



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: July 9, 2019

REGARDING: 25650 Taft Rd, Parcel #50-22-22-100-026 (PZ19-0025)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

GreenTech Engineering

**Variance Type**

Dimensional

**Property Characteristics**

Zoning District:	Single Family Residential
Location:	East of Wixom Road and South of Eleven Mile Road
Parcel #:	50-22-22-100-026

**Request**

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.12 for not having frontage on a public street for the entire width of the lot (80 feet frontage required, 44 feet proposed). This variance is required for creation of two parcels(C & D) and associated extension of Danyas Way that ends in a T-turn around. The variance would prevent impacts to the existing Wetlands. This property is zoned Single Family Residential (R-4).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ19-0025**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.
  - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because\_\_\_\_\_.
  - (b) The property is unique because\_\_\_\_\_.

- (c) Petitioner did not create the condition because \_\_\_\_\_  
\_\_\_\_\_.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because \_\_\_\_\_  
\_\_\_\_\_.
- (e) The relief is consistent with the spirit and intent of the ordinance because \_\_\_\_\_  
\_\_\_\_\_.
- (f) The variance granted is subject to:
  - 1. \_\_\_\_\_.
  - 2. \_\_\_\_\_.
  - 3. \_\_\_\_\_.
  - 4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ19-0025**, sought by \_\_\_\_\_  
for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

- (a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_  
\_\_\_\_\_.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that \_\_\_\_\_.
- (d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_  
\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler  
Deputy Director Community Development  
City of Novi



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# ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <u>\$250.00</u>	
PROJECT NAME / SUBDIVISION The Preserve -				Meeting Date: <u>July 9, 2019</u>	
ADDRESS <u>25650 PART ROAD</u>		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ19-0025</u>	
SIDWELL # <u>50-22-22-100-026 &amp; 027</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS <u>DAN@GREENTECHENGINEERING.NET</u>		CELL PHONE NO. <u>(248) 921-3942</u>	
NAME <u>LD INVESTMENT GROUP, LLC.</u>				TELEPHONE NO. <u>(248) 663-0700</u>	
ORGANIZATION/COMPANY <u>CO. GREENTECH ENGINEERING</u>				FAX NO. <u>(248) 663-0701</u>	
ADDRESS <u>51147 W. PONDIAE TRAIL</u>		CITY <u>WIXOM</u>		STATE <u>MI</u>	ZIP CODE <u>48393</u>
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME <u>SEE ATTACHED</u>				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>32.36</u>		Variance requested <u>MINIMUM ROAD FRONTAGE</u>			
2. Section _____		Variance requested _____			
3. Section _____		Variance requested _____			
4. Section _____		Variance requested _____			
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input checked="" type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input checked="" type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>			<ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>		



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE  
 ACCESSORY BUILDING     USE     OTHER Lot Split

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

[Signature] IN BEHALF OF LO INVESTMENT GROUP, LLC 6/10/2019  
Applicant Signature Date

### B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

SEE ATTACHED

Property Owner Signature Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED     DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals Date



## Community Development Department

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Novi, MI 48375  
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## REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

### **Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.  
**Describe below:**

OR

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**  
See attached

OR

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties. **Describe below:**

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

See attached

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

See attached

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

See attached

## **Standard #5. Adverse Impact on Surrounding Area.**

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

See attached

## RESPONSES TO REVIEW STANDARDS

### Standard #1. Circumstances or Physical Conditions

b. Environmental Conditions. The development for the subject land includes a proposed 80 lineal feet of 60' wide right of way dedication as an extension of the existing Danyas Way into the subject property and along the frontage of two proposed 80' wide residential building sites. The proposed right of way will extend into an existing MDEQ and City of Novi regulated wetland area. If granted a variance, the development plans will include an extension of the Danyas Way roadway into the subject property as necessary to construct a "Tee turn around" as required by the Novi fire department. The benefit of this variance includes the following:

1. Allows for construction of a "Tee turn around" as required by the Novi fire department.
2. Allows for roadway and Tee turn around construction with the impact of only 148 square feet of existing city and state regulated wetland area impacts.

### Standard #2. Not Self Created

The on-site wetlands were field delineated in August 2018. The physical location of the existing wetland system is relatively close to the existing Danya's Way right of way. Several development alternatives including a straight zoning parallel plan were considered for the subject property, all of which would have required substantially more wetland impacts than what is proposed with the proposed development layout. The current development layout is the most feasible option and minimizes the impacts to the existing state and city regulated wetland areas.

