

Purpose:

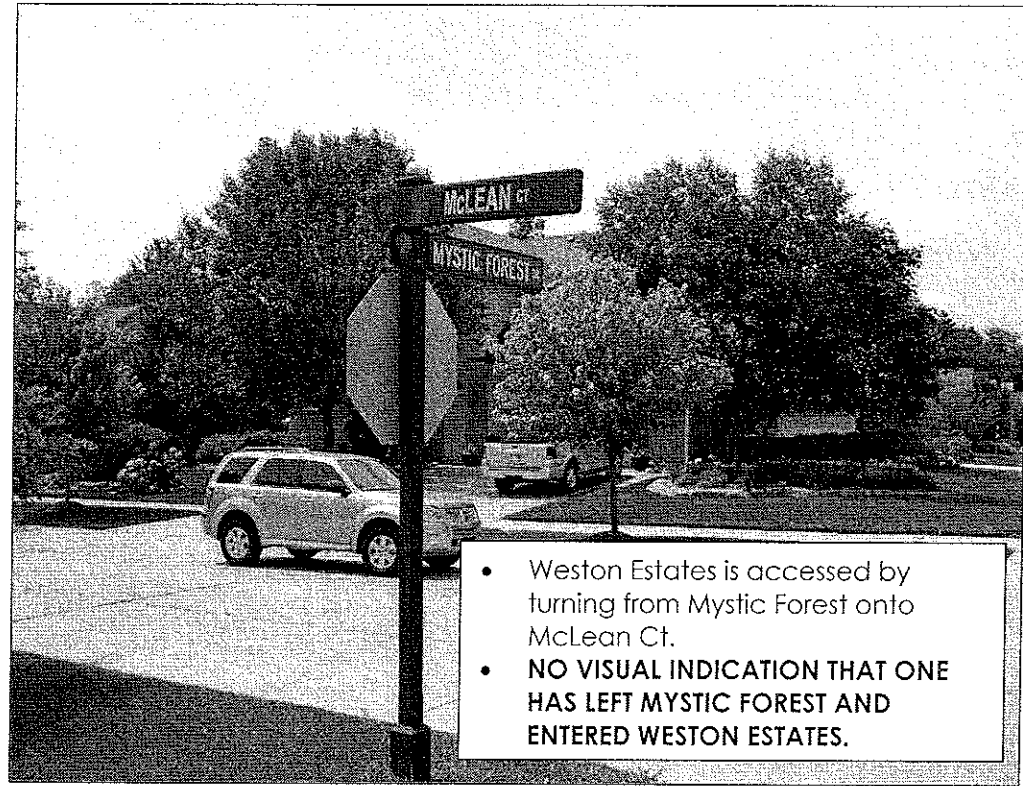
- The Weston Estates Homeowner's Association is appealing to the Novi Zoning Board of Appeals for a variance which would allow the purchase and installment of a residential identification sign located in the right-of-way at 43468 McLean Ct. (approximately 8 feet in from the end of the stub road and 3.5 feet off the street into the right-of-way).

Background:

- Mozart Homes established their first Novi subdivision in 2002 with the construction of Weston Estates, a 12 home cul-de-sac development.
- Weston Estates is located just south of Mystic Forest subdivision, off Novi Road between 9 & 10 Mile Roads.
- To get to Weston Estates, one must enter through the Mystic Forest subdivision.
- Aside from the newer appearance of the Weston Estates homes, there is no visual indication that one has entered Weston Estates from Mystic Forest.
- On average, Mystic Forest homes are smaller, older (approximately 8-10 years), and less expensive than those in Weston Estates.
- Since the construction of Weston Estates, Mozart has established (2) more subdivisions in Novi (Brookhaven, Taft Knolls) which both have residential identification signs.

