water needs, the irrigation program is controlled by a central computer panel. This master control system has additional built in ground sensors to shut down the system automatically when the moisture level is adequate or in the event it is raining during a normal irrigation cycle.

These special construction and maintenance practices will allow for the course to become part of the overall landscape without disrupting the natural wetlands features of the site.

Sincerely,

A handwritten signature in dark ink, appearing to read "William K. Newcomb". The signature is written in a cursive style with a large, sweeping flourish at the end.

William K. Newcomb, M.L.A.

WKN/tls

100-12590-1822



125907823



Metropolitan Forestry Consultants, Inc.

WOODLANDS STUDY
BY INDIVIDUAL
TIMBER TYPE
(DETERMINATION OF
MAJORITY TREE SIZE)
ON
CLASSIC CONSTRUCTION CORP.
PROPERTY LOCATED AT
THE SOUTHEAST CORNER
OF FOURTEEN MILE ROAD
AND DECKER ROAD
(CONTAINING APPROXIMATELY
230 ACRES)
IN THE CITY OF
NOVI, MICHIGAN

MARCH 11, 1982

BY METROPOLITAN FORESTRY CONSULTANTS, INC.

Robert A. Cool, R.F. #310, M.A.C.F. #16

12590824

Classic Construction Corp.
14 Mile and Decker
Novi, MI
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DETERMINATION OF MAJORITY TREE SIZE

Table of Contents

1. Purpose of Study
2. Majority of Tree Size Data by Timber Type and Description
(23 Timber Type Areas defined on property)
3. Aerial Photographs of Property Showing Numbered Timber Types
4. Request for Determination of Actual Woodlands
5. Appendix

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DETERMINATION OF MAJORITY TREE SIZE

Purpose of Study

The City of Novi, Michigan has adopted an ordinance which was established to help preserve existing woodlands. The developer must gather and present data showing timber types and majority tree size to the City of Novi. This data will be used to delineate the actual woodlands for locating, rating, tagging and mapping. The ordinance states * that a group of trees is considered an official woodlands whenever the majority of the trees are eight (8) inches diameter or greater. Conversely, whenever the majority of the trees are less than eight (8) inches diameter, the group of trees are not considered official woodlands.

* ORDINANCE NO. 86-125

Section 4.01. Lands to Which Ordinance Applies

sub 3) "All large or small tracts of land which have a canopy cover of at least 10,000 square feet formed by trees, a majority of which have a d.b.h. of 8" or greater."

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 1

 Description - Major species/ Density: Ash/Moderate
 Site: Wetland

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	0	857	
2"	458	857	
3"	0	409	
4"	0	409	sum 1"-7" = 672
5"	0	409	
6"	102	409	
7"	112	307	
8"	29	195	
9"	68	166	
10"	18	98	sum 8"+ = 195
11"	45	80	
12"	13	35	
13"	22	22	

Timber Type Area # 2

 Description - Major species/ Density: Soft maple, Elm/Moderate
 Site: Wetland

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	0	938	
2"	458	938	
3"	407	480	sum 1"-7" = 938
4"	0	73	
5"	73	73	

LIBER 12590 PG 827

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 3

Description - Major species/Density: Soft maple/Low
 Site: Wetland

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	0	117	
2"	0	117	
3"	0	117	
4"	0	117	sum 1"-3" = 51
5"	0	117	
6"	51	117	
7"	0	66	
8"	29	66	
9"	0	37	sum 8"+ = 66
10"	37	37	

Timber Type Area # 4

Description - Major species/Density: Dead trees/Low
 Site: Wetland

No live trees found in this area.

Timber Type Area # 5

Description - Major species/Density: Logwood/Low
 Site: Old field

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	0	114	
2"	0	114	sum 1"-2" = 114
3"	0	114	
4"	114	114	

1682 125902828

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 6

Description - Major species/Density: Ash, Elm, Boxelder/Moderate
 Site: Upland

d.b.h.	N.O.T./acre	sum in reverse order	
1"	0	232	
2"	0	232	
3"	102	232	
4"	0	130	sum 1"-3" = 172
5"	0	130	
6"	51	130	
7"	19	79	
8"	43	60	
9"	0	17	
10"	0	17	
11"	0	17	
12"	13	17	sum 8"+ = 60
13"	0	4	
14"	0	4	
15"	0	4	
16"	4	4	

Timber Type Area # 7

Description - Major species/Density: Elm/Low
 Site: Old field

d.b.h.	N.O.T./acre	sum in reverse order	
1"	0	114	
2"	0	114	
3"	0	114	sum 1"-7" = 114
4"	114	114	

LIBR 125907829

Robert A. Cool

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PROFESSIONAL ASSOCIATIONS: American Forestry Association, member
Arboricultural Research and Education Committee, member
Ontario Shade Tree Commission, member
Michigan Christmas Tree Growers Association, member
National Christmas Tree Growers Association, member
Michigan Recreation and Park Association, member
Michigan Safety Conference-Forestry Section, chairperson
Michigan Chapter, American Planning Association,
1987 Annual Conference and Professional Development
Program, speaker

CERTIFICATIONS: State of Michigan certified pesticide applicator
State of Michigan licensed pesticide applicator
State of Michigan registered forester, #310
Michigan Association of Consulting Foresters, #16
Michigan Certified Nurseryman, #1305
Grounds Management Specialist (MCN - GM--9)
Licensed Nursery Stock dealer

AWARDS: Recipient, The American Society of Landscape
Architects, Merit Award. Participation as Grounds
Maintenance Expert in Michigan State Housing Development
Authority's Landscape Maintenance Guide.

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 8

Description - Major species/Density: Elm/Low
 Site: Wetland

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	0	87	
2"	0	87	
3"	0	87	
4"	0	87	sum 1"-3" = 51
5"	0	87	
6"	51	87	
7"	0	36	
8"	0	36	
9"	23	36	sum 8"+ = 36
10"	0	13	
11"	0	13	
12"	13	13	

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DETERMINATION OF MAJORITY TREE SIZE:

Majority Tree Siz. Data

Timber Type Area # 9

Description - Major species/Density: Soft Maple/Low
 Site: Wetland

d.b.h.	N.O.T./acre	sum in reverse order	
1"	0	120	
2"	0	120	
3"	0	120	
4"	0	120	sum 1"-7" = 0
5"	0	120	
6"	0	120	
7"	0	120	
8"	43	120	
9"	0	77	
10"	28	77	
11"	0	49	
12"	25	49	
13"	5	24	
14"	5	19	
15"	4	14	
16"	7	10	
17"	0	3	sum 8"-26" = 120
18"	0	3	
19"	0	3	
20"	0	3	
21"	0	3	
22"	0	3	
23"	0	3	
24"	2	3	
25"	0	1	
26"	1	1	

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 10

Description - Major species/Density: Soft maple/Moderate
 Site: Wetland

d.b.h.	N.O.T./acre	sum in reverse order	
1"	0	947	
2"	455	947	
3"	0	389	
4"	229	389	sum 1"-4" = 707
5"	73	160	
6"	0	87	
7"	37	87	
8"	29	50	
9"	0	21	
10"	0	21	
11"	0	21	sum 8"+ = 50
12"	13	21	
13"	0	0	
14"	0	0	
15"	0	0	

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 11

Description - Major species/Density: Basswood, Hickory, Soft maple/Moderate
Site: Upland

d.b.h.	N.O.T./acre	sum in reverse order	
1"	458	796.5	
2"	115	340.5	
3"	102	225.5	
4"	10	123.5	sum 1"-7" = 733
5"	24	113.5	
6"	5	89.5	
7"	16	81.5	
8"	12	65.5	
9"	9	53.5	
10"	11	44.5	
11"	14	33.5	
12"	7	19.5	
13"	4	12.5	
14"	3	8.5	
15"	4	5.5	
16"	1	1.5	
17"	0	0.5	
18"	0	0.5	
19"	0.1	0.5	sum 8"+ = 65.5
20"	0	0.1	
21"	0	0.1	
22"	0	0.1	
23"	0	0.1	
24"	0	0.1	
25"	0	0.1	
26"	0	0.1	
27"	0	0.1	
28"	0	0.1	
29"	0	0.1	
30"	0	0.1	
31"	0	0.1	
32"	0	0.1	
33"	0.1	0.1	

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 12

Description - Major species/Density: Elm, Hickory/High
 Site: Upland

d.b.h.	N.O.T./acre	sum in reverse order	
1"	1833	2592	
2"	458	859	
3"	136	401	
4"	76	265	sum 1"-7" = 2,667
5"	147	189	
6"	17	42	
7"	0	25	
8"	10	25	
9"	0	15	
10"	6	15	sum 8"+ = 25
11"	5	9	
12"	0	4	
13"	4	4	

Timber Type Area # 13

Description - Major species/Density: Elm, Ash/High
 Site: Wetland

d.b.h.	N.O.T./acre	sum in reverse order	
1"	1833	2710	
2"	458	877	
3"	204	419	
4"	0	215	sum 1"-7" = 2,656
5"	73	215	
6"	51	142	
7"	37	91	
8"	0	54	
9"	23	54	
10"	18	31	sum 8"+ = 54
11"	0	13	
12"	13	13	

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 14

Description - Major species/Density: Elm, Black cherry/Moderate
 Site: Upland

d.b.h.	N.O.T./acre	sum in reverse order	
1"	0	485	
2"	0	485	
3"	204	485	
4"	229	281	sum 1"-7" = 433
5"	0	52	
6"	0	52	
7"	0	52	
8"	29	52	
9"	23	23	sum 8"+ = 52

Timber Type Area # 15

Description - Major species/Density: Black Cherry, Dogwood/High
 Site: Upland

d.b.h.	N.O.T./acre	sum in reverse order	
1"	1375	1635	
2"	115	320	
3"	51	205	
4"	29	154	sum 1"-7" = 1,657
5"	55	125	
6"	13	70	
7"	19	57	
8"	29	38	
9"	6	9	
10"	0	3	
11"	0	3	sum 8"+ = 38
12"	0	3	
13"	3	3	

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 16

Description - Major species/Density: Elm, Ash/High
 Site: Fencerow

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	2750	3793	
2"	688	1043	
3"	102	355	
4"	115	253	sum 1"-2" = 3,779
5"	73	138	
6"	51	65	
7"	0	14	
8"	14	14	sum 7"+ = 14

Classic Construction Corp.
14 Mile and Decker

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 17

Description - Major species/Density: Red oak, Black cherry/High
Site: Old field, fencerow

d.b.h.	N.O.T./acre	sum in reverse order	
1"	917	2131	
2"	917	1213	
3"	0	296	
4"	229	296	sum 1"-7" = 2,100
5"	37	67	
6"	0	30	
7"	0	30	
8"	0	30	
9"	11	30	
10"	9	19	
11"	9	10	
12"	0	2	
13"	0	2	
14"	0	2	
15"	0	2	
16"	0	2	
17"	0	2	
18"	0	2	
19"	0	2	
20"	0	2	sum 8"+ = 30
21"	0	2	
22"	0	2	
23"	0	2	
24"	0	2	
25"	0	2	
26"	1	2	
27"	0	1	
28"	0	1	
29"	0	1	
30"	0	1	
31"	0	1	
32"	0	1	
33"	0	1	
34"	1	1	

S-D

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 19

Description - Major species/Density: Soft maple/Low
 Site: Wetland

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	0	107	
2"	0	107	
3"	0	107	
4"	0	107	sum 1"-7" = 0
5"	0	107	
6"	0	107	
7"	0	107	
<hr/>			
8"	0	107	
9"	23	107	
10"	0	94	
11"	30	34	
12"	25	5	
13"	0	20	
14"	0	20	
15"	0	20	
16"	0	20	
17"	13	20	
18"	5	16	sum 8"+ = 107
19"	0	10	
20"	5	10	
21"	0	5	
22"	0	5	
23"	0	5	
24"	3	5	
25"	0	2	
26"	0	2	
27"	0	2	
28"	2	2	

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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 20

Description - Major species/Density: Ash, Black cherry, Oak/High
 Site: Upland

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	0	1013	
2"	688	1013	
3"	0	325	
4"	57	325	sum 1"-7" = 906
5"	73	268	
6"	51	195	
7"	37	144	
8"	29	107	
9"	23	78	
10"	18	55	
11"	15	37	
12"	5	22	
13"	11	16	
14"	0	5	
15"	4	2	
16"	0	1	
17"	0	1	
18"	0	1	
19"	0	1	sum 8"+ = 107
20"	0	1	
21"	0	1	
22"	0	1	
23"	0	1	
24"	0	1	
25"	0	1	
26"	0	1	
27"	0	1	
28"	0	1	
29"	0	1	
30"	0	1	
31"	1	1	

12590840

Classic Construction Corp.
 14 Mile and Decker
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DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 21

Description - Major species/Density: Aspen/Moderate
 Site: Old field

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	0	576	
2"	0	576	
3"	204	576	
4"	115	372	sum 1"-7" = 576
5"	220	357	
6"	0	37	
7"	37	37	

Timber Type Area # 22

Description - Major Species/Density: Elm, Ash/High
 Site: Old field, fencerow

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	5500	5502	
2"	0	2	
3"	0	2	
4"	0	2	sum 1"-7" = 5,500
5"	0	2	
6"	0	2	
7"	0	2	
8"	0	2	
9"	0	2	
10"	0	2	
11"	0	2	
12"	0	2	
13"	0	2	
14"	0	2	
15"	0	2	
16"	0	2	
17"	0	2	
18"	0	2	sum 8"+ = 2
19"	0	2	
20"	0	2	
21"	0	2	
22"	0	2	
23"	0	2	
24"	0	2	
25"	0	2	
26"	0	2	
27"	0	2	
28"	0	2	
29"	0	2	
30"	2	2	

Cassals Construction Corp.
 14 Mile and Ducker
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12590841

DETERMINATION OF MAJORITY TREE SIZE

Majority Tree Size Data

Timber Type Area # 23

Description - Major species/Density: Soft Maple/Moderate
 Site: Upland

<u>d.b.h.</u>	<u>N.O.T./acre</u>	<u>sum in reverse order</u>	
1"	917	985	
2"	0	68	
3"	0	68	
4"	57	68	sum 1"-3" = 974
5"	0	11	
6"	0	11	
7"	0	11	
8"	0	11	
9"	11	11	sum 8"+ = 11

Aerial Photographs of Property Showing Numbered Timber Types

See aerial photographs.

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125903842

DETERMINATION OF MAJORITY TREE SIZE

Request for Determination of Actual Woodlands

The data presented is a request for determining the actual woodlands, according to the City of Novi ordinance, and dismissal of non-qualifying woodlands.

QUALIFYING WOODLANDS AREAS

(Majority of tree sizes are eight (8) inches diameter or larger).

<u>Timber Type Area</u>	<u>Acres</u>	<u>Majority Tree Size</u>	<u>Site</u>
3	2	8"	Wetland
9	7	12"	Wetland
18	2	18"	Wetland
19	1	12"	Wetland

Classic Construction Corporation requests that because these areas lay totally in wetlands, and are undevelopable, the locating, tagging and mapping the trees will serve no purpose and therefore should be excused.

NON-QUALIFYING WOODLAND AREAS

(Majority of tree sizes are less than eight (8) inches diameter).

<u>Timber Type Area</u>	<u>Acres</u>	<u>Majority Tree Size</u>	<u>Site</u>
1	2	5"	Wetland
2	4	3"	Wetland
4	9	0	Wetland
5	3	4"	Old field
5	5	6"	Upland
7	2	4"	Old field
8	3	7"	Wetland
10	1.5	5"	Wetland
11	4.5	2"	Upland
12	17	2"	Upland
13	3	2"	Wetland
14	3	4"	Upland
15	15	2"	Upland
16	5	2"	Fencerow
17	7	2"	Old field/Fencerow
20	4	4"	Upland
21	9	5"	Old field
22	2	1"	Old field/Fencerow
23	9	1"	Uplands

Classic Construction Corporation requests that because these areas contain a majority of tree sizes less than eight (8) inches diameter, they should be officially removed from the woodland map, and locating, tagging and mapping requirements should be dismissed.

Appendix

USF 12590-843

Robert A. Cool
 1608 Kingswood Drive
 Lansing, MI 48912
 Off. 483-4202
 Bus. 485-4245
 H. 482-2232

D.O.B. 10/31/43

WORK EXPERIENCE: 1970 to present - assistant city forester, Lansing, MI
 1970 to present - president, Metropolitan Forestry Consultants, Inc.
 1973-1985 - owner, Arbor Lawn, Inc.
 1975 to present - owner, Robert Cool Tree Farm; joint owner, three choose and cut Christmas tree farms; volunteer, tree farm inspector; past instructor, Lansing Community College.
 1967-1969 - technical control forester, ITT-Rayonier, Inc., S.E. Timber Division, Florida.

EDUCATION: 1971 - M.S. Forestry, Michigan State University
 1967 - B.S. Forestry, Michigan State University
 1964 - A.B.S. Civil Engineering Technology, Lansing Community College.

COMMUNITY: Boy Scouts of America, assistant scout master, troop 130; chairperson, properties committee, Chief Okemos Council.
 Asbury United Methodist Church, chairperson of council board.
 P.T.A., past member
 Jaycees, past member
 United Way Campaign, Volunteer Leader

PROFESSIONAL ASSOCIATIONS: Society of American Foresters, member
 Michigan Chapter, Society of American Foresters, Lower-Michigan Section. 2nd Vice-Chairperson
 Michigan Association of Consulting Foresters, member
 Michigan Forestry and Parks Association, secretary-treasurer, editor and past committee chairperson
 Michigan Academy of Science, Arts and Letters, member and past chairperson
 Society of Municipal Arborists, member, past president, vice-president and board member.
 International Society of Arboriculture, member
 Society of Commercial Arborists, Member
 Utility Arborists Association, member
 Municipal Arborists and Urban Foresters Society, member
 Professional Grounds Maintenance Society, member
 S.E. Branch, Professional Grounds Management Society, member
 National Institute on Parks and Grounds Management, member



Metropolitan Forestry Consultants, Inc.

12590844

May 5, 1988

Mr. Larry DePriest
Classic Construction Corp.
7001 Orchard Lake Road, Suite 130
West Bloomfield, MI 48322

Dear Mr. DePriest:

I am including this letter as the beginning of my report on the possible woodland impact of a golf course construction on your Decker Road/Fourteen Mile Road property.

The task is particularly difficult due to the fact that the majority of the acreage is not a woodlands. In fact it is non-productive land with very early plant successional stages composed of grasses, herbaceous plants, woody shrubs and pioneer trees. This type of plant growth is so new that it will take 80-100 years before the area will be covered with what is considered as true woodland or forest. Such a woodland is characterized by either the sub-climax oak-hickory stand type or the climax maple-beech stand type.

This land which was predominantly agricultural 20- 25 years ago, then abandoned to become old field in nature with areas of young elm and ash trees. It is safe to say that virtually none of the present trees in the old fields will be present or alive when the woodland finally develops decades into the future. Further, this land is so young in the successional stages in becoming a woodland that grasses are still prevalent on the land, a tell tale sign that reproduction, or the natural regeneration process of a woodland is totally absent on the majority of the land where the new trees exist. The absence of other components of a woodland such as herbaceous plants as part of the understory, natural duff and woods produced humus is also lacking.

It is my opinion that these lands fail in the most critical ways to be classified as woodlands, and not from a forestry management viewpoint but from an ecological viewpoint. I believe that a woodlands determination should be based on scientific facts and not on an empirical wish.

I am enclosing my study of the proposed golf course with this letter. Each group of trees in the old fields which fell near a fairway was examined for impact. Three things were evident: 1) the size, type, age and species of trees were such that impact would be minimal even if the trees occurred in a real woodlands; 2) fairways can be narrowed when passing low areas to reduce impact and create a unique golfing hazard; 3) normal landscaping following golf course construction would easily recreate a treed setting which would be superior to the short lived tree species present.

Please contact me if I can be of further assistance.

Sincerely,

Robert A. Cool

Robert A. Cool, R.F. #310, M.A.C.F. #16
Box 2502, Lansing, Michigan 48908

517 485-4245



Metropolitan Forestry Consultants, Inc.

LIBER 125903845

May 5, 1986

This study refers to the Woodlands Study by Individual Timber Type (Determination of Majority Tree Size) for Classic Construction Corp., compiled on March 11, 1985, and presented to the City of Novi, Michigan by Robert A. Cool, Metropolitan Forestry Consultants, Inc.

Fairway 1: Agriculture field - no trees present.

Fairway 2: Partially in Timber Type Areas:

6 - Upland site with mixed elm and ash; 6" diameter majority tree size.

17 - Old field site with black cherry dominant; 2" diameter majority tree size.

There will be no woodland impact because these Timber Type Areas are not woodlands (less than 8" diameter majority tree size).

Fairway 3: Partially in Timber Type Areas:

1 - Wetland site with ash dominant; 6" diameter majority tree size.

2 - Wetland site with mixed elm and soft maple; 3" diameter majority tree size.

There will be no woodland impact because these Timber Type Areas are not woodlands (less than 8" diameter majority tree size).

Fairway 4: Partially in Timber Type Areas:

3 - Wetland site with soft maple dominant; 8" diameter majority tree size.

Fairway should be narrowed through this site to minimize woodland impact.

11 - Upland site with mixed basswood/hickory; 2" diameter majority tree size.

There will be no woodland impact because this Timber Type Area is not a woodland (less than 8" diameter majority tree size).

Fairway 5: Partially in Timber Type Areas:

5 - Old field with few trees; Dogwood dominant; 4" diameter majority tree size.

11 - Upland site with mixed basswood/hickory; 2" diameter majority tree size.

There will be no woodland impact because these Timber Type Areas are not woodlands (less than 8" diameter majority tree size).

May 5, 1988
page two

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Fairway 6: Partially in Timber Type Areas:

- 10 - Wetland site with soft maple dominant; 5" diameter majority tree size.
- 11 - Upland site with mixed basswood/hickory; 2" diameter majority tree size.
- 12 - Upland site with mixed elm and ash; 2" diameter majority tree size.

There will be no woodland impact because these Timber Type Areas are not woodlands (less than 8" diameter majority tree size).

Fairway 7: Partially in Timber Type Area 12 - Upland site with mixed elm/ash; 2" diameter majority tree size.

There will be no woodland impact because this Timber Type Area is not a woodland (less than 8" diameter majority tree size).

Fairway 8: Partially in Timber Type Areas:

- 11 - Upland site with mixed basswood/hickory; 2" diameter majority tree size.
- 12 - Upland site with mixed elm/ash; 2" diameter majority tree size.
- 13 - Wetland site with mixed elm/ash; 2" diameter majority tree size.

There will be no woodland impact because these Timber Type Areas are not woodlands (less than 8" diameter majority tree size).

Fairway 9: Partially in Timber Type Areas:

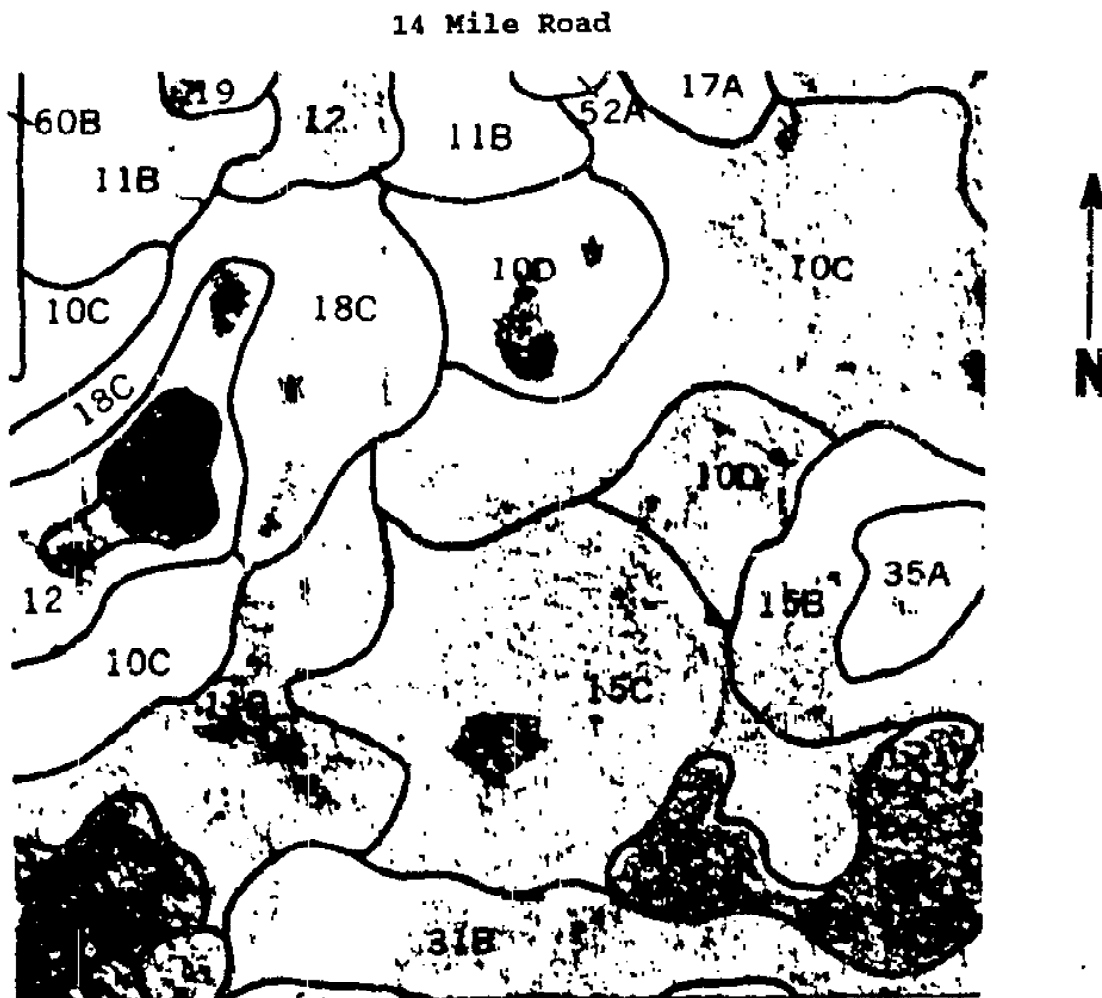
- 11 - Upland site with mixed basswood/hickory; 2" diameter majority tree size.
- 13 - Wetland site with mixed elm/ash; 2" diameter majority tree size.
- 14 - Upland site with mixed elm/black cherry; 4" diameter majority tree size.
- 15 - Upland site with black cherry dominant; 2" diameter majority tree size.
- 21 - Old field with aspen dominant; 5" diameter majority tree size.

There will be no woodland impact because these Timber Type Areas are not woodlands (less than 8" diameter majority tree size).

12590847

Soils

The Oakland County U.S. Soil Conservation Service Soil Survey indicates that there are 16 soil types within the property.



U.S. SOILS CONSERVATION SERVICE
SOIL SURVEY MAP

Supplement - E

LCF 12590848

60B- Urban land-Marlette complex, 0 to 8 percent slopes. This complex consists of Urban land and nearly level to gently rolling, moderately well drained Marlette soils on knolls, ridges, and side slopes. Areas of this complex are 10 to 500 or more acres and contain 40 to 75 percent Urban land and 20 to 30 percent Marlette soils. The areas of Urban land and Marlette soils are so intermingled or so small that mapping them separately is not practical at the scales used.