### Standard #3. Strict Compliance

Strict compliance with the ordinance would require full construction of the Danya's Way roadway extension for a total additional length of 80 feet which would include an impact to the existing on-site wetland area. This requirement would put an unnecessary burden upon the development by requiring the impact of existing wetland areas, possible construction and monitoring of wetland mitigation areas, and a burden upon the city for the maintenance of additional roadway that is not need to serve the two adjacent parcels.

### Standard #4. Minimum Variance Necessary

The dimensional variance would allow the applicant to construct the minimum roadway improvements as necessary to construct a "Tee turn around" and residential driveway's necessary to service to two adjacent residential home sites.

### Standard #5. Adverse Impact on Surrounding Area.

This dimensional variance will not cause an adverse impact on the surrounding property, property values for the following reasons:

- It allows for the construction of a "Tee turn around" as required by the City of Novi fire department which increases the ability to turn around emergency vehicles including fire trucks and ambulances.
- It allows for preservation of natural features areas rather than impacting and mitigating wetland areas elsewhere.

- It minimizes the number of additional residential properties on Danya's Way to two additional residences. If constructed per the straight zoning "parallel" plan, Danya's way could have been constructed as a thru street to Taft Road which would have provided an additional 17 new homes on new connector roadway from Danya's Way to Taft Road. This could have a negative impact on the existing home values due to the street being a through street rather than a dead end.



June 10, 2019

Zoning Board of Appeals  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

RECEIVED

JUN 10 2019

CITY OF NOVI  
COMMUNITY DEVELOPMENT

For: Proposed Variance Request  
East side of Taft Road South of 11 Mile Road  
Parcels 22-22-100-026 & 027

**Narrative:**

Our office is representing the applicant in the division of the two above referenced properties into a total of four development areas:

- Area A - 2.19 acres - existing home site
- Area B - 10.75 acres - the proposed site condominium
- Area C - proposed home site
- Area D - proposed home site

The attached Exhibit 'A' is part of the proposed development plans and illustrates the proposed land divisions. The development plan includes the dedication of an 80' long extension of the existing Danya's Way right of way between the proposed parcels C & D. This right of way dedication will allow for the construction of a "T turn around" as required by the City of Novi fire department.

**Variance request:**

Section 32.36.a.2 of the city ordinance states the following: *(2) All the parcels to be created by the proposed land division(s) shall fully comply with the applicable lot, yard and area requirements of pertinent ordinances, including, but not limited to, minimum lot frontage/width, minimum road frontage, minimum lot area, maximum lot coverage, minimum set-backs for existing buildings/structures, and depth to width ratios or have received a variance from such requirement(s) from the appropriate zoning board of appeals.*

We kindly request a variance from Section 32.36.a.2 of the City of Novi code of ordinances to reduce the limits of roadway and sidewalk construction to that necessary to construct a "Tee turn around" as shown on the attached Exhibit 'B'. This variance allows for the preservation of a majority of the existing wetlands that would not be preserved if the proposed Danya's Way extended roadway were to be constructed per the ordinance requirements.

Construction of an actual roadway across the full frontage of splits C & D would un-necessarily require a much greater impact of the existing City of Novi and State of Michigan regulated wetland areas.

We kindly request approval of the Zoning Board of Appeals to construct the proposed Danya's Way roadway extension as proposed on Exhibit 'B'. We believe the proposed roadway and 'Turnaround' extension as proposed meets the requirements of city staff, fire department and consultants and minimizes the impacts to the existing wetland areas.

On behalf of the applicant, we thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Daniel J. LeClair". The signature is written in a cursive style with a large initial 'D' and 'L'.

