



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Consideration of final approval for rezoning property north of Eight Mile Road, west of Garfield Road. The development is Mariella Estates, a 10-lot single-family project. The zoning will change from Residential Acreage to R-1 with a Planned Rezoning Overlay. **SECOND READING**

SUBMITTING DEPARTMENT: Community Development Department - Planning

KEY HIGHLIGHTS:

- Rezoning 9.4 acres on Eight Mile Road to allow development of 10 single-family lots in R-1 District. Under the current zoning, 6 single-family lots could be built.
- Redevelopment of a vacant parcel surrounded by single family developments.
- City Council's initial consideration of the proposal was on May 19, 2025.
- Planning Commission recommended approval of the Formal PRO Plan on August 20, 2025.
- City Council granted tentative approval on September 22, 2025.

BACKGROUND INFORMATION:

Braciolo Brothers, LLC is requesting a Zoning Map Amendment for approximately 9.4 acres of property on the north side of Eight Mile Road, to the west of Garfield Road, utilizing the Planned Rezoning Overlay option. The site is currently vacant and was formerly farmland. The current zoning is Residential Acreage.

As shown in the PRO Concept Plan, the applicant proposes to rezone to R-1 Single Family District and develop the property with 10 single family lots. The lot sizes are a minimum of ½ acre, which meets the requirements of the R-1 District. As shown in the parallel plan provided by the applicant, the property could be developed with six single family homes under the current RA zoning standards when an access road is provided to city standards. Therefore, the net increase of the rezoning is four homes.

The current zoning of the property is Residential Acreage. The properties to the north, east and west are also zoned RA, but have developed under the Residential Unit Development option, or RUD, which allows reductions in lot sizes when natural features preservation is achieved.

The Future Land Use Map identifies this property and those around it as Single Family. The density map shows a maximum planned density of 0.8 dwellings per acre.

The natural features map does not show any regulated features on the property, however current and historic aerial photos show a pond feature in the southeast corner of the property, which has now been delineated and is proposed to be preserved. The tree survey also indicates trees that are greater than 36-inches in diameter, which are regulated by the woodland ordinance, and will require a woodland permit for removal.

The applicant had wanted to use the RUD option, which is how the adjacent Ballentyne and Parc Vista developments were approved, however that option requires a minimum site size of 20 acres. Therefore, they have proposed to utilize the Planned Rezoning Overlay to rezone the property to R-1 One Family Residential to achieve a similar and complementary development. The PRO plan shows 10 single family lots. The development is accessed by a private gated street with one entrance off Eight Mile Road.

The proposal could help fulfill the goals and objectives contained in the Master Plan for Land use, as well as other positive outcomes, such as:

1. The goal to ensure the availability of a wide range of attractive housing choices that are protected from noise, traffic and other impacts of non-residential development.
2. The goal to encourage the development of neighborhood open space within residential developments.
3. The objective to maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land.
4. The objective to maintain existing housing stock and related infrastructure, as no existing homes would be removed to develop this plan.
5. The impacts on traffic and public utilities are expected to be similar to development under the existing zoning.
6. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and the City Council of the manner in which the property will be developed, and can provide benefits that would not be likely to be offered under standard development options.

The request to rezone includes the condition to limit the use of the property to the use and number of lots indicated on the site plan, which would provide restrictions, unless the agreement is amended. Additional conditions proposed include exceeding the open space requirement and providing landscape buffers. The full list of proposed conditions and deviations requested is included in the draft PRO Agreement.

PLANNING COMMISSION

The Planning Commission held a Public Hearing on the formal PRO Plan on August 20, 2025 and recommended approval to the City Council.

PREVIOUS CITY COUNCIL ACTION

The City Council granted tentative approval of the request at the September 22, 2025 meeting, and directed the City Attorney's Office to prepare a PRO Agreement.

CITY COUNCIL ACTION

The City Council is now asked to consider the actual text of the PRO Agreement and give final approval of the agreement, the PRO Plan, and the rezoning. Following Council's final approval, the applicant will submit for Site Plan approval under typical review procedures, including Planning Commission approvals.

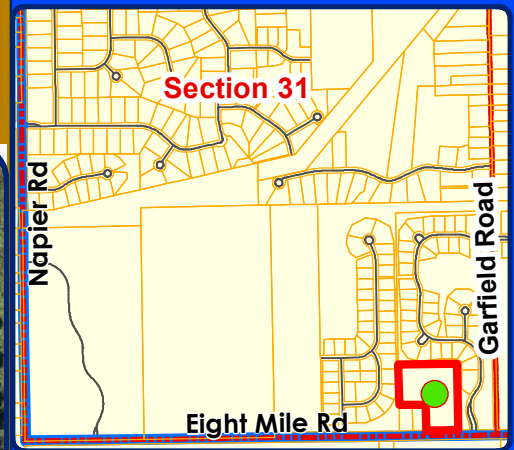
RECOMMENDED ACTION: Approval of the request for Mariella Estates JZ24-43 with Zoning Map Amendment 18.750, to rezone from Residential Acreage to R-1, subject to the attached Planned Rezoning Overlay (PRO) Agreement and exhibits including the corresponding PRO Plan, the conditions of this Motion, and the conditions listed in the staff and consultant review letters, and also subject to any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement.

This motion is made for the following reasons, and only upon the assumption that all conditions and requirements of this motion and the PRO Agreement, will be satisfied:


- A. The proposed R-1 zoning district is consistent with the Single-Family use recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because:
 - 1) The additional homes allowed under the new R-1 District designation will not detract from the project area and, given the anticipated quality of the custom homes, the development generally will be an enhancement to the project area.
 - 2) The amount of open space on the site and the landscaped buffers mirror what has been provided in recent adjacent developments, and exceed what can be required in the R-1 District.
 - 3) The preservation of the wetland area is beneficial to the environment, providing aesthetic, habitat, and stormwater functions.
- B. For the foregoing reasons and the conditions contained in the PRO Agreement, the proposal will result in an enhancement of the project area as compared to a "straight" R-1 designation, and will result in benefits to the public that would not otherwise be available with a straight rezoning R-1, and the deviations listed in the Agreement are necessary to secure the enhancements listed above and in the PRO Agreement.
- C. This motion is made because the proposed R-1 zoning district is a reasonable alternative to the density recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because of the site specific development features that will result in an overall benefit to the public that outweighs any detrimental impacts of the project.

MAPS
Location
Zoning
Future Land Use
Natural Features

JZ24-43 MARIELLA ESTATES LOCATION



Legend

 Subject Area



City of Novi

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

Map Author: Lindsay Bell
Date: 4/23/25
Project: MARIELLA ESTATES PRO
Version #: 1

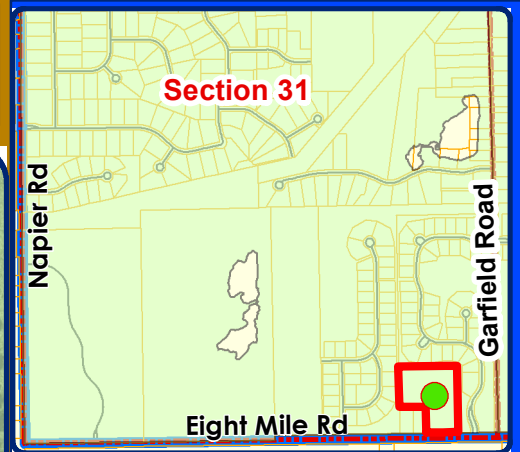
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1 inch = 250 feet



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.

JZ24-43 MARIELLA ESTATES ZONING



Legend

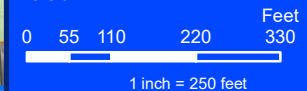
- R-A: Residential Acreage
- Subject Area



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

Map Author: Lindsay Bell
Date: 9/18/25
Project: MARIELLA ESTATES PRO
Version #: 2

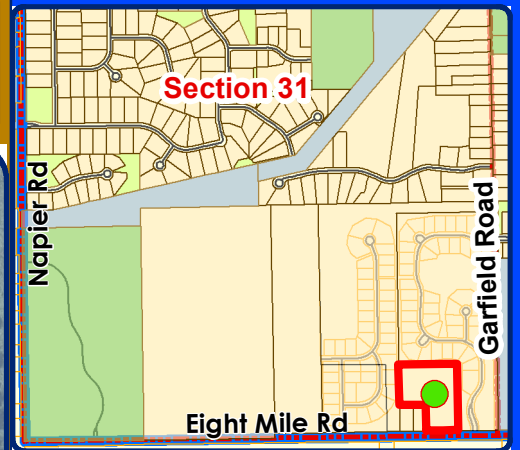


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JZ24-43 MARIELLA ESTATES






FUTURE LAND USE



Legend

Future Land Use (2025)

Land Use Code

-  PUBLIC/QUASI PUB
-  PUBLIC PARK
-  PRIVATE PARK
-  SINGLE FAMILY
-  Subject Area



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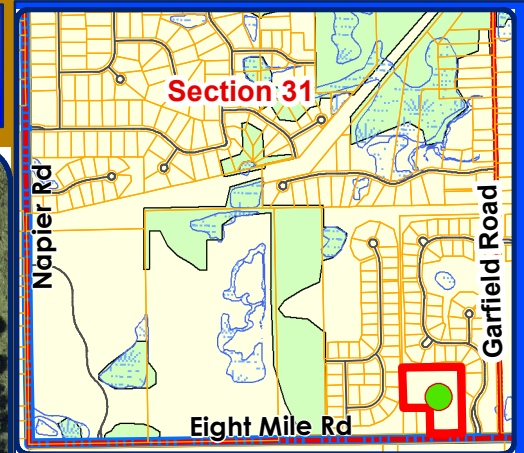
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JZ24-43 MARIELLA ESTATES NATURAL FEATURES



Legend

- WETLANDS
- WOODLANDS
- Subject Area



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DRAFT PRO AGREEMENT

WITH EXHIBITS

PLANNED REZONING OVERLAY (PRO) AGREEMENT

MARIELLA ESTATES

AGREEMENT ("Agreement"), by and between **BRACIOLE BROTHERS, LLC**, a Michigan Limited Liability Company whose address is 7871 Chubb Road, Northville, MI 48168 (referred to as "**Developer**"); and the **CITY OF NOVI**, whose address is 45175 Ten Mile Road, Novi, MI 48375-3024 (referred to as the "**CITY**").

RECITATIONS:

- A. Developer, the owner and developer of approximately 9.4 acres of property on the north side of Eight Mile Road, to the west of Garfield Road, proposed to rezone Property from Residential Acreage (RA) to R-1 Single Family District and to develop the property with ten (10) single family residential lots.
- B. The "**Property**" is more particularly described and depicted on **Exhibit A**, attached hereto and incorporated herein. The RA classification shall be referred to as the "**Existing Classification**" and the R-1 classification shall be referred to as the "**Proposed Classification**."
- C. The Proposed Classification would provide Developer with certain material development options not available under the Existing Classification and would be a distinct and material benefit and advantage to the Developer.
- D. The City has reviewed the petition from Developer to amend the Existing Classification of the Property to the Proposed Classification, including the Developer's proposed PRO Plan (including the uses authorized in this Agreement as the only uses permitted on the Property and the site layout) attached hereto and incorporated herein as **Exhibit B** (the "**PRO Plan**") under the terms of the Planned Rezoning Overlay (PRO) provisions of the City's Zoning Ordinance. The PRO Plan is a conceptual or illustrative plan for the potential development of the Property under the Proposed Classification. Approval by the City of the PRO Plan is not an approval to construct the proposed improvements shown thereon, as any development on the Property will require site plan approval from the City as provided by this Agreement.

The City has further reviewed both (i) the requested deviations as contained in this Agreement (the "**Deviations**") from the strict terms of the City's Zoning Ordinance and other land use ordinances and regulations (collectively, the "**City Ordinances**") and (ii) the proposed PRO Conditions (as defined in Paragraph G.iii. below) offered or accepted by Developer, and has concluded that the proposed R-1 Single Family zoning district is a reasonable alternative to and fulfills the intent of the Master Plan for Land Use and meets the requirements of the Zoning Ordinance as relates to Planned Rezoning Overlays, because it includes site specific features as part of the PRO Conditions that are more restrictive than could otherwise be required by ordinance and because, in the specific circumstances of the project, the benefits to the public of the project outweigh any detrimental impacts of the project.