The Urban land is covered by streets, sidewalks, driveways, parking lots, houses, and other structures that so obscure or alter the soils that identification of the soils is not feasible.

Typically, the Marlette soils have a surface layer of dark grayish brown sand loam about 7 inches thick. The subsoil is firm clay loam about 30 inches thick. In the upper part it is dark yellowish brown, and in the lower part it is yellowish brown and mottled. The substratum to a depth of about 60 inches is brown, mottled, calcareous loam. In some places, the soil has been radically altered. Some of the higher areas have been levelled, and some of the lower areas have been filled. Other small areas have been built up or smoothed.

Included in mapping are small areas of the somewhat poorly drained Capac, Metamore, Kibbie, and Selfridge soils that are on low-lying positions and in drainageways. These included soils make up 2 to 10 percent of this complex.

Permeability of the Marlette soils is moderately slow, and the available water capacity is high. Surface runoff is medium. The seasonal high water table is at a depth of 2 1/2 to 6 feet in winter and spring.

Most areas of this complex are used for residential, commercial, and light industrial development. Some areas are used for schools. The Marlette soils, which make up the open parts of the complex, are used for lawns, gardens, and environmental plantings and to a lesser extent for parks and woodland. They are well suited to use as sites for lawns, vegetable and flower gardens, trees, and shrubs and fairly to poorly suited to use as sites for playgrounds. They are fairly suited to use as sites for buildings.

If grasses, flowers, vegetables, trees, and shrubs are grown, the main concern is controlling erosion. Mulching, grass seeding or sodding with fertilization, and the use of diversions, erosion control structures, and grassed waterways help to prevent erosion. In areas where the subsoil is exposed, topsoil should be added.

USDA 125902849

The Marlette soils are suited to building site development, but wetness is a limitation. Raising the site with well compacted fill material and installing subsurface drains can help to overcome this limitation. The Marlette soils are poorly suited to use as septic tank absorption fields because of moderately slow permeability. Sanitary facilities should be connected to public sewers and sewage treatment facilities.

This complex is not assigned to interpretive groupings.

11B-Marlette loam, 18 to 35 percent slopes. This hilly and steep, well drained soil is on knolls and ridgetops and on short side slopes next to streams, drainageways, depressions, and lakes. Slopes vary considerably in gradient within short distances. They are smooth and convex and are generally less than 100 feet long. Areas are irregular in shape and are 2 to 160 acres in size.

Typically, the surface layer is dark brown loam about 6 inches thick. The subsoil is firm and is about 20 inches thick. In the upper part it is dark yellowish brown clay loam, and in the lower part it is yellowish brown clay loam. The substratum to a depth of about 60 inches is brown, mottled, calcareous loam. In some places the depth to calcareous loam is less than 30 inches.

Included in mapping are small areas of Arkport and Spinks soils that are on landscape positions similar to those of the Marlette soil. These soils are more droughty than the Marlette soil. The included soils make up 1 to 5 percent of the map unit.

Permeability is moderately slow in the Marlette soil, and the available water capacity is high. Runoff is very rapid.

In most areas this soil is used as woodland and pasture or is idle land. It is well suited to use as woodland. It is poorly suited to use as cropland and pasture and to recreation uses.

This soil generally is not suited to building site development because of slope. It generally is not suited to use as septic tank absorption fields because of slope and moderately slow permeability.

If this soil is used as woodland, the major management concerns are slope and erosion. The erosion hazard and slope limitation necessitate locating roads, skid trails, and landings on gentle grades and providing for water removal with water bars, out-sloping road surfaces, culverts, and drop structures.

This soil is in capability subclass Vile and Michigan soil management group 2.5a.

LDBR 125900850

19-Sebewa loam. This nearly level, poorly drained soil is in depressions and drainageways. It is subject to frequent ponding. Areas are irregular in shape and are 2 to 100 acres or more in size.

Typically, the surface layer is very dark gray loam about 11 inches thick. The subsoil is gray, mottled, firm clay loam about 21 inches thick. The substratum to a depth of about 60 inches is grayish brown, mottled calcareous gravelly sand. In some places the subsoil has more clay.

Included in mapping are small areas of the very poorly drained Houghton and Adrian soils that are in small depressions. Also included are somewhat poorly drained Wasepi and Matherton soils that are on low knolls. The included soils make up 2 to 10 percent of the map unit.

Permeability is moderate in the subsoil of this Sebewa soil and very rapid in the substratum. The available water capacity is moderate. Runoff is very slow to ponded. The high water table is at or above the surface from September to May.

In most areas this soil is used as woodland or pasture or is idle land. It is well suited to use as cropland and pasture and is poorly suited to most recreation uses and to woodland use.

This soil is generally not suited to building site development because of wetness. It should not be used as a site for buildings with basements. If this soil is used as a site for buildings without basements, the use of well compacted fill to raise the site and the use of surface or subsurface drains to lower the water table can help to overcome the wetness limitation. This soil is generally not suited to use as conventional septic tank absorption fields because of its wetness and poor filtering capacity. Sanitary facilities should be connected to public sewers and sewage treatment facilities.

If this soil is used as cropland, the main management concerns are overcoming wetness and maintaining good tilth. Providing adequate surface and subsurface drainage helps to overcome wetness. Tilling only when the soil is not wet and using conservation tillage, which does not invert the soil and leaves all or part of the crop does not invert the soil and leaves all or part of the crop residue on the surface, improve soil tilth.

If this soil is used as woodland, the major management concerns are equipment limitations, seedling mortality, and windthrow. The use of heavy equipment for planting, tending, and harvesting trees is restricted during wet periods. Woodland operations can be timed to seasons of the year when the soil is relatively dry or frozen. Seedling loss is high because of wetness.

LIBER 12590851

Special site preparation, such as bedding, can be used in some areas to reduce seedling loss. Selecting harvest methods that do not leave trees standing alone or widely spaced helps to control windthrow.

This soil is in capability subclass 11w and Michigan soil management group 3/5c.

12-Brookston and Colwood loams. This map unit consists of nearly level, very poorly drained soils in broad, flat areas and in drainageways. These soils are subject to frequent ponding. Areas are irregular in shape and are 2 to 200 acres or more in size. In many areas of this map unit, the Brookston soil is the only major soil. In other areas the Colwood soil is the only major soil. Both soils are present in some areas.

Typically, the surface layer of the Brookston soil is very dark gray loam about 11 inches thick. The subsurface layer is very dark gray, mottled, friable loam about 5 inches thick. The mottled subsoil is about 20 inches thick. In the upper part it is grayish brown, firm clay loam; in the middle part it is grayish brown, friable clay loam; and in the lower part it is grayish brown, firm silty clay loam. The substratum to a depth of about 60 inches is mottled gray, calcareous loam. In some places the surface layer is lighter in color and is less than 10 inches thick.

Typically, the surface layer of the Colwood soil is very dark brown loam about 11 inches thick. The mottled, friable subsoil is about 26 inches thick. In the upper part it is dark grayish brown loam, in the middle part it is light olive gray loam and silty clay loam, and in the lower part it is light brownish gray silt loam. The substratum to a depth of about 60 inches is gray, mottled, calcareous, stratified silt loam and very fine sand. In some places the surface layer is lighter in color and is less than 10 inches thick.

Included in mapping are small areas of Sebewa and Gilford soils that are more droughty than the Brookston soil and are on landscape positions similar to those of the Brookston soil. Also included are small areas of somewhat poorly drained Capac, Kibbie, Metamore, and Selfridge soils that are on low knolls and ridges. The included soils make up 5 to 15 percent of the map unit.

Permeability is moderate in the Brookston and Colwood soils, and available water capacity is high. Runoff is very slow or ponded. Both soils have a high water table that is at or above the surface from October to May.

USDA 125901852

In most areas these soils are used as woodland or pasture or are idle land. In a few areas they are used for crops. They are well suited to use as cropland and pasture if excess water is removed. They are poorly suited to use as woodland or pasture and to recreation uses because of wetness.

These soils are poorly suited to building site development and generally are not suited to use as septic tank absorption fields because of wetness. They should not be used as sites for buildings with basements. If they are used as sites for building without basements, the use of surface or subsurface drainage to lower the water table and the use of well compacted fill to raise the site help to overcome the wetness limitation. Sanitary facilities should be connected to public sewers and sewage treatment facilities.

If these soils are used as cropland, the main management concerns are removing excess water and maintaining good tilth. Surface and subsurface drains are not wet and using tillage practices that do not invert the soil and that leave all or part of the crop residue on the surface help to improve tilth.

If these soils are used as woodland, the major limitation is wetness. The main management concerns are equipment restrictions, seedling mortality, and windthrow. The use of heavy equipment for planting, tending, and harvesting trees is restricted during wet periods. Woodland operations should be timed to seasons of the year when the soils are relatively dry or frozen. Seedling loss can be high because of wetness. In some areas special site preparation, such as bedding, helps to reduce seedling mortality. The use of harvesting methods that do not leave trees standing alone or widely spaced helps to control windthrow.

These soils are in capability subclass 11w and Michigan soil management groups 2.5c and 2.5c-s.

52A-Selfridge loamy sand, 0 to 3 percent slopes. This nearly level, somewhat poorly drained soil is on broadly, flat areas of low knolls. Slopes are slightly convex and are less than 50 feet long. Areas are irregular in shape and are 2 to 80 acres in size.

Typically, the surface layer is very dark grayish brown loamy sand about 9 inches thick. The subsurface layer is brown loamy sand or light yellowish brown sand about 23 inches thick. The subsoil is brown, mottled, friable loam about 9 inches thick. The substratum to a depth of about 60 inches is grayish brown, mottled, calcareous loam. In the southern part of the county, this soil is clayey below a depth of 40 inches.

12590853

Included in mapping are small areas of Capac and Metamore soils on landscape positions similar to those of the Selfridge soil. These soils are not as droughty as the Selfridge soil. Also included are small areas of the very poorly drained Brookston, Houghton, and Thomas soils that are in depressions and drainageways and small areas of the well drained Metea soils that are on higher knolls and ridges. The included soils make up 5 to 10 percent of the map unit.

Permeability is rapid in the sand surface soil and moderately slow in the loamy subsoil and substratum. The available water capacity is moderate. Runoff is slow. The seasonal high water table is at a depth of 1 to 2 feet from November through May.

In most areas this soil is used as woodland or pasture or is idle land. In a few areas it is used as cropland. This soil is well suited to use as pasture. It is fairly suited to use as cropland and woodland and to recreation uses.

This soil is poorly suited to building site development because of wetness and is poorly suited to use as septic tank absorption fields because of wetness and moderately slow permeability. If the soil is used as a site for buildings, the use of surface or subsurface drains to lower the water table and the use of well compacted fill to raise the site can help to overcome the wetness limitation. For septic tank absorption fields, special construction, such as filling or mounding the absorption field site with suitable soil material, may be needed to raise the field above the water table and into more permeable soil material.

If this soil is used as cropland, the major management concerns are wetness, water erosion and soil blowing, droughtiness, and organic matter content. Subsurface drainage helps to reduce the wetness limitation. Cover crops, such as rye, protect fields from water erosion and soil blowing. The use of conservation tillage, which does not invert the soil and leaves all or part of the crop residue on the surface, helps to conserve moisture. The use of crop rotations that include grasses and legumes and the use of crop residue management can help to maintain organic matter content.

If this soil is used as woodland, the major management concern is seedling mortality. Some seedling loss can be expected due to droughtiness during dry summer months. Exposing soil just prior to the production of the seed crop can help desirable tree seedlings become established quickly and get a head start on competing vegetation.

This soil is in capability subclass 11lw and Michigan soil management group 4/2b.

12590854

17A-Wasepi sandy loam, 0 to 3 percent slopes. This nearly level, somewhat poorly drained soil is in broad flat areas on low knolls. Slopes are slightly convex and are less than 100 feet long. Areas are irregular in shape and are 2 to 80 acres in size.

Typically, the surface layer is very dark gray sandy loam about 8 inches thick. The subsurface layer is brown, friable sandy loam about 7 inches thick. The subsoil is brown, mottled, friable sandy loam about 15 inches thick. The substratum to a depth of about 60 inches is grayish brown, calcareous gravelly sand. In some places the substratum is sand. In places the soil is moderately well drained.

Included in mapping are small areas of Matherton soils. These soils are on landscape positions similar to those of the Wasepi soil. They are not as droughty as the Wasepi soil. Also included are small areas of poorly drained Granby soils and very poorly drained Gilford soils that are in depressions. The included soils make up 2 to 8 percent of the map unit.

Permeability is moderately rapid in the subsoil of this Wasepi soil and very rapid in the substratum. The available water capacity is low. Runoff is slow. The seasonal high water table is at a depth of 1/2 foot to 2 feet from November to May.

In most areas this soil is used as woodland or pasture or is idle land. In a few areas it is used for crops. This soil is suited to use as cropland. It is well suited to use as pasture and woodland. It is poorly suited to most recreation uses.

This soil is poorly suited to building site development because of wetness and is poorly suited to use as septic tank absorption field because of wetness and poor filtering capacity. If this soil is used as a site for buildings, the use of surface or subsurface drains to lower the water table and the use of well compacted fill to raise the site help to overcome the wetness limitation. Special construction measures, such as elevating the systems, are needed for sewage disposal to overcome the wetness and poor filtering capacity.

If this soil is used as cropland, the main management concerns are overcoming wetness, conserving soil moisture during dry periods, maintaining organic matter content, and preventing soil blowing. The use of surface and subsurface drainage reduces wetness. Cover crops, such as rye, protect fields from soil blowing. The use of grasses and legumes in the crop rotation and the use of conservation tillage, which does not invert the soil and leaves all or part of the crop residue on the surface, help to maintain organic matter content and to overcome droughtiness.

This soil is in capability subclass 111w and Michigan soil management group 4b.

USDA 12590 855

10C-Marlette sandy loam, 6 to 12 percent slopes. This moderately sloping and gently rolling, well drained soil is on low knolls and ridges and on short, uneven side slopes. Most areas are dissected by shallow drainageways. Slopes are smooth and convex and are generally less than 100 feet long. Areas are irregular in shape and are 2 to 140 acres in size.

Typically, the surface layer is dark grayish brown sandy loam about 8 inches thick. The subsoil is firm and is about 23 inches thick. In the upper part it is dark yellowish brown clay loam, and in the lower part it is yellowish brown clay loam. The substratum to a depth of about 60 inches is yellowish brown and pale brown, mottled, calcareous loam. In some places the depth to calcareous loam is less than 30 inches.

Including in mapping are small areas of the well drained Fox and Oshtemo soils that are on landscape positions similar to those of the Marlette soil. These soils are more droughty than the Marlette soil. Also included are the somewhat poorly drained Blount, Capac, and Metamore soils that are on lower landscape positions. The included soils make up 5 to 15 percent of the map unit.

Permeability is moderately slow in this Marlette soil and the available water capacity is high. Runoff is medium or rapid.

In most areas this soil is used as woodland or pasture or is idle land. In a few areas it is used for crops. It is well suited to use as woodland and pasture and to recreation uses. It is fairly suited to cropland use.

This soil is suited to building site development. Slope is a limitation to this use. Land shaping and installing retaining walls help to overcome this limitation. This soil is poorly suited to use as septic tank absorption fields because of moderately slow permeability and slope. Special construction measures, such as enlarging or alternating the absorption fields, are needed to overcome the permeability limitation. Installing the absorption field across the slope helps to overcome the slope limitation.

If this soil is used as cropland, the major management concerns are controlling runoff and erosion, maintaining organic matter content, and keeping the soil in good tilth. Practices that help prevent erosion and control runoff are the use of a crop rotation that includes hay or cover crops. The use of grassed waterways, and the use of conservation tillage, which does not invert the soil and leaves all or part of the crop residue on the surface. Crop residue or green manure helps to maintain the organic matter content and improve tilth.

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This soil is in capability subclass 111e and Michigan soil management group 2.5a.

10D-Marlette loam, 12 to 18 percent slopes. This strongly sloping and rolling, well drained soil is on knolls and ridgetops and on short side slopes that are adjacent to drainageways, depressions, and swales. Some areas are dissected by small gullied drainageways. Slopes are smooth and convex and are generally less than 100 feet long. Areas are irregular in shape and are 2 to 160 acres in size.

Typically, the surface layer is dark brown loam about 6 inches thick. The subsoil is firm and is about 21 inches thick. In the upper part it is dark yellowish brown clay loam and pale brown loam, and in the low part it is yellowish brown clay loam. The substratum to a depth of about 60 inches is brown, mottled, calcareous loam. In some places the depth to calcareous loam is less than 30 inches.

Included in mapping are small areas of the well drained Oshtemo soils that are on landscape position similar to those of the Marlette soil. These soils are more droughty than the Marlette soil. Also included are the somewhat poorly drained Blount, Capac, and Metamora soils that are on foot slopes. The included soils make up 5 to 15 percent of the map unit.

Permeability is moderately slow in this Marlette soil, and the available water capacity is high. Runoff is rapid to very rapid.

In most areas this soil is used as woodland or pasture or is idle land. It is well suited to use as woodland. It is fairly suited to use as pasture. It is poorly suited to use as cropland and to recreation uses.

This soil is poorly suited to building site development because of slope and generally is not suited to use as septic tank absorption fields because of slope and moderately slow permeability.

This soil is in capability subclass 111e and Michigan soil management group 2.5a.

18C-Fox sandy loam, 6 to 12 percent slopes. This moderately sloping or gently rolling, well drained soil is on side slopes, knolls, and ridges. Most areas of this soil are dissected by shallow drainageways. Slopes are smooth and convex and are less than 100 feet long. Areas are irregular in shape and are 2 to 200 acres in size.

12590857

Typically, the surface layer is dark grayish brown sandy loam about 9 inches thick. The subsoil is firm and is about 24 inches thick. In the upper part it is dark brown gravelly sandy clay loam, and in the lower part it is dark yellowish brown gravelly clay loam. The substratum to a depth of about 60 inches is brown, calcareous, stratified sand and gravelly sand. In spots the soil is severely eroded.

Included in mapping are small areas of well drained Spinks, Boyer, and Marlette soils that are on landscape positions similar to those of the Fox soil. These soils, except the Marlette soils, are more droughty. The Marlette soils are less droughty and have a slower permeability rate. Also included are the somewhat poorly drained Matherton soils that are on low knolls, ridges and narrow drainageways at lower elevations. Also included are the poorly drained Sebewa soils and very poorly drained Gilford soils that are in small depressions or narrow drainageways. The included soils make up 4 to 15 percent of the map unit.

Permeability is moderate in the subsoil of this Fox soil and very rapid in the substratum. The available water capacity is moderate. Runoff is medium. The shrink-swell potential is moderate.

In most areas this soil is used as woodland or pasture or is idle land. In a few areas it is used for crops. This soil is well suited to use as woodland and pasture and to recreation uses. It is fairly suited to cropland use.

This soil is suited to building site development, but slope is a limitation. Land shaping and installing retaining walls help to overcome the slope limitation. This soil is suited to use as septic tank absorption fields, but slope and poor filtering capacity are limitations. Land shaping and installing the absorption field across the slope help to overcome the slope limitation. The effluent drains satisfactorily, but there is a danger of ground water pollution.

If this soil is used as cropland, the major management concerns are controlling runoff and erosion, maintaining organic matter content, and keeping the soil in good tilth. Among the practices that help to prevent erosion and runoff are the use of a crop rotation that includes hay, the use of cover crops and grassed waterways, and the use of conservation tillage, which does not invert the soil and leaves all or part of the crop residue on the surface. Crop residue and green manure help to maintain the organic matter content and improve the tilth of the soil.

This soil is in capability subclass 111e and Michigan soil management group 3/5a.

12590858

27-Houghton and Adrian mucks. These nearly level, very poorly drained soils are in bogs or upland depressions. They are subject to ponding. Areas are irregular in shape and are 2 to 200 acres in size. Many areas of this map unit are predominantly Houghton soil; other areas are predominantly Adrian soil. Both soils are present in some areas.

Typically, the surface layer of the Houghton soil is black muck about 8 inches thick. The material below that, to a depth of about 60 inches, is black muck also.

Typically, the surface layer of the Adrian soil is black muck about 10 inches thick. The subsurface layer is black, friable muck about 20 inches thick. The substratum, to a depth of 16 to 50 inches. In some places there is a soil similar to the Houghton soil except it has thicker layers of mucky peat or sedimentary peat.

Included in mapping are small areas of Brookston and Granby soils that are on narrow areas along the outer edges of the map unit. The Brookston soils have slower permeability and Granby soils are more droughty than the Houghton soil. The included soils make up 3 to 8 percent of the map unit.

Permeability is moderately slow to moderately rapid in the muck and rapid in the underlying material. The available water capacity is high. Runoff is very slow. These soils have a high water table at or above the surface from November to May.

In most areas these soils are used as woodland or are idle land. In a few areas they are used for unimproved pasture, crops, or sod production. They are poorly suited to use as woodland and pasture and to recreation uses. These soils are not suited to building site development or to use as septic tank absorption fields because of ponding.

If suitable drainage outlets are available and these soils are drained and protected from soil blowing, they are suited to corn or to specialty crops, such as potatoes, carrots, onions, and mint.

If these soils are used as woodland, the major management concerns are seedling mortality, equipment limitations, and windthrow. The use of heavy equipment for planting, tending, and harvesting trees is restricted during wet periods. Woodland operations can be timed to seasons of the year when the soils are relatively dry or frozen.

These soils are in capability subclass Vw and Michigan soil management groups Mc and M/4c.

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15B-Spinks loamy sand, 0 to 6 percent slopes. This nearly level and undulating, well drained soil is in broad nearly level areas and on low knolls and ridges. Slopes are smooth and convex and are generally less than 100 feet long. Areas are irregular in shape and are 2 to 100 acres in size.

Typically, the surface layer is dark brown loamy sand about 9 inches thick. The substance layer is pale brown sand about 17 inches thick. The next layer, to a depth of about 60 inches, consists of brown, loose sand and thin strata of reddish brown, very friable loamy sand. In some areas gravelly sand is below a depth of about 40 inches, and in places loamy or clayey material is below a depth of 50 inches. Also, some areas are moderately well drained.

Included in mapping are small areas of Arkport and Oshtemo soils that are on landscape positions similar to those of the Spinks soil. These soils are not as droughty as the Spinks soil. Also included are small areas of somewhat poorly drained Tedrow and Thetford soils that are on lower landscape positions that the Spinks soil and areas of the poorly drained Granby soils and very poorly drained Gilford and Houghton soils that are in depressions and drainageways. The included soils make up 5 to 15 percent of the map unit.

Permeability is moderately rapid in the Spinks soil, and the available water capacity is low. Runoff is slow.

In most areas this soil is used as pasture or woodland or is idle land. In a few areas it is used for crops and for apple orchards and nursery stock. It is fairly suited to use as cropland, pasture and woodland. This soil is well suited to building site development and to use as septic tank absorption fields.

If this soil is used as cropland, the major management concerns are controlling soil blowing, overcoming droughtiness, and maintaining organic matter content. Cover crops, such as rye, protect fields from soil blowing. The use of grasses and legumes in the crop rotation and the use of conservation tillage, which does not invert the soil and leaves all or part of the crop residue on the surface, can help to maintain the organic matter content and to overcome droughtiness.

If this soil is used as woodland, the major management concern is seedling mortality. Some seedling loss can be expected during dry summer months. Special site preparation, such as furrowing, helps to overcome this problem.

This soil is in capability subclass 111s and Michigan soil management group 4a.

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15C-Spinks loamy sand, 6 to 12 percent slopes. This moderately sloping or gently rolling, well drained soil is on knolls and ridgetops. Slopes are smooth and convex and are generally less than 100 feet long. Areas are irregular in shape and are 2 to 200 acres in size.

Typically, the surface layer is dark brown loamy sand about 8 inches thick. The subsurface layer is pale brown sand about 17 inches thick. The next layer to a depth of about 60 inches consists of yellowish brown, loose sand and thin strata of dark reddish brown, very friable loamy sand. In some areas gravelly sand is below a depth of about 35 inches. In some areas loamy or clayey material is below a depth of 50 inches.

Included in mapping are small areas of Arkport and Oshtemo soils that are on landscape positions similar to those of the Spinks soil. These soils are not as droughty as the Spinks soil. Also included are small areas of the somewhat poorly drained Tedrow and Thetford soils that are on low foot slopes and in drainageways and the very poorly drained Gilford soils and the poorly drained Granby soils that are in narrow drainageways. The included soils make up 2 to 8 percent of the map unit.

Permeability is moderately rapid in the Spinks soil. and the available water capacity is low. Runoff is medium to slow.

In most areas this soil is used as pasture or woodland or is idle land. In a few areas it is used as cropland. It is fairly suited to use as pasture, woodland, and cropland and to recreation uses.

This soil is suited to building site development and to use as septic tank absorption fields. Slope is a limitation to these uses. For buildings, land shaping and the use of retaining walls help to overcome the slope limitation. For septic tank absorption fields, land shaping and installing the absorption field across the slope help to overcome this limitation.

If this soil is used as cropland, the major management concerns are controlling water erosion and soil blowing, overcoming droughtiness, and maintaining organic matter content. Cover crops, such as rye, protect fields from water erosion and soil blowing. The uses of grasses and legumes in the crop rotation and the use of conservation tillage, which does not invert the soil and leaves all or part of the crop residue on the surface, can help to maintain the organic matter content and to overcome droughtiness.

If this soil is used as woodland, the major management concern is seedling mortality. Some seedling loss can be expected during dry summer months. Special site preparation, such as furrowing, helps to overcome this problem.

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This soil is in capability subclass 11le and Michigan soil management group 4a.

35A-Thetford loamy fine sand, 0 to 3 percent slopes. This nearly level, somewhat poorly drained soil is on broad plains characterized by slight rises. Slopes are slightly convex. Areas are irregular in shape and are 2 to 100 acres in size.

Typically, the surface layer is very dark grayish brown loamy fine sand about 9 inches thick. The subsurface layer is light yellowish brown loamy fine sand about 11 inches thick. The subsoil consists of pale brown, mottled fine sand and thin, discontinuous strata of dark brown, very friable loamy sand about 25 inches thick. The substratum to a depth of about 60 inches is pale brown and light brownish gray, mottled, calcareous fine sand and sand. In some places the surface layer contains pebbles or is lighter colored. In some places the subsoil contains layers of gravelly sand or contains thicker, discontinuous layers of finer textured material.

Included in mapping are small areas of the Metamora, Dixboro, and Kibbie soils that are on landscape positions similar to those of the Thetford soil. These soils are not as droughty as the Thetford soil. Also included are small areas of poorly drained Gilford and Thomas soils that are in depressions and drainageways. The included soils make up 2 to 9 percent of the map unit.

Permeability is moderately rapid in this Thetford soil. The available water capacity is low. Runoff is slow. The seasonal high water table is at a depth of 1 to 2 feet from February through May.

In most areas this soil is used as woodland or pasture or is idle land. In a few areas it is used as cropland. This soil is well suited to pasture. It is fairly suited to use as cropland and woodland and to recreation uses.

This soil is poorly suited to building site development and to use as septic tank absorption fields because of wetness. If this soil is used as a site for buildings, the use of surface or subsurface drainage to lower the water table and the use of well compacted fill to raise the site help to overcome the wetness limitation. For septic tank absorption fields, special construction, such as filling or mounding the absorption field site with suitable soil material, may be needed to raise the field above the water table.