Case for hardship:

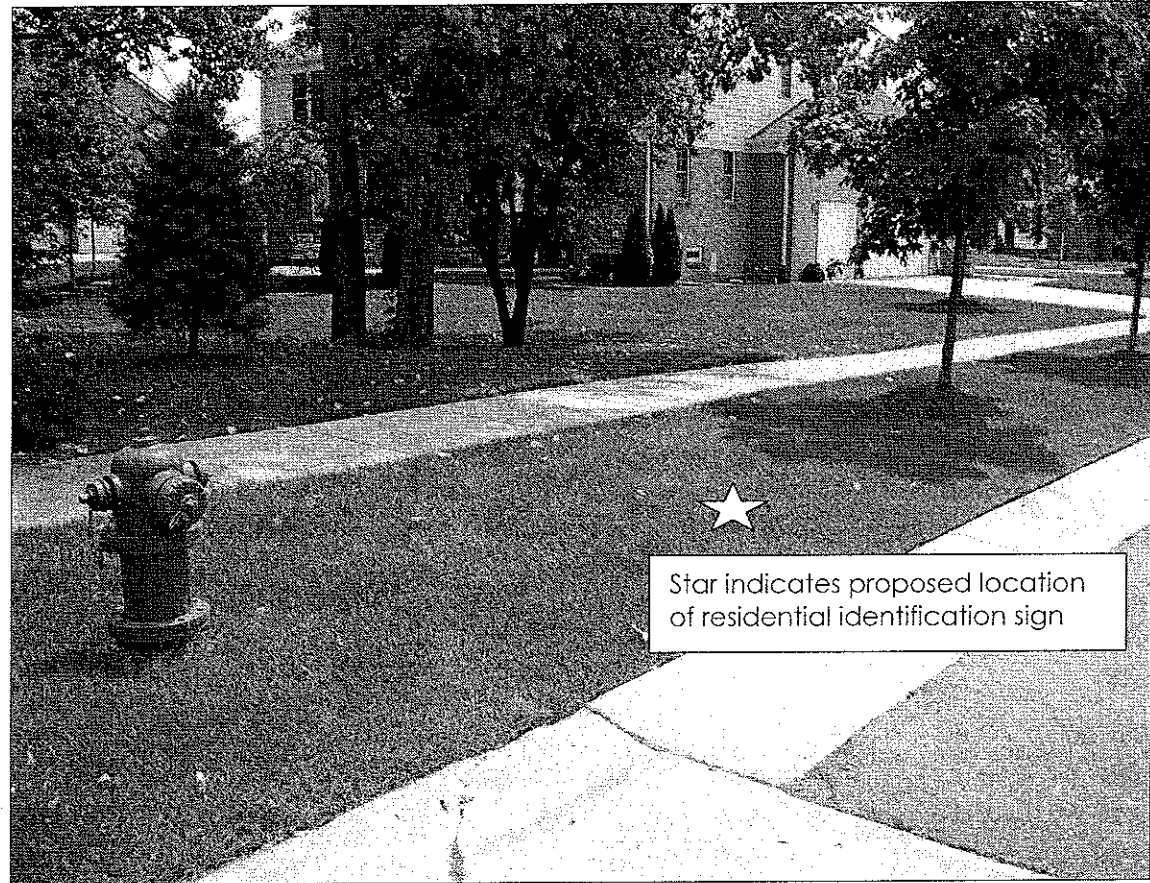
- Residents previously met with Mayor Landry who advised them that they did have a case for hardship and should proceed to the Zoning Board of Appeals.
- Weston Estates is a cul-de-sac development with no common element located near the entrance to the subdivision onto which a typical subdivision entrance / ground sign might be erected. Other cul-de-sac developments located in Novi have a common element onto which an entrance sign has been erected.
- Weston Estates proposes erecting a residential identification sign mounted to a pole in the right-of-way, similar to a street / stop sign. Erecting a sign mounted to a pole will allow passers-by to more easily locate Weston Estates (as opposed to a ground mounted sign which is likely to be hidden from view).
- The Weston Estates Homeowner's Association believes that erecting a breakaway pole with a residential identification sign will maintain a classic, traditional look. Additionally, an identification sign will allow residents to establish a sense of community, individuality and separation from Mystic Forest (i.e. increase property values).
- Design and appearance of the residential identification sign is consistent with mailboxes installed in 2006.
- Weston Estates is willing to work with the City of Novi to meet desired appearance standards.