The City therefore finds that the project as a whole is in the public interest. Without the PRO Conditions as set forth herein and Developer's (and/or its successors' and assigns') continuing obligations to comply with the terms of this Agreement, however, the City would not have made such a finding and would not have approved the rezoning to the Proposed Classification or the Deviations.

- E. Developer desires to proceed with obtaining the site plan and engineering approval and the issuance of permits required to develop the Property in accordance with the approved PRO Plan (collectively, the "**Development**"). The City desires to ensure that all of the land that is depicted on the PRO Plan is developed in accordance with and is used only for the specific uses permitted by this Agreement, the related documents and undertakings of Developer, and all applicable laws, City Ordinances, regulations, and standards of the City and other regulatory bodies. This Agreement will govern the development of the Property and is to be recorded with the Register of Deeds for the County of Oakland following execution by the parties.
- G. As an integral part of the Developer's request to the City for rezoning to the Proposed Classification, Developer agrees to develop and construct the sanitary sewer, storm water sewer system, utilities, municipal water system, sidewalks, and other infrastructure necessary to develop and use the Property in conformance with the following undertakings and forbearances by Developer (such undertakings and forbearances hereafter referred to as the "**Undertakings**"):
 - i. **Uses Permitted.** The PRO Plan proposes ten (10) single family residential lots. The development is accessed by a private gated street with one entrance off Eight Mile Road. A pond feature in the southeast corner of the property, is proposed to be preserved.
 - ii. **Compliance with Applicable Laws and Regulations.** Except as expressly authorized herein, the Property shall be developed in accordance with this Agreement, the PRO Plan, all applicable State, County and City

statutes, codes, ordinances, regulations, and the City Ordinances, including all applicable requirements of the Zoning Ordinance under the Proposed Classification, and further including all storm water and soil erosion requirements and measures during the design and construction phases of the Development and during the subsequent use of the Property as contemplated in this Agreement (collectively, the "**Legal Requirements**").

The deviations from the provisions of the City Ordinances, rules, or regulations are depicted in the PRO Plan and are approved by this Agreement; however, except as to the Authorized Deviations listed below, the Property shall be subject to and developed in accordance with all applications, reviews, approvals, permits, and authorizations required under applicable Legal Requirements, including, but not limited to, site plan approval, storm water management plan approval, woodlands and wetlands permits, façade approval, landscape approval, and engineering plan approval.

- iii. **PRO Conditions.** As part of its approval of the PRO Plan and this Agreement, the City Council made certain findings as required by the Zoning Ordinance. Those findings were based in part on the fact that the Developer has agreed that the following conditions shall apply to the Property (collectively, the "**PRO Conditions**"). The Developer (or its successors or assigns) shall be responsible for obtaining all permits, licenses, or approvals required for the development, construction, use, and occupancy of the Development.

a. Development Enhancements offered by Developer.

1. The use is limited to a maximum of ten (10) single family residential lots, with the lot layout as shown in the PRO Plan.
2. The overall density shall not exceed 1.07 dwelling units per acre.
3. The small wetland area in southeast corner of site shall be preserved. A conservation easement over the wetland and buffer will be provided in an approvable and executed format within sixty (60) days of issuance of the Final Site Plan approval and shown on the Master Deed. Lot 1 shall include wetland buffer delineation and signage to prevent encroachment/mowing/removal of vegetation.
4. A minimum 25-foot perimeter landscape buffer shall be maintained from the individual lots to the property boundary.
5. The PRO Plan includes proposed open space of 28% which shall be preserved in an easement and shown on the Master Deed, as this represents an enhancement beyond what is typically required for an

R-1 district. The form of the easement will be mutually agreed upon between the Developer and the City, and shall be executed within sixty (60) days of issuance of the Final Site Plan approval.

- b. Woodlands. The tree survey also indicates trees that are greater than 36-inches in diameter, which are regulated by the woodland ordinance, and will require a woodland permit for removal.
- c. Wetlands. The natural features map does not show any regulated features on the property, however current and historic aerial photos show a pond feature in the southeast corner of the property, which has been delineated and will be preserved.
- d. Site Utilities and Access. All of the municipal utilities (water, sewer, and storm water) servicing the Development shall be constructed according to the approved Utility Plan provided as part of the PRO Plan, subject to final engineering plan approval by the City at the time of site plan approval. Such Utility Plan may be amended or modified during the site plan approval process as approved by the City. The utilities shall be complete to the extent required for building permit issuance.
- e. Access. The location of roads, drives, and curb cuts shall be determined at the time of preliminary site plan approval. The installation of roads, drives, and curb cuts shall be completed to the extent required prior to building permit issuance. The interior roads are proposed to be private roads and the development shall be gated.
- f. Water and Sewer. Developer shall construct and install the improvements and/or connections tying into the municipal water and sewage systems.

All water and sewer improvements shall be designed and constructed by Developer in accordance with the approved PRO Plan and all applicable Legal Requirements, subject to final engineering plan approval at the time of site plan review Developer shall obtain all required off-site easements prior to stamping set approval. Such water and sanitary sewer facilities, including any on-site and off-site facilities, if any extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of the Developer prior to stamping set approval.

- g. Storm Water. The storm water management system for the Property shall be approved by the City as part of the review and approval of

the site plan for the Property. In general, the storm water collection, pre-treatment, storage, and transportation facilities shall be included as part of the final engineering plan for the Development. The Development shall be constructed to achieve a storm water management system that assures that the quality and quantity of storm water will be in accordance with all applicable ordinances, regulations, and laws.

- iv. **Performance Guarantees.** The City shall require Developer to provide performance and financial guarantees for the completion of the improvements, including, without limitation, road, right-of-way improvements, water mains, sanitary sewers, storm drains, site amenities, woodland fence (if required), wetland (if required), soil erosion, traffic control, floodplain (if required), and landscaping and tree planting activities. Such financial guarantees shall cover the site improvements for the project as determined by the City. Such financial guarantees may include cash deposits or letters of credit as allowed by the current provisions of the City's Code of Ordinances. Deposit and administration of financial guarantees shall be subject to the requirements and conditions of Chapter 26.5 of the City of Novi Code and any other related rules or regulations. Any deviations or requests for relief from this provision shall be considered by City Council as a deviation from Chapter 26.5, and will not require an amendment to the PRO Agreement or PRO Plan if approved by the City Council.
- v. **Compliance with Laws.** The development and use of the Property shall be in accordance with all applicable laws, ordinances, and regulations, including all applicable setback requirements of the Zoning Ordinance under the Proposed Classification, except as expressly authorized herein, all storm water and soil erosion requirements and measures, both throughout the site during the design and construction phases of the Development and during the subsequent use of the Property as contemplated in this Agreement, and all traffic laws.
- vi. **Other City Authority.** Nothing in this Agreement shall prevent the City from exercising its regulatory and other authority with respect to the Property and the Development in a manner consistent with the PRO Plan and this Agreement.
- vii. **Application Fees; Connection Fees.** The Developer shall be responsible for paying all application and review fees as and when required under the City Ordinances, including but not limited to planning, engineering, legal, and any consultant fees in connection with the review and approval of the Development. Such amounts shall be due upon invoice, and failure to pay amounts owed shall entitle the City to cease review, approval, and/or issuance of permits. In addition, the Developer shall pay all required water

and sewer connection and tap charges and fees, without reduction, as provided in the City Ordinances. Such fees may be paid by others in connection with the development of individual unit owners.

- viii. **Property Maintenance Obligations.** Developer agrees, at its expense, to operate, maintain, repair, manage, and improve the entire Development site during buildout of the development, and shall assign such ongoing responsibilities to the Condominium Homeowners Association after transition of control pursuant to the Master Deed for the Development. Developer shall be responsible to preserve and maintain the storm water drainage facilities, driveways, sidewalks and pathways, and any and all areas disturbed in connection with the Development to ensure that the same continue to function as intended, and are stabilized, and meet all standards of applicable laws and ordinances for property maintenance, including, but not limited to regular snow and ice removal. Developer shall establish a regular and systematic program of maintenance for the development to ensure that the physical condition and intended function of such areas and facilities shall be perpetually preserved and maintained.

Notwithstanding any other remedies in this Agreement, in the event that Developer shall at any time fail to carry out the responsibilities above, and/or in the event of a failure to preserve and/or maintain such areas or facilities in reasonable order and condition, the City may serve written notice upon Developer setting forth the deficiencies in maintenance and/or preservation. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time, and place of the hearing before the City Council, or such other Council, body, or official delegated by the City Council, for the purpose of allowing Developer to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken.

At the hearing, the time for curing the deficiencies and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council or other body or official designated to conduct the hearing determines that the required maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall have the power and authority, but not the obligation, to enter upon the property, or cause its agents or contractors to enter upon the property, and perform such maintenance and/or preservation as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation, including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of 25% of the total of all costs and expenses incurred, shall be paid by Developer, and such amount shall constitute a lien on the property.

The City may require the payment of such monies prior to the commencement of work. If such costs and expenses have not been paid within thirty (30) days of a billing to the Developer, all unpaid amounts may be placed on the delinquent tax roll of the City and shall accrue interest and penalties, and be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against Developer, and, in such event, the Developer shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

- ix. **Staff and Consultant Review Letters.** Developer shall comply with all conditions listed in the staff and consultant review letters not inconsistent with the terms of this Agreement.
- x. **Developer Representations.** Developer hereby makes the following acknowledgments, representations, and warranties to City, which representations and warranties shall be true and correct as of the date hereof:
 - a. Developer is duly organized and validly existing, in good standing under the laws of the state of Michigan, authorized to do business under the laws of the state of Michigan and has all requisite power and authority to own and operate its assets and properties, to carry on its business as now being conducted, and to enter into and perform the terms of this Agreement. Developer has provided City with an accurate and complete copy of its Articles of Organization and Certificate of Good Standing in effect as of the date of this Agreement ("Organizational Documents") and agrees to provide accurate and complete copies of any revisions or modifications to the Organizational Documents.
 - b. Developer has no notice of and there is no pending litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect Developer or its principals from carrying out the covenants and promises made herein.
 - c. Developer is financially able to complete the Development.
 - d. Developer shall construct all improvements for the Development in a good and workmanlike manner employing quality contractor(s), construction manager(s), and other professional possessing the

requisite experience and competency to construct such improvements.

- e. Developer represents that it has sufficient control of its contractors, employees, agents, suppliers, clients, and other that it can comply with all provisions of this PRO Agreement.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. **Developer Obligations.** Upon execution of this Agreement by the parties:
 - a. The Property shall be developed only in accordance with the Undertakings, the PRO Plan, the PRO Conditions, Legal Requirements, City Ordinances (as amended), and this Agreement (collectively, the "**PRO Documents**");
 - b. Developer shall comply with the PRO Documents;
 - c. Developer shall forbear from acting in a manner inconsistent with the PRO Documents;
 - d. Developer shall complete all actions necessary to carry out all of the obligations in the PRO Documents.
2. **Authorized Deviations.** The following deviations from the standards of the Zoning Ordinance are hereby authorized pursuant to §3402.D.1.c of the City's Zoning Ordinance:
 - a. A Zoning Ordinance deviation from Section 3.1.2.D to reduce the required lot width for lots 4 and 5 to 98 feet (120 feet required). The deviation is requested for the two pie-shaped lots near the corner of the road. These lots still provide adequate space for the intended housing product, are the two largest lots proposed, and exceed the R-1 minimum lot area requirements for over 10,000 square feet and 5,000 square feet respectively.
 - b. Design and Construction Standards deviation (Code of Ordinances, Sec. 11-194.b.2) for proposed street with 90-foot centerline radius (230-foot radius standard). This does not provide a safety concern given the short distance of the road, the low travel speed, and the minimal traffic volumes expected with 10 homes.
3. **Revocation of Rights.** In the event Developer attempts to or proceeds with actions to complete improvement of the Land in any manner other than as described herein and shown on **Exhibit B**, or if Developer refuses to or cannot comply with the PRO Conditions, the City shall be authorized to revoke all

outstanding building permits and certificates of occupancy issued for such building and use.