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If this soil is used as cropland, the main management concerns are overcoming wetness and droughtiness, preventing soil blowing, and maintaining the organic matter content. Subsurface drains reduce the wetness limitation. Cover crops, such as rye, protect fields from soil blowing. The use of grasses and legumes in the crop rotation and the use of conservation tillage, which does not invert the soil and leaves all or part of the crop residue on the surface, help to maintain the organic matter content and conserve moisture.

If this soil is used as woodland, the major management concern is seedling mortality. Some seedling loss can be expected because of droughtiness during dry summer months. Special site preparation, such as furrowing, helps to overcome the seedling mortality.

This soil is in capability subclass 111w and Michigan soil management group 4b.

31B-Metea loamy sand, 0 to 6 percent slopes. This nearly level and undulating, well drained soil is on flat plains, knolls, and ridges. Slopes are smooth and convex and are less than 100 feet long. Areas are irregular in shape and are 2 to 200 acres in size.

Typically, the surface layer is dark brown loamy sand about 10 inches thick. The subsurface layer consists of brown sand and yellowish brown loamy sand and is about 20 inches thick. The subsoil is brown loam about 8 inches thick. The substratum to a depth of 60 inches is brown, calcareous loam.

Included in mapping are small areas of Arkport, Owosso, Marlette, and Spinks soils that are on landscape positions similar to those of the Metea soil. The Owosso and Marlette soils are less droughty and the Spinks soils are more droughty than the Metea soil. Arkport soils are more permeable. Also included in mapping are the somewhat poorly drained Selfridge soils that are on low knolls below the Metea soil and the poorly drained Sebewa soils that are in depressions and drainageways. The included soils make up 2 to 10 percent of the map unit.

Permeability is very rapid in the upper part of this Metea soil and moderate in the subsoil and in the substratum. The available water capacity is moderate. Surface runoff is slow.

In most areas this soil is used as pasture or woodland or is idle land. In a few areas it is used for crops. This soil is well suited to use as pasture. It is fairly suited to use as cropland and woodland and to recreation uses.

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This soil is well suited to building site development. It is suited to use as septic tank absorption fields, but moderate permeability is a limitation to this use. Special construction measures, such as enlarging or alternating the absorption fields, may be needed to overcome the permeability limitation.

If this soil is used as cropland, the major management concerns are controlling soil blowing, overcoming droughtiness, and maintaining the organic matter content. Cover crops, such as rye, protect field from soil blowing. The use of grasses and legumes in the crop rotation and the use of conservation tillage, which does not invert the soil and leaves all or part of the crop residue on the surface, can help to maintain the organic matter content and overcome droughtiness.

If this soil is used as woodland, the major management concern is seedling mortality. Seedling loss can be high because of the droughtiness of the soil. Special site preparation, such as furrowing, help to overcome this problem.

This soil is in capability subclass iiie and Michigan soil management group 4/2a.

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5. SCOPE OF DEVELOPMENT

This Section 2 Planned Unit Development concept encompasses an area of 228 acres. The development as proposed would provide for a total open space system comprising 120 acres, or approximately 55% (excluding open spaces surrounding units) of the total land area. The development area comprises 118 acres, or approximately 45% of the land. Within these proportions of the 228 acres, a planned unit development will take form. This plan will focus towards affordable single family detached condominium home ownership, as well as attached affordable rental units.

The plan will result in an open space system which will have amenities such as wetlands, bike, jogging, exercise and nature trails tied to the city rhythms trails system, and major areas of undisturbed natural habitat. This open space system will be the major focus for the residential units within the community.

6. PARKS AND OPEN SPACES

184 acres, or 80.6% of the Maples of Novi community will be landscaped park, golf course and open space.

Similar to the roadway system, the Maples of Novi park system also has a hierarchical organization. The hierarchy is divided into three classifications; General public, Semi-private and Private.

The general public park system begins with the community-wide park/golf course. This area includes a 9-hole golf course which winds around the wetland and wooded areas and will provide a visual amenity for a large percentage of the housing in the community.

The following table lists the specifications for each golf hole:

<u>Golf Hole</u>	<u>Length</u>	<u>Par</u>
1	344	4
2	160	3
3	320	4
4	167	3
5	174	3
6	314	3
7	317	4
8	154	3
9	320	4

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Woodlands and wetlands encompass 72.5 acres or 32½ of the total site. Included in this number is a 40 acre tract of woodlands and wetlands which will remain in a natural, undisturbed state. Intertwined throughout the site are nature trails, jogging trails and bike paths. Also included in the nature trails system is the City's proposed Rhythms Trails system which winds through the south end of the Maples of Novi. Other park/open space amenities include steep slopes, rolling topography and even the availability for cross-country skiing during the winter season.

The overall park/open space system will be regulated and subject to the community wide rules. These will all be addressed in the condominium by-laws which will evolve with each phase of development.

The semi-private parks/open spaces include the specialized clubhouses and facilities. There will be a total of three clubhouses. The first clubhouse will service the Golf Villas and also the golf course. This specialized clubhouse will provide meeting rooms, locker rooms, a kitchen, and will include an exterior swimming pool. This area of the clubhouse will service only those residents of the Golf Villas. Attached to this clubhouse, but separate, is the facilities to manage the golf course. This area would include a small pro shop and golf course offices.

The second clubhouse will service the needs of the starter families only. This clubhouse will include such facilities as game rooms, card rooms, an exercise room, lock rooms and a kitchen. An exterior swimming pool is also planned, as well as some park areas.

The third clubhouse has been specially designed for the adult community. This specialty clubhouse includes amenities such as an indoor exercise room, pool, locker rooms, card room, a kitchen and a large meeting room which can be divided into smaller rooms. This clubhouse will service those residents of the adult community and also the residents of the congregate type facility. Other amenities of this clubhouse being considered includes a shuttle bus transporting residents to and from the clubhouse and also an enclosed walkway from the clubhouse to the convenience commercial/office center.

Lastly, all homes will have adjacent areas of open space such as patios and courtyards which will serve as private green spaces.

The Maples of Novi community, excluding the commercial/office, rentals, golf course space and part of the Golf Villa clubhouse will be held in common ownership and maintained by the community association.

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7. PROGRAMS & ACTIVITIES

In addition to the physical amenities of the clubhouses, we are also investigating several programs to augment and improve the quality of life for the residents of The Maples of Novi. Included are programs such as a day care center for the starter family community which would be placed in their clubhouse. Likewise, programs and activities are being considered for the adult/congregate residents which might include programs such as, films, guest speakers, and even a shuttle bus which would service both communities. This shuttle system would allow for easy transportation to the clubhouse and commercial center from the residents home. Therefore, providing for an independent adult community.

8. COVENANTS AND BY-LAWS

As previously indicated in this document and elsewhere, the Maples of Novi represents a P.U.D. development consisting of four relatively distinct residential communities; each with their own identity and general common open space and limited common space relegated to individual homes. Simultaneously, the general common space of each community is intertwined with the general common space of the other communities to form a network of open space and green belts that comprise the total site amenities and recreation areas.

It is intended that each community will have to set and administer policy (within limitations) and handle any issues specific to that community by means of a Board of Directors nominated and elected from the general population of that community. The power and scope of these Board of Directors will be defined in the by-laws of the Master Deed. From each Village Board of Directors, the President of each Board of Director will sit on the General, Maples of Novi Board of Directors. This Board of Directors will deal with all issues relating to the general public lands of the open, general common space.

For purposes of simplicity and clarity, as expressed before, the open space of the Maples of Novi can be divided and identified according to three classifications. The general public open space pertains to the golf course and all jogging and nature paths in the development, as well as all wetlands and woodlands. The general Board of Directors, made up of the President of each community Board of Directors, will address any and all issues relating to those general public open spaces.

The semi-private open space will consist primarily of the three different clubhouses and facilities. Each of the communities' Board of Directors will deal with all issues relating to the maintenance of and expenditures relating to these clubhouses and facilities.

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As well, a third classification of land exists and that is private or limited common. This land is set aside for each individual homeowners use. Rules regarding appropriate use of this private land will be spelled out in the condominium by-laws of the Master Deed. Any use of this land outside of the rules established in the Master Deed will require the owner in question to petition his/her community association for its' approval of this non-specified use.

In summation, it can be stated generally that each individual community Board of Directors will handle issues relating to exterior improvements and architectural continuity, landscape, decks and individual homeowner requests within that community.

The general Maples of Novi Board of Directors will deal in issues pertaining to golf course, jogging and nature trails, maintenance and snow removal of roads, maintenance of landscape, etc. In as much as there are economies of scale to be achieved by issuance of one landscape maintenance contract, one snow plow contract, versus three snow plow contracts relating to roads within each village, the only sensible approach is to allow one common Board of Directors to handle these issues.

As well as addressing the administration and maintenance of above ground facilities the Master Deed for the Maples of Novi will allow for the creation of and assignment to the Board of Directors, all necessary easements to the utility companies for maintenance and repair of underground facilities. These would include, gas electric, phone and cable service. As well, the Master Deed will allow for easements to the City of Novi regarding repair and maintenance of water and sewer systems upon dedication by the developer of the city. Likewise, an easement to Oakland County will be reserved in the Master Deed regarding the storm water drainage system.

Provisions in the Master Deed will allow for other, more specific easements which benefit either to the City of Novi or the Maples of Novi. These types of easements relate to bike paths, sidewalks, road rights of way, etc...

9. TRAFFIC STUDIES

In our normal course of site development it is important to study our development and its market. At the same time the impact of the development must be studied as to its impact on the surrounding communities as a whole. The traffic studies by Reid Cool and Michalski that follow are based on our site plan plus sites planned and/or submitted to Novi, Walled Lake and Commerce Township. In order to present the development at the price ranges we anticipate, we are requesting help from the city in this area.

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Introduction

A proposal has been made to develop a combination residential/retail/office complex, known as Maples of Novi, on currently vacant land located basically east of Decker Road (a smaller area is also located west of Decker Road) and south of 14 Mile Road. The complex is planned to consist of 700 dwelling units (the majority will be detached) as well as 100,000 square feet of retail and 35,000 square feet of office development. The available area is approximately 228 acres. Maples of Novi is expected to be built in five phases (approximately 1989 - 1993). Plans call for two major access points to/from 14 Mile Road with approximately four access locations for Decker Road.

Data Collection

The factual data utilized in our analysis was obtained through field studies at the site. Traffic counts and turning movements were collected through the use manual (human) counts techniques. This information can be found in the Appendix. Additionally, field measurements and observations were made to obtain roadway and traffic signal information on traffic flow distributions and roadway volumes.

Study Procedure

Roadway operations are examined and analyzed by traffic flow and delay characteristics. This concept, and the methods of study, are detailed in the Transportation Research Board publication entitled Highway Capacity Manual. This manual formed the basis of our study on this project. We further utilized the City of Novi design and construction standards to identify if right turn lanes/tapers and left turn by-pass lanes were necessary to assist the ingress movements to the site.

Analysis

A) Existing Traffic - Figures 1 through 6 identify the existing A.M. and P.M. peak hour traffic volumes for the three intersections studied: 14 Mile and Haggerty, 14 Mile and Decker, and 13 Mile and Decker.

B) Background Growth and Other Development Traffic - This item is intended to provide an estimate of traffic increases in the area due to factors other than the subject project itself. Generally, this code B traffic can be rather easily identified. In this particular situation, four features have been identified as having an influence on existing traffic volumes at one or more of the three key

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intersections being studied. The four areas are as follows;

- 1) general growth of traffic volumes in the area - 10 percent;
- 2) traffic pattern modification resulting from the proposed closure of East Lake Drive at 14 Mile Road - diversions in traffic data from Barton - Aschman;
- 3) traffic pattern modification resulting from the proposed extension of Decker Road between 13 Mile and 12 Mile Roads - diversion in traffic volumes based on knowledge of traffic in area; and,
- 4) growth in traffic volumes due to proposed project north of 14 Mile Road opposite the subject project - incremental increase utilized is similar to incremental increase in traffic volume due to Maples of Novi project.

Each of the above factors were applied (as appropriate) to develop code B traffic volumes as shown in Figures 1 through 6.

C) Project Traffic - The number of new trips expected to be generated was developed from information provided in the Institute of Transportation Engineers publication entitled Trip Generation (Fourth Edition). This data was then applied for the type and size of development proposed. Based on this, the following table was then developed:

Use	A.M. Peak Trips		P.M. Peak Trips	
	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Single Family Detached Housing - Code 210	109	216	354	208
Office - Code 710	70	11	13	69
Retail - Code 820	122	52	291	302
	—	—	—	—
Totals	301	279	658	579

These trip total were then assigned to the public road network as follows:

40 percent to/from the east;
5 percent to/from the west;
15 percent to/from the north; and,
40 percent to/from the south.

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These trip assignments were then carried to, and through, the three intersections under study as shown in Figure 7 (residential) and Figure 8 (office/commercial). Those trips which will pass through the intersections were then added to the code B trips to produce the final volumes shown as code C traffic (see Figures 1-6). These final volumes represent the input data utilized in our analysis.

The highway capacity study results for the total traffic scenario is summarized in the following table with the full analysis provided in the Appendix.

Level of Service - 14 Mile/Haggerty Roads Intersection

<u>Approach</u>	<u>A.M. Peak Delay (Sec/Veh)-LOS</u>	<u>P.M. Peak Delay (Sec/Veh)-LOS</u>
Northbound	8.9 - B	*
Southbound	28.6 - D	22.4 - C
Eastbound	*	*
Westbound	23.8 - C	*
Average	*	*

** results are not meaningful

Level of Service - 14 Mile/Decker Roads Intersection

<u>Approach</u>	<u>A.M. Peak Delay (Sec/Veh)-LOS</u>	<u>P.M. Peak Delay (Sec/Veh)-LOS</u>
Northbound	14.9 - B	*
Southbound	*	*
Eastbound	11.7 - B	18.6 - B
Westbound	45.5 - E	43.1 - E
Average	*	*

** results are not meaningful

Level of Service - 13 Mile/Decker Roads Intersection

<u>Approach</u>	<u>A.M. Peak Delay (Sec/Veh)-LOS</u>	<u>P.M. Peak Delay (Sec/Veh)-LOS</u>
Northbound	(NOT APPLICABLE WITH CURRENT GEOMETRY	
Southbound	AND RIGHT OF WAY CONTROL)	
Eastbound		
Westbound		
Average		

City of Novi standards require that LOS C or better be maintained during peak hour traffic operations. Results from the above analysis indicate that the first two intersections

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fall below this level. Therefore, an analysis of these two intersections was performed utilizing code B traffic volumes as input data. This would reflect the projected traffic operations with all traffic except the Maples of Novi new volumes. Results indicate that the intersections continue to operate below LOS C under those conditions. It can be concluded that the subject development will add new traffic to the public roadway network, and these traffic demands will warrant certain road improvements. However, not all of the operational problems result solely from the Maples of Novi project.

To achieve the required LOS C rating during the peak hour, the following modifications were made to the intersection geometry (see analysis in Appendix):

14 Mile/Haggerty - The intersection was improved from a three lane cross-section to a five lane cross-section on all four legs. This provides one additional approach lane and one additional departure lane.

14 Mile/Decker - For eastbound traffic an exclusive right turn lane was added. The left / through lane was changed to an exclusive left turn lane. For westbound traffic the northerly most eastbound lane was converted to an exclusive westbound left turn lane. This was done to create opposing left turn lanes. For northbound traffic a lane was added to the easterly side to provide for through / right movements. This lane shall be extended north of the intersection also. No improvements are necessary on the southbound approach.

13 Mile/Decker - Decker Road is currently planned to be extended to the south. As part of that project other improvements will take place including signalized control of traffic movements. Laneage assumed in our capacity analysis is as follows. Exclusive left turn and a single through / right turn lane for eastbound traffic. West, north and southbound approaches will consist of one of each of the following lane types - exclusive left, exclusive through, and exclusive right.

D) Newly projected driveway movements for the A.M. and P.M. peak hours (based on trip assignments as shown in Figures 7 and 8) are shown in the table below.

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Driveway Movements - A.M. Peak

<u>Driveway</u>	<u>Left In</u>	<u>Right In</u>	<u>Left Out</u>	<u>Right Out</u>
14 Mile (east)	35	19	39	69
14 Mile (west)	54	11	21	45

Decker Road

a) North Drive east side	39	39	13	13
b) North Drive west side	38	38	12	12
c) South Drive east side	8	27	54	8

Driveway Movements - P.M. Peak

<u>Driveway</u>	<u>Left In</u>	<u>Right In</u>	<u>Left Out</u>	<u>Right Out</u>
14 Mile (east)	113	64	37	67
14 Mile (west)	114	35	21	105

Decker Road

a) North Drive east side	61	61	74	75
b) North Drive west side	61	68	74	74
c) South Drive east side	8	88	52	8

E) Recommended Improvements - The intersection capacity analysis results indicate that the intersections studied can achieve peak hour operations at LOS C with the improvements cited above.

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Information related to driveway movements presented in item E) above, and average daily traffic of 9,798 on Decker Road and 7,636 on 14 Mile Road, were applied to the warrant graphs to determine if a right turn deceleration lane/taper or a left turn by-pass lane are required at the project driveway. This analysis (attached) indicates that right turn entry tapers are warranted at each driveway to allow easier ingress movements. Additionally, both 14 Mile Road access points warrant a by-pass lane to allow westbound through movement to continue unimpeded around left turning ingress vehicles. The two northerly Decker Road driveway pair (opposite each other) also warrant by-pass lanes. Consideration should be given to continuing these lanes at full twelve foot width northerly to the intersection. Ideally, a five lane cross-section on Decker Road should be used in this area to assist in left turn movements and benefit the intersection capacity.

A field review of driveway sight distance was performed utilizing a 3.5 foot eye height (located 15 feet from the near pavement edge) viewing an object 3.5 feet in height. This test determined available sight distances as follows:

- a) 14 Mile Road (east) - greater than 750 feet to the east and 565 feet to the west;
- b) 14 Mile Road (west) - greater than 750 feet to the east and clear to the intersection to the west; and,
- c) Decker Road (northerly pair) - clear to the intersection to the north and greater than 600 feet to the south.

All of the above are acceptable except for driveway a) where the view to the west falls below acceptable standards.

Summary

It is concluded that, with improvements to the three intersections and with the use of deceleration tapers and by-pass lanes as identified above, the public roadway system will operate at a desirable Level of Service after development of the Maples of Novi project.

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10. ROADWAY SYSTEM

The roadway system is based on a hierarchy of scale. All roadways in this development will be private. The hierarchy begins with the major collector road, consisting of a loop system which internalizes the development. The major collector road will be constructed 24' wide and will include curbing and gutters. The developer proposes a design speed of 25 mph on the major collector road. In addition, parallel parking will not be allowed.

The secondary collector roadway is the individual cluster drive or cul de sac. A roadway in this category is proposed to be constructed (20' in width) with a rolled asphalt curb and is designed for 15 mph speeds.

All roadway systems were designed with the natural site amenities in mind. Therefore, there is minimal cutting and filling necessary in developing the road systems. Also, all wetland crossings have been designed at the narrowest points in an effort to minimize disturbance. All of these considerations allow for minimal disruption of the natural site topography and amenities.

11. PARKING

The developer proposes that all major and secondary roads be free of parking. Parking will be provided as follows:

Starter Family Detached= two-car attached garage and a two-car apron outside garage for each unit

Golf Villas Detached= two-car attached garage and a two-car apron outside garage for each unit.

Adult Attached= one-car attached garage and a one-car apron outside garage for each unit.

All residential (two-car) aprons will be 16' wide. All residential one-car aprons will be 8' wide. All parking spaces will be 9' wide except for barrier free parking, which will be 12' wide. All parking areas of the clubhouses and non-residential areas will be landscaped or screened and will meet or exceed the requirements established by the ordinance.

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12. RESIDENTIAL NEIGHBORHOODS

It is the intent of the developers of Maples of Novi to provide a range of single-family condominium ownership housing units. The developers also intend to control the architecture and strive for coordinated continuity and balance with controller interest. The result of this careful control will be a community with a "Classic identity". The community will have a strong image much like Hilton Head, Boca West and other similar golf course communities around the country. Similar to the open space, the architecture will be regulated by the developer in concert with the development of the condominium by-laws.

The developer is proposing four basic unit types: (Zone map, site plan and some examples of units floor plans and elevations follow)

- 1.) Congregate Type Facility rental units only.
- 2.) Single Family Attached (Adult) rentals and for sale units.
- 3.) Single Family Detached (Golf Villa) for sale units only.
- 4.) Single Family Detached (Starter Family) for sale units only.

The Proposed Adult Congregate Type Facility (Zone G) This adult congregate type facility will include 100 units on 4.66 acres. (21.45 D.U./Ac). The initial proposed rental rate will be \$400.00/month including all utilities. The size of the base unit will be approximately 550'. This will include 1 bedroom, living room, galley kitchen, dining-nook and 1 bathroom. This facility will not include the normal food preparation facilities, but will include only minimal core facilities.

The Proposed Single Family Attached (Adult) Rental Units (Zones B, C & D) These adult rental and for sale units will include 300 units on 60.7 acres (4.9 D.U./Ac). The initial proposed rental rate will be \$600/month including all utilities. Our marketing analysis has not specifically defined whether these units should also be considered as "for sale" units. We will reserve this option and let our customers dictate the need for units for sale. The sizes of the units will range from 750' to 900'. The location of this Village was selected to provide easy access to the commercial and office, using the natural topography of the site to maintain the individuality and security for the proposed elderly units. Separate, yet part of the community as a whole.

The Proposed Single Family Detached Golf Unit (Zone E) The Golf Village will include 350 units on 98.3 acres (3.56 D.U./Ac.). Generally located in the central part of the development, the Golf Village is oriented to the golf course and natural amenities. The initial price of the Golf Villas units will start at \$110,000. The size of the units will range from 1450' to 2000'. All units will be architecturally related and the exterior materials will blend with the established community standards.

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The Proposed Single Family Detached Starter Units (Zone F) The Family Starter Village will include 150 units on 53.9 acres (2.78 D.U./Ac.). Located along the eastern and southern boundaries of the site, this village is adjacent to several natural amenities which include woodlands and wetlands. The initial price of the Family Starter home will start in the low \$70,000 range. The size of the units will range from 1100' to 1500'.

LIBR 125908877

FOURTEEN MILE RD.

POTENTIAL ACCESS

POTENTIAL ACCESS

LEGEND

EXISTING WETLAND
 RIDGELINE
 DRAINAGE SWALE
 STEEP SLOPES
 EDGE OF WOODLAND
 EDGE OF BUILDING ZONE

SITE CALCULATIONS

TOTAL SITE AREA	228.18 Ac
TOTAL STEEP SLOPES	6.8 Ac
TOTAL WETLAND	34.0 Ac
PROTECTED WOODLAND IN WETLAND AREA	(8.5 Ac)
PROTECTED WOODLAND IN UPLAND AREA	4.8 Ac
NET BUILDING AREA	182.40 Ac

1
 NORTH
 1"=100'

SITE ANALYSIS**THE MAPLES OF NOVI
NOVI, MICHIGAN**

DEVELOPER: CLARIC CONSTRUCTION CORP.
 2000 OAKLAND LANE, SUITE 200
 WEST BLOOMFIELD TWP, MI 48306
 (313) 771-0000

PLANNER: FOREST LERINGTON ASSOC. INC.
 1217 ADAMS DRIVE
 4TH FLOOR
 CANTON, MI 48106
 (313) 990-0000

ARCHITECT: PROGRESSIVE ARCH., INC.
 600 N. LIVING LANE ROAD
 SUITE 200
 BLOOMFIELD HILLS, MI 48304
 (313) 350-0000

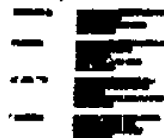
ENGINEER: KEDNET - O'DONNELL & ASSOC.
 20400 FRANKLIN RD.
 SOUTHFIELD, MI 48034
 (313) 375-0000