- Weston Estates is accessed by turning from Mystic Forest onto McLean Ct.
- **NO VISUAL INDICATION THAT ONE HAS LEFT MYSTIC FOREST AND ENTERED WESTON ESTATES.**



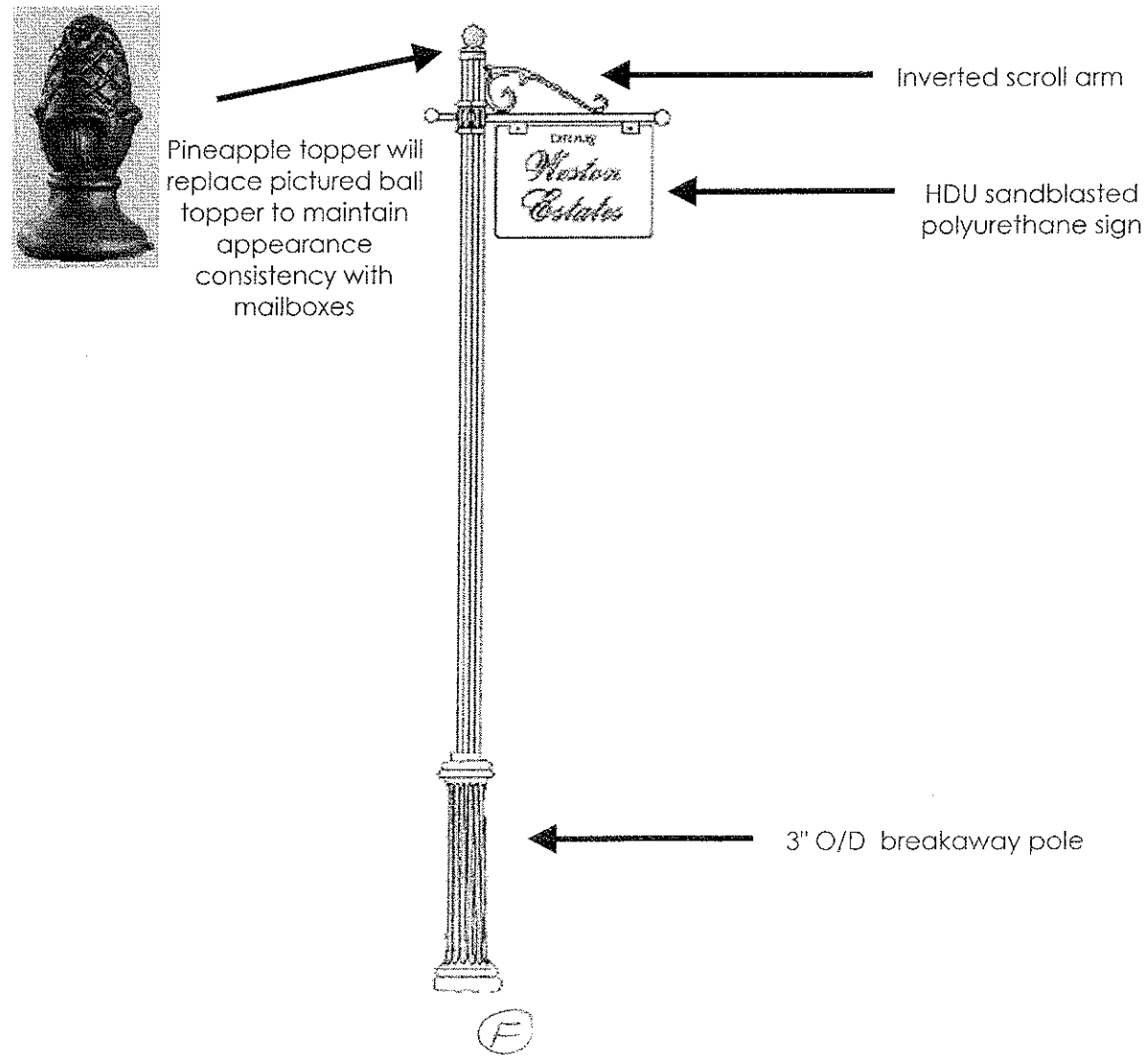
- Asphalt indicates end of stub road (Mystic Forest) and beginning of Weston Estates.
- **NOTE: NO COMMON AREA.**
- **NO VISUAL INDICATION THAT ONE IS TRANSITIONING INTO WESTON ESTATES.**