Daniel LeClair, PE, PS

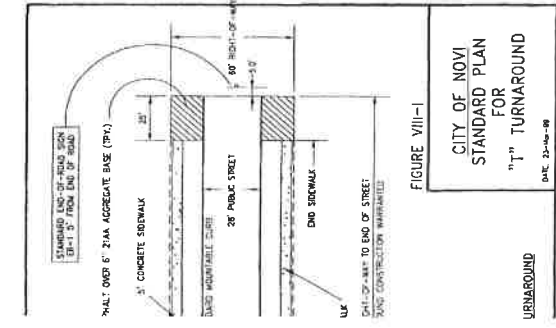
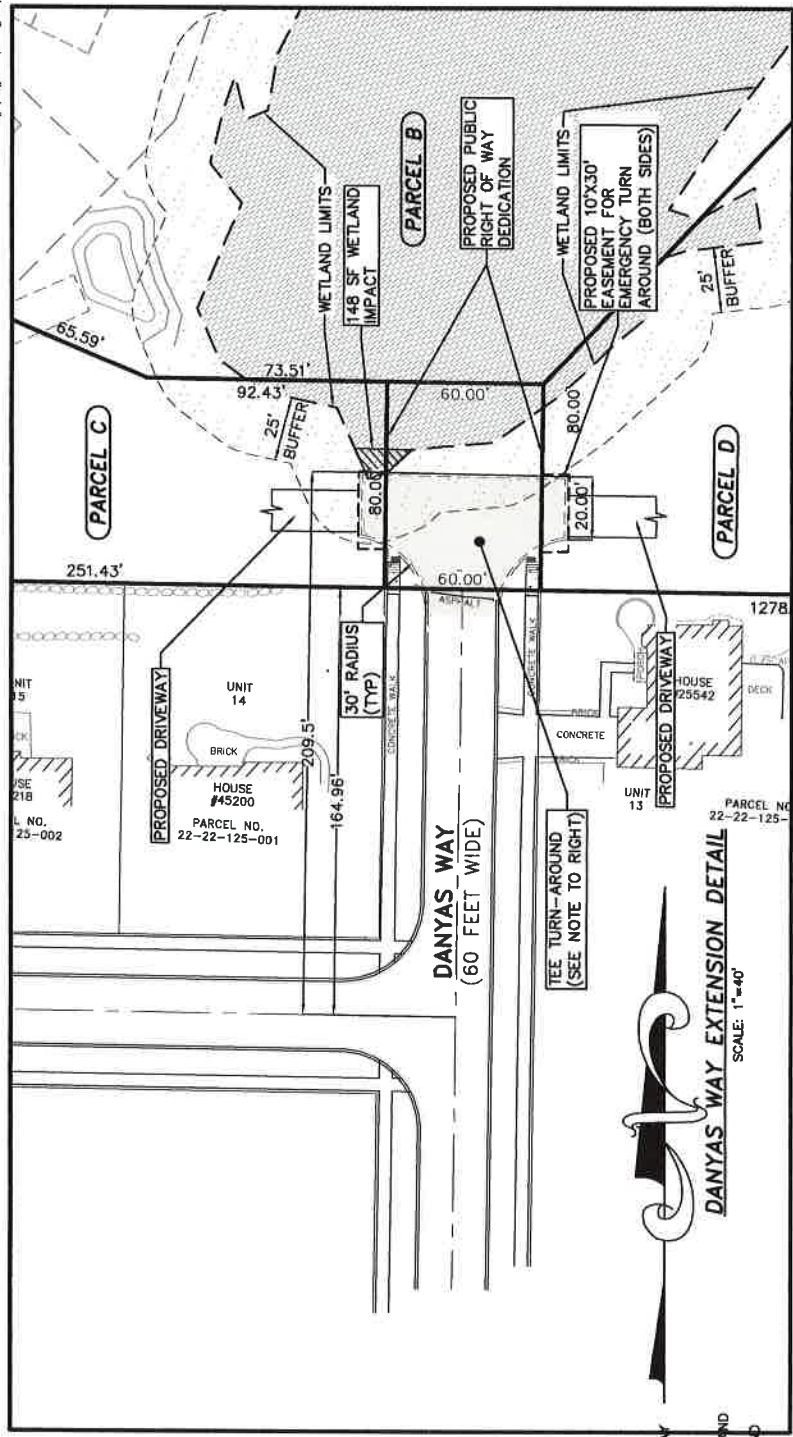