4. **Modifications; Required Amendments.** Minor modifications to the approved PRO Plan may be approved administratively if the Zoning Ordinance (interpreted as though the approved PRO Plan is an approved site plan for purposes of this Paragraph only) would otherwise allow an administrative site plan review and approval, so long as the City Planner determines that the modifications (i) are minor, (ii) do not deviate from the general intent of the PRO Plan, and (iii) do not result in increased impacts on the surrounding development and existing infrastructure. The Planning Commission shall also be permitted to authorize amendments to the PRO Plan in its review of the site plans for the Development, with regard to parking-related, landscaping-related, and façade-related requirements, provided it would otherwise have that authority under the Zoning Ordinance.

5. **General Provisions:**

- a. The Zoning Board of Appeals (the “**ZBA**”) shall have no jurisdiction over the Property or the application of this Agreement, except for sign permits, until after site plan approval and construction of the Development as approved therein. In no event shall the ZBA be permitted to vary any terms or conditions of this Agreement.
- b. A breach of this Agreement shall constitute a nuisance *per se, which shall be abated*. Developer and the City therefore agree that, in the event of a breach of this Agreement by Developer, the City, in addition to any other relief to which it may be entitled at law or in equity, or any other provisions of this Agreement, shall be entitled under this Agreement to relief in the form of specific performance (except as to construction of the buildings, unless construction of a building has commenced) and an order of the court requiring abatement of the nuisance *per se*. In the event of a breach of this Agreement, the City may notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in the breach hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Developer liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, reasonable attorneys’ fees, expert witness fees and the like.
- c. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event the

Developer desires to propose an amendment, an application shall be made to the City's Department of Community Development, which shall process the application in accordance with the procedures set forth in the Zoning Ordinance.

- d. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.
- e. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.
- f. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's rights to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.
- g. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties as and when provided herein.
- h. This Agreement and all of its covenants, restrictions, and conditions are made for the benefit of the property and the community and shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. The Parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement. All references to the "Developer" in this Agreement shall also include all respective heirs, successors, and assigns of Developer, all future owners of any parcels or units created by the proposed land divisions or condominium(s). The City shall have the right to enforce the Agreement and its covenants, restrictions, and conditions against Developer or its heirs, successors, and assigns.

- i. This Agreement shall be recorded in the Oakland County Register of Deeds.
- j. Developer has negotiated with the City the terms of the PRO Plan, the PRO Conditions, and this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of the Parties. Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the PRO Plan and PRO Agreement, and Developer shall not be permitted in the future to claim that the effect of the PRO Plan and PRO Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of the PRO Plan and PRO Agreement causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Developer, and the City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer specifically has offered and agreed to proceed with the Undertakings, the PRO Conditions, and any other obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer, all of which Undertakings, PRO Conditions, and other obligations Developer and the City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the City and Developer, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended.

Developer further agrees and acknowledges that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the PRO Plan, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare.

- k. Developer acknowledges that, at the time of the execution of this Agreement, Developer has not yet obtained site plan or engineering approvals for the Property. Developer acknowledges that the Planning Commission and City engineering staff/consultants may impose additional conditions other than those contained in this Agreement during site plan and engineering reviews and approvals as authorized by law; provided, however, that any such additional conditions shall not be inconsistent with the PRO Plan and this Agreement and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement.

- l. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between the Parties.
- m. The Recitations contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement. Headings are descriptive only. The Exhibits attached hereto are as follows:

Exhibit A - Description & Depiction of the Property

Exhibit B - PRO Plan

Exhibit C – Staff and Consultant Review Letters

- n. This Agreement is intended as the complete integration of all understandings between the Parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.
- o. The Parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The Parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.
- p. Where there is a question with regard to applicable regulations for a particular aspect of the development, construction and use of all or any portion of the Property, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no express provisions of the PRO Plan and this Agreement which apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as such Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PRO Plan and this Agreement and does not delay, change or eliminate any development rights authorized by the PRO Plan and this Agreement. In the event of a conflict or inconsistency between two or more provisions of the PRO Plan (including notes thereto) and/or this Agreement, or between such documents and

applicable City ordinances, the more restrictive provision, as determined in the reasonable discretion of the City, shall apply.

- q. The Parties acknowledge and agree that they have had the opportunity to have the PRO Plan and this Agreement reviewed by legal counsel.
- r. This Agreement is subject to termination and/or expiration in accordance with and as provided by the City's Zoning Ordinance.
- s. This Agreement may be signed in counterparts.

{Signatures begin on following page}

DEVELOPER:
BRACIOLE BROTHERS, LLC, a Michigan
Limited Liability Company

By: Antonello Stante
Its: Managing
Member _____

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this _____ day of _____, 2026, before me appeared
_____ of **BRACIOLE BROTHERS, LLC, a**
Michigan Limited Liability Company, on its behalf.

Notary Public
_____ County
Acting in _____ County
My commission expires: _____

{Signatures continue on following page}

CITY OF NOVI

By: Justin Fischer
Its: Mayor

By: Cortney Hanson
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this _____ day of _____, 2026, before me appeared **Justin Fischer and Cortney Hanson**, who stated that they had signed this document of their own free will on behalf of the **City of Novi** in their respective official capacities, as stated above.

Notary Public
_____ County
Acting in _____ County
My commission expires: _____

Drafted by:

Elizabeth Kudla Saarela
Rosati, Schultz, Joppich & Amstbuechler, PC
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-5627

When recorded return to:

Cortney Hanson, Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

{Exhibits commence on following page}

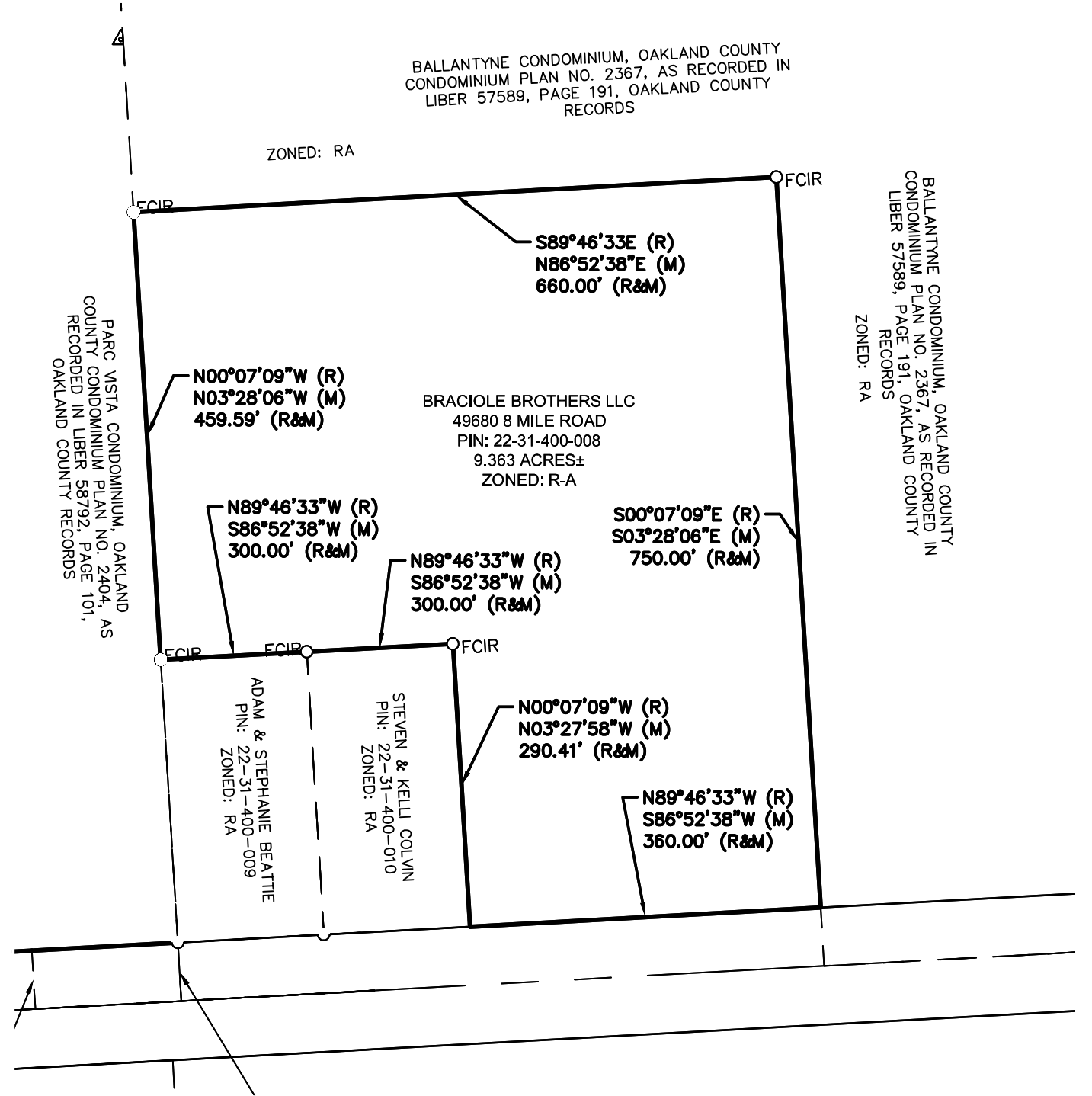
Exhibit A


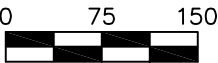
Description & Depiction of the Property

MARIELLA ESTATES

LOCATION

SECTION 31, T01N, R08E P.M., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



CLIENT Braciale Brothers, LLC MARIELLA ESTATES BOUNDARY EXHIBIT	JOB: 23002817	CAD --
	DR. EA	CH. SK
	BOOK --	PG. --
	SHEET 01 OF 02	DATE: 10-06-25
	FILE CODE: XX	
SECTION 31 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY	PREPARED BY:  ATWELL 866.850.4200 www.atwell.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SCALE: 1 INCH = 150 FEET		

MARIELLA ESTATES

LOCATION

SECTION 31, T01N, R08E P.M., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION

DESCRIPTION OF TAX PARCEL NUMBER 22-31-400-008 PER WARRANTY DEED RECORDED IN LIBER 57580, PAGE 432, OAKLAND COUNTY RECORDS:

SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO WIT:

A PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 89°46'33" WEST 440.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF EIGHT MILE ROAD; THENCE NORTH 00°07'09" WEST 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD, AND THE POINT OF BEGINNING; THENCE NORTH 89°46'33" WEST 360.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD; THENCE NORTH 00°07'09" WEST 290.41 FEET; THENCE NORTH 89°46'33" WEST 300.00 FEET; THENCE NORTH 00°07'09" WEST 459.59 FEET; THENCE SOUTH 89°46'33" EAST 660.00 FEET; THENCE SOUTH 00°07'09" EAST 750.00 FEET TO THE POINT OF BEGINNING.