Star indicates proposed location
of residential identification sign

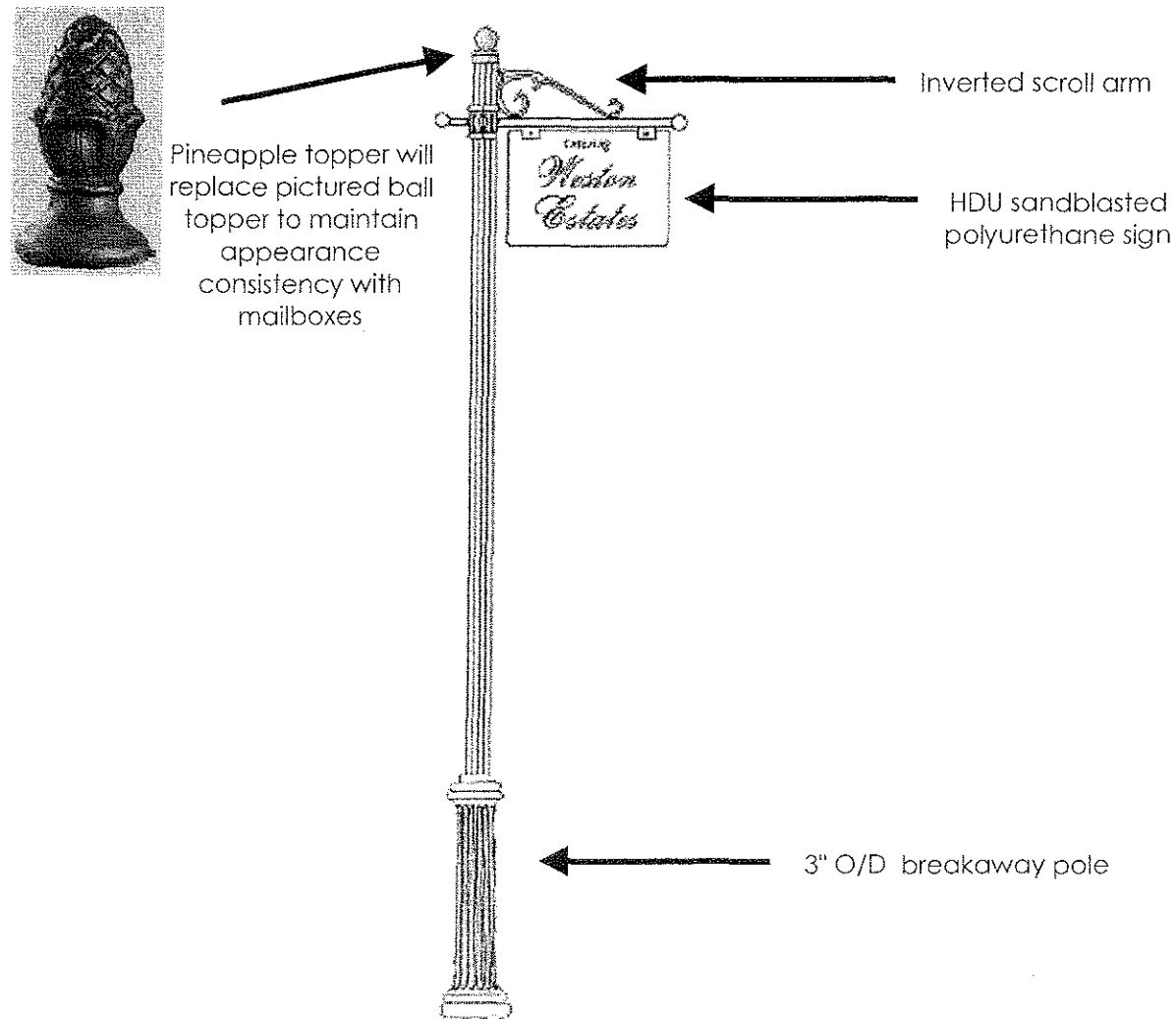
Residential Identification Sign Specifications:

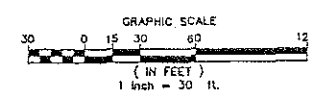
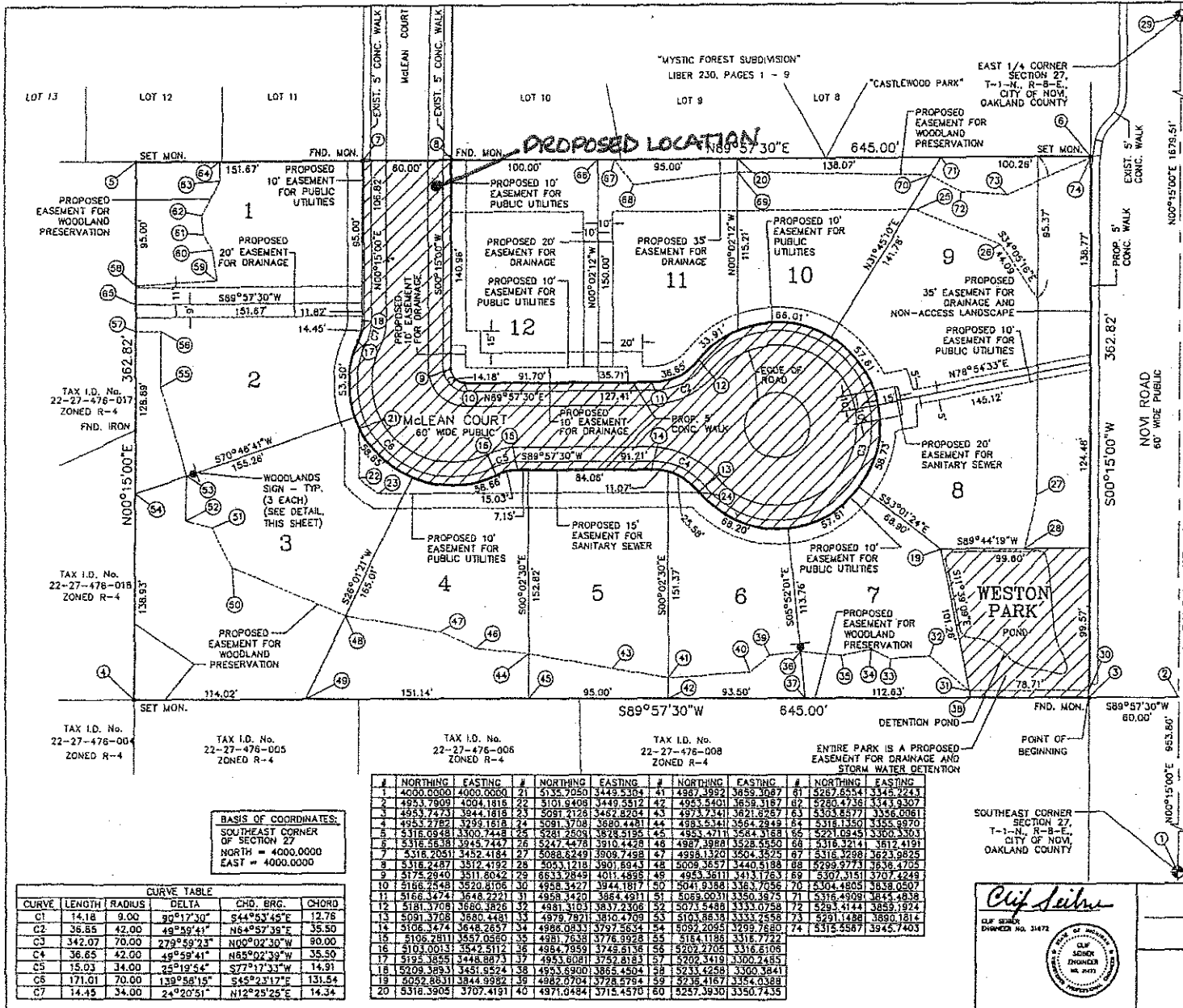
- Pole specifications:
 - Size: 10' tall with 3" O/D breakaway pole
 - Includes single inverted scroll-mounting arm (to hold identification sign)
 - Includes "pineapple" ball topper (matches existing mailboxes)
 - Maintenance free, powder coated aluminum finish in bronze (matches existing mailboxes)
- Sign specifications:
 - Size: 14" x 20"
 - HDU sandblasted polyurethane
 - Double-sided and will include lettering, borders, etc.
 - Sign background to be green with gold lettering
- The proposed sign is a Special Life product and part of the Classic Pole Series.
Additional Special Life product details can be found at:
<http://abcmailbox.com/classicpoleseries.html>