# EXHIBIT 'B'

✓	PARCEL NO. 22-22-125-009	✓	PARCEL NO. 22-22-125-006	✓	PARCEL NO. 22-22-125-007	✓	PARCEL NO. 22-22-125-008	✓	PARCEL NO. 22-22-125-005	✓	PARCEL NO. 22-22-125-004	✓	PARCEL NO. 22-22-125-003	✓	PARCEL NO. 22-22-125-002	✓	HOUSE #45200 PARCEL NO. 22-22-125-001	✓	HOUSE #45200 PARCEL NO. 22-22-125-001	✓	UNIT 13	✓	PARCEL NO. 22-22-125-009
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**"T" TURN AROUND**  
THE DIMENSIONS AND GEOMETRY OF THE TURN AROUND SHOWN ON THIS PLAN HAS BEEN MODIFIED PER DISCUSSIONS WITH THE PERMITTING AGENCIES. THE DIMENSIONS AND GEOMETRY SHOWN ARE THE DIMENSIONS AND GEOMETRY OF THE PROPOSED "T" TURN AROUND SHALL BE ACCOMMODATE A 35 TON VEHICLE.



UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. COMPANY RECORDS AND HAVE NOT BEEN OBTAINED. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY HIMSELF OR HIS EMPLOYEES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY UTILITIES NOT SHOWN ON THE PLAN.

**PROPOSED RIGHT OF WAY DETAIL**

PART OF LOT 7 OF "MUNRO SUBDIVISION" BEING WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 18 EAST, COUNTY OF NOVI, MICHIGAN, AS RECORDED IN PLAT 26, "DAKLAND COUNTY RECORD", PAGE 26, "MUNRO SUBDIVISION", BEING PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE LINE OF "TAFT KNOLLS COMPANY" CONDOMINIUM SUBDIVISION, BEING AS AMENDED, BEING DISTANT 117.07 FEET ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTHWEST CORNER OF SAID LOT 7, THENCE 102.31' 03" E, 80.00' FEET TO THENCE S87°28'58" E 60.00' FEET; THENCE S0°00'00" E 80.00' FEET TO SAID SOUTH LINE OF SAID LOT 7, THENCE S0°00'00" E 60.00' FEET TO THE POINT OF BEGINNING, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHT OF RECORD.

**DANYAS WAY EXTENSION DETAIL**  
SCALE: 1"=40'



**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Andrew Mutch

Laura Marie Casey

Kelly Breen

Ramesh Verma

**City Manager**  
Peter E. Auger

**City Clerk**  
Cortney Hanson

June 7, 2019

LD Investment Group, LLC.  
c/o Green Tech Engineering, Inc.  
51147 Pontiac Trail  
Wixom, MI 48393

Re: Parcel 50-22-22-100-027 and part of 50-22-22-100-026

Dear Sir;

Please be advised that your requested land division has been denied. The requested change would create a child parcel that does not conform to the current zoning codes.

If interest in this project remains it is recommended that you contact Barb McBeth in Planning (248-347-0587) to resolve the zoning non-conformance issue.