LIBR 12590878

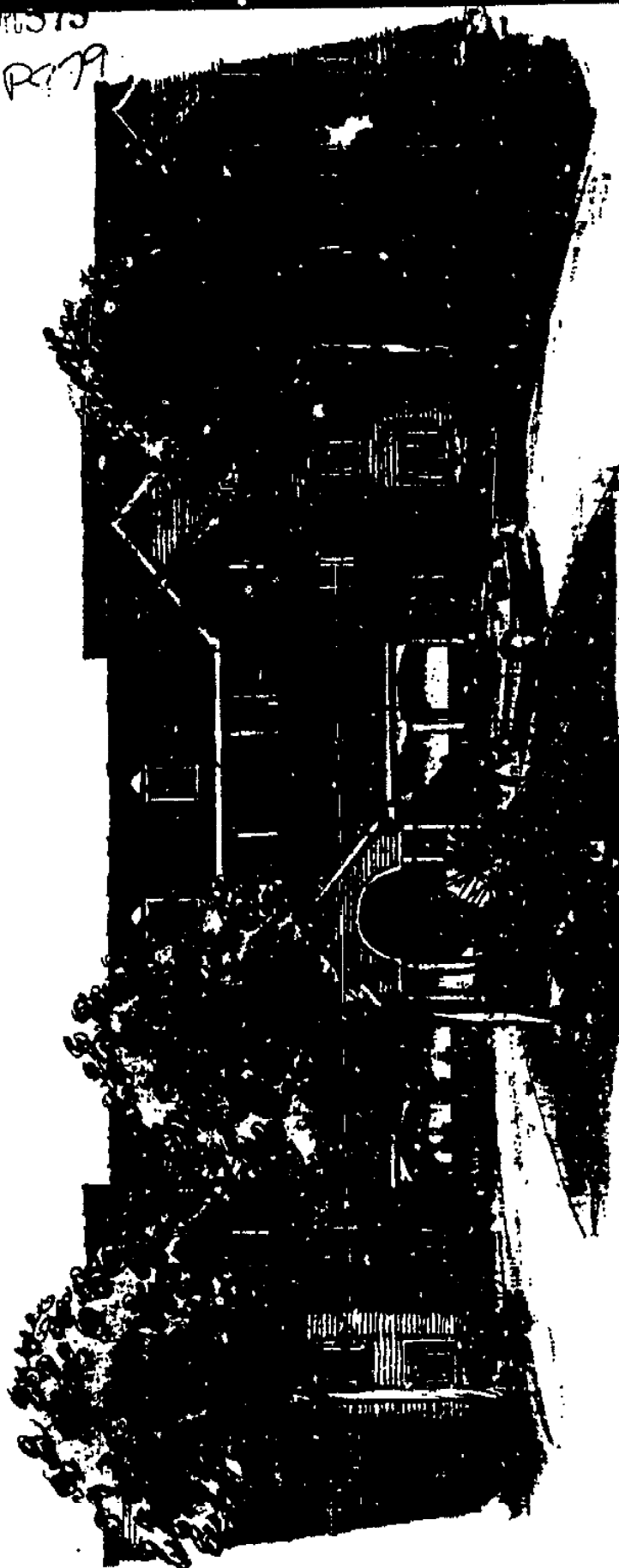


ILLUSTRATIVE SITE PLAN

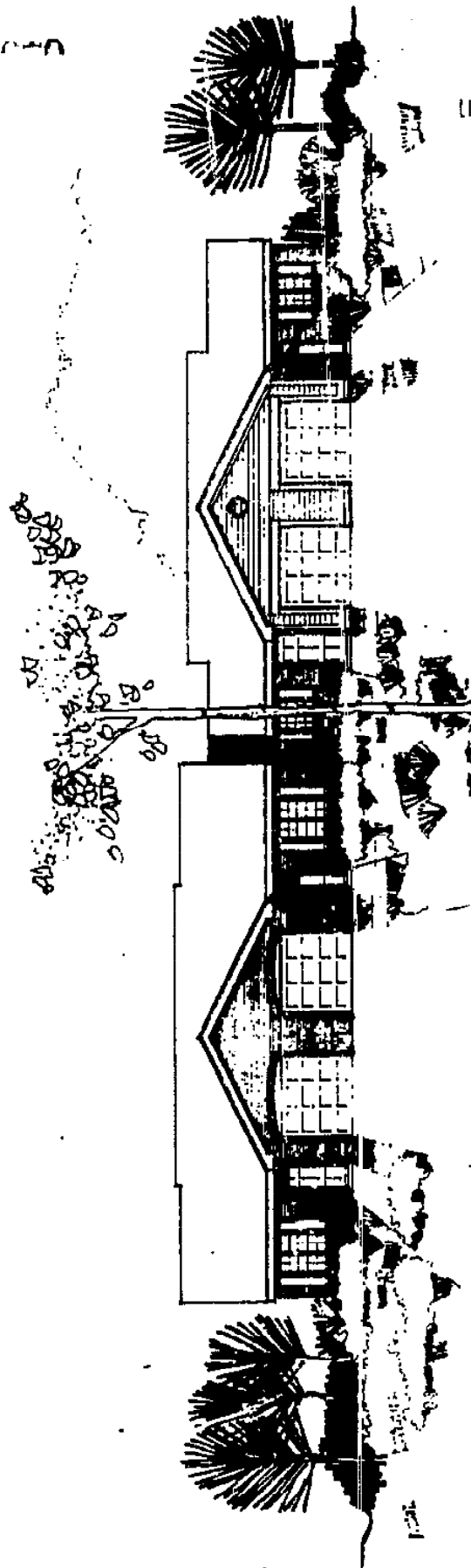
THE MAPLES OF NOVI
NOVI, MICHIGAN



LIBR 125907375
L12590R79



A.C.L.F. Type
Elevation

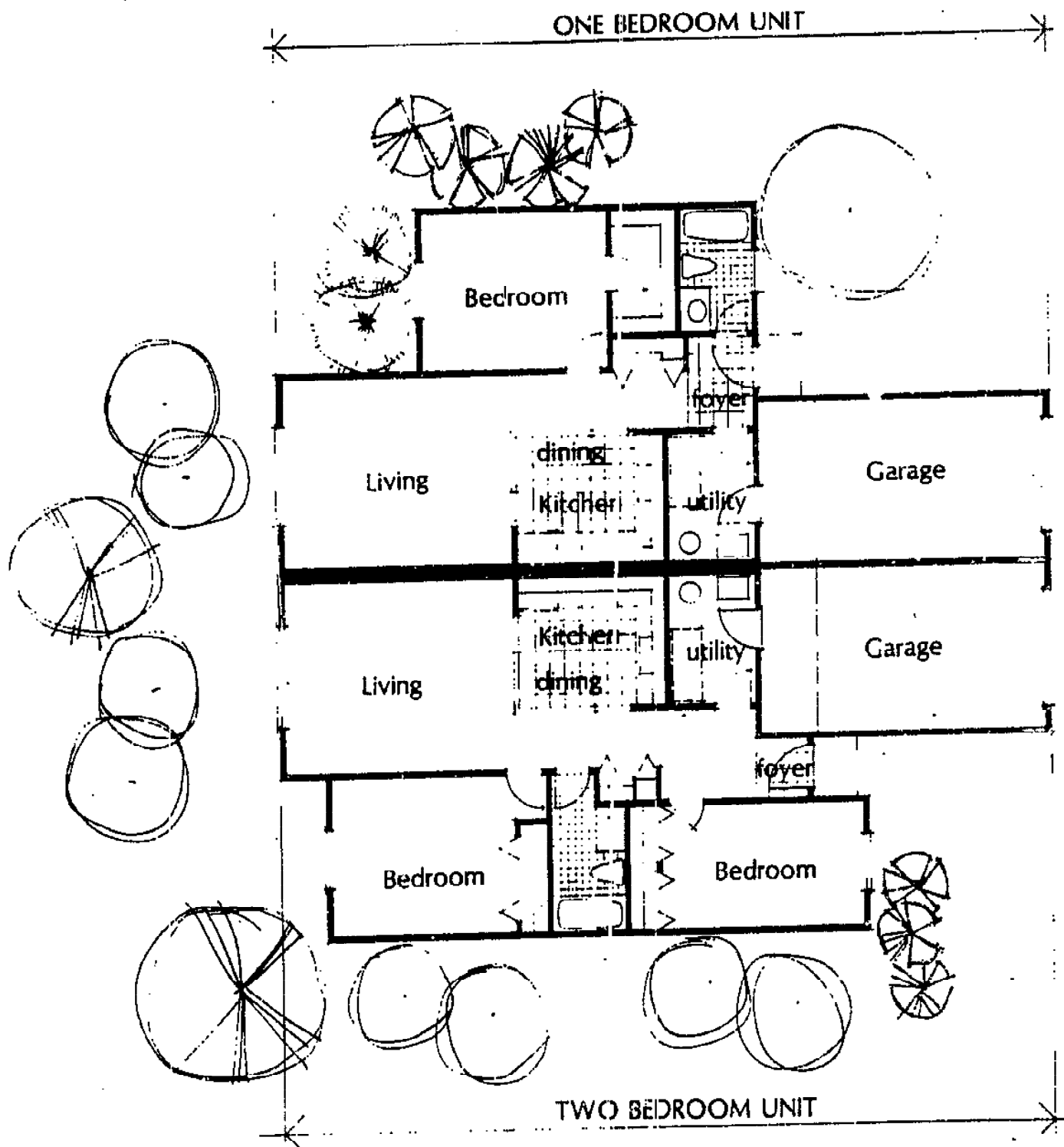


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ELEVATION CONCEPT
"ADULT UNIT"

Typical Adult Elevation

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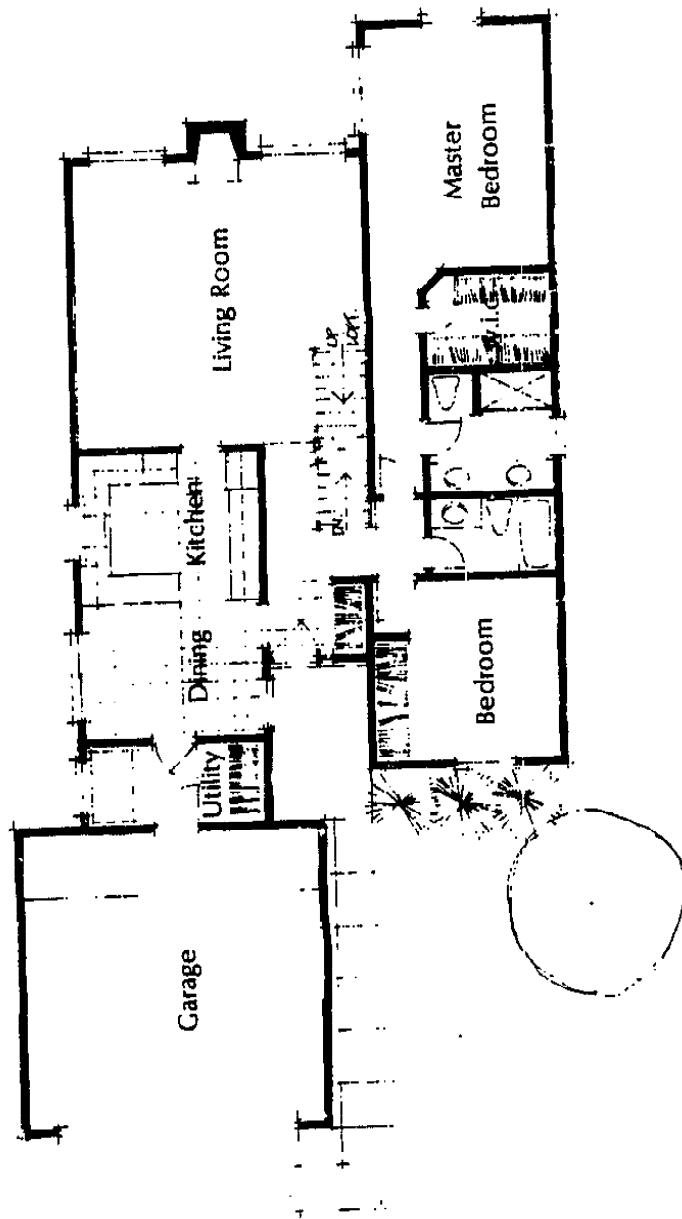
Typical Adult
Floor Plan

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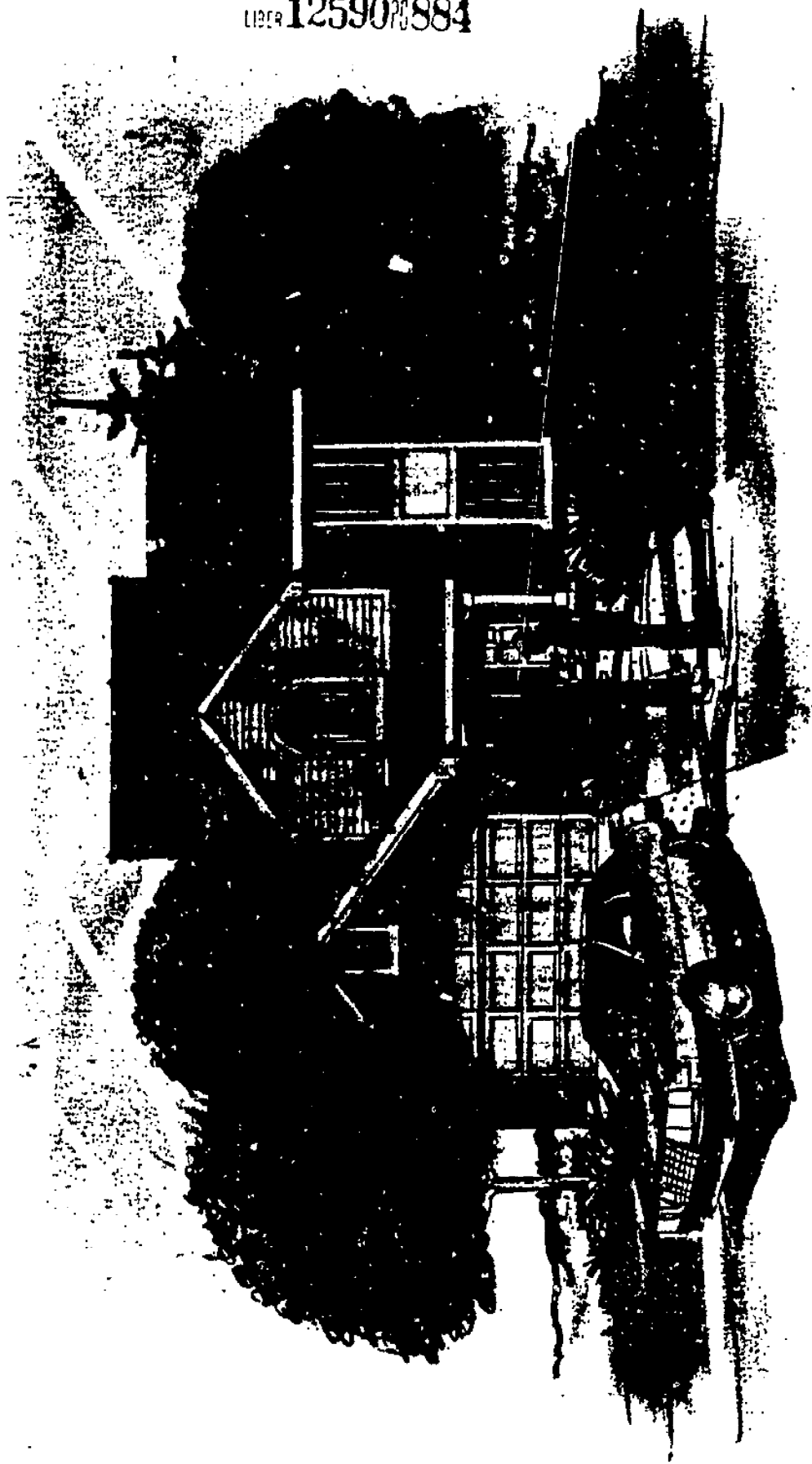
Typical Golf Villa
Unit Elevation

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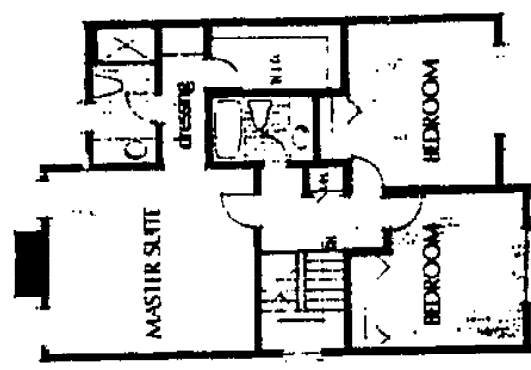
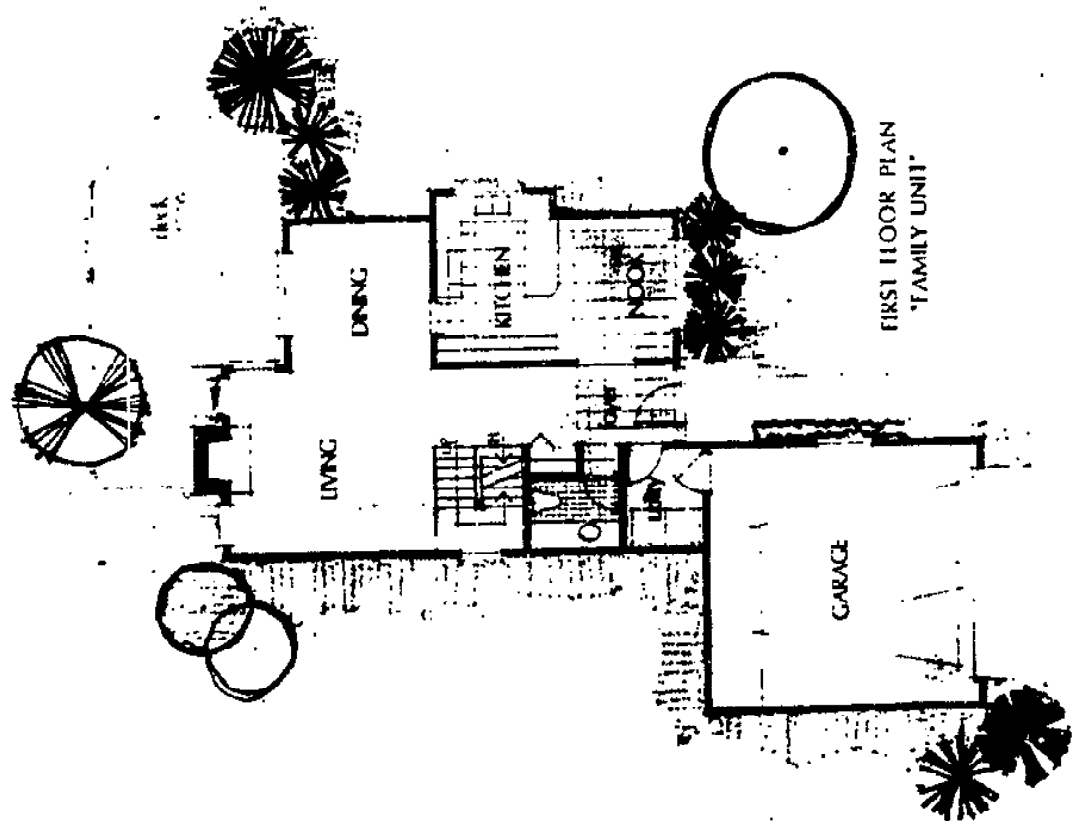
Typical Golf Villa
Unit Floor Plan

LIBR 1259075884



Typical Family Starter Unit
Elevation

12590885



Typical Family Starter
Unit Floor Plan

125908886

13. NON-RESIDENTIAL (Zone A)

The development of the non-residential areas will be coordinated with that of the housing areas and their immediate environs. The development will include 60,000 sq.ft. of convenience commercial, 20,000 sq.ft. of office, health and fitness, adult and child care functions necessary to service the needs of the community.

Convenience Commercial/Office

The type of convenience commercial and office envisioned is basically listed on all reports as required by an adult community and are in order of preference; Beauty shop, Barber shop, Drug store, Supermarket, Variety store, Restaurant, Bank, Department store, Gift shop. We were reminded that this is an entrance to the City of Novi. Please note our planned heavy green belts and entrance treatments. Offices on the second floor are intended for Doctors, Dentists and professional needs. Note the bridge from the adult clubhouse. In foul weather an adult can take the internal bus to the clubhouse, access the shopping and office by crossing the security card accessed bridge. An elevator is planned to the office area.

An adult community requires convenience commercial within a maximum 1500'. Mishta & H.U.D. require convenience commercial as a prerequisite for an adult development. A mentally and physically healthy adult is one that has the ability to be as independent as possible. The ability to shop and take care of ones personal needs is the key to the desired independence.

Following are the uses noted below, along with the typical square footage of each area. These are the normal group of use projections for this type of project.

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14. PROPOSED STORE SIZES, TENANT MIX AND PHASING

Based on the total sales potential projected for 1991 and 1996, the resultant gross leasable area shown Classic Construction has proposed opening the service center in two phases. The first phase would contain 25,000 square feet. The second phase would contain 35,000 square feet, resulting in a total center size, at full build-out of 60,000 square feet.

The proposed center size envisions space for a 3,000 square foot specialty hardware store and a small appliance store. A grocery store of approximately 14,000 square feet with 20,000 square feet of eating, drinking and entertainment establishments. A drug store of 6,000 square feet and other food outlets totalling 3,000 square feet. Personal service and miscellaneous other convenience stores of 4,500 square feet and comparison type stores of 11,000 square feet. Miscellaneous other uses could total 14,000 square feet.

The proximity of the subject site to a high concentration of apartments and condominium units - many of which are anticipated to contain either young singles or married, offers a unique opportunity to create a form of food-based specialty center, rather than a traditional neighborhood center.

For the singles and young married generally in two earner households with no children, proximity to a mix of dining establishments and specialty food outlets, featuring a mix of snack, desert and main meal options offers a time-saving convenience so important to this busy age group.

Of special significance is the subject site's proximity to the complex proposed to cater to the housing needs of persons in or near their retirement years. Dining out creates continuing opportunities for social interaction - so important to those no longer working - and especially those who have relocated from neighborhoods containing concentrations of long term neighbors and friends. Additionally, convenient, potentially walking, access to a source of fresh meats, produce, and other perishables, as well as specialized food products - both as carry-out items and as dining-out opportunities - is especially important to this age group.

Thus, in lieu of a major supermarket or drug superstore anchor at the proposed center, a moderately sized grocery store, and a mix of smaller scale food stores and dining establishments is envisioned.

The center is also proposed to contain a mix of comparison goods and services in addition to its convenience stores. Given the concentration of residential development either existing or anticipated in the area, the site offers a great opportunity to be the most convenient location for special purpose comparison shopping trips.

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Such trips, in addition to being food and dining oriented, may be focused toward a mix of specialty apparel and home furnishings shops offering a rapidly changing mix of specialty items, not readily found elsewhere without the major parking-walking-time involvement characteristic of the area's regional malls.

As a major supermarket or department store provides an anchor draw for a neighborhood or community shopping center, the wide mix of specialty food, dining and entertainment establishments proposed could act as a draw for specialty comparison stores. Coupled with ongoing, coordinated direct mail campaigns, coordinated media advertising efforts by all tenants, and frequent special event sales and activities, much as take place at regional malls - and the more successful specialty centers in the Detroit area, successful high levels of occupancy are anticipated.

In addition to the shopping facilities noted above, space is being allocated for a separate area for the development of professional office space. This would occur as an elevator-served second story to the retail complex.

Provision of space for medical and other offices would enable convenient access to same for the immediate residents of the area. Convenient access to medical services is a factor often important to elderly residents of housing developments.

As the general market area of the proposed center becomes more completely residentially developed, unless convenient neighborhood level shopping and support services are provided, even greater demands on the existing and proposed road network will be created. Specifically, to the extent to which long trips on major roadways can be avoided for daily and weekly shopping and personal service needs by area residents, the burden created by such residential developments on area roads will be lessened.

An additional benefit to be gained by the provision on a conveniently located cluster of shopping and service facilities will be the linked planned pedestrian and bicycle paths to surrounding residential developments and nearby recreational facilities, a greater sense of community for area residents will be created. This is of special importance for prospective older residents of the area who move into various developments which are designed to appeal to their changing housing needs. The more ready creation of "community" would assist such new residents to become more immediately comfortable in their surrounds, facilitating their adjustment to the area - and thus enhancing their quality of life.

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Convenience Facility

Food Store	14,000 sf
Drug Store	6,000 sf
Hardware/Appliance	4,000 sf
Hair/Beauty Salon	7,500 sf
Misc. Eatery/Entertainment	20,000 sf
Misc. Clothing/Apparel	4,000 sf
Misc. Personal Service	<u>4,500 sf</u>
TOTAL	<u>60,000 sf</u>

Office Facility

Legal Offices	2,400 sf
Dental Facilities	2,000 sf
Clinic/Medical Offices	5,000 sf
Health Club/Aerobics	5,000 sf
Accounting	2,000 sf
Insurance	2,000 sf
Financial Services	<u>1,600 sf</u>
TOTAL	<u>20,000 sf</u>

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**HOUSING THE ELDERLY
DETERMINING THE NEED FOR PROXIMATE COMMERCIAL
FACILITIES AND SERVICES**

**Prepared For
Classic Construction Corporation
2177 Hilltop
Southfield, Michigan 48034**

**Prepared By
Vilican-Leman & Associates, Inc.
28316 Franklin Road
Southfield, Michigan 48034**

Supplement G

REF 125907891

HOUSING THE ELDERLY: DETERMINING THE NEED FOR PROXIMATE COMMERCIAL FACILITIES AND SERVICES

Villican-Leman and Associates, Inc. was retained by Classic Construction Corporation to conduct an inquiry into whether there was academic as well as other less formal support for Classic's position concerning the need for proximity between elderly housing and retail support facilities. Classic Construction is interested in developing a shopping center in Novi, Michigan adjacent to a planned residential community in which a large portion of the housing is oriented to the elderly - specifically to persons in their pre-retirement and retirement years (55+ years of age).

Accordingly, over a two month period, Villican-Leman and Associates, Inc. researchers contacted state and federal housing officials as well as Michigan-based experts in elderly housing. Further, the experience of elderly housing activists in Novi itself was drawn upon. Additionally, we conducted an extensive review of literature on this topic.

The general conclusion which can be drawn from our interviews and review of literature is that there is a need, if not outright necessity for commercial services and facilities to be located in close proximity to housing complexes containing large concentrations of elderly households. Preferably, such facilities would be located in a place of convenient access to the majority of the elderly residents.

In most instances, the scale of a specific elderly housing development is insufficient to create sufficient economic justification for an internal shopping facility. When this is the case, it is recommended by almost all consulted sources dealing with this issue, that the shopping and personal service facilities in high demand by the elderly be located within convenient walking or short, safe driving distances.

A safe driving distance for the older, possibly partially disabled driver, is considered to be along a route which crosses no major thoroughfares, railroads, freeways or large expanses of undeveloped land.

Interviews

A series of interviews was conducted to determine if various "experts" or persons extensively involved with the elderly and their housing needs had any comments or opinions concerning the need for proximity between commercial facilities and housing designed to be attractive to the elderly. Their comments are summarized below.

REF 125901592

1. Dr. James Morgan, economist and specialist in the economics of the aging, University of Michigan, Institute of Social Research. Date interviewed: 3/8/1988. His direct comments on this issue:

"While people believe they'll drive their cars forever, friendship networks are facilitated by having a variety of facilities and opportunities nearby. Walking is a very important activity to the elderly - both in terms of physical health and in terms of perception of their own mental health. Nearby facilities and activity opportunities give the well-elderly destination goals, important to their well-being. Such facilities as restaurants, drugstores, groceries as well as formal activity rooms offer opportunities for casual interaction."

Dr. Morgan referred to a recent paper he presented ("Designing Environments for Older People In Order to Facilitate Productive Activities." August, 1986, University of Michigan.) He provided a copy of said paper to our researchers. Key comments from this paper are as follows: Dr. Morgan asks: "What are the desirable characteristics of optimal communities for older people?" and lists:

"Privacy and independence and freedom of choice are clearly important.
Easy access to a wider community and community activities including shopping and recreation..."

2. Dr. Robert Marans, architect and specialist in design of retirement communities, urban planner, and researcher at University of Michigan Institute of Social Research. Interview date: 3/8/1988.

Dr. Marans indicated that his various research projects supports the desirability of proximity between elderly housing and such community support services as shopping.

3. Mr. Douglas Mernitz, Director of Home Ownership and Development, Michigan State Housing Development Authority. Interview date: 2/22/1988.

Mr. Mernitz states that it is both a strongly enforced MSHDA policy as well as his own personal opinion that housing for the independent and dependent elderly should have shopping nearby. This MSHDA requirement for proximate shopping has been recently reviewed and reaffirmed with respect to MSHDA involvement in non-subsidized housing projects. Previously, it had been a requirement for subsidized projects. MSHDA elderly housing location standards are as follows:

Mandatory Services

Supermarket or Food Store
Drug Store

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1,500 feet
1,500 feet

Desirable Services

Department Store or Clothing Store 2,000 feet
Bank 2,000 feet
Medical Services 2,500 feet
Beauty Parlor 2,500 feet
Barber Shop 2,500 feet
Restaurant 3,000 feet
Post Office 3,000 feet

As recently as January, 1988, MSHDA turned down financing for an independent elderly complex proposed in Novi, on Haggerty Road between Nine and Ten Mile Roads. This denial was primarily because the proposed complex lacked the required proximity to a grocery store. The decision by MSHDA was appealed by Ms. Cathy Crawford of the City, on behalf of the Senior Citizen Housing Needs Study Committee, and by the City Manager, Mr. Ed Kriewald. Mr. Mernitz has stated to our researchers that the lack of proximate commercial of the type and character required by MSHDA was critical to the financing review process.

While other projects have been approved by MSHDA for financing which also lack convenient shopping, apparently other factors, such as site uniqueness or the availability of other proximate support factors such as adjacent nursing care and medical offices, lakes, etc., have sufficiently added to the site's merits and have, thereby, won MSHDA's approval.

4. Ms. Cathy Crawford, Novi Parks and Recreation Department and liaison to the Novi Senior Citizen Housing Needs Study Committee. Interview date: 2/23/1988.

As a follow-up to the petition of Ms. Crawford's committee, our researchers contacted her at the City's Parks and Recreation offices. She provided us with a copy of the recently completed Senior Citizen Housing Needs Study Committee Survey administered by her organization.