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NOTES:
 SEE SHEET 4 FOR UTILITY PLAN
 SEE SHEET 5 FOR AREA DATA
 ALL ROADS MUST BE BUILT.
 UNITS 1-3, AND 12 MUST BE BUILT. UNITS 4-11 NEED NOT BE BUILT.
 ALL UTILITY MAINS AND LEADS LOCATED WITHIN THE GENERAL COMMON ELEMENT, AS DEPICTED, MUST BE BUILT. UTILITY LEADS LOCATED OUTSIDE EASEMENT AREAS NEED NOT BE BUILT.

① DENOTES COORDINATE POINT NUMBER.
 * INDICATES POINT OF CURVATURE AND/OR BOUNDARY CORNER.

▨ GENERAL COMMON ELEMENT.

MCLEAN COURT SHALL BE DEDICATED TO THE CITY OF NOVATO AS A PUBLIC ROADWAY.

THE UNITS AND GENERAL COMMON ELEMENT AREAS SHOWN ON THIS PLAN ARE CONVERTIBLE AREAS SUBJECT TO MODIFICATION AS SET FORTH IN ARTICLE 7 OF THE MASTER DEED.

REGULATED
Woodlands

All Vegetation in Woodlands Is Regulated. Contact The Planning Department For Further Information (415) 947-0375.

- * SIGN IS TO HAVE GREEN BACKGROUND WITH WHITE LETTERING.
 - * SIGN IS TO BE PLACED AT THE SNOW FENCE LINE ONCE TREES ARE REMOVED.
 - * SIGN MUST BE LEGIBLE FROM THE ADJACENT STREET.
 - * POST NEEDS TO BE A MINIMUM OF 5' TALL.
- WOODLANDS SIGN DETAIL

PROPOSED D/
05-13-2002

BASIS OF COORDINATES:
 SOUTHEAST CORNER
 OF SECTION 27
 NORTH = 4000.0000
 EAST = 4000.0000

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHD. BRG.
C1	14.18	9.00	90°17'30"	S44°53'45"E
C2	36.85	42.00	49°59'41"	N64°57'39"E
C3	342.07	70.00	279°59'23"	N00°02'30"W
C4	36.65	42.00	49°59'41"	N88°02'39"W
C5	15.03	34.00	25°19'54"	S77°17'33"W
C6	171.01	70.00	139°58'15"	S45°23'17"E
C7	14.45	34.00	24°20'51"	N12°25'25"E