Sincerely,

James J. Licari, MAAO, MCPPE  
Commercial /Industrial Appraiser  
City Of Novi

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

cityofnovi.org

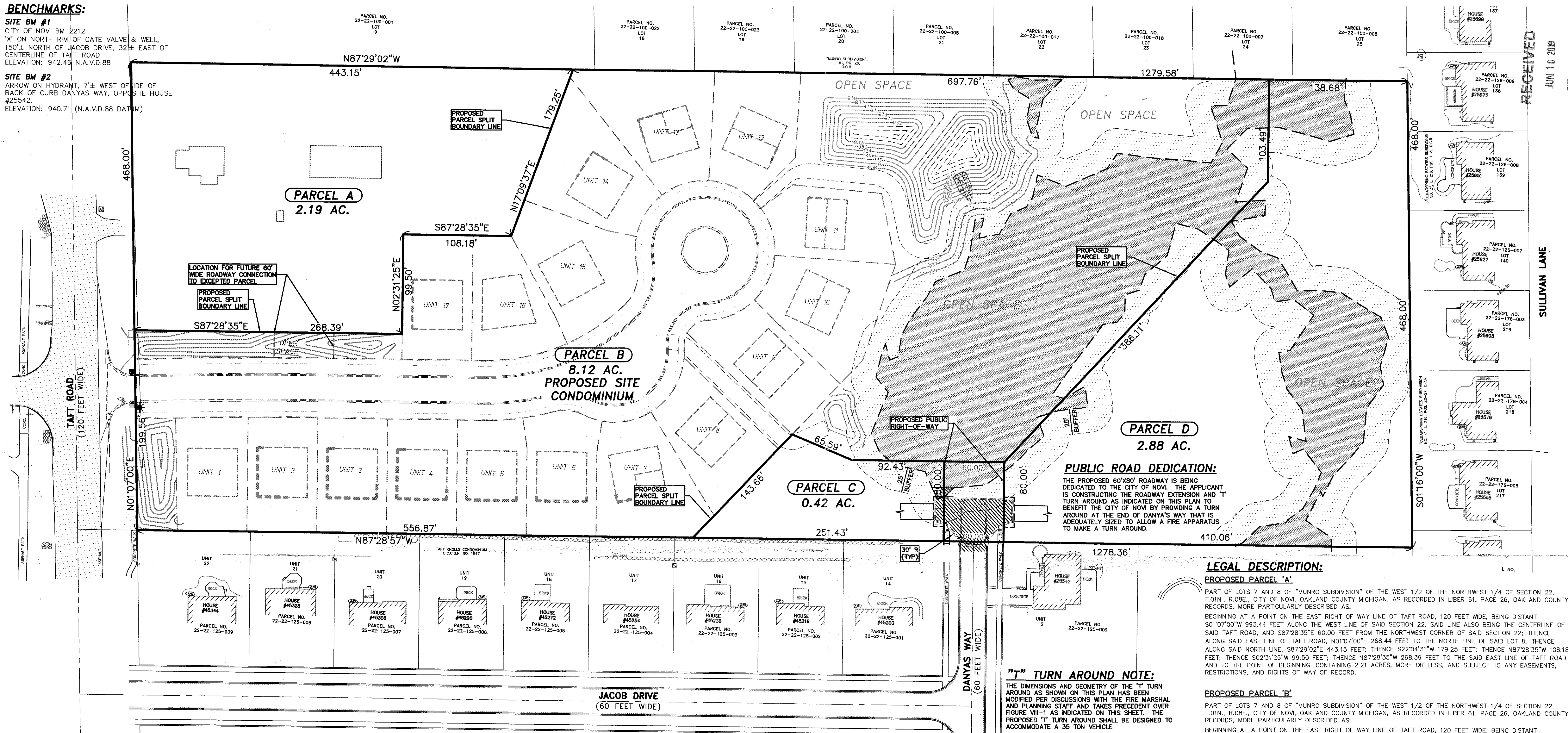
Cc: Barbara McBeth, Lindsay Bell,  
Community Development



**BENCHMARKS:**

**SITE BM #1**  
CITY OF NOVI BM 2212  
"X" ON NORTH RIM OF GATE VALVE & WELL,  
150'± NORTH OF JACOB DRIVE, 32'± EAST OF  
CENTERLINE OF TAFT ROAD.  
ELEVATION: 942.46 N.A.V.D.88

**SITE BM #2**  
ARROW ON HYDRANT, 7'± WEST OF SIDE OF  
BACK OF CURB DANYS WAY, OPPOSITE HOUSE  
#25542.  
ELEVATION: 940.71 (N.A.V.D.88 DATUM)



**PUBLIC ROAD DEDICATION:**  
THE PROPOSED 80'X80' ROADWAY IS BEING DEDICATED TO THE CITY OF NOVI. THE APPLICANT IS CONSTRUCTING THE ROADWAY EXTENSION AND TURN AROUND AS INDICATED ON THIS PLAN TO BENEFIT THE CITY OF NOVI BY PROVIDING A TURN AROUND AT THE END OF DANYS WAY THAT IS ADEQUATELY SIZED TO ALLOW A FIRE APPARATUS TO MAKE A TURN AROUND.