CLIENT Braciole Brothers, LLC MARIELLA ESTATES BOUNDARY EXHIBIT	JOB: 23002817	CAD --
	DR. EA	CH. SK
	BOOK --	PG. --
	SHEET 02 OF 02	DATE: 10-06-25
	FILE CODE: XX	
SECTION 31 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY	PREPARED BY:	
SCALE: 1 INCH = 150 FEET	<div><div>ATWELL 866.850.4200 www.atwell.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000</div></div>	

Exhibit B

PRO Plan

DEVELOPMENT TEAM

DEVELOPER/APPLICANT
BRACIOLE BROTHERS, LLC
47955 ANNA COURT
WYOMI, MI 48393
CONTACT: ANTONELLO STANTE
PHONE: (248) 380-9922

ENGINEER
ATWELL, LLC
311 NORTH MAIN STREET
ANN ARBOR, MICHIGAN 48104
CONTACT: CHRIS ROTHHAAR, P.E.
PHONE: (947) 886-9874

SITE DATA

EXISTING SITE ZONING: RA, RESIDENTIAL ACREAGE
PROPOSED ZONING: PRO, PLANNED REZONING OVERLAY (R-1)
PARCELS NO.: 22-31-400-008
EXISTING SITE AREA: 9.36 ACRES
NO. OF SINGLE FAMILY LOTS: 10
ANTICIPATED POPULATION: 35 (3.5 PER LOT)
MIN. LOT SIZE: 21,760 SQ. FT. (0.5 ACRE)
TYP. LOT WIDTH: 120' MINIMUM
PROPOSED DENSITY: 1.07 DU/ACRE
RA REQUIRED: 0.80 DU/ACRE
R-1 REQUIRED: 1.65 DU/ACRE
BUILDING SIZE: 35 FEET
HEIGHT: 2
STORIES: 3,200 TO 4,300 SF
FLOOR AREA PER UNIT:
OPEN SPACE: ±2.65 AC (28%)

FIRE DEPARTMENT NOTES

1. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION AS EACH PHASE IS BUILT.
2. ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 35 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
3. BUILDING ADDRESSES SHALL BE POSTED FACING THE STREET DURING ALL PHASES OF CONSTRUCTION. ADDRESSES SHALL BE A MINIMUM OF THREE INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
4. FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE #85.90.02.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED IN THE PRO AGREEMENT.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF EIGHT MILE ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. THE CITY OF NOVI HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.

SUMMARY OF PUBLIC BENEFITS

- ITC PARK DONATION: AS PART OF THE DEVELOPMENT THE DEVELOPER PROPOSES A DONATION OF \$40,000 TO BE USED ON IMPROVEMENTS TO THE NEARBY ITC PARK. DETAILS REGARDING SPECIFIC IMPROVEMENTS CAN BE FOUND IN THE LETTER INCLUDED WITH THE SUBMITTAL.
- PERIMETER LANDSCAPE BUFFERS: THE DEVELOPMENT PROPOSES A MINIMUM 25' PERIMETER LANDSCAPE BUFFER FROM THE LOTS TO THE PROPERTY BOUNDARY.
- INCREASED OPEN SPACE: THE DEVELOPMENT PROPOSES AN EXTENSIVE AMOUNT OF OPEN SPACE FOR A SINGLE-FAMILY DEVELOPMENT (28%) AND A MAJORITY OF THE PROPOSED OPEN SPACE IS USABLE ACTIVE OPEN SPACE.
- REDUCED DENSITY: A REDUCED DENSITY OF 1.07 UNITS PER ACRE IS BEING PROPOSED. R-1 ZONING ALLOWS UP TO 1.65 UNITS PER ACRE.

DEVIATIONS

- LOTS WIDTHS FOR LOTS 4 AND 5 ARE 98 WIDE. THIS IS 22' BELOW THE 120' MINIMUM LOT WIDTH REQUIRED UNDER R-1 ZONING AS MEASURED AT THE FRONT SETBACK LINE. THESE LOTS STILL PROVIDE ADEQUATE SPACE FOR THE INTENDED HOUSING PRODUCT, ARE THE TWO LARGEST LOTS PROPOSED, AND EXCEED THE R-1 MINIMUM LOT AREA REQUIREMENTS FOR OVER 10,000 SQUARE FEET AND 5,000 SQUARE FEET RESPECTIVELY.
- NO CUL-DE-SAC IS BEING PROVIDED. GIVEN THE LOW VOLUME OF TRAFFIC THAT THIS SUBDIVISION WILL ENCOUNTER A T-TURNAROUND IS BEING PROPOSED DUE TO GEOMETRIC CONSTRAINTS AND A WAY TO REDUCE TOTAL PAVEMENT ON SITE. THE DIMENSIONS OF THE PROPOSED TURNAROUND MEETS CURRENT INTERNATIONAL FIRE CODE (IFC) REQUIREMENTS.
- A REDUCED CENTERLINE RADIUS OF 90 DEGREES IS PROPOSED DUE TO GEOMETRIC SITE CONSTRAINTS. THIS DOES NOT PROVIDE A SAFETY CONCERN GIVEN THE SHORT DISTANCE OF THE ROAD, THE LOW TRAVEL SPEED AND THE MINIMAL TRAFFIC VOLUMES EXPECTED.

CONCEPTUAL PLANNED REZONING OVERLAY (PRO)

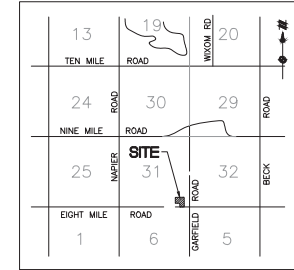
MARIELLA ESTATES

A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



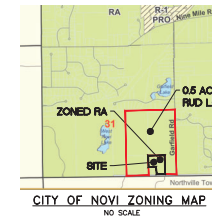
DEVELOPMENT MAP
SCALE: 1" = 60'



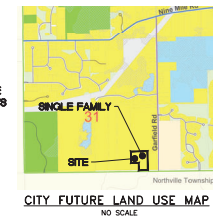
VICINITY MAP
NO SCALE

SHEET INDEX

- 01 COVER SHEET
- 02 EXISTING CONDITIONS
- 03 TREE LIST
- 04 LAYOUT PLAN
- 05 UTILITY PLAN
- 06 GRADING & STORM WATER MANAGEMENT PLAN
- 07 8 MILE FRONTAGE PLAN
- 08 CONCEPTUAL AMENITIES PLAN
- 09 STANDARD DETAILS
- 10 UNDERGROUND DETENTION DETAILS 1
- 11 UNDERGROUND DETENTION DETAILS 2
- 12 UNDERGROUND DETENTION DETAILS 3
- 13 UNDERGROUND DETENTION DETAILS 4
- L-1 LANDSCAPE PLAN
- L-2 GREENBELT & DETENTION
- L-3 LANDSCAPE DETAIL
- L-4 WOODLAND PLAN



CITY OF NOVI ZONING MAP
NO SCALE



CITY FUTURE LAND USE MAP
NO SCALE

PROJECT NARRATIVE

THE MARIELLA ESTATES PROJECT IS A PROPOSED SINGLE FAMILY RESIDENTIAL COMMUNITY LOCATED ON AN APPROXIMATELY 9-ACRE SITE IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN. THE PROPOSED DEVELOPMENT IS ON 8-MILE ROAD, WEST OF GARFIELD ROAD, AND BETWEEN THE BALLANTYNE AND PARC VISTA RUD COMMUNITIES. THE SUBJECT PARCEL IS CURRENTLY ZONED RA AND IS USED AS A RESIDENTIAL PROPERTY. THE DEVELOPMENT WILL UTILIZE THE CITY'S PLANNED REZONING OVERLAY (PRO) OPTION TO ALLOW FOR SINGLE FAMILY HOUSING AT A LOT SIZE AND DENSITY THAT WILL MATCH THE DIRECTLY ADJACENT BALLANTYNE AND PARC VISTA DEVELOPMENTS TO THE EAST AND WEST. LANDSCAPE BERMS WILL BE PROVIDED AT THE ENTRANCE TO SCREEN THE DEVELOPMENT FROM 8 MILE ROAD.

THE DEVELOPMENT WILL CONTAIN PRIVATE ROADS AND IS ALSO PROPOSED TO BE SERVED BY PUBLIC SEWER AND WATER LOCATED WITHIN THE 8-MILE ROAD RIGHT-OF-WAY. THESE PUBLIC UTILITIES WILL HAVE THE CAPACITY TO SERVE THE DEVELOPMENT PER THE CITY'S ENGINEERING STANDARDS. STORM WATER MANAGEMENT IS PROPOSED TO BE ADDRESSED THROUGH THE CONSTRUCTION OF AN UNDERGROUND INFILTRATION/RETENTION BASIN ON THE WEST SIDE OF THE PROPERTY. THE POND WILL BE DESIGNED IN ACCORDANCE WITH THE CITY'S REQUIREMENTS.

THE DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS NOT KNOWN AND WILL NOT BE KNOWN UNTIL THE UTILITIES ARE EXPOSED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION WORK. ANY UTILITIES NOT KNOWN BY THE CONTRACTOR SHALL BE EXPOSED BY THE CONTRACTOR AT THE RISK OF ANY OTHER STRUCTURES OR UTILITIES.

NOTICE: OVERSIGHT AND SAFETY IS THE SOLE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR THE ENGINEER'S SEAL. THE ENGINEER SHALL BE RESPONSIBLE TO PROVIDE THE WORK OF REPORTS CHANGED IN THE WORK OF ANY OTHER STRUCTURES OR UTILITIES.

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SECTION 31
TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

BRACIOLE BROTHERS, LLC
MARIELLA ESTATES
CONCEPTUAL PLANNED
REZONING OVERLAY
COVER SHEET

DATE: NOVEMBER 6, 2024
02/28/2025 PER CITY
06/27/2025 PER CITY
REVISIONS
SCALE: 0 30 60
1" = 60 FEET
SK SK CH CR
P.M. CR
BOOK
JOB 230022817
SHEET NO. 01

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND	
	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. TREE LINE
	EXIST. FENCE
	EXIST. 1' CONTOUR
	EXIST. 5' CONTOUR
	EXIST. WETLAND
	EXIST. WETLAND BUFFER
	EXIST. WATER MAIN
	EXIST. SANITARY SEWER
	EXIST. STORM SEWER
	EXIST. CULVERT
	EXIST. CATCH BASIN/INLET
	EXIST. HYDRANT
	EXIST. VALVE
	EXIST. SANITARY SEWER

SITE INFORMATION

- SITE LOCATION: SECTION 31, T.2N, R.5E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
- ULTIMATE RECEIVING WATER: N/A (ON SITE)
1. SITE SOILS INFORMATION: PER THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) SOIL SURVEY, OAKLAND COUNTY, MICHIGAN.
2. APPROXIMATE AREA OF DISTURBANCE: 8.83 ACRES

EXISTING CONDITIONS NOTES

1. SOILS INFORMATION REFERENCED FROM USDA NRCS WEB SOILS SURVEY, ACCESSED 2022.
2. SOIL TYPES REFERENCED IN THESE PLANS PER SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, OAKLAND COUNTY WEB SOIL SURVEY, AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/](http://websoilsurvey.nrcs.usda.gov/).
3. REFER TO INFILTRATION STUDY PROVIDED BY PEI GROUP, JOB #24-0212, DATED 3/6/2024, TEST PIT LOCATIONS SHOWN IN THESE PLANS PER THE ABOVE REFERENCED REPORT.
4. NO REGULATED FLOODPLAIN EXISTS ON SITE PER FEMA FIRM PANEL F028125C0608F AND F028125C0608F DATED 9/29/2006.
5. NO REGULATED WOODLAND ZONES ARE WITHIN THE PROJECT BOUNDARY. BASED ON INFORMATION GATHERED ONLINE AT [HTTPS://NOVI.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML](https://novi.maps.arcgis.com/apps/webappviewer/index.html).

SURVEY NOTES

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. VERTICAL DATUM IS BASED ON NAVD83.
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE 4 (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBERS 88125C0608F & 88125C0608F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.
- NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- NOTE TO THE CLIENT, INSURER, AND LENDER - SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EXISTING UTILITIES PURSUANT TO SECTION 5.1.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EVIDENCE, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, R11 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
5. SNOW AND ICE CONDITIONS EXISTED IN THE FIELD THAT MAY RESULT IN SOME PHYSICAL FEATURES NOT BEING VISIBLE AND THEREFORE MAY NOT BE LOCATED AS PART OF THIS SURVEY.