This questionnaire was administered to 394 seniors in Novi. Among questions concerning their housing preferences with respect to a prospective senior complex in Novi, 99% (390 of the 394 respondents) indicated that they felt such housing should be within walking distance to shopping. No other preference was as strongly indicated. This extremely strong response is significant given that 90% of those surveyed indicated that they had a car and drive.

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5. Ms. Sherry Forbear of the U.S. Department of Housing and Urban Development, Housing Development Programs, Detroit Office. Interview date 3/7/1988.

Ms. Forbear was asked if HUD had in effect any specific locational standards for HUD financed or coinsured elderly housing. She indicated that no specific distance standards were in place. However, for at least assisted housing (Section 8), more points were given to projects which were accessible to commercial and other community services, as part of the competitive ranking process. With respect to coinsured market rate projects, the availability of off-site features is not a required element of the market evaluation performed by HUD. Ms. Forbear indicated she was of the opinion that proximate retail services would aid the marketability of such projects, and, as such, may be indirectly considered by HUD reviewers in their market reviews.

Literature Search

A review of available academic and planning studies concerning the potential link between elderly housing and proximate shopping was conducted. While extensive data is not available on this topic, that which was identified is summarized below.

1. Ontario Ministry of Municipal Affairs, Research and Special Projects Branch, Community Development Wing, 1988: Planned Retirement Communities.

"Commercial facilities such as a bank or variety store are often present in a retirement community. These services are important to residents who otherwise would have to drive up to several kilometers to the nearest service center to meet their every day needs."

2. Elizabeth D. Huttman, Housing and Social Services for the Elderly, Social Policy Trends. Praeger Publishers, New York, New York, 1977. The chapter on "Special Issues in Housing the Elderly" offered the following findings.

"Location of housing for the elderly is a major decision that will affect the elderly's satisfaction with the housing and, in fact, their desire and ability to stay in this type of housing. Their physical limitations, as well as lack of a car in many cases, mean a decreased mobility; their social world and their spatial orientation will be mainly in terms of the development and its immediate neighborhood of a five-to-ten block radius."

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Additional text comments indicate that accessibility by foot to grocery store and medical services are very much desired by the elderly. Elderly living in "residential area" locations (typical suburban locales) complained considerably of facility inaccessibility and, as a result, were less likely to get out and about from their homes on a daily basis.

In her comparisons of the elderly living in downtown type environments versus those in suburban locations, those living downtown indicated a greater ease of access to important facilities - often by walking. This was in comparison to locations in the suburbs which typically were not within walking distance to desired facilities. The few suburban projects in which the elderly residents made relatively few complaints about facility inaccessibility were those which provided transportation for their residents.

Additionally, one development had high ratings on questions of accessibility for the reason that it was next door to a shopping center. For this development, two-thirds of the residents surveyed by Huttman got out daily for one or more hours.

Huttman's research indicates a major difference in the activity levels of elderly residents living in downtown areas or in projects proximate to a wide range of community facilities compared to the activities of those in more remote living environments. The number of trips and duration of travel outside the home increased when there were more proximate activities and facilities. Involvement in community organizations also increased.

When elderly residents of various projects were queried concerning satisfaction with location, the most predominant answers given on reasons for satisfaction were: "close to everything" or "close to shopping." At least one open-ended response given to Huttman concerning locational dissatisfaction was "too far to store".

Huttman found that the elderly do not necessarily want all possible services accessible to them, though service accessibility is highly important. The most important proximate services according to Huttman's research, are groceries and medical clinics or medical offices.

Huttman also cites a HUD-sponsored survey of elderly subsidized housing. That survey indicated that services most important to the elderly in terms of proximity to their homes were convenient shopping.

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3. Irene K. Malozemoff, John G. Anderson and Lidia V. Rosenbaum, Housing for the Elderly, Evaluation of the Effectiveness of Congregate Residences, Westview Press, Boulder, Colorado, 1978. While this source placed its greatest focus on congregate housing, and, as a result, the more dependant elderly, attention was also paid to the locational desires of the well-elderly who are often also occupants of congregate housing.

"...as the frequency of activity outside the facility increases (i.e., frequency of shopping...), the proportion of residents citing accessibility as a key choice factor increases." In other words, for relatively independent elderly residents of congregate facilities who would be active regardless of the location of their residence, the complex's accessible location facilitates residents' pursuit of various interests, encouraging them to maintain high levels of activity.

4. Irwin Altman, M. Powell Lawton, Joachim F. Wohlwill (eds), Elderly People and the Environment, Plenum Press, New York, New York, 1984.

Chapter 3, "Retirement Communities," is written by Robert W. Marans, Michael E. Hunt, and Kathleen L. Vakalo. This chapter describes several different living environments specifically developed for the older (50 years+) person. Of the several discussed, that of the retirement village and retirement subdivision appears to have the most similarity to the development proposed by Classic Construction Corporation.

Retirement villages are medium-sized communities, distinct from the self-contained retirement new-towns. Retirement villages emphasize a wide selection of outdoor recreational facilities and programs. However, they contain only limited amounts of internal, resident-oriented commercial and medical care facilities. They are not planned to be self-contained, often housing too few residents to adequately and economically support internal commercial and health care facilities. Thus, they rely heavily on the availability of nearby facilities.

Retirement subdivisions, like retirement villages, are planned for a predominately independent and healthy older population. Generally smaller in scale, they have usually have more limited outdoor and indoor recreational facilities and support services. They are intentionally planned to be integral parts of the surrounding community.

Retirement subdivisions and the smaller villages represent the "least supportive" form of retirement lifestyles. In

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such situations, where the interaction between the elderly resident population and the exterior community is great, the match between resident need and available supporting infrastructure is of great importance in terms of providing a high quality of life. "For example, where shopping is inconveniently located and residents either do not have automobiles or are no longer able to drive, the level of person-environment congruence will be low".

Chapter 8, "The Effects of Residential and Activity Behaviors on Old People's Environmental Experiences," by Stephen M. Golant, also had some pertinent findings as well as citations of other research.

Golant indicates various studies confirm that as persons age, their activity levels can be expected to decrease. Additionally, the extent of vehicle use declines with age. As people age, behavior becomes more restricted, resulting in an increase of dwelling-centered activities. "...facilities intended for use by the elderly should be within certain critical walking distances of their residence; otherwise, dissatisfaction is expressed." Golant cites studies which have documented the importance of walking as an important mode of transportation for elderly people.

Frances M. Carp and Abraham Carp, in Chapter 9, "A Complementary/Congruence Model of Well-Being or Mental Health for the Community Elderly," cite conclusions of a special committee of the Gerontological Society as follows:

"...immediate neighborhood may be more important to well-being than the residence. For some older people, economic, physical, and social limitations may restrict movement to a point where their neighborhoods are the only salient supraperson environments."

5. Victor Regnier and Jon Pynoos (eds) Housing the Aged, Design Directives and Policy Considerations, Elsevier, New York, New York, 1987.

Chapter 5, by David Christensen and Galen Cranz, "Examining the Physical and Managerial Aspects of Urban Housing for the Elderly," offers the following:

In a study of frequency of facility use, the three most frequently used facilities having a social orientation were restaurants, churches and beauty/barber shops. Elderly residents surveyed indicated that these facilities were visited at least monthly by near or over 80% of those sampled.

REF 125902898

Chapter 9, by Victor Regnier, concerns "Programming Congregate Housing: The Preferences of Upper Income Elderly." While not 100% appropriate to the proposed independent living housing project, findings of this article may have application.

The study surveyed potential in-movers to a hypothetical congregate facility and asked them to state the type of facilities and services most important to them at such a place. Included in the list of items were housing - particular items as well as support services and facilities. "All convenient retail neighborhood facilities, with the exception of the dry cleaner, are located in the upper half of the positively rated services." (Emphasis added). The study found that on an index of 0 to 100, beauty/barber shop, pharmacy, and small convenience grocery had ratings in excess of 90%. Restaurants were rated 89.7% with gift shops and dry cleaners at 64.7 and 60 % respectively.

In Regnier's study of potential in-movers into an age segregated retirement housing community in Atlanta, Georgia, middle- to higher-income respondents were interviewed. Such prospective in-movers preferred services and amenities in the following order: protective, convenience (shopping), health, transportation, common spaces and supportive (home and medical assistance).

In Regnier's summary of the above survey, as well as other surveys of the elderly also conducted by Regnier, he offers the following design directives:

"Security from personal assault, street robbery, and burglary is a major concern and should be a major consideration in the design of the facility and the selection of the site." This is Design Directive One.

"Neighborhood service facilities such as a pharmacy and grocery should be conveniently located nearby." This is Design Directive Two. Regnier's additional comments on this directive are that it is of critical importance to both lower-income elderly and upper-income elderly.

6. M. Powell Lawton, Sally L. Hoover (eds) Community Housing Choices for Older Americans, Springer Publishing Company, New York, New York, 1981.

Chapter 13, by Victor Regnier, "Neighborhood Images and Use: A Case Study," offers the following findings:

While a variety of other research suggest that convenient access to such neighborhood type facilities as drug stores, small groceries, supermarkets, banks and variety stores is

125908899

highly important to the elderly. Regnier attempts to measure the differences between the objective physical environment, the perceived environment and the use of that environment. To do this, he examines an older, urban neighborhood and interviews its elderly residents to establish the frequency of their various trips and the distance they travel.

The total number of monthly trips to 32 various types of services was inventoried. Eight services appeared among the top 12 services, both in the percentage using the service and the intensity of the use. These were: supermarket, variety store, small grocery, bank, department store, pharmacy, restaurant, and park. While less than half of the physically closest 12 services were among the most used, five of the closest were among the most used: liquor store, small grocery, luncheonette, bar, and park. While not among the closest facilities to most residents, supermarkets, at an average distance of 5.4 city blocks, were used by 88% of the respondents who averaged 7.8 trips per month.

Regnier concludes that the best criteria for importance appears to be those that are used by a large percentage of people and also have a high overall use index. In his study, the eight services meeting these criteria are, in order of importance: supermarket, variety store, small grocery, bank, department store, pharmacy, restaurant and park.

7. Victor Regnier and Louis E. Gelwicks, "Preferred Supportive Services for Middle to Higher Income Retirement Housing," in *The Gerontologist*, Vol. 21, No. 1, February, 1981.

This research was based on interviews by the above cited authors with older, higher income persons, living in either single-family or multiple-family homes. The interviews concerned the respondents' preferences for services, features and facilities in or near newly constructed middle-to higher-income housing. For potential in-movers, the general response categories of security, convenience shopping, health, transportation services, common spaces and supportive services (maid, etc.) were the most highly preferred - and in the order of preference listed.

Specifically, 70.3% felt a pharmacy was a "must-have" item, 84.9% said grocery stores were necessary, 54% indicated high preference for dry cleaners and 50% said restaurants were "must-haves". Security, the top rated item at 73%, scored only 2.7 percentage points over the desire for a pharmacy.

8. Maurice B. Hamovitch, James E. Peterson, "Housing Needs and Satisfaction of the Elderly," in *The Gerontologist*, Vol 9, No.1 Spring, 1969.

REF 125903300

This research focused on what older people want in housing, compared to what they have, and their general level of satisfaction or dissatisfaction with their present environment. Interviewees were queried concerning how important a specific characteristic was to them, whether or not their present housing provided it and their satisfaction with it.

Among the characteristics surveyed were accessibility to desired facilities and professional personnel. Key findings are as follows:

The facilities that those interviewed believed important to be close to were shopping and laundry facilities. Respondents also attached a great importance in being near professional personnel, specifically medical, with religious personnel next in importance.

The importance of these facilities and personnel were even greater than the expressed preference for a good climate and location - 60% designating that shopping, laundry and professional personnel were very important and 20% indicating that they were somewhat important. Climate and location were rated as very important by one half and somewhat important by one quarter of the respondents, all of whom lived, at the time of the interview in southern California.

9. Southeast Michigan Council of Governments, Housing the Elderly in Southeast Michigan, June, 1978.

Among site selection goals stated by SEMCOG with respect to assisted elderly housing are the following:

"To ensure provision of sites and development considerations recognizing the limited mobility of the region's elderly and handicapped households." Goal-related considerations were:

"Priority shall be given to those sites and developments which provide for safe convenient pedestrianways linking the site to site-internal facilities. Priority shall be given those sites and developments which are not separated from social/commercial services and facilities by expressways, industry, thoroughfares, railroad rights-of-way, or large expanses of undeveloped land."

10. M. Powell Lawton, A. Thomas, O. Byerts, M. Arch (eds), Community Planning for the Elderly, prepared for the Department of Housing and Urban Development, distributed by National Technical Information Service, U.S. Department of

LIBR 125902901

Commerce, 1971. The report is a compendium and summary of previously written papers. Key findings are as follows:

A listing of community services considered essential aspects of the community fabric to support elderly housing are shopping facilities. Of preventative, supportive, rehabilitative and sheltered care services, those labeled as preventative were determined to be most relevant to the healthiest segment of the older population and essential to maintaining their independence. Shopping facilities were considered a preventative service.

The report also states that ability to use private or even public transportation is a key ingredient in evaluating elderly housing needs. Like other age groups, the elderly prefer the private car as the most satisfactory means of transport. However, often for economic as well as biological reasons, the elderly are less likely to either own, or if own, drive cars. The authors conclude that walking (and public transportation) are the most frequent forms of transportation for the older person.

Pleasure walking is popular among the elderly as it is for the population at large. However, for all age groups, but particularly the elderly, it can be burdensome when done by necessity. This research source indicates that the well-elderly report the typical length of an average daily walk to be around 15 to 20 minutes. Roughly two-thirds experience no difficulty in walking one-half mile. The conclusion drawn is that facilities located within six blocks will, therefore be accessible to the majority of older persons. However, those carrying heavy bundles or making the walk in bad weather may experience problems.

The concept of an "ideal" distance was explored by Paul Noll, community planner, and, as cited in this reference, listed, in descending order of importance, the following critical distances:

Grocery store	-	1 block
Bus stop	-	adjacent to site
House of worship	-	$\frac{1}{4}$ mile
Drug store	-	1 block
Clinic or hospital	-	1 mile
Bank	-	$\frac{1}{4}$ mile
Social center	-	on-site
Library	-	$\frac{1}{4}$ mile

Noll developed this set of criteria based on his interviews with public housing managers.

REF 125907502

The report summarizes site selection criteria recommended for consideration by developers of elderly housing. Among major site qualities to be considered are the site's accessibility to services.

11. John Zeisel, Gayle Epp, Stephen Demos, Low Rise Housing for Older People. Behavioral Criteria for Design, prepared for the U.S. Department of Housing and Urban Development, U. S. Government Printing Office, 1977.

This report suggests various performance criteria for facilitating getting on and off the site of elderly housing developments. Relevant comments are:

"...moving off their housing site to run errands, visit friends and relatives, exercise, or for a change of environment is an essential part of [the elderly's] lives. Most enjoy walking in their neighborhood; some are picked up and dropped off by family or friends; others rely on public transportation; and a few still own and operate their own cars. It is essential for resident's well-being that site design accommodate, if not encourage, movement between the housing site and the amenities in town. (Emphasis added).

12. U.S. Department of Housing and Urban Development, Housing for the Elderly and Handicapped. The Experience of the Section 202 Program from 1959 to 1977.

This report indicates that a few Section 202 elderly oriented projects experienced rent-up difficulties as a result of the lack of services and neighborhood facilities. Specifically cited is a project which was built in a relatively rural area with few commercial or other facilities in close proximity. The project depended upon the plans of a private bus company to provide service. During the construction period, the bus company canceled its service plans. Of the 150 persons who were on the project's reservations list, only five actually moved in. Even with the addition of tenant subsidies, the 109-unit project was only able to attract 39 people during the first six months of occupancy.

The conclusion drawn in the report is that unless public transportation is available, elderly oriented housing developments should be within walking distance from supportive commercial services and facilities.

13. Urban land Institute, Housing for a Maturing Population, 1983 Chapter 1, "Demographics and Housing" by Katharine P. Warner. This report cites locational criteria developed in the 1960's by the Philadelphia Housing Authority from a survey of its public housing managers.

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The survey was to determine "ideal" distances between site and support facility as follows:

Grocery Store	2 to 3 blocks
Bus Stop	1 to 2 blocks
Religious Institution	$\frac{1}{4}$ to $\frac{1}{2}$ mile
Drugstore	3 blocks
Clinic or Hospital	$\frac{1}{4}$ to $\frac{1}{2}$ mile
Bank	$\frac{1}{4}$ mile
Library	1 mile
News-Cigar Store	$\frac{1}{4}$ mile
Restaurant	$\frac{1}{4}$ to $\frac{1}{2}$ mile
Movie House	1 mile

Warner recommends that housing designs, public programs and policies must be developed to work more effectively with the trend toward an aging population. Among her recommendations is the following:

"Increased housing densities in combination with mixed residential, commercial, community service, and recreational land uses."

In Chapter 6, "Neighborhoods as Housing Environments for Maturing People, Warner recommends strategies for neighborhood adaption to the needs of the elderly. Among the primary goals recommended, indeed, as part of goal 1, she states:

"Establish close-by Service Facilities Through:

- Mixed residential and commercial/office land uses.
- Neighborhood service and recreation centers."

The above goals presume efforts would be made to ensure the provision of needed services and facilities "within a convenient, preferably walkable, distance of residential concentrations of older households."

In sum, the above review of literature and interviews with experts in the field of elderly housing - plus the preferences of the older residents of the City of Novi itself, all indicate the need, if not actual necessity for commercial support services to be part of or adjacent to projects designed to appeal to the elderly. This is a finding that appears independent of whether the elderly are car owners and drivers, reside in independent housing, in congregate care facilities, or are of low or higher income.

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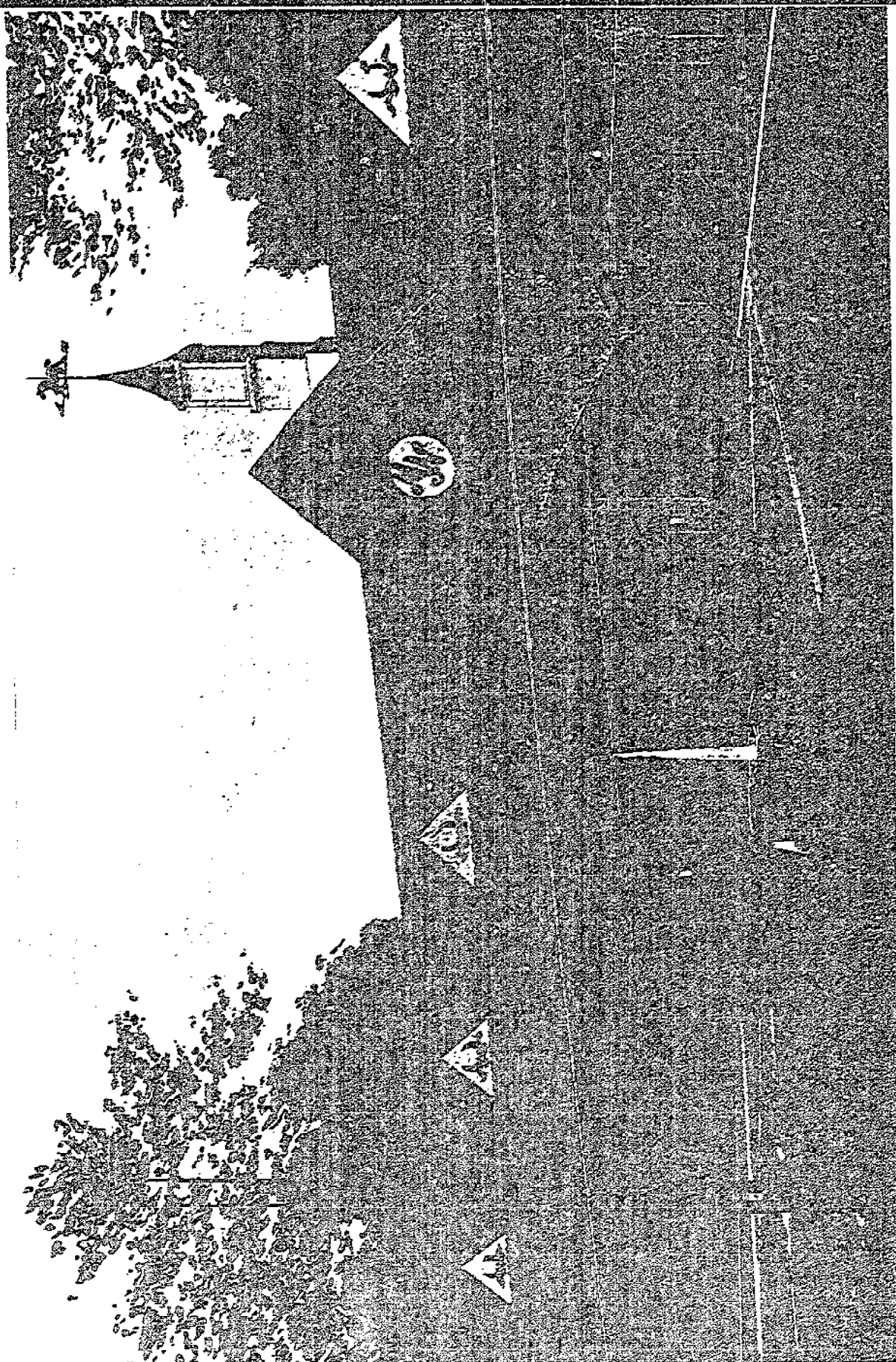
15. PROJECT IMAGE

The image for the proposed retail development on the subject property will correspond to that proposed for the adjacent residential community planned by Classic Construction Corporation. While the anticipated entry level prices for Classic's proposed residential units are modest, the attractively designed residential community, constructed around extensive recreational features, will be fairly upscale in character.

Base construction of the proposed retail center and the associated office will be of a higher quality than the average neighborhood strip center. It will incorporate such amenities as distinctive signs, attractive paving surfaces and extensive landscaping. Additionally, consideration will be given to provision of opportunities for outside, fair weather dining and consuming of snack foods in an attractive, litter-free environment. Inasmuch as substantial walk-in trade is anticipated from adjacent residential units, provision of exterior seating opportunities - both covered and uncovered, may be appropriate.

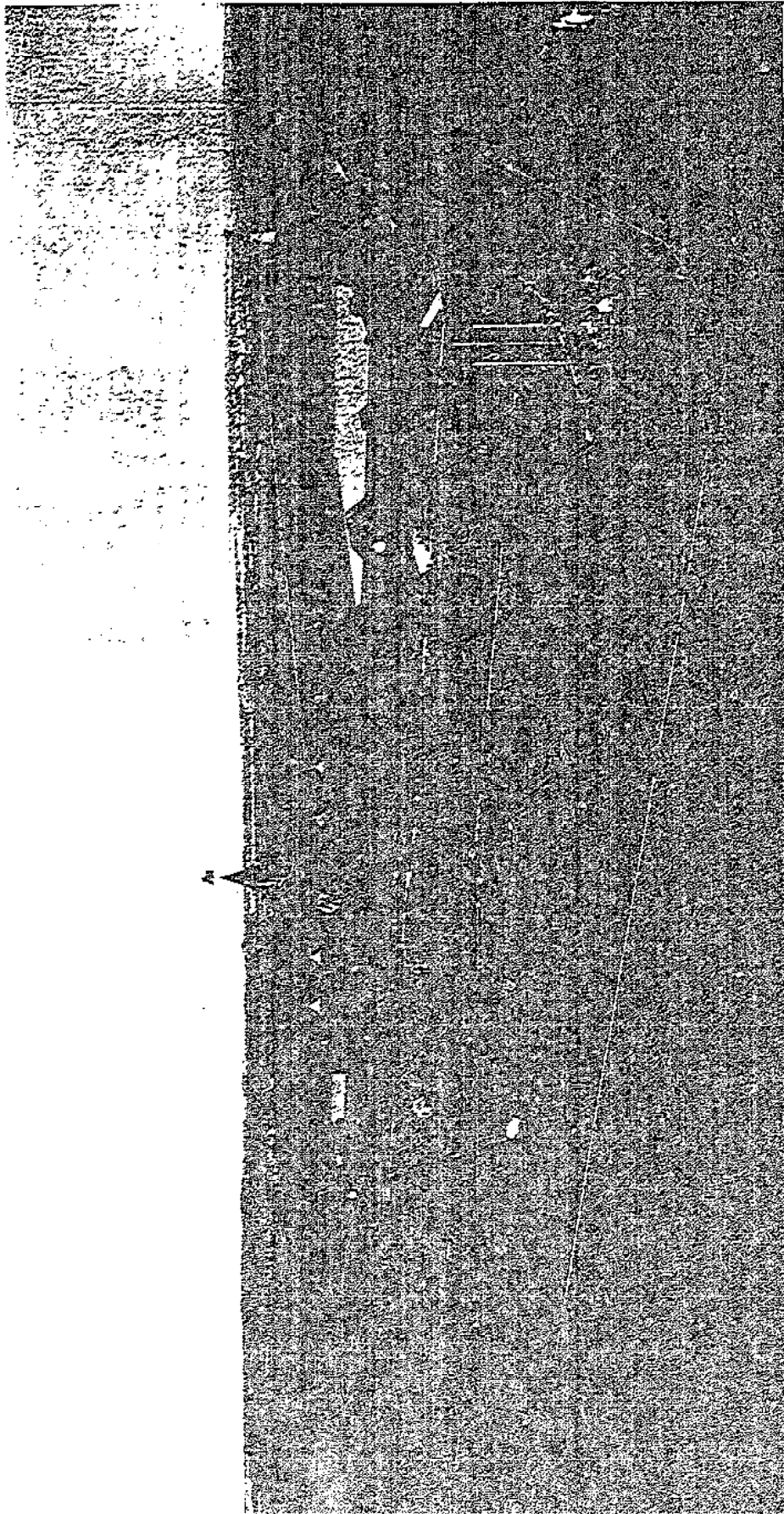
Quality construction and attractive landscaping are key elements distinguishing a high quality shopping facility from an unimpressive strip center. Use of quality materials, creative building facades and attractive landscaping will, like the previously mentioned promotional activities, act to separate the proposed center from its more typical neighboring competitors, and create a unique focus and draw. In turn, the center would complement its residential neighbors and augment the quality of life of adjacent residents.

125907905



Illustrative Convenience Commercial

125908906



Illustrative Convenience Commercial
With City Entrance Enhancements

LIBR 125903907

16- DEVELOPMENT PHASING

The cornerstone of our phasing plan rests, upon two primary criteria. The most important item is the city's identified need for elderly housing. This dictated to us that the first phase of the Maples of Novi include the construction of the congregate type housing at the northeastern corner of the development. As well, the second most important consideration is construction of the golf course in the first phase.

Due to the fact that the golf course wanders throughout the property, the only efficient means of developing the golf course is to mass grade the site. This will mean that the site land balancing and the golf course construction will occur in phase one. Of course, prior to this mass grading activity, the appropriate environmental measures will take place. The first step will be selectively transplanting trees to a nursery, to be located in the northwest quadrant of the property, in the proposed convenience commercial location. Next, erection of silt fence and erosion control around all wetlands, and snow fencing for protection of woodlands. Once the golf course and land balance is complete, the entire site will be re-seeded. Our objective here is twofold; one is to further reinforce and minimize soil erosion and the secondary objective is cosmetic. Inasmuch as this project will likely take five to six years to complete, Classic Construction would not be content with the unsightly, barren appearance of a stripped site. Revegetation of this large site will change it from something of an eyesore to a very verdant and attractive expanse of green space with intermittent wetlands and woodlands.