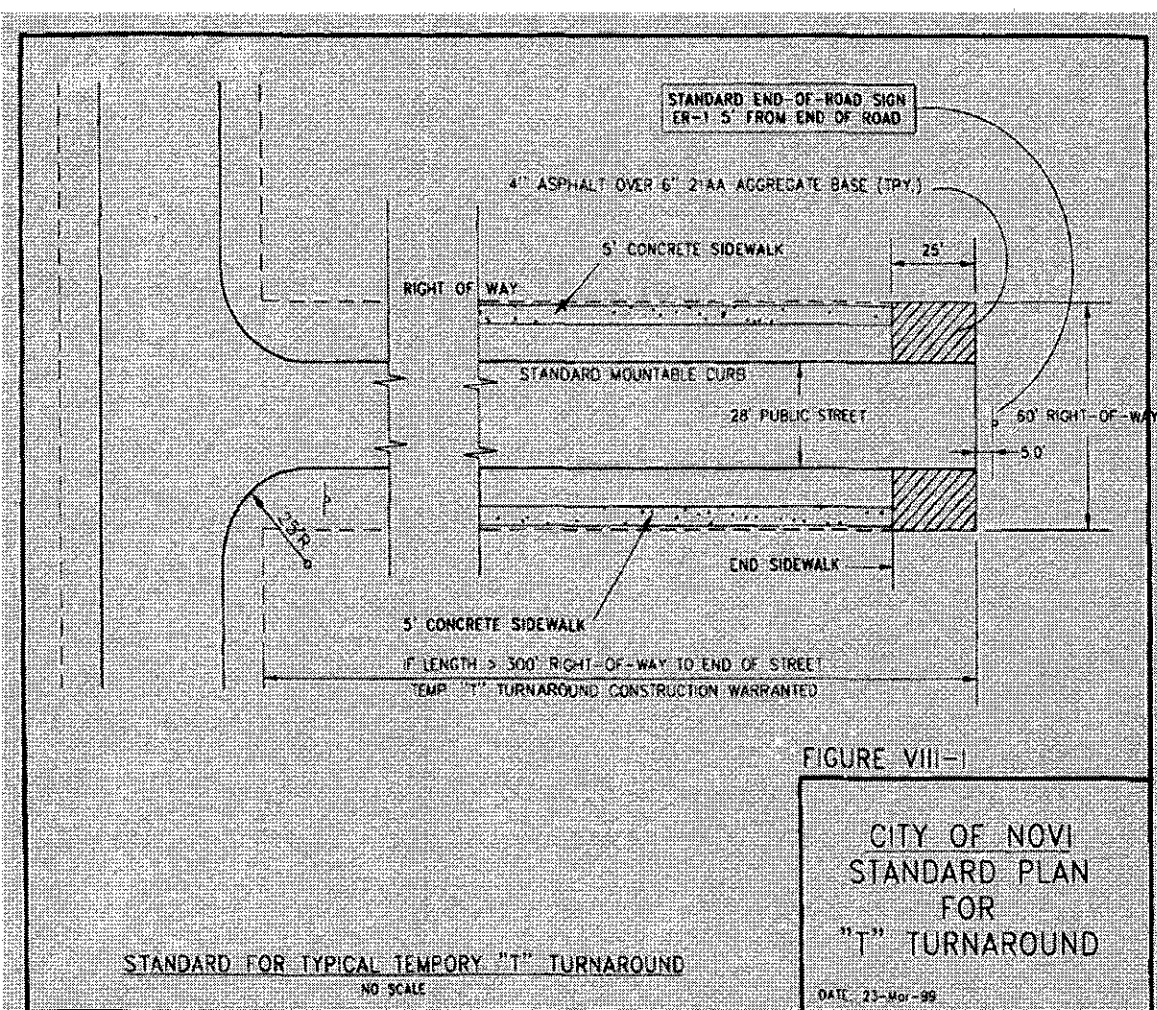
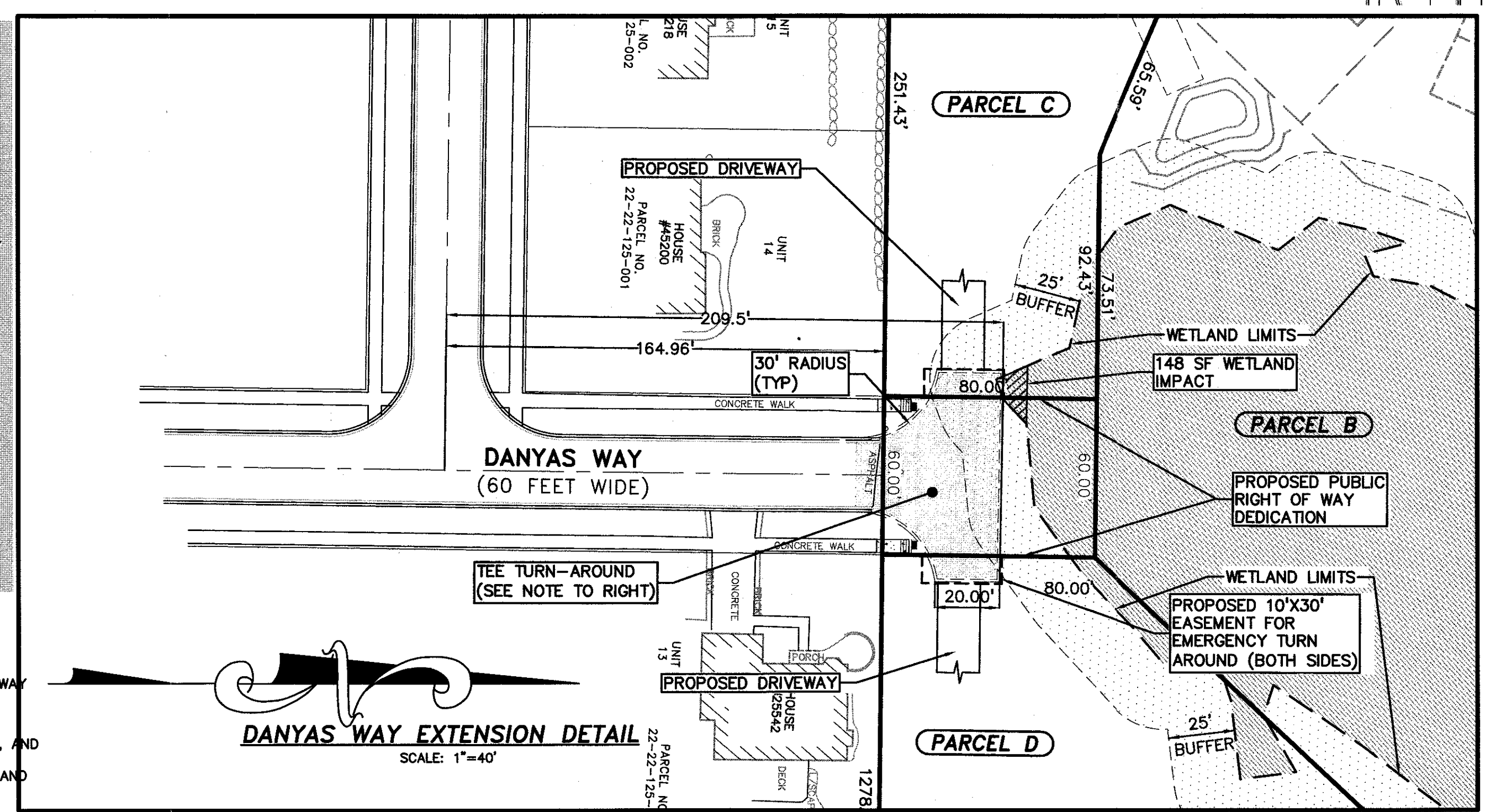
**LEGAL DESCRIPTION:**  
**PROPOSED PARCEL 'A'**  
PART OF LOTS 7 AND 8 OF "MUNRO SUBDIVISION" OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, T.01N., R.08E., CITY OF NOVI, OAKLAND COUNTY MICHIGAN, AS RECORDED IN LIBER 61, PAGE 26, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF TAFT ROAD, 120 FEET WIDE, BEING DISTANT 501'07"00" W 993.44 FEET ALONG THE WEST LINE OF SAID SECTION 22, SAID LINE ALSO BEING THE CENTERLINE OF SAID TAFT ROAD, AND S87'28'35"E 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ALONG SAID EAST LINE OF TAFT ROAD, N01'07'00"E 268.44 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE ALONG SAID NORTH LINE, S87'29'02"E 443.15 FEET; THENCE S22'04'31"W 179.25 FEET; THENCE N87'28'35"W 108.18 FEET; THENCE S02'31'25"W 99.50 FEET; THENCE N87'28'35"W 268.39 FEET TO THE SAID EAST LINE OF TAFT ROAD AND TO THE POINT OF BEGINNING, CONTAINING 2.21 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