SOILS LEGEND

Map Unit	Map Unit Name	Depth to	Flood	Pending
101	Fertile sandy loam, 18 to 24 inches	-80 inches	None	None
201	Gleysandy loam, 2 to 6 percent slopes	12 to 24"	None	None

BENCHMARK NOTES

- SOURCE BENCHMARK:
- CITY OF NOVI BENCHMARK C-3233 BENCH TIE IN WEST FACE OF POWER POLE 180 FEET NORTH OF CENTERLINE OF 8 MILE ROAD AND CANTERED ROAD ELEVATION: 974.31 (NAVD83)
- SITE BENCHMARKS:
- BM #1: ARROW ON FIRE HYDRANT IN BENCH TIE IN WEST FACE OF POWER POLE 180 FEET NORTH OF CENTERLINE OF 8 MILE ROAD AND CANTERED ROAD ELEVATION: 977.04 (NAVD83)
- BM #2: SET RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE IN NORTH RIGHT OF WAY OF 8 MILE ROAD ELEVATION: 978.38 (NAVD83)

LEGAL DESCRIPTION

DESCRIPTION OF TAX PARCEL NUMBER 22-31-400-008 PER WARRANTY DEED RECORDED IN LIVER 57905, PAGE 432, OAKLAND COUNTY RECORDS.

SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO WIT:

A PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 5 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89°45'31" WEST 440.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF EIGHT MILE ROAD; THENCE NORTH 0°07'09" WEST 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD; AND THE POINT OF BEGINNING; THENCE NORTH 89°45'31" WEST 300.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD; THENCE NORTH 0°07'09" WEST 290.41 FEET; THENCE NORTH 89°45'31" WEST 300.00 FEET; THENCE NORTH 0°07'09" WEST 459.59 FEET; THENCE SOUTH 89°45'31" EAST 660.00 FEET; THENCE SOUTH 0°07'09" EAST 750.00 FEET TO THE POINT OF BEGINNING.

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES, WATER MAINS, AND GAS LINES ARE NOT KNOWN AND HAVE NOT BEEN FIELD LOCATED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, WATER MAINS, AND GAS LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR IN THE WORK OF EXCAVATION OR THE WORK OF ANY OTHER STRUCTURES OF ANY OTHER TYPE.

NOTICE: OVERLAP OF THE 811 IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR IN THE WORK OF EXCAVATION OR THE WORK OF ANY OTHER STRUCTURES OF ANY OTHER TYPE.

CONTRACTOR (811) SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE 811 SYSTEM.

ATWELL
CONCEPTUAL PLANNED
REZONING OVERLAY

ANN ARBOR, MI 48106
734.684.4000

SECTION 31

TOWN 01 NORTH, RANGE 08 EAST

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

CLIENT

BRAIGOLE BROTHERS, LLC

MARELLA ESTATES

CONCEPTUAL PLANNED
REZONING OVERLAY

EXISTING CONDITIONS

DATE

NOVEMBER 6, 2024

02/28/2025 PER CITY

06/21/2025 PER CITY

REVISIONS

SCALE 0 25 50

1" = 50 FEET

CHK SK CH CR


P.M. CR

BOOK

JOB 23002817

SHEET NO.

02



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES HAVE BEEN LOCATED AND MARKED BY THE 811 SERVICE. YOU WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES THAT ARE NOT LOCATED OR MARKED. THE 811 SERVICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. IT IS YOUR RESPONSIBILITY TO OBTAIN ANY ADDITIONAL INFORMATION FROM THE APPROPRIATE AGENCIES. THE 811 SERVICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES THAT ARE NOT LOCATED OR MARKED. THE 811 SERVICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES THAT ARE NOT LOCATED OR MARKED.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ALL DAMAGES THEREON. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ALL DAMAGES THEREON. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ALL DAMAGES THEREON.

ATWELL
 311 N. MAIN ST.
 ANN ARBOR, MI 48104
 TEL: 734.994.4000

SECTION 31

TOWN OF NORTH, RANGE 08 EAST

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

BRADCOE BROTHERS, LLC

MARELLA ESTATES

CONCEPTUAL PLANNED

REZONING OVERLAY

TREE LIST

DATE

NOVEMBER 6, 2024

02/28/2025 PER CITY

06/27/2025 PER CITY

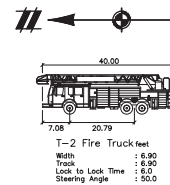
REVISIONS

SCALE 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10'

NO SCALE

DATE: 02/28/2025
 BY: SKK
 CHECK: CH
 BOOK: 230022617
 SHEET NO. 03





T-2 FIRETRUCK DETAIL
NOT TO SCALE

LEGEND	
	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. WETLAND
	EXIST. WETLAND BUFFER
	EXIST. WATER MAIN
	EXIST. SANITARY
	EXIST. GAS
	EXIST. STORM
	EXIST. CULVERT
	EXIST. CATCH BASIN/INLET
	EXIST. HYDRANT
	EXIST. VALVE
	PROP. SANITARY SEWER
	PROP. DETENTION
	PROP. ROAD CENTERLINE
	PROP. ASPHALT
	PROP. WALK
	PROP. BUILDING
	PROP. SANITARY
	PROP. STORM SEWER
	PROP. CATCH BASIN/INLET
	PROP. WATER MAIN
	PROP. END SECTION
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	PROP. HYDRANT

UTILITY NOTES

1. THE DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. THE LOCATIONS OF THE EXISTING WATER AND SEWER AS SHOWN ARE APPROXIMATE. FIRE PROTECTION IN ACCORDANCE WITH CITY OF NOVA STANDARDS WILL BE DETAIL ON SUBSEQUENT SUBMITTALS.
2. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION.
3. WATERMAIN AND SANITARY SEWER SHALL BE LOCATED APPROXIMATELY 8.5' OFF THE BACK OF CURB
4. IT IS ASSUMED THAT THE BALANTINE PROJECT DIRECTLY TO THE NORTH & EAST WILL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THIS PROJECT.
5. WATERMAIN SHALL BE 8" D.I.P.
6. SANITARY SEWER SHALL BE 8" SDR-26
7. SANITARY SEWER LEADS SHALL BE SDR-23.5
8. 8-INCH HYDRANT LEADS ARE ALLOWED FOR LEADS LESS THAN OR EQUAL TO 25 FEET IN LENGTH. 8-INCH LEADS ARE REQUIRED FOR LEADS GREATER THAN 25 FEET IN LENGTH.
9. ALL GATE VALVES 8" OR LARGER SHALL BE PLACED IN A WELL WITH THE EXCEPTION OF A HYDRANT SHUT OFF VALVE. A VALVE SHALL BE PLACED IN A BOX FOR WATER MAIN SMALLER THAN 6".
10. SANITARY LEADS SHALL BE BURIED AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.

SANITARY BASIS OF DESIGN

Service Areas			
On site:	9.36 Acres		
Off site:	0 Acres		
Total:	9.36 Acres		
Number of Single Family Units			
On site:	10 REUs		
Off site (assuming 4 REUs acre):	0 REU		
Total:	10 REUs		
No. of Users per Unit:		3.2 persons	
Total Expected Population Served:		32 persons	
Average Daily Flow (per capita):		100 G.P.D.	
Design Population Densities:		3.4 persons/acre	
Peaking Factor:		4.00 POP less than 500)	
Average Flow:		POP * 100 =	0.0032 M.G.D.
		=	2.22 G.P.M.
		=	0.0050 C.F.S.
Peak Flow:		0.0032 * 4.00 =	0.0128 M.G.D.
		=	8.89 G.P.M.
		=	0.0198 C.F.S.
Pipe Capacity:		8 in. diameter	A= 0.349 sf
		0.40% slope	R= 0.167 ft
		0.013 Manning's 'n'	
Manning's Capacity =			0.786 C.F.S.
Velocity Flowing Full =			2.20 F.P.S.

WATER BASIS OF DESIGN

Number of Single Family Units:		10 Units	
Residential Equivalent Units:		10 REUs	
No. of Users per Unit:		3.2 persons	
Total Expected Population Served:		32 persons	
Average Daily Flow (per capita):		100 G.P.D.	
Peaking Factor:		2.50 (Per Now Code for Population less	
Average Flow:		POP * 100 =	0.0032 M.G.D.
Peak Flow:		0.0032 * 2.50 =	0.0080 M.G.D.

QUANTITIES

WATER	Quantity	Unit
8" DIP CL54	779	L.F.
Hydrant Assembly	2	EA.
8" 8" x 8" Cast-iron Tee	1	EA.
8" Valve in Wall	1	EA.
SANITARY	Quantity	Unit
8" PVC SDR 26	857	L.F.
4" Manhole	5	EA.
STORM	Quantity	Unit
12" C-76 RCP Storm Sewer	2,150	L.F.
2' MH	4	EA.
4' Manhole	12	EA.
4' Catch Basin	13	EA.

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES MAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL ESTIMATE THE EXISTING LOCATION OF ALL UTILITIES BASED ON THE CONTRACTOR'S RECORD DRAWINGS AND ALL SHOWN UTILITIES MUST BE LOCATED BY THE CONTRACTOR AT THE RISK OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES AND ALL UNDERGROUND UTILITIES.

NOTICE: OVERSIGHT AND SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND ALL SHOWN UTILITIES MUST BE LOCATED BY THE CONTRACTOR AT THE RISK OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES AND ALL UNDERGROUND UTILITIES.

CORPORATION (811) ATWELL LLC NO RECORDING SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ATWELL LLC.