The adult clubhouse will be developed in Phase 1. The family starter village clubhouse will be developed in Phase 2. The commercial convenience center will be built in Phases 3 and 4 at the rate of twenty-five thousand square feet in Phase 3 and thirty-five thousand square feet in Phase 4.

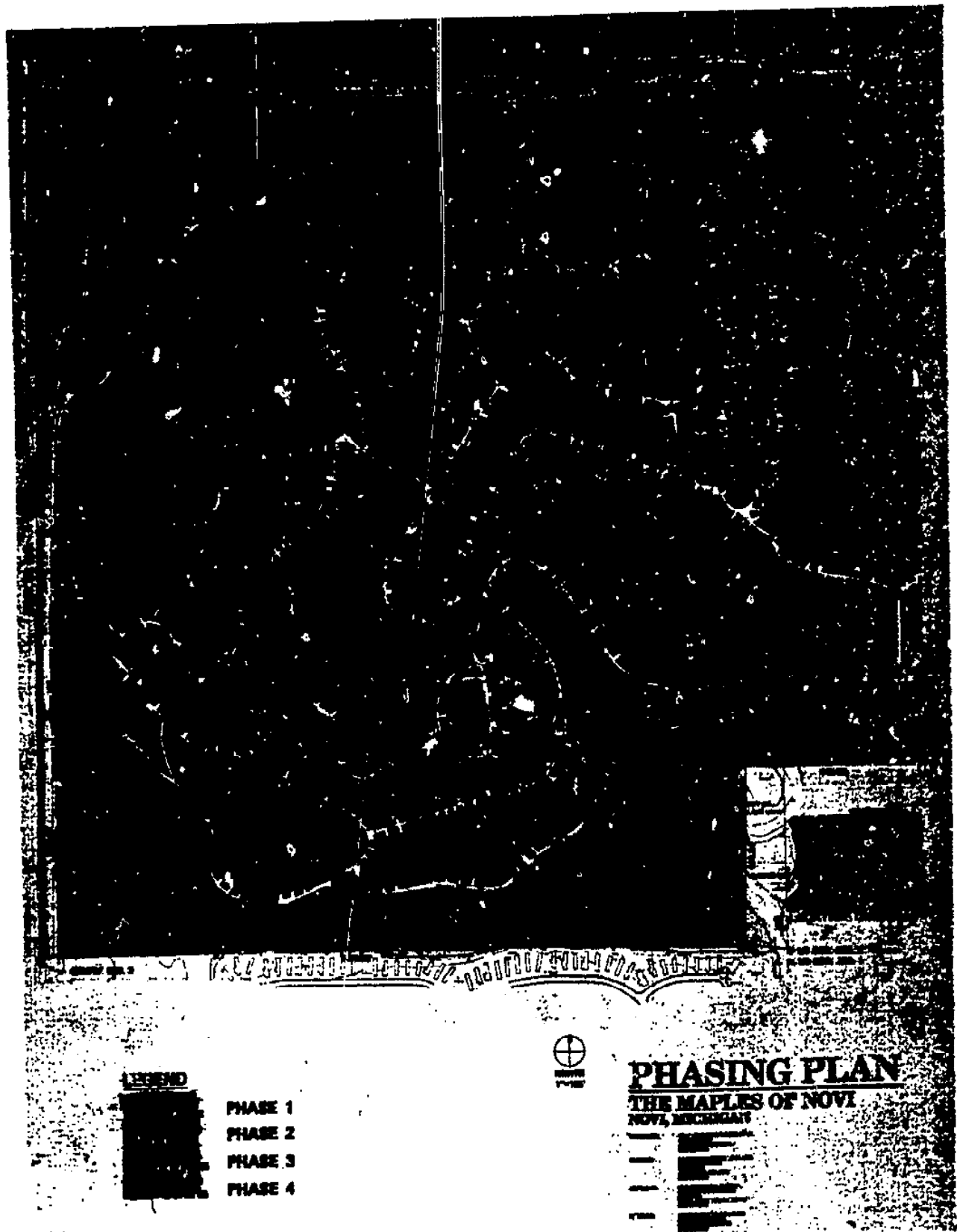
The development of the residential construction can be best summarized graphically in a table which has been included for your review, as well as delineation of the site plan by phase, also attached for your review.

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Phasing Schedule

Unit Type	I	II	III	IV	Totals
Adult	89	101	110		300
Golf	53	121	103	73	350
Family	39	54	57		150
Congregate	100				100
Totals	281	276	270	73	900

125903909



Phasing Diagram

LIB 125903910

17. PHASED SITE CALCULATIONS

<u>Area</u>	<u>Unit Type</u>	<u>#Units</u>	<u>Total Area</u>	<u>Building Coverage</u>	<u>F.A.R.</u>
<u>Phase I</u>					
1	Adult	89	13.4 AC±	1.6 AC±	12%
2	Golf	53	10.8 AC±	2.2 AC±	20%
3	Family	39	6.7 AC±	1.2 AC±	18%
4	Congregate	100	3.5 AC±	.6 AC±	17%
5	Golf Club	—	<u>3.1 AC±</u>	<u>.06 AC±</u>	<u>2%</u>
Sub Total:		281	37.5 AC±	5.66 AC±	19%
<u>Phase II</u>					
6	Adult	101	17.2 AC±	1.9 AC±	11%
7	Golf	121	23.8 AC±	5 AC±	
8	Family	54	8.1 AC±	1.6 AC±	20%
9	Family Club		.9 AC±	.06 AC±	15%
10	Elderly Club	—	<u>1.3 AC±</u>	<u>.10 AC±</u>	<u>8%</u>
Sub Total		276	51.3 AC±	8.66 AC±	17%
<u>Phase III</u>					
11	Adult	110	13.8 AC±	2.0 AC±	14%
12	Golf	103	21.0 AC±	4.3 AC±	21%
13	Family	57	8.9 AC±	1.7 AC±	19%
14	Commercial	—	<u>5.9 AC±</u>	<u>.9 AC±</u>	<u>15%</u>
Sub Total:		270	49.6 AC±	8.9 AC±	18%
<u>Phase IV</u>					
15	Golf	73	10.4 AC±	3.0 AC±	30%
16	Commercial		<u>3.3 AC±</u>	<u>.5 AC±</u>	<u>15%</u>
Sub Total:		<u>73</u>	<u>13.7 AC±</u>	<u>3.5 AC±</u>	<u>26%</u>
Total Areas		900	152.10 AC±	26.72 AC±	18%
Total Site		900	222.28 AC±	26.72 AC±	<u>12%</u>
Total Net Site Area:			222.28		
Less Total Building Areas:			<u>152.10</u>		
(1-16)					
Unassigned Open Space			<u>70.18</u>		
(Golf Course, Wetlands					
Woodlands Area)					

LIB 125900911

18. MASTER PLAN & ECONOMIC IMPACT

The Maples of Novi development concept enhances and reinforces the intent of the Novi Master Plan for zoning. This form of development would serve as a model and guide for the future of the community.

The Maples of Novi project impact when fully completed should have a value in excess of \$100 million. It is projected that this could generate \$3 million in excess general taxes revenue including over \$1.8 million in school taxes.

- a.) Population- We project that there will be approximately 2.0 persons per unit, for a total of 1,800 persons.
- b.) School- Due to the character of the development and the resultant buyer groups, we project there will be fewer school age children per residence than the average family. School age children per residence would be .34 for a total of 307. It is important to note that this project is in the Walled Lake School District. We project 50% of the school children in the development will be of elementary age, or approximately 153; 25% will be of junior high age, or approximately 77; and the remaining 25% will be high school age, approximately 77.
- c.) Phasing- It is expected that the Maples of Novi will be developed in a 4 phased program with total build out to be completed within 5 to 6 years. Phasing will be established by site plan submittals as introduced.

12590912
F.U.D. REQUEST

TOTAL SITE AREA.....227.99 Ac

DENSITY CALCULATIONS

Adult Village.....	60.7 Ac.....	300 Units.....	4.9 DU/Ac
Golf and Family Village.....	152.2 Ac.....	500 Units.....	3.29 DU/Ac
OVERALL VILLAGE DENSITY.....			3.76 DU/Ac
Congregate Facility.....			100 Units
OVERALL SITE DENSITY.....			900 Units.....4.1 DU/Ac

OTHER STRUCTURES

Convenience Commercial....	10.5 Ac.....	60,000 Square Feet
Office.....		20,000 Square Feet

SITE OPEN SPACE

Paving & Building Coverage.....	43.5 Ac.....	19.0%
Woodlands & Wetlands to Remain.....	72.5 Ac.....	31.7%
Steep Slopes To Remain.....	6.9 Ac.....	3.0%
Golf Course.....	31.3 Ac.....	13.7%
Remaining Open Space.....	68.08 Ac.....	29.8%

TOTAL OPEN SPACE.....184.01 Ac.....80.6%

PUBLIC HEARING RESPONSES TO DATE

JSP21-03 IXL Learning Center of Novi

Public Hearing Responses

Planning Commission Meeting
January 26, 2022

1. Maples of Novi

- a. [Maple Pointe](#) [DETAILS](#)
- b. [Maple Greens](#) [DETAILS](#)
- c. [Maple Hills](#) [DETAILS](#)
- d. [Maple Heights](#) [DETAILS](#)

2. Outside of Maples of Novi or No Address Given [DETAILS](#)

3. Waldon Pond (Commerce Twp) Response [DETAILS](#)

Overall # of Responses: 132

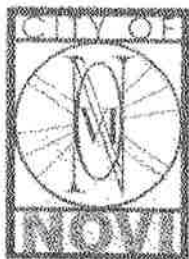
Support: 5

Object: 127

Maple Pointe

30 Responses

Support: 2 Opposed: 28

**CITY OF NOVI****RESPONSE FORM****JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.**

You are invited to attend the meeting and voice your support or objection. If you are unable to attend, you may use this form to reply by mail or fax. Returning this form by mail or fax has as much validity as verbal comments. Information regarding the project is available the Saturday before the meeting date at:

<https://www.cityofnovi.org/Agendas-Minutes/Planning-Commission/2021.aspx>

Participants may also choose to submit comments that can be read into the record. Comments can be submitted via an electronic form on www.cityofnovi.org. Comments shall be sent prior to 7 p.m. on the day of the meeting.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, from 8:00 A.M. to 5:00 P.M., at the Community Development Department and also by contacting bmcbeth@cityofnovi.org. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Please return this form prior to 4:00 PM on the day of the meeting to:

Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)



I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- Increased Traffic
- Decreased Property Value
- Decline of Golf Course Property / Subdivision Appeal
- Noise Volume

SIGNATURE: _____

Julie Benson

PRINT NAME: _____

Julie Benson

ADDRESS: _____

30911 Jasper Ridge, Novi MI 48377

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED**JAN 10 2022****CITY OF NOVI**

COMM

RECEIVED

FAX

Pointe



CITY OF NOVI

RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT ☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I Nicole Ballard object to this development due to the fact that I like the community room and the golf course and this would bring down our property value

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED

JAN 11 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Pointe



CITY OF NOVI
RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

1) Builder said he would meet w/ Maple of Novi to discuss details of proposal. He never did.
We are still in early design stages & details.
2) CONCEPT not planning commission favorable

SIGNATURE: [Signature]

PRINT NAME: Fred Lebowitz

ADDRESS: 45175 PRIMARY

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED

JAN 11 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Pointe

Peacock, Ben

From: BE Miller <bemiller314@sbcglobal.net>
Sent: Wednesday, January 12, 2022 1:33 PM
To: Peacock, Ben
Subject: NO-IXL Proposal- Meeting January 26, 2022

RECEIVED

JAN 12 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Dear Ben:

Thank you for additional information you provided this morning concerning the meeting on January 26, 2022 concerning change of PUD and the IXL proposal. I look forward to the live-stream.

I am mailing in the form marked "OBJECT" however, I am adding a more comments here as there wasn't enough space on the form.

I object due:

- 1) The proposal to change the PUD to have a daycare center on the Maples of Novi Condos property is not appropriate because the vast majority are adults, seniors, retired, etc. and from the first meeting and a separate follow up, the majority of condo owners are against this!!!
- 2) The traffic on 14 Mile Road will increase tremendously in order to accommodate 200+ cars during AM and 200+ during PM rush hours. Additional traffic will be generated on Novi road, too. And, without a separate private entrance, cars will likely speed and try to cut through Maple Pointe--to get to Waverly to avoid the 14 Mile/Novi

corner to exit to Novi Road. Good luck to those trying to make a left turn in and out.

Is UXL going to compensate us for the increased traffic on our roads, and how is that going to happen? What about all the people out walking, etc. being disturbed by many more cars?

The traffic study as presented at the June meeting was done while 14 Mile was mostly closed due to the water main issues AND done during the height of the pandemic shut downs. No surprise that this found "no increase in traffic". A legitimate study should be done when conditions are more normal to get an accurate traffic assessment.

3) With commercialization and development inside the condos, plus the additional traffic, I believe the value of our properties will decrease.

I purchased my condo in 2005, and the price included 'on a golf course'. Why doesn't the City of Novi purchase the grounds, whether to maintain as a golf course, disc golf, or park?? Farmington Hills and other cities own and operate golf courses on condo properties?

Be creative, instead of just adding more unnecessary development to increase tax revenue from an unwanted, inappropriate entity. How much in taxes will be spent to add to the infrastructure this daycare will require? It could wind up costing the city or county more in roads and other city services, leaving a net negative just in the financial scale. What about quality of Life? There are other daycare centers nearby, and even if there is a need for this one,

other UXL properties are located in commercial strip malls, and one in front of a suburban neighborhood of single family homes, not adult condos.

At the Planning committee meeting held June 29, 2021, it seemed like 'done deal', and that the Planning Commission chair was already in favor of this and had taken the side of the lawyer for IXL and in fact, insulted the residents on the call.

I hope the city and City Council has an open mind and listens to the residents and finds an appropriate solution to this property and doesn't automatically overrule the PUD.

Thank you very much.

Barbara Miller
41794 Independence Drive
Novi, Mi 48377
(248) 736-4140



CITY OF NOVI

RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)



I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: Gerald J. Lesko Jr.
PRINT NAME: Gerald J. Lesko Jr.
ADDRESS: 41683 Magnolia CT Novi, MI 48377

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED

JAN 12 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Pointe



CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

It will increase the traffic in this areas, which would be a huge problem.

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I don't feel a private school^{or education center} for children will be able to pay taxes & maintain over 30 acres of land in Novi over the long term. the private space for.
Also, traffic is going to increase on 14 mile & the road there is not equipped / designed or in good condition to handle the amount of traffic already.

SIGNATURE: Michelle Michael
PRINT NAME: Michelle Michael
ADDRESS: 30987 Blueridge Dr., Novi 48377

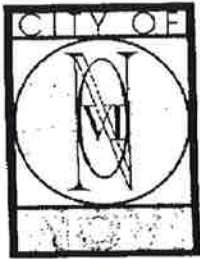
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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I live on the 9th tee. Our roads are privately managed, wear and tear. the acreage is huge they will not maintain the property which is currently part of the golf course. It is a big job and expense. This includes bridges, watering, mowing and seeding. I purchased in a golf community not a daycare community.

SIGNATURE: Elizabeth M. Fretz

PRINT NAME: Elizabeth M. Fretz

ADDRESS: 411669 Juniper Circle, Novi MI 48377

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COMMUNITY DEVELOPMENT**

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

People are walking every morning and with no sidewalks
this is a problem.

If they are going to ram this down our throats make
them install sidewalks complex wide.

SIGNATURE:

Evelyn C. Remijan

PRINT NAME:

Evelyn Remijan

ADDRESS:

41617 Magnolia Ct Novi MI 48377

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There are many day care centers in this area.
My wife works at Novi Woods Montessori and there is
Goddard Learning center, Walled Lake Consolidated
Pre School & Tutor Time!

THATS ENOUGH! LEAVE SENIORS ALONE

Pointe



CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

THIS IS A Senior Citizen Complex !!!
WE DONT Need Extra Traffic From Crazy dayShift
DRIVERS JUST DRIVE DOWN 275 or ANY main Road at 7:00-9:00am
AND you will see.

SIGNATURE: James Remijan

PRINT NAME: James Remijan

ADDRESS: 41677 Magnolia Ct Novi 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I Nicole Ballard object to this development due to the fact that I like the community room and the golf course and this would bring down our property value

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I DON'T LIKE THE IDEA THAT 125 TO 175 CHILDREN WILL BE PLAYING IN ~~BAG~~ MY BACK AREA TO MY CONDO WHICH IS CLOSE TO THE CLUBHOUSE - ALL THOSE CHILDREN WILL NOT BE IN THE CLUBHOUSE ALL THE TIME -

SIGNATURE:

Howard Lakritz Sandra Lakritz

PRINT NAME:

HOWARD LAKRITZ SANDRA LAKRITZ

ADDRESS:

41621 BLAIR DRIVE, NOVI, MI 48377

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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I wonder if in addition to maintaining the golf course land by mowing it a nice walking path could be constructed to benefit the mostly elderly population especially in Maple Pointe. This would be a nice compromise!

SIGNATURE: Karen Fleming
PRINT NAME: Karen Fleming
ADDRESS: 41850 Canterbury, Novi 48377

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COMMUNITY DEVELOPMENT**

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Constant traffic of children coming and going every day through the community will be a big disruption. And what guarantees are there that the golf course grounds will be maintained for private use of the community indefinitely?

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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JAN 14 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Pointe



CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- THIS changes the PUD and Nature of Maple Pointe Community
- Purchased condo on golf course at a premium
- Daycare Center not appropriate for ADULT community
- TRAFFIC - esp. 14 mile RUSH HOURS - study done where Road closed PLUS DURING PANDEMIC - NOT VAIID
- DRIVERS WILL speed thru maples to avoid 14 mile E
- PROPERTY VALUES will go Down. Novi Road

SIGNATURE: Barbara E. Miller

PRINT NAME: BARBARA E. MILLER

ADDRESS: 41794 INDEPENDENCE DR, NOVI 48377

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ph 248-736-4140

RECEIVED

JAN 14 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Pointe



CITY OF NOVI

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RESPONSE FORM

JAN 14 2022

**CITY OF NOVI
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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

*I object to the request to amend the Maples of Novi
PUD agreement and plan area because this would be a major
change to its use. It will change the character and
dynamic use of the concept of our neighborhood. It will
decrease our property values, it will come with too much traffic
to our tranquil community. This is a residential area*

SIGNATURE:

Salene Riggins

PRINT NAME:

Salene Riggins

ADDRESS:

31175 Livingston Dr. Novi, MI 48377

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*not deemed for business. I ask that you deny this request.
Traffic jams due to this business will hinder our ability to
access our community.*

Pointe



CITY OF NOVI
RESPONSE FORM

RECEIVED

JAN 18 2022

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

PLS keep Golf course for home value,
what dose maintained Private open space
mean? who Private? who pay for maintenance?

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

This sale would cause a traffic nightmare for our community on a daily basis. It would also adversely affect our property values. Would you want it in your back yard?

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED

JAN 18 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Pointe



CITY OF NOVI

RESPONSE FORM

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Having a child care business is going to make the area unsafe, it will make traffic situation impossible, cause more accidents, encourage unsavory persons to target the area, and make my neighborhood less desirable. Also I don't want the golf course go to seed & ruin my neighborhood. NO please no. Let the owner take their grief elsewhere.

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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☐ I SUPPORT ☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

There will be traffic problems,
noise and loss of golf
course. People moved here for the
golf course.

SIGNATURE: Deborah J. Quinet

PRINT NAME: Deborah J. Quinet

ADDRESS: 31171 Livingston, Novi, 48377

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☒ I SUPPORT

☐ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Thank you for inviting residents to express their opinions! I am in support of this amendment. Currently ~~we~~ I live on the 5th green of the golf course and cannot safely use my deck because of golfers' stray golf balls have nearly hit us in the head on countless occasions. Open private space would be lovely to enjoy for our whole family and we love to see this change.

SIGNATURE: Andrea Hartman

PRINT NAME: Andrea Hartman

ADDRESS: 41691 Magnolia Ct. Novi MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

property values

SIGNATURE: _____

Charlotte Wilson

PRINT NAME: _____

Charlotte Wilson

ADDRESS: _____

41835 Waverly

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Our roads are bad enough & we do not have sidewalks. This makes it very dangerous to the amount of traffic we will be seeing around here due to this learning center. 14 mile is already horrible! Our roads in Michigan wear out so fast even when they are repaired too.

SIGNATURE:

Theresa J Orca

PRINT NAME:

Theresa J Orca

ADDRESS:

30915 Jasper Ridge, Novi, MI 48317

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JAN 19 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- (1) Safety for community with increased traffic & short cuts - speed issues
- (2) Decrease in property values
- (3) No guaranteed golf course will be maintained
- (4) Gradual sale of property along roads of Novi and Fourteen Mile
- (5) Wrong Business For Area
- (6) Violations of statutes/zoning for residential

SIGNATURE: Patricia Hughes

PRINT NAME: Patricia Hughes

ADDRESS: 41315 Primrose Dr - Novi 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SAFETY CONCERNS WITH INCREASED
TRAFFIC ESPECIALLY AT THE
14 MILE ENTRANCE.

SIGNATURE:

PRINT NAME:

ADDRESS:

CATHIE MCBETH

41800 PROMROSE LANE, NOVI, MI 48377

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CITY OF NOVI
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CITY OF NOVI

RESPONSE FORM

①

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☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

See page 2

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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Pointe

1/17/22

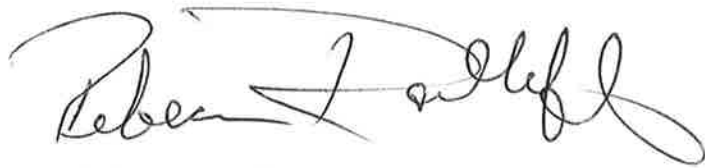
2

To Whom it May Concern,

When we bought in to the Maples be it 30 years ago or 1 year ago, all residents were buying into a Golf Course Community. Whether we play, walk, or just view it, that's what we bought into. A Golf Course Community.

So, it stands to reason that you let the cart paths go bad, no restaurant, and great job with the pro shop too. You let it go! All of it. So now, you want a deal that will make you money and lessen our property values.

No thank you.....

A handwritten signature in black ink, appearing to read 'Rebecca Radloff', with a large, sweeping flourish at the end.

Rebecca Radloff



CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: Kathleen M Regnier

PRINT NAME: Kathleen M Regnier

ADDRESS: 30898 Jasper Ridge, Novi MI 48377

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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

A) I have been a member of the golf course for years in the past and enjoy having it so close to where I live.

B) When my mom moved here we were told they could not change the zoning for business, Residents Only.

SIGNATURE: Victor A Banister / Mark S. Banister

PRINT NAME: Victor A Banister / Mark S. Banister

ADDRESS: 30912 Jasper Ridge, Novi, MI. 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I PURCHASE MY RESIDENCE FOR THE GOLF
IN OCTOBER OF 2021! WE DO NOT NEED
ANOTHER EDUCATION CENTER IN THIS AREA THEY
ARE BUILDING ONE ALREADY NEARBY -

SIGNATURE: _____

Kelly Bauniedl

PRINT NAME: _____

KELLY BAUNIEDL

ADDRESS: _____

30891 JASPER RIDGE, NOVI, MI 48377

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CITY OF NOVI
COMMUNITY DEVELOPMENT

Pointe

Maple Greens

48 Responses Support:
0 Opposed: 48

Peacock, Ben

From: Daniels, Madeleine
Sent: Wednesday, January 5, 2022 8:06 PM
To: Peacock, Ben
Subject: FW: Planning Commission Comment

From: postmaster@muniweb.com <postmaster@muniweb.com>
Sent: Wednesday, January 5, 2022 8:06:14 PM (UTC-05:00) Eastern Time (US & Canada)
To: McBeth, Barb <bmcbeth@cityofnovi.org>; Avdoulos, John <javdoulos@cityofnovi.org>; Becker, Gary <gbecker@cityofnovi.org>; Lynch, Michael <mlynch@cityofnovi.org>; Dismondy, David <ddismondy@cityofnovi.org>; Pehrson, Mark <mpehrson@cityofnovi.org>; Roney, Edward <eroney@cityofnovi.org>; Verma, Ramesh <rverma@cityofnovi.org>; Daniels, Madeleine <mdaniels@cityofnovi.org>
Subject: Planning Commission Comment

RECEIVED

Your Name (*) Lawrence Watson
Your email (*) lrwatson22@gmail.com
Your Street Address (*) 30942 Tanglewood Dr

JAN 06 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Your
Feedback/Comment
(*)

As a resident of Maple Greens, I am OPPOSED to the proposed sale of the golf course to IXL Learning. I am deeply concerned that my property value at my present location will fall if the course is not given a chance to be sold/refurbished/properly operated—this in turn affects the city of Novi for tax purposes. I purchased my condo in the Maples because of the golf course availability. In 2.5 years, I was never informed of possible golf membership or any other activities that might have been offered by the club. The lack of communication regarding the operations at the club has been disturbing. Other nearby courses have been successful, as have their adjoining facilities—consider Bushwood and Georges’ Senate in Livonia, or Greek Islands at Farmington Hills. Courses such as Riverbank and area Metroparks have seen a bounce-back of activity since the pandemic began (Novi Recreation uses Riverbank for golf leagues at present, imagine the possible in-city revenue at Maples if it was operated in a more positive fashion!) Youth have utilized the course for lessons the past two summers that I have lived in the complex. These children are losing that opportunity with the proposed sale. Adding Senior leagues could be of benefit as the over 55 crowd is not interested in playing 18 holes every time out (I’m an active senior member in 2 different golf leagues). The current owner at Maples has not done any improvements to the course since purchase other than cutting the grass. There has never been effort to reopen the onsite restaurant, which had a positive operations experience in the past (known reputation). With the improvements to 14 Mile Road nearing completion, there is no reason the Maples could not become a destination site again. Novi will be losing a key recreational opportunity and possible tax earnings benefits if the IXL purchase of the Maples golf club is approved. Why do we need yet another childcare center within 2 miles of the gigantic brand-new facility our tax dollars paid for (Walled Lake Schools center at 13 Mile and M-5)?

Submitted 1/5/2022 8:05:40 PM

Peacock, Ben

From: Carroll, Christian
Sent: Friday, January 7, 2022 8:12 AM
To: susanco522@gmail.com
Cc: Peacock, Ben; McBeth, Barb; Boulard, Charles; Butler, Larry; Meader, Rick; Bell, Lindsay; Daniels, Madeleine
Subject: RE: Objection to IXL Learning Center of Novi's request to amend the Maples of Novi PUD

RECEIVED

JAN 07 2022

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Ms. Coyle,

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Thank you for your message. We will be sure to share this information with the Planning Commission when the public hearing is held on January 26th at 7pm.

Please feel free to give us a call or email if you have any further questions or concerns.

Thank you,



Christian Carroll | Planner
City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA
t: 248.735.5607 | cityofnovi.org

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From: Susan Coyle <susanco522@gmail.com>
Sent: Friday, December 31, 2021 12:36 PM
To: Boulard, Charles <cboulard@cityofnovi.org>; Butler, Larry <lbutler@cityofnovi.org>; McBeth, Barb <bmbeth@cityofnovi.org>; Meader, Rick <rmeader@cityofnovi.org>; Bell, Lindsay <lbell@cityofnovi.org>
Subject: Objection to IXL Learning Center of Novi's request to amend the Maples of Novi PUD

Dear City of Novi Community Development Members:

I am writing to express my objection again regarding the IXL Learning Center of Novi's request to amend the Maples of Novi Planned Unit Development Agreement and Area Plan.