#	NORTHING	EASTING	#	NORTHING	EASTING	#	NORTHING	EASTING	#	NORTHING	EASTING
1	4000.0000	4000.0000	21	5135.7050	3449.5304	41	4967.3892	3659.3027	61	5287.8554	3345.7243
2	4953.7809	4004.1818	22	5101.9409	3449.5312	42	4953.5401	3659.3187	62	5280.4738	3343.9307
3	4953.7243	3944.1818	23	5091.7123	3452.2204	43	4933.2341	3621.9287	63	5353.6377	3356.0561
4	4953.7279	3299.1818	24	5091.3709	3690.4481	44	4933.5541	3664.2493	64	5316.1350	3355.9970
5	5316.0948	3300.7448	25	5281.2503	3678.5155	45	4953.4711	3654.3188	65	5271.6845	3350.3303
6	5316.5638	3945.7447	26	5247.4478	3910.4428	46	4987.3898	3528.4550	66	5316.3214	3612.4191
7	5316.2051	3452.4184	27	5088.5249	3609.7498	47	4988.1320	3664.3825	67	5316.2498	3623.9825
8	5316.2447	3312.4182	28	5053.3218	3901.6343	48	5059.3657	3240.5188	68	5299.5771	3639.4765
9	5174.2840	3511.8042	29	4833.2849	4011.4858	49	4953.5611	3433.1763	69	5307.3151	3707.4249
10	5166.2548	3520.8106	30	4858.3427	3944.1817	50	5041.9388	3363.7636	70	5304.4805	3638.0507
11	5166.3474	3648.7221	31	4858.3420	3684.4911	51	5089.6031	3350.3875	71	5316.4908	3645.4838
12	5181.3708	3690.3823	32	4981.3103	3837.4308	52	5073.5488	3333.0748	72	5293.4141	3655.1974
13	5091.3708	3680.4481	33	4979.7821	3810.4709	53	5103.8839	3333.2598	73	5291.1438	3690.1814
14	5106.3474	3648.2657	34	4988.0831	3797.5634	54	5092.2052	3299.7820	74	5316.2587	3945.7403
15	5106.2811	3557.0550	35	4981.7638	3776.9928	55	5184.1186	3318.7722			
16	5103.0013	3542.5117	36	4984.9591	3743.5136	56	5202.2705	3316.5108			
17	5192.3653	3448.8073	37	4953.6081	3752.8183	57	5202.3419	3300.2455			
18	5209.3893	3451.9524	38	4953.5900	3855.4504	58	5233.6258	3300.3841			
19	5052.8631	3844.9992	39	4982.7074	3778.5794	59	5235.4167	3364.0388			
20	5316.3905	3707.4191	40	4971.0484	3713.4570	60	5257.3930	3350.7435			

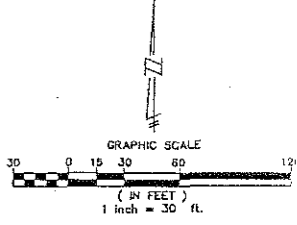
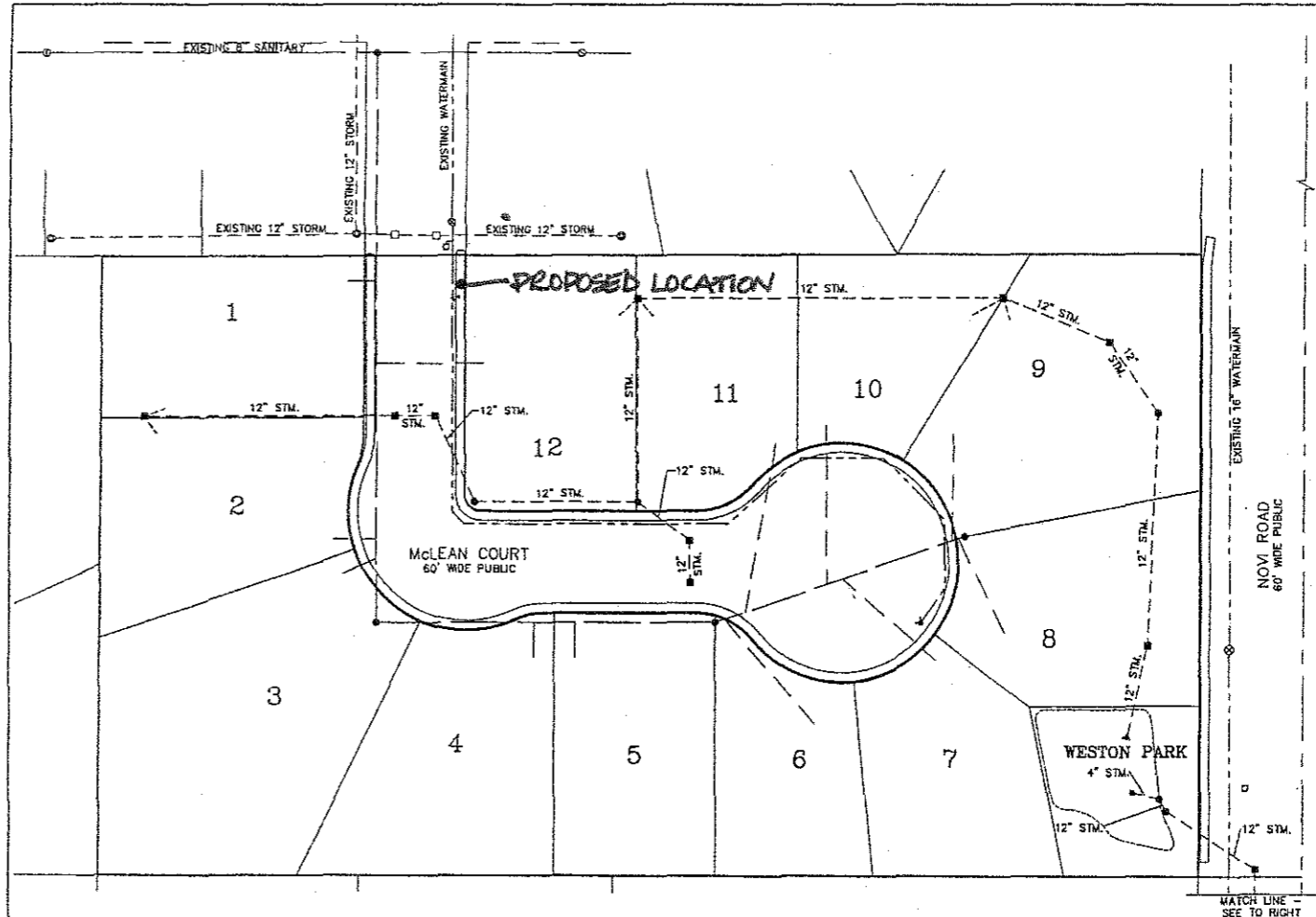
Cliff Leiber