ATWELL
724.584.4000
www.atwell.com
ANN ARBOR, MI 48106

SECTION 31
TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

CLIENT
BRADGIE BROTHERS, LLC
MARELLA ESTATES
CONCEPTUAL PLANNED
REZONING OVERLAY
UTILITY PLAN

DATE
NOVEMBER 6, 2024

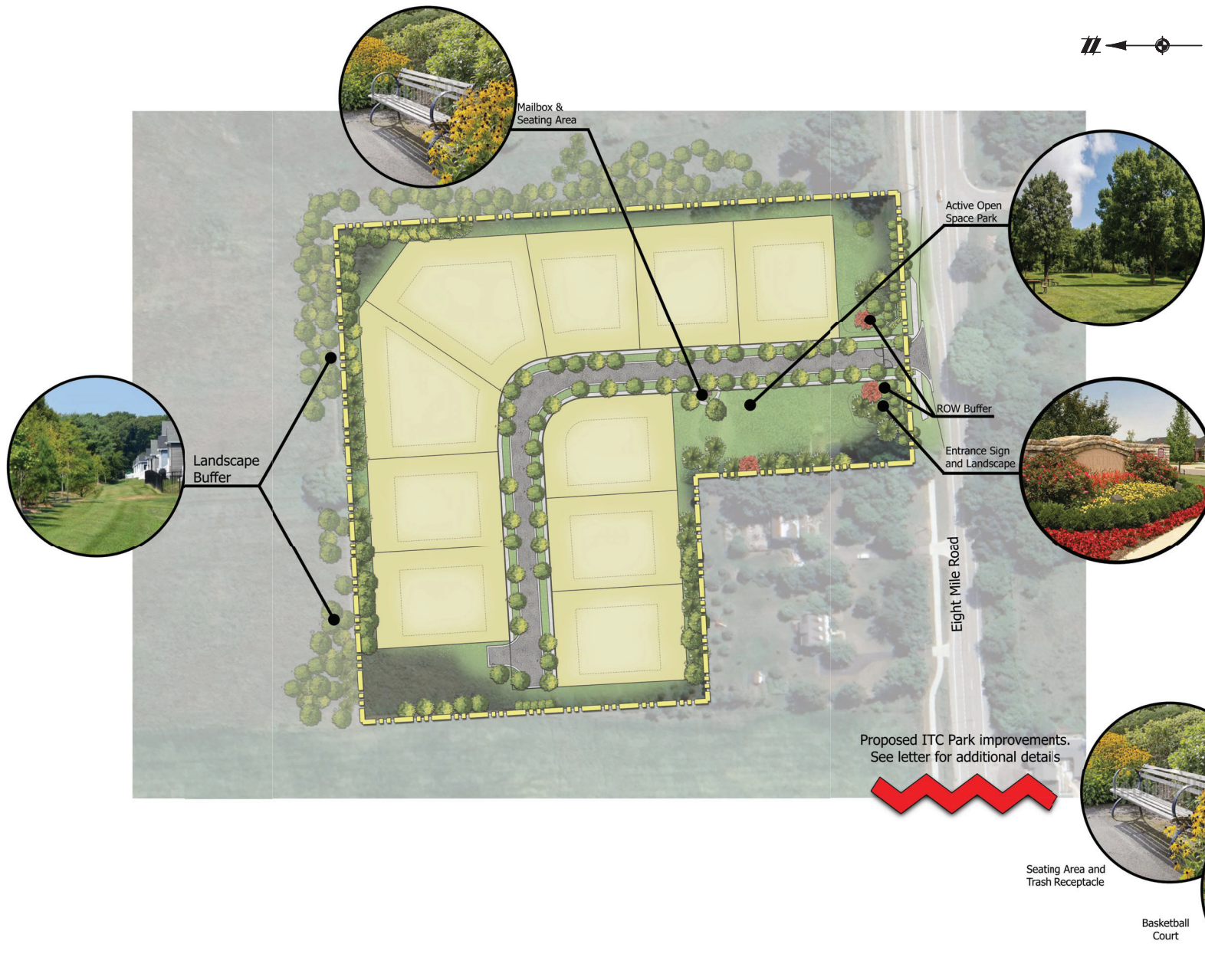
02/28/2025 PER CITY
06/27/2025 PER CITY


REVISIONS

SCALE 0 25 50
1" = 50 FEET

SK. SK. CH. CR
P.M. CR
BOOK --
JOB 230022817
SHEET NO. 05

\\atwell\projects\23002\23002.dwg, 06/21/2025, 10:17 AM, 23002.dwg






Know what's below.
Call before you dig.

THE LOCATION OF EXISTING
UNDERGROUND UTILITIES, MANY
ONLY AND HAVE NOT BEEN
RECENTLY SURVEYED BY THE
CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MAY BE
INCURRED BY THE CONTRACTOR
FOLLOWING TO EXISTING UTILITIES
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

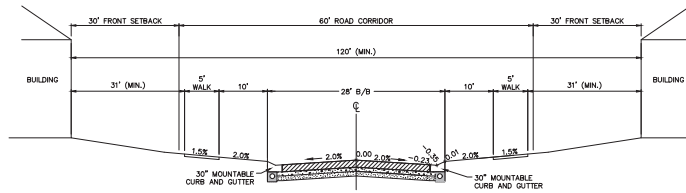
NOTICE:
CONTRACTOR'S LIABILITY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR. THE CONTRACTOR
FOR THE ENGINEER SHALL BE
RESPONSIBLE TO MAINTAIN THE
SAFETY OF THE PROJECT DURING
THE WORK OF REPAIRS DURING
IN THE WORK OF ANY REPAIR
STRUCTURES OR ANY OTHER
WORKING.

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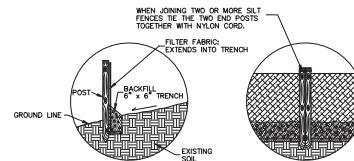


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LANDSCAPE ARCHITECTURE
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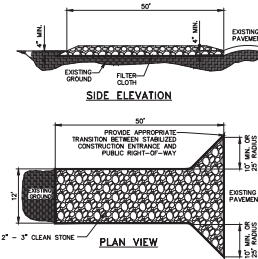
SECTION 31	TOWN 01 NORTH, RANGE 08 EAST	CITY OF NOVI	OAKLAND COUNTY, MICHIGAN
CLIENT	BRADDOLE BROTHERS, LLC MARIELLA ESTATES CONCEPTUAL PLANNED REZONING OVERLAY CONCEPTUAL AMENITIES PLAN		
DATE	NOVEMBER 6, 2024		
02/28/2025 PER CITY			
06/27/2025 PER CITY			
REVISIONS			
SCALE	0 30 60 1" = 60 FEET		
DR.	SK	CH	CR
P.M.	CR		
BOOK	---		
JOB	23002817		
SHEET NO.	08		



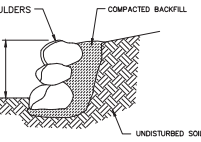
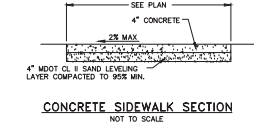
TYPICAL ROAD CROSS SECTION
NO SCALE



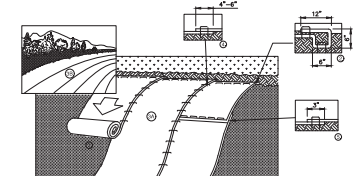
GEOTEXTILE SILT FENCE
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE AND STONE LAYDOWN
NO SCALE



BOULDER WALL
NO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4\"/>

3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROXIMATE 100% AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 4\"/>

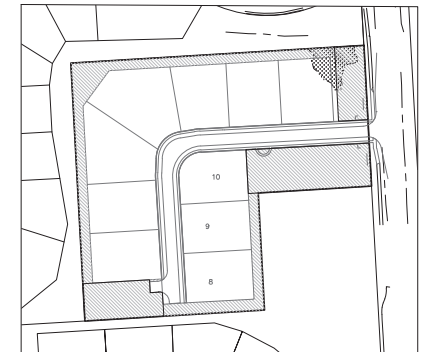
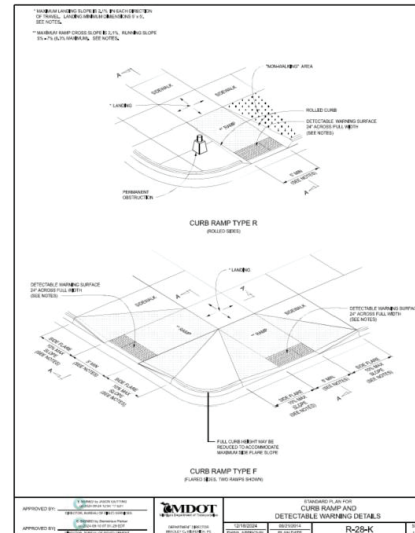
5. CONSECUTIVE BLANKETS SPUN DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE) STITCH WITH AN APPROXIMATE 3\"/>

6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

- NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 4\"/>

2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
NO SCALE



OPEN SPACE EXHIBIT
SCALE: 1" = 150 FEET

TOTAL OPEN SPACE = 2.65 ACRES
TOTAL USABLE OPEN SPACE = 1.55 ACRES

PRELIMINARY - NOT FOR CONSTRUCTION

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES MAY ONLY AND HAVE NOT BEEN INDICATED BY THE CONTRACTOR SHALL DETERMINE THE EXISTING UTILITIES BEFORE ANY CONSTRUCTION WORK. ANY ADDRESS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE INCURRED BY THE CONTRACTOR IN THE WORK OF REPORTS OBTAINED IN THE WORK OF ANY STREET STRUCTURES OF ANY OTHER PERSONS.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE OWNER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK OF REPORTS OBTAINED IN THE WORK OF ANY STREET STRUCTURES OF ANY OTHER PERSONS.

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ATWELL
ANALYSIS & DESIGN
734.984.4000

SECTION 31

TOWN OF NORTH, RANGE 08 EAST

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

BRAGIONE BROTHERS, LLC

MARIELLA ESTATES

CONCEPTUAL PLANNED

REZONING OVERLAY

STANDARD DETAILS

DATE: NOVEMBER 6, 2024

02/28/2025 PER CITY

06/27/2025 PER CITY

REVISIONS

SCALE: 0" = 150'