- 1) I purchased my condo five years ago because of the golf course, clubhouse and pool. I have fully utilized and enjoyed the community amenities. I believe this proposal will decrease my property value.
- 2) Pre-covid the traffic on 14 Mile Road backed up from the light at Welch Road in both directions from M-5 to Wakefield during morning and evening rush hours. Unless 14 Mile Road is improved, I don't think it will be safe. I am also afraid patrons will start using the other entrances to Maples of Novi to get to the daycare center. We do not have sidewalks, so residents walk and visit with neighbors in the street. We have enough issues making residents drive the 20-mph speed limit so this increase in traffic will only serve to make matters worse.

- 3) With the playground located where the existing pool and putting green area will be very noisy for those neighbors that back up to that parcel of land. This is a very quiet community.
- 4) The notation of "proposed" land usage along 14 Mile Road toward Novi Road only serves to make all of the above issues worse.

In conclusion, there are several properties along 14 Mile Road zoned commercial that would be better suited for a day care center. I would much rather have the clubhouse and golf course sit empty as they have in the past, rather than have a daycare center on our grounds, so please do not amend the Maples of Novi Planned Unit Development Agreement and Area Plan.

Sincerely,

Susan Coyle

41700 Charleston Ln

Novi, MI 48337

Peacock, Ben

From: Carroll, Christian
Sent: Friday, January 7, 2022 8:11 AM
To: olygrad62@msn.com
Cc: Peacock, Ben; McBeth, Barb; Boulard, Charles; Butler, Larry; Meader, Rick; Bell, Lindsay; Daniels, Madeleine
Subject: RE: Proposed IXL Learning Center at the Maples of Novi
Follow Up Flag: Follow up
Flag Status: Flagged

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JAN 07 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Good morning Mr. & Ms. Cannady,

Thank you for your message. We will be sure to share this information with the Planning Commission when the public hearing is held on January 26th at 7pm.

Please feel free to give us a call or email if you have any further questions or concerns.

Thank you,



Christian Carroll | Planner

City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA

t: 248.735.5607 | cityofnovi.org

To receive monthly e-news from Novi or follow us on social media, [click here](#).

From: Sandie Cannady <olygrad62@msn.com>

Sent: Monday, January 3, 2022 10:26 AM

To: Boulard, Charles <cboulard@cityofnovi.org>; cbutler@cityofnovi.org; McBeth, Barb <bmbeth@cityofnovi.org>; Meader, Rick <rmeader@cityofnovi.org>; Bell, Lindsay <lbelle@cityofnovi.org>

Subject: Proposed IXL Learning Center at the Maples of Novi

We are strongly opposed to any changes to the Maples of Novi Planned Unit Development Agreement and Area Plan that would allow ANY commercial usage; especially a noisy, busy child care/learning facility.

There are plenty of available properties in commercial areas of Novi that this learning center could purchase.

We live here because of the golf course and the quiet neighborhood. Though we may lose the golf course, we DO NOT need to lose the quiet. We are a NEIGHBORHOOD, not an commercial/industrial park area!

Traffic would become a definite issue as well—we certainly don't want the additional traffic throughout our neighborhoods or on 14 Mile.

Our property values will definitely be negatively impacted with any such center in the neighborhood! Do any of you want it in your neighborhood?

We strongly urge you to reconsider this issue and thank you for doing so.

Bruce and Sandra Cannady
31028 Silverdale Drive
Novi, MI 48377

Mark Frawley
30836 Palmer Drive
Novi MI, 48377
(248) 635-7075
January 10, 2022

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CITY OF NOVI
COMMUNITY DEVELOPMENT

I Object to the proposal:

This is a change to the agreement of the "Maples of Novi" and being that we are the "Maples of Novi" we should have a say in how it looks. A child care business will increase traffic within the neighborhood from those cutting through and not staying on the main roads, let's keep in mind that this neighborhood is not filled with child care customers so most clients will come from the outside.

The egress to the main roads will be congested during peak hours coincidentally when we the residents need to use them. The play areas will increase the noise levels and take away from the relaxed, neighborhood feeling we all bought into when we purchased our condos. There is not an acceptable plan for the long-term maintenance of the associated land of the golf course and what are the guarantees that the business will not try to parcel and sell off the land to minimize their upfront and maintenance costs. Also, we don't fully understand what this action will do to the home values, but a reduction in home values may adversely affect the taxes paid to the city of Novi.

Bottom line, it's a bad idea and plan and with those who reside here expressing such great negativity and pushback, I would be suspect of anyone agreeing with any non-resident seeking to change our agreement, clearly their motives are individual and monetary and do not have the overall community goodwill in mind.

Greens



CITY OF NOVI

RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- LOSS OF USE OF POOL & GOLF COURSE
- INCREASE OF TRAFFIC TO ENTER & INSIDE OF CONDO ASSOC PROPERTY
- INCREASE OF NOISE LEVEL INSIDE CONDO ASSOC PROPERTY
- I PURCHASED MY HOME SO I COULD USE GOLF COURSE & POOL

SIGNATURE: _____

PRINT NAME: WALTER SAKOWSKI

ADDRESS: 31018 SENECA AVE

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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CITY OF NOVI
COMMUNITY DEVELOPMENT

Greens



CITY OF NOVI

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JAN 10 2022

**CITY OF NOVI
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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

1) The maples across living close to the site may have additional noise, commotion daily; they may have difficulty selling home & home value could depreciate.

2) This is a private community with private funds for roads. Separate business roads and entry off of 14 mile.

SIGNATURE: Susan M. McLeen

PRINT NAME: Susan M. McLeen

ADDRESS: 30943 Copper Lane, Novi, MI 48377

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3) Too much traffic congestion daily at work traffic hours.

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CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

We do not need a learning center on 14 Mile. Walbridge Lake School is building a facility of this type on 13 Mile Rd.

This is a residential neighborhood and should stay that way. Thank you.

SIGNATURE: Lois A. Ryan Lois A. Ryan

PRINT NAME: 41582 Kenilworth Lane

ADDRESS: Novi, MI 48377

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CITY OF NOVI
COMMUNITY DEVELOPMENT

Lois Ryan
41582 Kenilworth Lane
Novi, MI 48377

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CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

TRAFFIC - 1
off - 14 mile E Thru Sub -

SIGNATURE:

Barbara James Kroll

PRINT NAME:

Jim & Barb Kroll

ADDRESS:

41701 Kenilworth Lane Novi 48377

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RESPONSE FORM

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

This type of business will not add to the neighborhood character or the type of community we bought into originally. Home market value will decrease which severely affects elderly residents. Traffic congesting will be a problem to the many residents who walk through the subdivision. Community access, noise and maintenance are of concern.

SIGNATURE: William A. Reed Elsa Turk
PRINT NAME: WILLIAM A. REED ELSA TURK
ADDRESS: 30994 SENECA LANE NOVI, MI 48277

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Too many cars & kids coming in & out.

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- ① It is not certain how well the golf courses will be maintained as open space. It would not be maintained to the level of current golf course.
- ② The traffic on Centennial Dr and Wakefield Dr to enter and exit the education center will increase significantly ^{causing} inconvenience and the risk of ~~inconvenient~~ accidents to the residents of Maples of Novi.
- ③ The noise from children and traffic will create irritating environment to many retirees living in Maples of Novi.
- ④ The above reasons will lower house value.

SIGNATURE: [Signature]

PRINT NAME: Youngsan Won / Heajung Won

ADDRESS: 30844 Golden Rdg, Novi, MI 48377

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248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I strongly oppose the IXL project. The Maples of Novi has always been a golf community, which is an attractive selling point. This project would change that factor completely. It would be detrimental to home values, it would create traffic & noise in our quiet neighborhood.

SIGNATURE: Susan Stover

PRINT NAME: SUSAN STOVER

ADDRESS: 41616 MONTEREY DR NOVI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

LOWER PROPERTY VALUES
UNDESIRABLE FOR THIS COMMUNITY
TRAFFIC INCREASE
NOISE INCREASE

SIGNATURE: Keith Stover

PRINT NAME: KEITH STOVER

ADDRESS: 41616 MONTEREY NOVI 48377

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COMMUNITY DEVELOPMENT

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248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Increase Traffic in the Area And Sub-divisions

Will Lower Property Value of Homes

SIGNATURE: _____

M. W. Sanders

PRINT NAME: _____

MAURICE W. SANDERS

ADDRESS: _____

41606 Kenilworth Ln.

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RECEIVED

JAN 13 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Greens



CITY OF NOVI

RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

THERE IS A LARGE PIECE OF PROPERTY AT 14 MILE RD & M-5
(SOUTHWEST CORNER) THAT IS FOR SALE AND WAS ONCE A DAY CARE.
MY GRAND CHILDREN WENT THERE CHECK IT OUT.

I FEEL OUR NICE QUIET SUBDIVISION DOESN'T NEED THE TRAFFIC.
WE DON'T NEED THE NOISE AND TRAFFIC

SIGNATURE: Carolyn J. Whalen
PRINT NAME: CAROLYN J. WHALEN
ADDRESS: 30922 COPPER LANE NOVI, MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

One of the big concerns is traffic. With the plans for over 100 children, there will be at least extra 50 cars in the morning and afternoon. Wakefield is the main entrance and exit for both Maple Greens as well as Hills. In addition, 14 Mile Rd. has busy traffic leading to M5

SIGNATURE: Maimu Locke

PRINT NAME: MAIMU LOCKE

ADDRESS: 41526 CYPRESS WAY

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The "MAPLES" INFRASTRUCTURE (MEANING TWO ROADS) ARE NOT BIG ENOUGH TO SUPPORT THE IXL LEARNING CENTER. BACK UP ON TO 14 MILES + TRAFFIC THEN THE "MAPLES" COMPLEX WILL BE INEVITABLE, THUS MAKING THE SELLING OF A UNIT IN THE COMMUNITY LESS DESIRABLE, THUS LOWERING RESALE PROBLEMATIC.

SIGNATURE: Richard A. D'Andrea

PRINT NAME: Richard A. D'Andrea

ADDRESS: 31100 DELINGTON CIRCLE NOVI MI 48377

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☐ I SUPPORT

☒ I OBJECT

— Strongly object!

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

1. The traffic will be too much for 14 mile to handle. Wakefield is a private road. IXL cannot use.
2. There is a learning center on 13 mile. Not enough children in area to warrant another!

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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3. We want the golf course — City of Novi should run it.

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Greene



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☐ I SUPPORT

☒ I OBJECT **!!!!**

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Only 9 hole golf course in Novi - Never can go back to golf course
in a senior development
Back up on 14 mile - traffic going through sub
depreciation on homes in Maple Greens
Integrity of the city for homes around seniors
City of Novi supporting the seniors for their well being -
Ins. for community will increase due to traffic thru sub

SIGNATURE: Carmen Jones

PRINT NAME: Carmen Jones

ADDRESS: 31135 Rolling Grove, Novi, MI 48157

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COMMUNITY DEVELOPMENT

Please Help the Seniors
of Novi **!!!!**

Greens



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☒ I SUPPORT

☐ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

All the land that makes up the Golf course will not be kept mowed or maintained along walking paths & bridges.

SIGNATURE: _____

Ruth Ann Petres

PRINT NAME: _____

Ruth Ann Petres

ADDRESS: _____

30788 Golden Ridge Novi, MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

It will lower the value of our home.
I like to golf. That is why we purchased our home at Maples of Novi.

SIGNATURE: MARILYN A. WALLACE

PRINT NAME: Marilyn A. Wallace

ADDRESS: 31061 TANGLEWOOD DRIVE, NOVI, MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

when we purchased our condo we had access to:
1. a club house - no longer 2. a restaurant - no longer
3. an exercise area - no longer 4. a pool - no longer
now we have psycho babble
I didn't buy that.
who will maintain open space ???

SIGNATURE: *Marcia Silverman*

PRINT NAME: _____

ADDRESS: _____



Marcia Silverman
41688 Charleston Ln.
Novi, MI 48377

Phone
248 669 3003

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: Virgil R. Ross

PRINT NAME: Virgil R. Ross

ADDRESS: 41477 Cypress Way, Novi, MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Too Much TRAFFIC. ADDING AT 100 CARS A DAY DURING
PEAK TRAVEL TIMES IS UNFAIR TO OUR RESIDENTS.
PLUS 14 MI IS ONLY 2 LANES. THE TRAFFIC BACKUPS &
CONGESTION CAUSED BY ALL THESE PEOPLE DROPPING OFF
AND PICKING UP CHILDREN WILL BE A NIGHTMARE. ONCE
THEY FIND THE OTHER ENTRANCES TO OUR SUB THIS WILL
IMPACT THE SAFETY OF EVERY HOME OWNER!

SIGNATURE: Margie Glowinski

PRINT NAME: MARGIE GLOWINSKI

ADDRESS: 41574 KENILWORTH LN

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TO SAY AN OVERGROWN GOLF COURSE IS GREEN SPACE
IS ABSURD!! IT'S AN EYESORE AND NOT FOLLOWING
THE ORIGINAL PLANS FOR THIS DEVELOPEMENT.

Greens



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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE:

PRINT NAME:

ADDRESS:

Robert Kime
Robert Kime
41654 Kenilworth Ln, Novi, 48377
Margaret Kime
Margaret Kime
48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

TOO MUCH TRAFFIC. ENTRANCE ON
14 MILE CANNOT HANDLE TRAFFIC
STREETS INSIDE THE MAPLES OF NOVI.
PRIVATE, PUBLIC TRAFFIC IS PROHIBITED.

SIGNATURE:

James F. McDonough

PRINT NAME:

JAMES F. MCDONOUGH

ADDRESS:

30758 TANGLEWOOD DR.

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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JAN 18 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Greens

Peacock, Ben

From: Daniels, Madeleine
Sent: Tuesday, January 18, 2022 12:20 PM
To: Peacock, Ben
Subject: FW: Planning Commission Comment

From: postmaster@muniweb.com <postmaster@muniweb.com>
Sent: Tuesday, January 18, 2022 12:19:55 PM (UTC-05:00) Eastern Time (US & Canada)
To: McBeth, Barb <bmbeth@cityofnovi.org>; Avdoulos, John <javdoulos@cityofnovi.org>; Becker, Gary <gbecker@cityofnovi.org>; Lynch, Michael <mlynch@cityofnovi.org>; Dismondy, David <ddismondy@cityofnovi.org>; Pehrson, Mark <mpehrson@cityofnovi.org>; Roney, Edward <eroney@cityofnovi.org>; Verma, Ramesh <rverma@cityofnovi.org>; Daniels, Madeleine <mdaniels@cityofnovi.org>
Subject: Planning Commission Comment

Your Name (*) ROSWELL K BARRANCO
Your email (*) ross_barranco@hotmail.com
Your Street Address (*) 31247 BARRINGTON DR
Your
Feedback/Comment (*) I am opposed to the Maples of Novi Tennis Courts being converted to a medical building, until
the commission has a full grasp of how the parcel became separated from the rest of the PUD,
and has a clear chain of title.
Submitted 1/18/2022 12:18:52 PM

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CITY OF NOVI
COMMUNITY DEVELOPMENT



CITY OF NOVI

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JAN 18 2022

Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

CITY OF NOVI
COMMUNITY DEVELOPMENT ☒ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

My husband and I have moved here recently. This is a quiet neighborhood, mostly older folks or with no kids. The value of our home will depreciate w/out the golf course we thought we'd always have. The traffic will be terrible as well not to mention the noise we don't want this is a quiet neighborhood w/ no kids. NOT A GOOD Place for a daycare. Also, we

SIGNATURE: [Signature]
PRINT NAME: MIA RADDANT ZIMMERMAN
ADDRESS: 38903 Copperlane Novi 48377

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all have deed ownership - so not sure why w/all this opposition this is even being considered. It will possibly be in the courts for a long time - Hopefully you agree with the folks in this area. It's not an area of single family homes and be a waste of time and money. NO DAYCARE!! (Greens



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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I object for the following reasons: 1. Excessive traffic into community, especially early morning and late afternoon; 2. Due to inadequate 14 mile road entrance for this number of students, too many cars will use Novi Road entrance and will speed through the sub to get to the school; 3. what does "maintained private open space" mean specifically?

SIGNATURE: Anita L. Totti's

PRINT NAME: ANITA L. TOTTI'S

ADDRESS: 31058 SENECA LN. - NOVI, MI - 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

IT CERTAINLY WILL NOT
ENHANCE OUR MAPLES
OUR GOLF COURSE WILL BECOME
CHILDREN'S PLAYGROUND

SIGNATURE: Rose Stephens
PRINT NAME: ROSE STEPHENS
ADDRESS: 31042 SENECA LANE

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE:

Eric & Antionette Humphrey

PRINT NAME:

Eric & Antionette Humphrey

ADDRESS:

30931 Copper Lane, Novi, MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I've been here 30 years this is our home
we don't need any more traffic at
the entrance

SIGNATURE: Margaret Laybourn
PRINT NAME: MARGARET LAYBOURN
ADDRESS: 41575 Kenilworth Ln

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

IXL should be required to close the parking lot entrance on Wakefield and to open an entrance on 14 Mile Rd, including a deceleration lane on the south side of the street and a passing lane on the north side of the street, thus clearing the traffic issue for both the Maples of Novi and Winslow Circle across from the Maples.

IXL should be required to fund each year (on a selected date), subject to having operations closed down, one year's cost of maintaining the various fairways in the Maples of Novi.

SIGNATURE:

Gerald W Hepp

PRINT NAME:

Gerald W Hepp

and C. Gloria Hepp

C. Gloria Hepp

ADDRESS:

41670 Kenilworth Ln., Novi MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- Traffic Concerns with school drop-off and pick-up
- Property value loss based on golf course up-keep and a school within a residential area

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The idea of such a request is ridiculous. Been here for 31 years and we bought because of Golf Course. It should remain as such. It benefits no one living here & it would hurt sales.

SIGNATURE: Emma Morse

PRINT NAME: Emma Morse

ADDRESS: 41503 Cypressway

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- 1) Private streets, that ~~100~~-owners pay maintenance on, will be used by general public.
- 2) Traffic issues.
- 3) Noise

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

Carl M. Bachor

Carl Bachor



Mr. and Mrs. Carl Bachor
30895 Copper Lane
Novi, MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

We purchased our unit to enjoy the golf course and pool.
The current proposal will destroy the concept of our
community being a golf community and negatively impact home prices.

SIGNATURE:

PRINT NAME:

ADDRESS:

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

HIGH TRAFFIC

NOISE!

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

THIS IS BAD DEVELOPMENT FOR MAPLES OF NOVI.
THE RESIDENT OVERWHELMINGLY OPPOSE THIS DEVELOPMENT.
THE CITY OF NOVI NEEDS TO LISTEN TO THE
VOICES OF THE RESIDENTS.
VOTE NO

SIGNATURE: Kevin Goulet
PRINT NAME: KEVIN GOULET
ADDRESS: 31057 COLLINGDALE DRIVE, NOVI

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248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The project is not in the best interest of the residents and the citizens of Novi

SIGNATURE: _____

PRINT NAME: Ryan Goulet

ADDRESS: 31057 Collingdale Drive, Novi, MI 48377

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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JAN 21 2022

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Greens

DANIEL S. GROSS
30839 PALMER DRIVE
NOVI, MI 48377
PHONE: 248-429-7184
FAX: 248-669-6198

FAX

Send to: City of Novi	From: Daniel S. Gross
Attention: Community Development Dept.	Date: 01/20/2022
Office Location:	Office Location:
Fax Number: 248.735.5633	Phone Number: 248.347.0475

- ☐ Urgent
- ☐ Reply ASAP
- ☐ Please comment
- ☐ Please Review
- ☐ For your Information

Total pages, including cover: 2

Comments:

Attached, please find a fully executed "Response Form" relative to proposed JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REEQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

Kindly note my strenuous objection to the proposal.

Additionally, kindly note my objection to and assertion of insufficient notice for claimed sale of tennis courts for construction of an alleged medical building off of/adjacent to Novi Road just south of 14 Mile Road.

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**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Greens



CITY OF NOVI

RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

THIS NOTICE IS RADICALLY DEFICIENT AS THE REQUESTED VARIANCE AFFECTS MANY OTHER ADJACENT PARCELS NOT NOTED HEREIN. THE CURRENT OWNERS OF THE GOLF COURSE KNOWINGLY BOUGHT A GOLF COURSE. IT IS NOT THE CITY'S OR PLANNING COMMISSION'S JOB TO BAIL OUT THESE OWNERS WHO DID BASICALLY NOTHING TO MARKET AND/OR TO TRY TO RUN A PROFITABLE GOLF COURSE. ~~THE 'CONS' FAR~~ OUTWEIGH ANY 'PROS'. WHEN DID THE GOLF COURSE OWNERS BUY INTO THE IXL FRANCHISE? INCONSISTENT REPRESENTATIONS AS TO NUMBER OF STUDENTS ALSO JUSTIFIES NOISE, TRAFFIC, SAFETY, PARKING CONCERN.

SIGNATURE: [Signature]

PRINT NAME: DANIEL GROSS

ADDRESS: 30839 PALMER DR. NOVI, MI 48377

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CITY OF NOVI

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248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

it will reduce my House Value

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

41693 Charleston Lane Novi MI 48377

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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CITY OF NOVI
COMMUNITY DEVELOPMENT

Greens



CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

As a owner I still have a note on my home as do so many others having a nursery school here will bring down property values, affect the safety of seniors that walk in the mornings, attract strangers that affect safety. Also removing the golf course will decrease property value.

SIGNATURE: Marion Tindle

PRINT NAME: Marion Tindle

ADDRESS: 31151 Rolling Grove Dr.

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248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- 1) Traffic Issue - use of Wakefield for entrance
- 2) Community was meant to be a golf course Community w/ park for all HOA's. If this passes, there will be no opportunity for Maple Greens to have their amenities or future development of clubhouse etc.

SIGNATURE: Denise L. Losey

PRINT NAME: DENISE L. LOSEY

ADDRESS: 31020 TANGLEWOOD DR, NOVI, MI 48377

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Greens



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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

INCREASED TRAFFIC AND INCREASED
noise level which could lead to
decreased Home Values

SIGNATURE: _____

PRINT NAME: Shelley LANDAW

ADDRESS: 30971 Tanglewood Dr, Novi, MI 48377

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The intersection of Wakefield & 14 mile with the added traffic will become a bottleneck and cause accidents. The increased noise will harm the quality of life for anyone within 300 ft. IXL in first submit of mis lead the City claiming less than 25 children, how do we know they are telling the truth now

SIGNATURE: Anthony Cipicchio

PRINT NAME: Anthony Cipicchio

ADDRESS: 31138 Seneca Ln, Novi 48377

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Greens



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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

City was not forthcoming about sale of property and change of the use -
Quiet enjoyment will be destroyed - Concern for wildlife - cougars, deer - raccoons etc.
Roads are privately owned and maintained by the residents - will infringe on
our rights to quiet enjoyment - Wetlands areas are filled w/ insects and dangerous
Concern to traffic at Harknessfield - especially for delay of public services
like fire, ambulances, police
Concern for pedophiles & custody disputes
Private roads are by invitation only and we are not inviting a learning center

SIGNATURE:

Denise Fekaris

PRINT NAME:

Denise Fekaris

ADDRESS:

30923 Copper Lane

NOVI MI 48377

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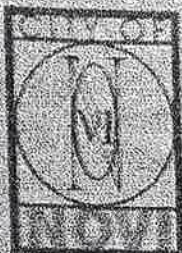
CITY OF NOVI
COMMUNITY DEVELOPMENT

Greens

Maple Hills

45 Responses

Support: 1 Opposed: 44

**CITY OF NOVI****RESPONSE FORM****JSP21-03: IXL LEARNING CENTER OF NOVI FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN**

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☒ I SUPPORT☐ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

—IN ACCORDANCE WITH MCL 125.2103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).—

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JAN 10 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills

Jan 08 22 03:47p

ROBERT T WIECK

248.960.9949

p.2



CITY OF NOVI

RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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☐ I SUPPORT☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

1. Added traffic would cause a major burden on 14-mile road
2. Adding a commercial building would change the dynamics of the neighborhood in a negative way
3. Property egress is not suitable for a commercial building of this type.

SIGNATURE:

PRINT NAME:

Robert T. Wieck

ADDRESS:

41538 Cornell Dr., Novi, MI 48377

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CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills

**CITY OF NOVI****RESPONSE FORM****JSP21-02: XL LEARNING CENTER OF NOVI FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.**

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☐ SUPPORT☒ OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

AS I and hundreds of my neighbors stated in June 2021,
This PROPOSAL would LOWER PROPERTY VALUES, INCREASE NOISE
POLLUTION, AND INCREASE TRAFFIC CONGESTION.

SIGNATURE: *Marshall B. Burdick*PRINT NAME: MARSHALL B. BURDICKADDRESS: 31200 COLUMBIA NOVI MI 48377

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CITY OF NOVI

COMM

MENT

Hills



CITY OF NOVI

RESPONSE FORM

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CITY OF NOVI
COMMUNITY DEVELOPMENT

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

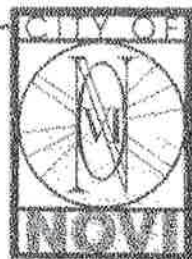
The school will increase foot traffic in our community, disrupting our homes. Do not serve the majority of family needs in our community. I vehemently oppose the re configuration of the existing PUD to accommodate the needs of IXL Learning Center. We the residents should have the information before any changes to the PUD is approved!

SIGNATURE: Don M. CooperPRINT NAME: Don M. CooperADDRESS: 41421 Cornell Dr. Novi, MI 48377

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1/10 ✓

Hills



CITY OF NOVI

RESPONSE FORM

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Should not be able to operate a business in a residential community.
This change would create too much vehicle traffic in our residential community.

SIGNATURE: _____

PRINT NAME: DONALD JORGENSEN

ADDRESS: 41394 BOLDEN CIR Novi, MI 48377 #50-22-01-101-063

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COMMUNITY DEVELOPMENT

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CITY OF NOVI

RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Currently 14 Mile is a 2 lane highway and any traffic turning would cause a huge traffic mess up. Since 14 Mile is a dividing line between Novi and Commerce Township, it would have to be included in widening 14 Mile or installing a traffic light.

SIGNATURE: Glenn Kopeck, 31032 Eagle, Lot 40

PRINT NAME: GLENN KOPECK

ADDRESS: 31032 EAGLE

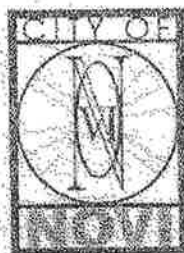
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CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills



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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Traffic congestion concerns for Maples Hill's community.