**PROPOSED PARCEL 'B'**  
PART OF LOTS 7 AND 8 OF "MUNRO SUBDIVISION" OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, T.01N., R.08E., CITY OF NOVI, OAKLAND COUNTY MICHIGAN, AS RECORDED IN LIBER 61, PAGE 26, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF TAFT ROAD, 120 FEET WIDE, BEING DISTANT 501'07"00" W 993.44 FEET ALONG THE WEST LINE OF SAID SECTION 22, SAID LINE ALSO BEING THE CENTERLINE OF SAID TAFT ROAD, AND S87'28'35"E 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE CONTINUING S87'28'35"E 268.39 FEET; THENCE N02'31'25"E 99.50 FEET; THENCE S87'28'35"E 108.18 FEET; THENCE N22'04'31"E 179.25 FEET; THENCE S87'29'02"E 697.76 FEET; THENCE S02'30'58"W 103.49 FEET; THENCE S45'04'47"W 386.12 FEET; THENCE S02'31'03"W 80.00 FEET TO THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF "TAFT KNOLLS" CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1647, AS RECORDED IN LIBER 37536, PAGE 117, AS AMENDED; THENCE ALONG SAID LINE, N87'28'57"W 60.00 FEET; THENCE N02'31'03"E 80.00 FEET; THENCE N87'28'57"W 92.43 FEET; THENCE N65'16'34"W 65.59 FEET; THENCE S45'04'46"W 143.66 FEET TO SAID SOUTH LINE OF LOT 7; THENCE ALONG SAID SOUTH LINE, N87'28'57"W 556.87 FEET TO THE SAID EAST LINE OF TAFT ROAD; THENCE ALONG SAID EAST LINE, N01'07'00"E 199.56 FEET TO THE POINT OF BEGINNING, CONTAINING 8.23 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