AS NOTED

SK, CR, CR

BOOK

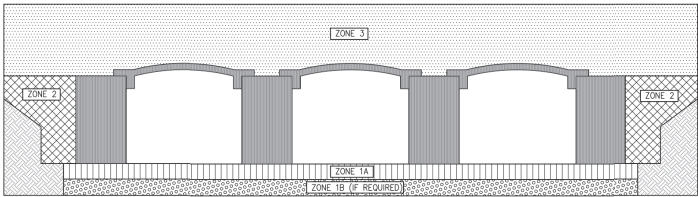
JOB: 23002817

SHEET NO. 09

<div>STORM ARC INSTALLATION SPECIFICATIONS</div> <div><p>1. STORM ARC SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRE-CAST CONCRETE UTILITY STRUCTURES. THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY:</p><p>2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.</p><p>3. THE AGGREGATE FOUNDATION HAS BEEN DESIGNED BASED ON THE FOLLOWING ASSUMPTIONS. THESE ASSUMPTIONS WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WHICH WILL NEED TO BE EMPLOYED BY THE OWNER.</p><p>3.1. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY THE OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS BELOW THE PROPOSED ENGINEERED STONE FOUNDATION. IF A STONE FOUNDATION DESIGN IS TO BE USED, THE BEARING CAPACITY OF THE SOILS BELOW THE STONE WILL NEED TO BE EVALUATED FOR ACCEPTABILITY. IF THE SOIL ARE DETERMINED TO BE UNACCEPTABLE, THE STONE FOUNDATION MAY NOT BE AN OPTION FOR THIS LOCATION.</p><p>3.2. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY THE OWNER, TO EVALUATE THE SOURCE OF STONE AGGREGATES THAT WILL BE PLACED ON PROPERLY COMPACTED SOILS. THE AGGREGATE BASE COURSE FOR WHICH THE STORM ARC SYSTEM WILL BEAR DIRECTLY ON SHALL CONSIST OF A 9" THICK BED OF 3/4" TO 1-1/2" DIAMETER ANGULAR STONE, WELL COMPACTED AND SEATED, WITH NO FINES, AND A 9" THICK BED OF 3" ANGULAR AGGREGATE (SEE DETAIL 2003/2.0 ON SHEET 2). PLEASE NOTE THAT THESE ARE ONLY MINIMUM RECOMMENDATIONS AND A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE USED TO DETERMINE THE EXACT REQUIREMENTS FOR THE LOCATIONS THAT THE STORM ARC SYSTEM IS TO BE LOCATED.</p><p>3.3. THE CONTRACTOR SHALL REMOVE ANY AND ALL EXPANDABLE OR COLLAPSIBLE SOILS AT THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER.</p><p>3.4. THE AGGREGATE FOUNDATION SHALL BE INSTALLED SUCH THAT THE AGGREGATE EXTENDS A MINIMUM OF 1'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 2005/2.0).</p><p>3.5. THE 3/4" TO 1-1/2" AGGREGATE SHALL BE COMPACTED USING A VIBRATING ROLLER OR PLATE COMPACTOR CAPABLE OF APPLYING A MINIMUM OF 4,000 LBS OF FULL DYNAMIC FORCE TO ACHIEVE A FLAT SURFACE.</p><p>3.6. DISK, DRY, AND COMPACT THE TOP 8" OF THE SUBGRADE SOILS TO 95% OF THE STANDARD DRY DENSITY AND 110% OPTIMUM MOISTURE CONTENT.</p><p>3.7. AGGREGATE SHALL BE GRADED WITHIN +/-1/4" OF THE GRADE SHOWN ON THE PLANS.</p><p>4. THE STORM ARC MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 3/4" (SEE DETAIL 2004/2.0). IF THE SPACE EXCEEDS 3/4" THE MODULES SHALL BE RESET WITHIN APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.</p><p>5. STORM ARC MODULES ARE NOT WATER TIGHT. IF A WATER TIGHT SOLUTION IS REQUIRED, CONTACT STORM ARC FOR RECOMMENDATIONS. THE WATER TIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATER TIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.</p><p>6. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORM ARC MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A MOVEN, HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORM ARC. THE JOINT WRAP DOES NOT PROVIDE A WATER TIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:</p><p>6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE THE JOINT WRAP IS TO BE APPLIED.</p><p>6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORM ARC MODULE SURFACE WHEN APPLYING.</p><p>7. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.</p><p>8. IF THE STORM ARC MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, GOODFLOW SOLUTIONS, MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED . IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORM ARC IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.</p><p>9. STORM ARC MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM GOODFLOW SOLUTIONS.</p></div>		<div>GENERAL NOTES</div> <div><p>STORM ARC IS DESIGNED TO BE USED IN CONJUNCTION WITH CONCRETE STRUCTURES TO CREATE ONE OF THE MOST EFFECTIVE AND STRUCTURALLY SUPERIOR STORM WATER DETENTION SYSTEMS IN THE INDUSTRY.</p><p>ARC PARAMETERS: 1. ARC DIMENSIONS ARE: MID SECTION TOTAL: TOTAL OVERALL WIDTH= 11'-3 11/16" WIDTH FROM OUTSIDE EDGES OF VERTICAL LEGS= 9'-4" TOTAL OVERALL LENGTH INCLUDING KEYWAYS= 4'-4" ASSEMBLED LENGTH= 4'</p><p>RIGHT END SECTION: TOTAL OVERALL WIDTH= 11'-3 11/16" WIDTH FROM OUTSIDE EDGES OF VERTICAL LEGS= 9'-4" TOTAL OVERALL LENGTH INCLUDING KEYWAY= 4'-4" ASSEMBLED LENGTH= 4'</p><p>LEFT END SECTION: TOTAL OVERALL WIDTH= 11'-3 11/16" WIDTH FROM OUTSIDE EDGES OF VERTICAL LEGS= 9'-4" TOTAL OVERALL LENGTH INCLUDING KEYWAY= 4'-4" ASSEMBLED LENGTH= 4'</p><p>INSTALLATION DETAILS: 1. STORM ARC SECTIONS ARE DESIGNED TO UTILIZE ANY CONCRETE STRUCTURES THAT HAVE SIDES WHERE THE TOPS FORM RIGHT ANGLES AND WIDTH OF 2' OR WIDER SUCH AS CHAMBERS, VAULTS, CONCRETE BLOCKS ETC.</p><p>2. STEEL REINFORCED CONCRETE SLABS ARE USED TO SEAL THE END OF THE ARC ROWS. THE SLABS ARE 10' LONG THE HEIGHT OF THE SLAB WHEN INSTALLED WITH ONE OF THE LONG SIDES DOWN IS 12" LOWER THAN THE HEIGHT OF THE FOUNDATIONAL CONCRETE STRUCTURE AND THE THICKNESS OF THE SLAB IS 4"</p><p>3. ANY STRUCTURES UTILIZING STORM ARC HAVE TO BE APPROVED AND CERTIFIED BY GOODFLOW SOLUTIONS.</p><p>4. ONCE THE FOUNDATIONAL CONCRETE STRUCTURES ARE INSTALLED LEVEL AND WITH THE PROPER SPACING SET THE END SLABS AT THE BEGINNING OF EACH ARC ROW. THE SLABS OVERLAP THE FOUNDATIONAL STRUCTURES BY 3" ON EACH SIDE. THE SLABS ARE SECURED IN PLACE BY HARDWARE PROVIDED WITH EACH SYSTEM</p><p>5. AFTER SLABS ARE PLACED AND SECURED START SETTING THE STORM ARCS. EACH ROW BEGINS BY SETTING A LEFT END SECTION. THE BOTTOM OF THE SOLID END WALL SITS ON THE TOP OF THE SLAB.</p><p>6. AFTER END SECTIONS ARE SET, PLACE THE MID-SECTION PIECES WITH THE OVER LAPPING TOP & BOTTOM KEYWAYS TIGHTLY TOGETHER. TO CLOSE OFF THE END OF EACH ARC ROW USE THE SAME PROCESS DESCRIBED IN DETAIL #2. THEN LOWER A RIGHT END SECTION TO SEAL THE END OF EACH ROW.</p><p>7. ARC MID-SECTIONS CAN BE PRODUCED IN LENGTHS LESS THAN 4'-4" TO ACCOMMODATE ROWS WITH LENGTHS WHERE STANDARD ARC DIMENSIONS DON'T MATCH FOUNDATIONAL STRUCTURE LENGTHS</p></div>		<div><div><div><div><div><div></div><div>100%</div><div>1.0</div></div></div><div>STORM ARC - XXXXXX</div><div>NTS</div><div><div><div></div><div>100%</div><div>1.0</div></div></div><div>STORM ARC - GENERAL LAYOUT PLAN VIEW</div><div>NTS</div></div><div><div>AREA RESERVED FOR FULL PLAN VIEW OF PROPOSED SYSTEM</div></div></div></div>	
<div>PRODUCT IDENTIFICATION CHART</div> <div><div>GOODFLOW STORM ARC - GFA</div><div>GOODFLOW CHAMBERS :</div><div>3.25' TALL X 8' L - GFC - 3</div><div>4.25' TALL X 8' L - GFC - 4</div><div>5.25' TALL X 8' L - GFC - 5</div><div>6.25' TALL X 8' L - GFC - 6</div><div>GOODFLOW END SLABS :</div><div>GOODFLOW 3' TALL END SLAB SOLID "NO KNOCKOUT" - GFS - 3</div><div>GOODFLOW 3' TALL END SLAB "WITH PIPE KNOCKOUT" - GFS - K/O -3</div><div>GOODFLOW 4' TALL END SLAB SOLID "NO KNOCKOUT" - GFS - 4</div><div>GOODFLOW 4' TALL END SLAB "WITH PIPE KNOCKOUT" - GFS - K/O - 4</div><div>GOODFLOW 5' TALL END SLAB SOLID "NO KNOCKOUT" - GFS - 5</div><div>GOODFLOW 5' TALL END SLAB "WITH PIPE KNOCKOUT" - GFS - K/O-5</div><div>GOODFLOW 6' TALL END SLAB SOLID "NO KNOCKOUT" - GFS - 6</div><div>GOODFLOW 6' TALL END SLAB "WITH PIPE KNOCKOUT" - GFS - K/O - 6</div><div>GOODFLOW HARDWARE :</div><div>GOODFLOW HARDWARE PACKAGE INCLUDING THREADED ROD AND STEEL SLAB ARM - GFH - 1</div><div>GOODFLOW MANHOLE - GFMH - 1 - SEE SPECIFICATIONS FOR MANHOLE COVER, RING AND COVER.</div></div>		<div>STORM ARC - LAYOUT PLAN VIEW</div> <div>NTS</div>			
<div><div><div><div><div><div></div><div>100%</div><div>1.0</div></div></div><div>STORM ARC - LAYOUT PLAN VIEW</div><div>NTS</div></div><div><div>AREA RESERVED FOR FULL PLAN VIEW OF PROPOSED SYSTEM</div></div></div></div>		<div>STORM ARC - LAYOUT PLAN VIEW</div> <div>NTS</div>			
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STORM ARC INSTALLATION SPECIFICATIONS

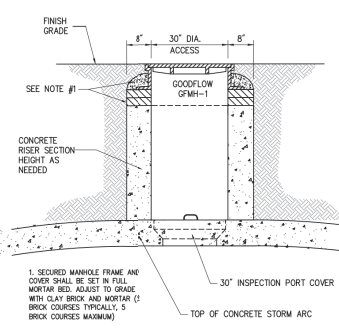
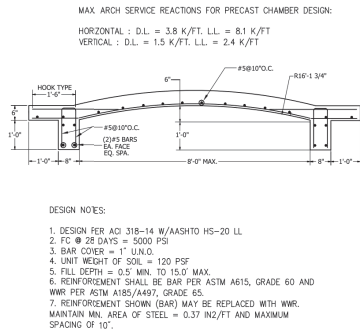
1. THE FILL PLACED AROUND THE STORM ARC MODULES MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTERLOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERVED TO PREVENT WEDGING ACTION. BACKFILL MUST BE FREE-DRAINING MATERIAL.
2. DURING PLACEMENT OF MATERIAL, OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL, OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN A MINIMUM OF 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OR THE SYSTEM, IN SOME CASES, IN ORDER TO ACHIEVE REQUIRED COMPACTION. HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRACKED VEHICLE WIDTH AND ALLOWABLE MAXIMUM PRESSURE PER TRACK.
4. FREE DRAINING AGGREGATE - MINIMUM 85% AGGREGATE RETAINED ON 3/4" SIEVE. MAJORITY OF FREE DRAINING AGGREGATE BETWEEN 3/4" AND 1 1/2", MAXIMUM OF 5% OF MATERIAL PASSING #3/8 SIEVE.
5. FREE DRAINING, NO FINES, 3" AGGREGATE - MAJORITY OF STONE SIZE IN BETWEEN 1 1/2" AND 3" - VERY SIMILAR TO AASHTO (#1 #2 #3 & #4) STONE AGGREGATE GRADATION.
6. CRUSHED CONCRETE AGGREGATE IS KNOWN TO REACT WITH WATER AND CAN INCREASE THE PH VALUE OF THE GROUND WATER. PRIOR TO USING CRUSHED CONCRETE AGGREGATE IN ZONE 1B, IT IS IMPERATIVE THAT THE USE OF SUCH MATERIAL SHALL BE VERIFIED BY THE ENGINEER OF RECORD AND/OR THE PROJECT GEOTECHNICAL ENGINEER.
7. WHERE DIRECT INLETS ARE TO BE INSTALLED IN THE STORMARC SECTIONS OR A GFC CHAMBER, A 4" CONCRETE ANTI SCOUR PAD OR SIMILAR DEVICE SHALL BE EMPLOYED BELOW THE DIRECT INLET.



BACKFILL DETAIL

APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
1-1/2" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 2" SIEVE, WITH 0% TO 10% PASSING THE 3/4" SIEVE (ASTM SIZE #4). THIS AGGREGATE MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL BY USING GEOTEXTILE AROUND THE PERIMETER OR THE BACKFILL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL BY USING GEOTEXTILE AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS CRUSHED BACKFILL FOR THE STORM ARC MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% CONCRETE PASSING THE 1" SIEVE OR 5% PASSING THE #4 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOTEXTILE AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE: 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE: #47). GEOTEXTILE AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

ZONE CHART				
ZONES	ZONE DESCRIPTION	REMARKS		
ZONE 1 A	FOUNDATION AGGREGATE	#4 (1 1/2") STONE AGGREGATE (SEE NOTE 4)		
ZONE 1 B (IF REQUIRED)	FOUNDATION AGGREGATE (INFILTRATION ALLOWED)	3" STONE AGGREGATE (SEE NOTE 5)		
	FOUNDATION AGGREGATE (INFILTRATION NOT ALLOWED)	3" RECYCLED CRUSHED CONCRETE (SEE NOTES 5 & 6)		
ZONE 2	BACKFILL	UNIFIED SOIL CLASSIFICATION (OW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS		
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF		
FILL DEPTH	TRACK WIDTH	MAX. VEHICLE HEIGHT (KIPS)	MAX. GROUND PRESSURE	NOTES: TRACK LENGTH NOT TO EXCEED 15'-0" ONLY TWO TRACKS PER VEHICLE.
12"	12"	51.8	1690 PSF	
12"	18"	56.1	1219 PSF	
12"	24"	68.1	1111 PSF	
12"	30"	76.7	1000 PSF	
12"	36"	85.0	924 PSF	



SYSTEM SIZING CALCULATIONS

TOTAL STORAGE VOLUME REQUIRED = XXXXXXXX C.F.

PROPOSED SYSTEM DESIGN:

XX ROWS OF X.25" TALL GFC CHAMBERS WITH X STORM ARC ROWS (SEE CROSS SECTION DETAIL).

OVERALL DIMENSIONS: XXXXX FT X XXX FT.

STORAGE AVAILABLE PER XX FT SECTION = XXXXXXXX C.F.

6'-0" BASE OF 1.5" DOUBLE WASHED CRUSHED STONE NOT INCLUDED IN STORAGE VOLUME.

XXXXX C.F. / XXXXXX C.F. = XXXX X FT SECTIONS - USE XX SECTIONS

XX SECTIONS X XX FT = XXX FT

TOTAL STORAGE PROVIDED: XXXXXX C.F. X XXX = XXXXXXXX C.F.