SIGNATURE:

Robert Kelly, Member - R+C Kelly Properties, LLC

PRINT NAME:

Robert Kelly

ADDRESS:

31109 Columbia, Novi, MI 48371 - Property Address

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

Mailing Address: 4839 Somerset Dr., Troy, MI 48065

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☐ I SUPPORT

☒ I OBJECT

-no sidewalks, not safe

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- Do not want traffic of drop off + pick up.
- Home values decline 25% with golf course closures and decrease up to 40% when legal dispute is involved.
- Bought home for place + quiet, do not want children + childcare outside during the day when I work
- I enjoy + use golf course

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

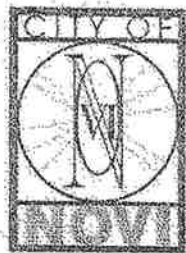
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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- ① Do NOT WANT ADDITIONAL VEHICULAR TRAFFIC (100-200 CARS, TWICE A DAY) INTERFERING WITH RESIDENTS INGRESS/EGRESS.
- ② INFUX OF PEDESTRIAN ACTIVITY (CHILDREN) POSE AN ADDITIONAL SAFETY HAZARD
- ③ Do NOT WANT A DISC GOLF COURSE THAT WILL ATTRACT TRANSIENT INDIVIDUALS

SIGNATURE: [Signature]

PRINT NAME: Tim LESSNAU

ADDRESS: 4470 BEIDEN CIRCE Novi MI 48377

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248-347-0475 (Main) 248-735-5833 (Fax)

☐ I SUPPORT ☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The reason I chose to live in Maple Hills of Novi Community, because of the golf course and quiet. I needed to have a quiet day care be sure it will cause heavy traffic during the rush hour in the morning and in the afternoon.

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

IN ACCORDANCE WITH MCL 128.5103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: Linda Petros

PRINT NAME: Linda Petros

ADDRESS: 41414 Chataqua Dr Novi MI 48377

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☐ I SUPPORT ☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I CAN'T SEE THIS IXL DEVELOPMENT AS AGREEING WITH CONDO PLANS. WOULD CREATE TOO MUCH TRAFFIC, AND 14 MILE RD. IS ALREADY TERRIBLE. THE GOLF COURSE DOESN'T LEND ITSELF TO NATURE DEVELOPMENT.

SIGNATURE: Herbert R. Nargrove

PRINT NAME: HERBERT R. NARGROVE

ADDRESS: 41405 BELDEN CIRCLE, NOVI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I enjoy playing the course almost daily during the season.
I feel like the golf course is a very nice perk to the subdivision.

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

41322 Cornell Dr, Novi 48377

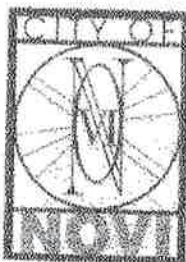
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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Increased Traffic, Decreased property values,
Not design intent for PUD, Noise issues,
Wear & tear on Roads, Uncertainty for future
use of property once zoning is changed, additional
building possibilities give up all hopes having
golf course community

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- ① INCREASED TRAFFIC FLOW IN & OUT OF A RESIDENTIAL AREA ENTRANCE.
- ② INCREASED NOISE IN A RESIDENTIAL AREA WHERE THERE IS MANY SENIORS LIVING.
- ③ 30 ACRE LAND MAINTENANCE - ACROSS 7 ASSOCIATIONS - DO NOT BELIEVE THE CO-OWNERS SHOULD BE

SIGNATURE: Mary E. Barbi

PRINT NAME: Mary E. Barbi

ADDRESS: 31064 Columbia Dr, Novi MI 48377

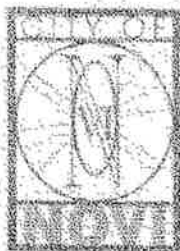
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RESPONSIBLE FOR MAINTENANCE ON PROPERTY THE ASSOCIATIONS DO NOT OWN.

④ DECREASES OUR PROPERTY VALUE TO HAVE BUSINESS AT ENTRANCE OF OUR RESIDENCE.

⑤ DOES NOT SEEM TO MEET THE NEEDS OF THE COMMUNITY, ESPECIALLY SINCE WALKED LAKE CONSOLIDATED SCHOOLS IS BUILDING A PRESCHOOL & DAY CARE JUST A MILE AWAY ON 13 MILE. OUR RESIDENTIAL AREA HAS PRIMARILY SENIORS AND ADULTS W/ NO CHILDREN.

Hills

**CITY OF NOVI****RECEIVED****RESPONSE FORM****JAN 11 2022****CITY OF NOVI
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☐ I SUPPORT☒ I OBJECT**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

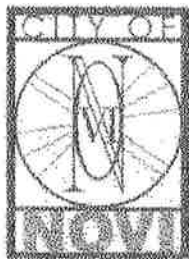
The proposed plan to replace the golf course with a business establishment will result in a 20%-40% decrease in the value of our homes. I purchased my home in large part because of the golf course and the added beauty it gives to our neighborhood. Replacing the golf course with a business substantially changes the appearance and character of our neighborhood and will cause disruption to the quiet and peace that attracted me to purchase my home. I object with the strongest terms possible.

SIGNATURE: _____

PRINT NAME: Lena MasriADDRESS: 41330 Cornell Dr, Novi

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SUPPORT



OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

ADDITIONAL TRAFFIC

LOSS OF PROPERTY VALUE

NOISE

SIGNATURE:

Paul Sarna

PRINT NAME:

PAUL SARNA

ADDRESS:

31176 COLUMBIA DR NOVI 48377

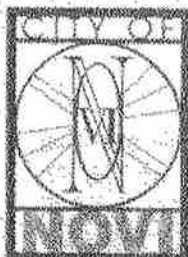
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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- 1) TRAFFIC ISSUES
- 2) KID NOISE
- 3) NOT APPROPRIATE FOR A SUBDIVISION
- 4) PARKING
- 5) CONGESTED STREETS - PEOPLE WILL FIND A CUT THROUGH IN OUR SUBDIVISION

SIGNATURE:

PRINT NAME:

ADDRESS:

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RECEIVED

JAN 12 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills



CITY OF NOVI

RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Property value of house

SIGNATURE: Susan Smith-Silverstein

PRINT NAME: Susan Smith-Silverstein

ADDRESS: 41398 Clinton Dr. Novi MI 48377

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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CITY OF NOVI
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Hills



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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: 

PRINT NAME:

Joseph Yono JR

ADDRESS:

41309 Belmont DR. Novi MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- ① IF IXL GOES OUT OF BUSINESS WILL THEY STILL CUT THE GRASS OF THE OLD GOLF COURSE?
- ② TOO MUCH EXTRA TRAFFIC ON WAKEFIELD WHICH ALWAYS NEEDS REPAIR. WILL THEY CONTRIBUTE TO THE ROAD REPAIR COST? ③ 14 MILE IS TOO BUSY AS IS AND THIS WILL ADD TO IT. ④ NOT HAPPY ABOUT

SIGNATURE: MaryAnn Tweedie

PRINT NAME: MARY ANN TWEEDIE

ADDRESS: 31087 COLUMBIA DR, NOVI, MI 48377

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- ④ CONT. HAVING A LOT OF SMALL CHILDREN LOUDLY PLAYING OUTSIDE. I THINK THEY ARE PLANNING SOME TYPE OF FENCE WHICH WILL BE UNSIGHTLY.
- ⑤ SOME OR ALL OF THESE ITEMS ~~COULD~~ COULD POSSIBLY AFFECT OUR PROPERTY VALUES NOT IN A GOOD WAY.

Hills



CITY OF NOVI

RESPONSE FORM

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Unsafe Conditions for vehicles and pedestrians:
1) We don't have sufficient sidewalks for pedestrians.
2) Traffic Congestion on 14 mile and Novi Roads as parents drop off and pick up children.
3) Wear and tear on the roads in Maples of Novi because everyone will be cutting through our neighborhood to get to IXL Learning Center.

SIGNATURE: Lisa Smith Herman B. Smith

PRINT NAME: Lisa Smith Herman B. Smith

ADDRESS: 41418 Cornell Drive, Novi MI 48377

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JAN 13 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills



CITY OF NOVI

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☐ I SUPPORT

☐ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

→ Will add too much new traffic

→ It commercializes the neighborhood

→ Hate to lose the golf course!

SIGNATURE: Gary Sundquist

PRINT NAME: Gary Sundquist

ADDRESS: 4151C Belden Circle, NOVI MI 48377

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: Sara E. Michal

PRINT NAME: SARA E. MICHAL

ADDRESS: 41391 CLINTON DR. NOVI 48377

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I object to the daycare! We purchased here because of the peace and tranquility the golf course community provided. A daycare will cause too much traffic at our entrance.

SIGNATURE:

Robin Jonescove

PRINT NAME:

Robin Jonescove

ADDRESS:

41399 Belden Circle, Novi 48377

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Hills



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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I PURCHASED MY CONDO IN THE MAPLE HILLS SECTION OF THE MAPLES IN 1992 BECAUSE IT WAS CLOSE TO THE GOLF COURSE, 300 FEET FROM A POOL, CLOSE TO A HORSE STABLE & TENNIS COURTS. WE'VE LOST THE TENNIS COURTS AND THE HORSE STABLE LAND IS NOW A SUBDIVISION. I'D HATE TO SEE THE GOLF COURSE PROPERTY BE LOST TOO. THE TRAFFIC AT OUR ENTRANCE AT WAKEFIELD AND 14 MILE CAN'T SUPPORT THE INCREASE IN TRAFFIC PROPOSED BY IXL LEARNING CENTER. DON'T CREATE A PROBLEM.

SIGNATURE: Michael A. Pintar

PRINT NAME: MICHAEL A. PINTAR

ADDRESS: 31040 FAIRLE DR, NOVI, MI

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JAN 14 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills



CITY OF NOVI

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☐ I SUPPORT ☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

(see attached letter)

SIGNATURE: Barbara Sulik
PRINT NAME: BARBARA SULIK
ADDRESS: 31008 Eagle Dr. Novi, MI 48377

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JAN 18 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills



CITY OF NOVI

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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

Lisa Lane Unit 66
Lisa S. Lane
41381 Belden Circle Novi 48377

IN ACCORDANCE WITH MCL 114.3(10), THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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CITY OF NOVI
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Hills



CITY OF NOVI RESPONSE FORM

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☐ SUPPORT

☒ OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I do not support changing the PUD

SIGNATURE:

PRINT NAME:

ADDRESS:

Holly Patterson (Mrs.)
11395 Emerald Drive, Novi, MI 48377

IN ACCORDANCE WITH MCL 122.1103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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JAN 18 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills



CITY OF NOVI RESPONSE FORM

18021-01 IN LEARNING CENTER OF NOVI FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Maples of Novi is a great safe, GOLF community, lots of green space. I oppose
it because it is a high rise apartment with all the noise and traffic and a bad smell
from the parking garage. Noise will wake me. Residents will use the building
garage - parking, which will increase. How can the planning department be so
careless to put buildings where not safe to when the best proposed the office
parking lot to the north and south side of the building? Opposition was submitted
2 years ago ADAMANT NO!!

SIGNATURE: [Signature]

PRINT NAME: KATHY THOMPSON

ADDRESS: 41366 CORNELL DR (MAPLE HILLS) APT 45377

IN ACCORDANCE WITH BCL 128.2183, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED

JAN 18 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills



CITY OF NOVI RESPONSE FORM

NOV 21 2021 BY LEARNING CENTER OF NOVI FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN

You are invited to attend the meeting and voice your support or objection. If you are unable to attend, you may use this form to reply by mail or fax. Returning this form by mail or fax has as much validity as verbal comments. Information regarding this project is available the Saturday before the meeting date at <http://www.novimichigan.com/Planning/Community2021.aspx>.

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Plans are available for viewing during the City's regular business hours, Monday thru Friday, from 8:00 A.M. to 5:00 P.M. at the Community Development Department and also by contacting brighthead@novimichigan.com. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments WILL NOT be considered. Please return this form prior to 4:00 P.M. on the day of the meeting to:

Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

☐ SUPPORT ☒ OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: [Signature]

PRINT NAME: Jason M. Bandalia

ADDRESS: 41176 Belton Court, Novi, MI 48375

"IN ACCORDANCE WITH MCL 125.1103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S)."

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CITY OF NOVI

RESPONSE FORM

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-6633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

TRAFFIC DURING PEAK HOURS AT I-475 & WARFIELD WILL BE AN ISSUE
PEOPLE FROM THE IXL LEARNING CENTER WILL TAKE SHORTCUT THROUGH THE
NEIGHBORHOOD WHICH WILL BE AN ISSUE IN TRAFFIC AND NOVI RD
WILL NOT COME IN THE MAPLES TO ENFORCE TRAFFIC CONTROL. ALSO
DURING PEAK HOURS IT WILL INCREASE RESPONSE TIME FOR 119 RESPONSE
WHICH COULD BE LIFE THREATENING IN SOME SITUATIONS

SIGNATURE: Louis R. Kisic

PRINT NAME: LOUIS R. KISIC

ADDRESS: 41380 BELDEN CIR NOVI MI 48377

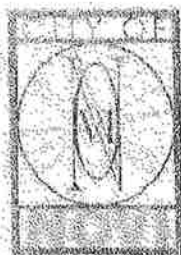
"IN ACCORDANCE WITH MCL 125.2113, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S)."

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248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT ☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Don't want my property to loss its value do this change. Changes of the land purpose shall not be changed without consulting the neighborhood.

SIGNATURE: _____

PRINT NAME: Rafael Garcia Flores

ADDRESS: 31152 Columbia Dr. Novi, mi, 48377

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The entrance to the Maples will not be able to accommodate the amount of traffic going in and out. Inconvenient to the residents. The traffic on 14 Mile would be dangerous to the amount of children attending the grounds. I could not afford the price increase to maintain the current golf course. I will be forced to move residence if this moves forward.

SIGNATURE: Jessie C. Richter

PRINT NAME: SSAN CHRISTINE RICHTER

ADDRESS: 31224 Columbia Dr., Novi, MI 48337

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50-22-01-101-034
Lot # 34

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

may adversely affect property values & bring excessive traffic.

SIGNATURE: *Arlyn Sherman*
PRINT NAME: *Arlyn Sherman*
ADDRESS: *41540 Belden Circle, Novi, MI 48377*

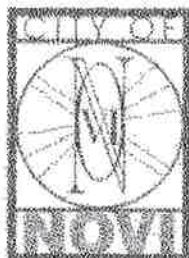
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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I could list all of the reasons we, as a community, do not want a Learning Center, where our clubhouse is see noise, traffic, repurposing something this community was build upon, road deterioration, etc. Instead, I will focus this NO vote on the fact that our ORD does not allow for this kind of change without a vote from the 750 people living here. Will you base your decision on your anticipated tax revenue or the wish of the people you are supposed to represent??

SIGNATURE: Arlene Johnson

PRINT NAME: Arlene Johnson

ADDRESS: 41378 Cornell Dr, Novi, MI 48377

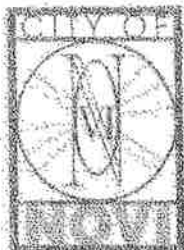
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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I do not feel the proposed usage is consistent with the community guidelines.

SIGNATURE: _____

PRINT NAME: _____

Brian R. Harroun

ADDRESS: _____

30850 Collingdale Dr., Novi, MI 48377

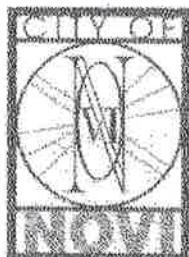
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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: Michael Burch

PRINT NAME: Michael Burch

ADDRESS: 41338 Cornell Dr. Novi Mi. 48377

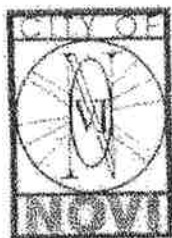
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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

When we became co-owners at Maples of Novi we agreed to abide by the rules set forth by our neighbors represented by our Association. Little did I suspect that for a little more money I could have bought one of our clubhouses and the golf course and ignored my neighbors wishes and asked for the City to amend the PUD to my liking.

I request the Planning Commission to not approve any changes to the PUD until the Applicant obtains the approval of the residents and their Association.

The current PUD recorded in Liber 12590 outlines (pg 820 and 821) the elaborate techniques of watering and fertilizing as well as lawn cutting required for a golf course. Applicant proposes the minimum maintenance required not to draw objections from the City. In the PUD adjacent properties are referred to as Golf Course Homes. They will now have a view similar to the derelict farmland that existed before the development. This drives down the value of all homes.

In other communities developers buy property and neglect it to drive down prices so they can assemble a large tract. This should not happen in our City.

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

It will change the character of the property, especially with a fence around it. It will cause lots of traffic through the Maples of Novi complex. It will delay traffic from 14 mile getting into the complex. Kids who wonder out can get hit by cars. It is a noise nuisance for homes close to it.

SIGNATURE: Maxine Sherman

PRINT NAME: MAXINE SHERMAN

ADDRESS: 41543 CORNELL DR., NOVI, MI 48377

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☐ I SUPPORT☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Too much traffic in front area

SIGNATURE:

PRINT NAME:

ADDRESS:

Patricia Ostach
Patricia Ostach
31216 Columbia Dr. Novi 48375

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Excessive traffic at peak hours impeding resident commutes
Excessive traffic at 14 Mile Rd + Wakefield (as above) will encourage nonresidents utilizing school to travel within our complex to exit and enter via Novi Rd. Novi Rd entrance (exit is already congested & causes untimely delays due to school across the street from the entrance). The clubhouse & golf course were intended when constructed for private residential use & should remain so.

SIGNATURE: Karen E. Rose

PRINT NAME: Karen E. Rose

ADDRESS: 41493 Belden Circle Novi MI 48377

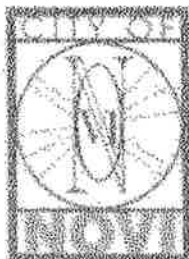
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**CITY OF NOVI****RESPONSE FORM****JSP21-03: IXL LEARNING CENTER OF NOVI FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.**

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Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Bought for the golf course convenience, not a day
care center.

SIGNATURE: _____

Laurie J. Davis

PRINT NAME: _____

LAURIE J. DAVIS

ADDRESS: _____

41318 BELMONT DRIVE, NOVI, MI 48377

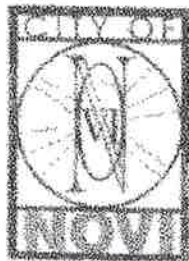
IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED

JAN 21 2022

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Hills



CITY OF NOVI

RESPONSE FORM

JSP21-03: IXL LEARNING CENTER OF NOVI, FOR A REVISED REQUEST TO AMEND THE MAPLES OF NOVI PLANNED UNIT DEVELOPMENT AGREEMENT AND AREA PLAN.

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SUPPORT



OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

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RECEIVED

JAN 21 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Hills

Maple Heights

5 Responses

Support: 0 Opposed: 5



CITY OF NOVI

RESPONSE FORM

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

WILL LOWER PROPERTY VALUES
CAUSE UNTENABLE TRAFFIC BACKUPS CAUSING PARENTS TO
CUT THROUGH THE PROPERTY TO ENTRANCE ON NOVI RD -
WILL ADD ADDITIONAL TRAFFIC IN REST OF SUBDIVISION.
CONDOMINIUM OWNERS WILL HAVE NO RECOURSE IF/WHEN GOLF
COURSE PROPERTY IS NOT KEPT UP.

SIGNATURE: Wendy Weiss

PRINT NAME: Wendy Weiss

ADDRESS: 41738 SLEEPY HOLLOW DRIVE

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RECEIVED

JAN 12 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Heights



CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Propose the City of Novi buy Property
& Run as City Golf Course. Can Be Run By
Retired Senior

SIGNATURE: Charlene Chase

PRINT NAME: CHARLENE CHASE

ADDRESS: 41684 sleepy hollow Dr - Novi 48377

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CITY OF NOVI
COMMUNITY DEVELOPMENT

Heights



CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

1. Increased traffic on both entrances
2. It will spoil the tranquility of the place

SIGNATURE: Opethanamen

PRINT NAME: SEETHARAMAN CHATHAPURAM

ADDRESS: 41595 SLEEPY HOLLOW DR, NOVI, MI 48377

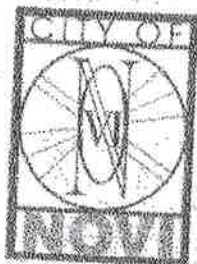
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RECEIVED

JAN 14 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Heights



CITY OF NOVI

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

HERE NEEDS TO BE A COMMITTED PLAN TO
MAINTAIN + HR. GREEN SPACE, NOT JUST
POSSIBLE IDEAS. GOLF COURSE, DISC/SWITCHER GOLF
OR MAINTAINED GREEN SPACE.

SIGNATURE: Todd A. Morell

PRINT NAME: TODD MORELL

ADDRESS: 41601 SLEEPY HOLLOW DR. NOVI 48377

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JAN 21 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Heights



CITY OF NOVI

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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Worry about how well the "Open Space" will be maintained. Increased traffic on 14 mile and increased traffic throughout sub. We moved here because it was a golf course.

SIGNATURE:

Pam Hirst

PRINT NAME:

Jerry Hirst & Pam Hirst

ADDRESS:

41627 Sleepy Hollow Novi 48377

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JAN 21 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Heights

Outside of
Maples of Novi
or No Address Given

3 Responses

Support: 2 Opposed: 1



CITY OF NOVI

RESPONSE FORM

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: 

PRINT NAME: Joseph Long Jr

ADDRESS: 1401 ELAKE

NOVI MI 48377

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED

JAN 12 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

Peacock, Ben

From: Carroll, Christian
Sent: Thursday, January 13, 2022 11:53 AM
To: Simona Seiderman
Cc: Peacock, Ben; McBeth, Barb
Subject: RE: Letter of support for ISL Learning Center for Novi

Good morning Simona,

Thank you for your message. Your response will be provided to the Planning Commission as correspondence for this project.

Please feel free to reach out if you have any further questions.

Thank you,
Christian



Christian Carroll | Planner
City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA
t: 248.735.5607 | cityofnovi.org

RECEIVED

JAN 13 2022

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

To receive monthly e-news from Novi or follow us on social media, [click here](#).

From: Simona Seiderman <simaallison3@gmail.com>
Sent: Thursday, January 13, 2022 9:34 AM
To: Carroll, Christian <ccarroll@cityofnovi.org>
Subject: Letter of support for ISL Learning Center for Novi

To Planning Commission Members:

I am writing in regard to the IXL project. I am in favor of this project because;

- I am a fairly new resident on the golf course in the Maples of Novi and I am displeased with the fact that the golf course and the main building have not been maintained consistent with what I expect from a city like Novi.
- Based on their proposal, IXL is willing to make a very substantial investment in the main building, surrounding area and the golf course property, bringing it up to Novi's standards.
- IXL has proven to be successful in their other preschool businesses, and that is a wonderful reassurance that they will thrive in our community.
- I am pleased that IXL is willing to maintain the property on the golf course and that they will allow our residents to utilize the space for hiking, etc. I would want to be assured that there would not be any tax or legal liability for the Associations.

Sincerely,

Simona Seiderman

P.S. Please forward this to all planning commission members.

Peacock, Ben

From: Carroll, Christian
Sent: Thursday, December 16, 2021 12:13 PM
To: McBeth, Barb; Peacock, Ben
Subject: FW: I support the IXL Learning Center of Novi

FYI – we will include this response in the PC Packet.

From: Rich Dalley <richdalley83@gmail.com>
Sent: Wednesday, December 15, 2021 2:15 PM
To: Carroll, Christian <ccarroll@cityofnovi.org>
Subject: I support the IXL Learning Center of Novi

RECEIVED

DEC 16 2021

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

To All:

I support this project for the following reasons:

- I live on the golf course here in the Maples of Novi, I am an avid golfer, and it does not appear to be a viable business. The golf course property and the main building have been poorly maintained in the four years I have lived here. It's obvious the current owner has no desire to make the needed repairs and has allowed the entire property to deteriorate to a level not consistent with the City of Novi standards.
- IXL is willing to make a substantial investment in the property and has a proven successful business model.
- The property consisting of the golf holes on the interior of our community is not wanted by the current owner, is not wanted by IXL, and is of no interest to the City of Novi. The people in our community would consider accepting this property as an added green space to our Association as long as the costs were not prohibitive (taxes/insurance/maintenance). It would be very helpful if the city could comment on any potential property tax impact to the Associations.
- If the IXL project is approved, unlike the current business owner, we would have a neighbor motivated in maintaining the condition and appearance of the property to a high standard consistent with the City of Novi. If the IXL project is denied, we would continue to look more like the City of Pontiac.

Sincerely,

Rich Dalley

P.S. Please forward this to all planning commission members.

RECEIVED

JAN 18 2022

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Waldon Pond Homeowners Association
331 Winslow Circle
Commerce Township, MI 48390
January 14, 2022

City of Novi
Barbara McBeth
Planning Department Director
Planning and Community Development Dept
45175 10 Mile Road
Novi, Michigan 48375

Dear Ms. McBeth,

The Waldon Pond Homeowners' Association Board of Directors, on behalf of the residents of Waldon Pond Condominium Development are writing to voice our strong objections to the plans put forth by the IXL Learning Center for the development and operation of a childcare center and nursery school on the grounds of Maples of Novi, located at 31260 Wakefield Drive, east of Novi Road, south of 14 Mile Road. Our homeowners association development, Waldon Pond, is located directly across 14 Mile Road at Wakefield/Winslow Circle from the entrance to the proposed school. Several of our properties back to 14 Mile Road, and we believe fall within the 300 feet perimeter of this project. We have only one egress and entrance to our development at Winslow Circle and 14 Mile Road, which falls within this perimeter.

We have submitted statements to the Novi Planning Commission expressing our individual concerns, but as a community, we feel it is imperative that you are aware of our objections, despite the fact that we are in Commerce Township. We intend to share these concerns with Commerce Township leadership as well as the Oakland County Road Commission and the Oakland County Board of Commissioners.

Our concerns regarding this change in use stems from the expected increase in traffic on 14 Mile Road, seeking to turn into Wakefield between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. Because Waldon Pond only has one entrance and exit for our development, there is no secondary option for our residents and guests to enter and exit. During this time, we can anticipate approximately 100 to 200 cars coming and going to drop off and pick up children. These cars will be backed up onto 14 Mile Road, which operates only one lane in each direction at the intersection. This will cause hazards not only to our mostly senior community members, but also the parents and children from the school.

Left turns out of our development are already difficult during high volume times, and 14 Mile Road is notoriously uneven and in need of repair. The intersections of Wakefield and Winslow Circle are also poorly lit, and as these pickups and drop-offs occur during lower light times (dusk and early morning) we also anticipate more traffic accidents.

Once current construction by the Great Lakes Water Authority has been completed, 14 Mile Road will once again be fully used by vehicles seeking to avoid the traffic on Maple Road. Through traffic from 14 Mile Road will be disrupted, and our experience is that these drivers are not willing to slow down for us as we turn right or left into our development from 14 Mile.

For the residents whose properties back up to 14 Mile Road, the added traffic will negatively impact their property values and their environment. The additional traffic will increase air and noise pollution to those homes.

For all these reasons, we strongly object to and oppose the proposed school project currently being considered by the Novi Planning Department. We have not previously been included in communications regarding this proposal and request that we be included in all future communications, since we are directly impacted by this proposal.

Sincerely,

Marcia Persin
Secretary
Waldon Pond Homeowners' Association

On behalf of:

Howard Levin, President
Patricia Munson, PhD, Vice President
Marge Jonesku, Treasurer
Larry Elson, Treasurer

Cc: Commerce Township Supervisor
Commerce Township Planning Department
Road Commission of Oakland County
Oakland County Executive David Coulter
Oakland County Commissioner Christine Long