**PROPOSED PARCEL 'C'**  
PART OF LOT 7 OF "MUNRO SUBDIVISION" OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, T.01N., R.08E., CITY OF NOVI, OAKLAND COUNTY MICHIGAN, AS RECORDED IN LIBER 61, PAGE 26, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF "TAFT KNOLLS" CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1647, AS RECORDED IN LIBER 37536, PAGE 117, AS AMENDED, BEING DISTANT 501'07"00" W 1193.01 FEET ALONG THE WEST LINE OF SAID SECTION 22, SAID LINE ALSO BEING THE CENTERLINE OF SAID TAFT ROAD, AND S87'28'57"E 868.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE N02'31'03"E 80.00 FEET; THENCE S87'28'57"E 60.00 FEET; THENCE S02'31'03"W 80.00 FEET TO SAID SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, N87'28'57"W 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

**PROPOSED PARCEL 'D'**  
PART OF LOTS 7 AND 8 OF "MUNRO SUBDIVISION" OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, T.01N., R.08E., CITY OF NOVI, OAKLAND COUNTY MICHIGAN, AS RECORDED IN LIBER 61, PAGE 26, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF "TAFT KNOLLS" CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1647, AS RECORDED IN LIBER 37536, PAGE 117, AS AMENDED, BEING DISTANT 501'07"00" W 1193.01 FEET ALONG THE WEST LINE OF SAID SECTION 22, SAID LINE ALSO BEING THE CENTERLINE OF SAID TAFT ROAD, AND S87'28'57"E 868.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE N02'31'03"E 80.00 FEET; THENCE S87'28'57"E 60.00 FEET; THENCE S02'31'03"W 80.00 FEET TO SAID SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, N87'28'57"W 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.88 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

**"T" TURN AROUND NOTE:**  
THE DIMENSIONS AND GEOMETRY OF THE "T" TURN AROUND AS SHOWN ON THIS PLAN HAS BEEN MODIFIED PER DISCUSSIONS WITH THE FIRE MARSHAL AND PLANNING STAFF AND TAKES PRECEDENT OVER FIGURE VIII-1 AS INDICATED ON THIS SHEET. THE PROPOSED "T" TURN AROUND SHALL BE DESIGNED TO ACCOMMODATE A 35 TON VEHICLE



**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

RECEIVED JUN 10 2019

SULLIVAN LANE

**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
51147 W. Pontiac Trail, Wixom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

**811**  
Know what's below  
Call before you dig.

**PARCEL SPLIT PLAN**  
THE PRESERVE CONDOMINIUMS  
TOWNSHIP: 1N  
CITY OF NOVI  
OAKLAND COUNTY  
MICHIGAN

CLIENT: TAFT11 GROUP, L.L.C.

REVISED  
2019-5-24 PER CITY REVIEW

DATE: 04-8-2019  
DRAWN BY: RMS/JWW  
CHECKED BY: DJL

SCALE: HORIZONTAL 1"=40'  
VERTICAL 1"=20'

4  
18-206