CLIFF LEIBER
 ENGINEER NO. 31472

WESTON ESTATES
SITE PLAN

SEIBER, KEAST &
ASSOCIATES, INC.
CONSULTING ENGINEERS

SHEET
3
OF
3

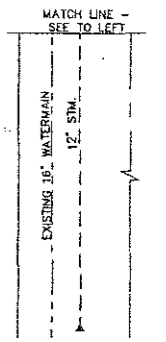


BASIS OF COORDINATES:
 SOUTHEAST CORNER
 OF SECTION 27
 NORTH = 4000.0000
 EAST = 4000.0000

ALL WATER MAINS ARE 8".
 ALL SANITARY SEWERS ARE 8".
 SEE SHEET 3 FOR EASEMENT PLAN
 SEE SHEET 5 FOR AREA DATA

NOTE:
 ALL ROADS MUST BE BUILT.
 ALL UTILITY MAINS AND LEADS LOCATED
 WITHIN THE GENERAL COMMON ELEMENT, AS
 DEPICTED, MUST BE BUILT. UTILITY LEADS
 LOCATED OUTSIDE EASEMENT AREAS NEED
 NOT BE BUILT.

NO DIRECT VEHICULAR ACCESS SHALL BE
 PERMITTED TO NOV1 ROAD FROM UNIT 8
 AND UNIT 9.



LEGEND	UTILITY	SOURCE OF LOCATION
---	WATER MAIN	SEIBER, KEAST AND ASSOCIATES, INC.
---	WATER LEAD	SEIBER, KEAST AND ASSOCIATES, INC.
---	SANITARY SEWER	SEIBER, KEAST AND ASSOCIATES, INC.
---	6" SANITARY SEWER LEAD	SEIBER, KEAST AND ASSOCIATES, INC.
---	STORM SEWER	SEIBER, KEAST AND ASSOCIATES, INC.
---	4" STORM SEWER LEAD	SEIBER, KEAST AND ASSOCIATES, INC.
---	GAS*	CONSUMERS ENERGY
---	ELECTRIC*	DETROIT EDISON COMPANY
---	TELEPHONE*	AMERITECH
---	CABLE TELEVISION*	TIME WARNER

*WILL BE SHOWN ON AS-BUILT DRAWINGS.

Clay Seib
 CIVIL ENGINEER
 ENGINEER NO. 31872



WESTON ESTATES
UTILITY PLAN

SEIBER, KEAST &
 ASSOCIATES, INC.
 CONSULTING ENGINEERS

NOV1 ROAD
 60' WIDE PUBLIC

PROPOSED DA
 MAY 17, 2002

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