STONE BASE TO EXTEND 1 FT BEYOND CHAMBERS

TOTAL PERIMETER OF SYSTEM INCLUDING STONE BASE = XXXXXX FT.

TOTAL AREA OF SYSTEM INCLUDING STONE BASE = XXXXXX SF.

GOODFLOW MATERIALS REQUIRED:

X' GFC CHAMBERS: XX TOTAL

X' CORNER UNITS

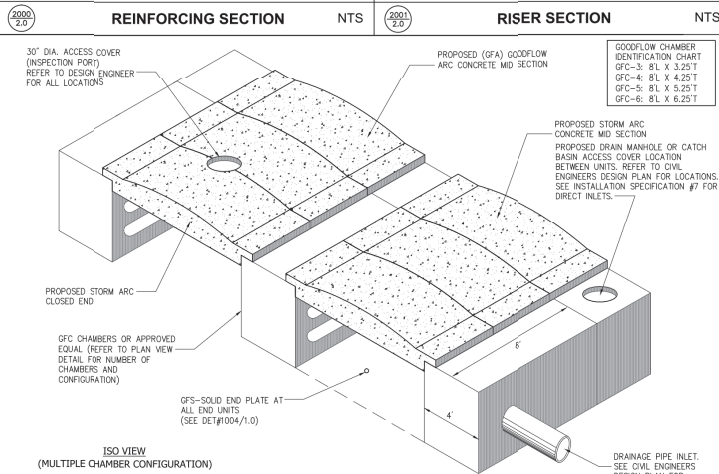
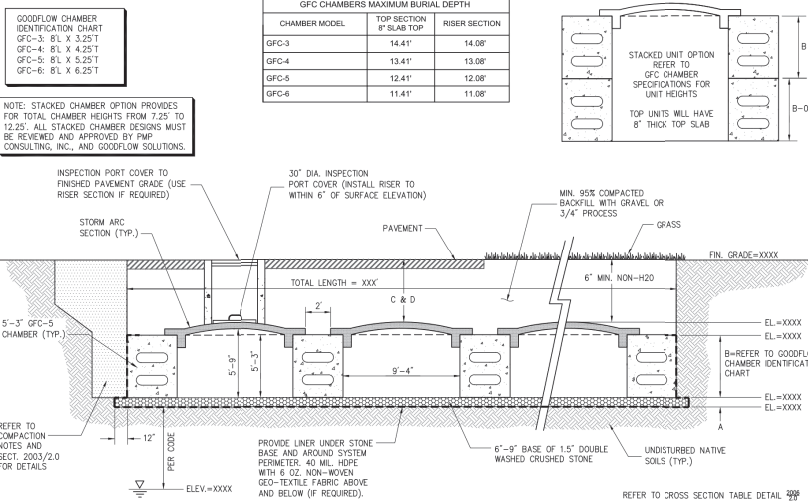
X END UNITS

XX SIDE UNITS

XXXX MIDDLE UNITS

STORM ARC SECTIONS: XXXX TOTAL

STORM ARC BACKFILL SPECIFICATIONS CHARTS

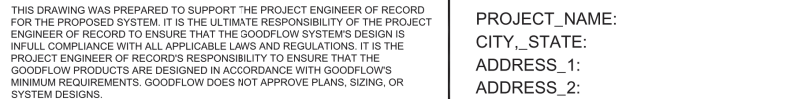


ELEVATION STORAGE CHART

NOTE: STORAGE SHOWN IS FOR THE INITIAL CROSS-SECTION OF 1 STORM ARC SECTION, 2 CHAMBER ROWS, AND FOR A SINGLE 8' L.F. SECTION. JOB SPECIFIC STAGE-STORAGE CHARTS CAN BE PROVIDED UPON REQUEST.

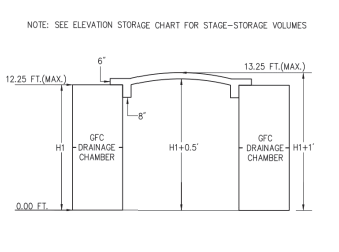
ELEVATION	STAGE STORAGE	CUMULATIVE STORAGE
0.00 FT.	0.00 C.F.	0.00 C.F.
1.00 FT.	120.06 C.F.	120.06 C.F.
2.00 FT.	240.12 C.F.	240.12 C.F.
3.00 FT.	360.18 C.F.	360.18 C.F.
4.00 FT.	480.24 C.F.	480.24 C.F.
5.00 FT.	600.30 C.F.	600.30 C.F.
6.00 FT.	720.36 C.F.	720.36 C.F.
7.00 FT.	840.42 C.F.	840.42 C.F.
8.00 FT.	960.48 C.F.	960.48 C.F.
9.00 FT.	1080.54 C.F.	1080.54 C.F.
10.00 FT.	1200.60 C.F.	1200.60 C.F.
11.00 FT.	1320.66 C.F.	1320.66 C.F.
12.00 FT.	1440.72 C.F.	1440.72 C.F.
13.00 FT.	1560.78 C.F.	1560.78 C.F.
14.00 FT.	1680.84 C.F.	1680.84 C.F.
15.00 FT.	1800.90 C.F.	1800.90 C.F.
16.00 FT.	1920.96 C.F.	1920.96 C.F.
17.00 FT.	2041.02 C.F.	2041.02 C.F.
18.00 FT.	2161.08 C.F.	2161.08 C.F.
19.00 FT.	2281.14 C.F.	2281.14 C.F.
20.00 FT.	2401.20 C.F.	2401.20 C.F.
21.00 FT.	2521.26 C.F.	2521.26 C.F.
22.00 FT.	2641.32 C.F.	2641.32 C.F.
23.00 FT.	2761.38 C.F.	2761.38 C.F.
24.00 FT.	2881.44 C.F.	2881.44 C.F.
25.00 FT.	3001.50 C.F.	3001.50 C.F.
26.00 FT.	3121.56 C.F.	3121.56 C.F.
27.00 FT.	3241.62 C.F.	3241.62 C.F.
28.00 FT.	3361.68 C.F.	3361.68 C.F.
29.00 FT.	3481.74 C.F.	3481.74 C.F.
30.00 FT.	3601.80 C.F.	3601.80 C.F.
31.00 FT.	3721.86 C.F.	3721.86 C.F.
32.00 FT.	3841.92 C.F.	3841.92 C.F.
33.00 FT.	3961.98 C.F.	3961.98 C.F.
34.00 FT.	4082.04 C.F.	4082.04 C.F.
35.00 FT.	4202.10 C.F.	4202.10 C.F.
36.00 FT.	4322.16 C.F.	4322.16 C.F.
37.00 FT.	4442.22 C.F.	4442.22 C.F.
38.00 FT.	4562.28 C.F.	4562.28 C.F.
39.00 FT.	4682.34 C.F.	4682.34 C.F.
40.00 FT.	4802.40 C.F.	4802.40 C.F.
41.00 FT.	4922.46 C.F.	4922.46 C.F.
42.00 FT.	5042.52 C.F.	5042.52 C.F.
43.00 FT.	5162.58 C.F.	5162.58 C.F.
44.00 FT.	5282.64 C.F.	5282.64 C.F.
45.00 FT.	5402.70 C.F.	5402.70 C.F.
46.00 FT.	5522.76 C.F.	5522.76 C.F.
47.00 FT.	5642.82 C.F.	5642.82 C.F.
48.00 FT.	5762.88 C.F.	5762.88 C.F.
49.00 FT.	5882.94 C.F.	5882.94 C.F.
50.00 FT.	6003.00 C.F.	6003.00 C.F.

STORM ARC - END VIEW CROSS SECTION



STORM ARC - MULTI CHAMBER LAYOUT

STORM ARC MODEL #XXX	
DESCRIPTION	STORMARC #XXX
A MIN. DEPTH OF STONE BASE	6"
B CHAMBER HEIGHT	PER DESIGN
C MIN. DEPTH REQUIRED OF 95% COMPACTED FILL FOR PAVED TRAFFIC	6"
D MAX. DEPTH OF COVER ALLOWED ABOVE CROWN OF STORM ARC	15'
E MAX. PIPE SIZE TO CHAMBER ENDWALL/ENDCAP	5'



CROSS SECTION TABLE REFERENCE

STORAGE CHART CROSS-SECTION

GOODFLOW SOLUTIONS

Manufacturer of Innovative Septic & Drainage Systems

23 Ryan Street
Stamford, CT 06907
www.GoodFlow.com

PH: (203) 869-2969
F: (203) 869-2977
info@goodflow.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE GOODFLOW SYSTEMS DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE GOODFLOW PRODUCTS ARE DESIGNED IN ACCORDANCE WITH GOODFLOW'S MINIMUM REQUIREMENTS. GOODFLOW DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

PROJECT_NAME:

CITY_STATE:

ADDRESS_1:

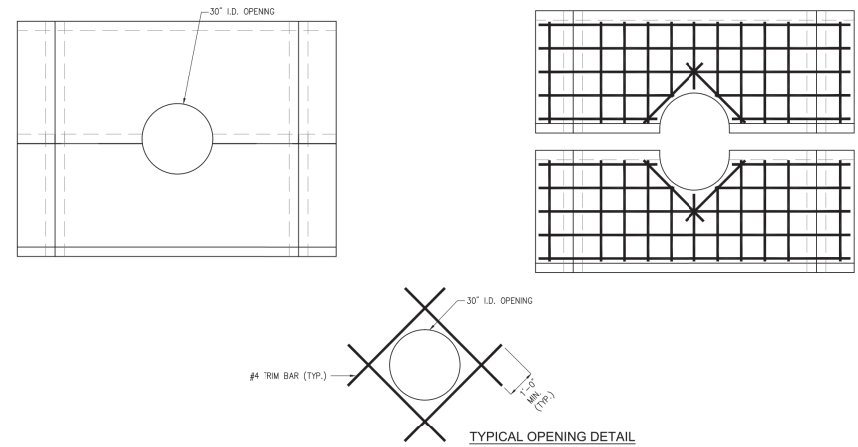
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PRECAST SOLID STORM ARC-001

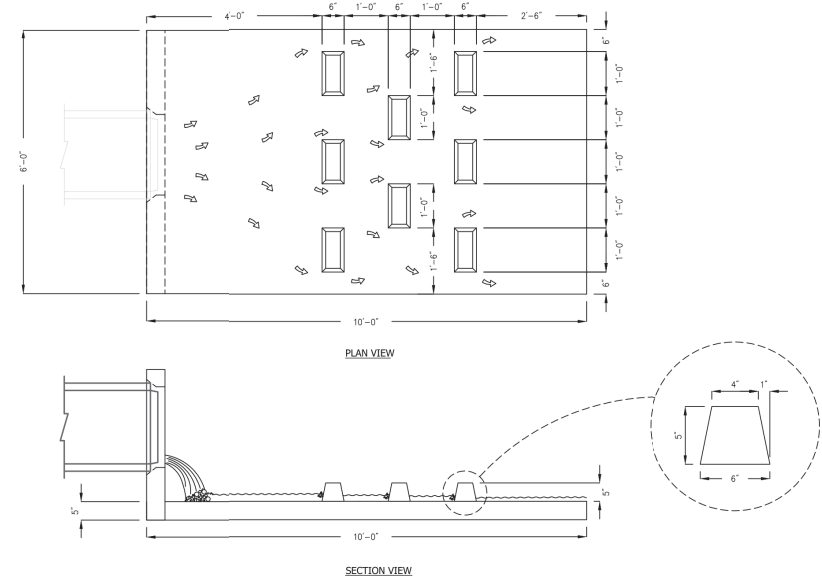
PROJECT NO: XXXXXXXXXX DATE: XX-XX-XXXX

DESIGNED BY: XXXXXXXXXX CHECKED BY: XXXXXXXXXX

SCALE: AS NOTED SHEET NO: 2 OF 4

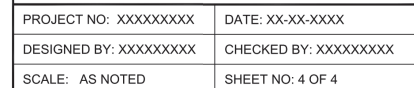


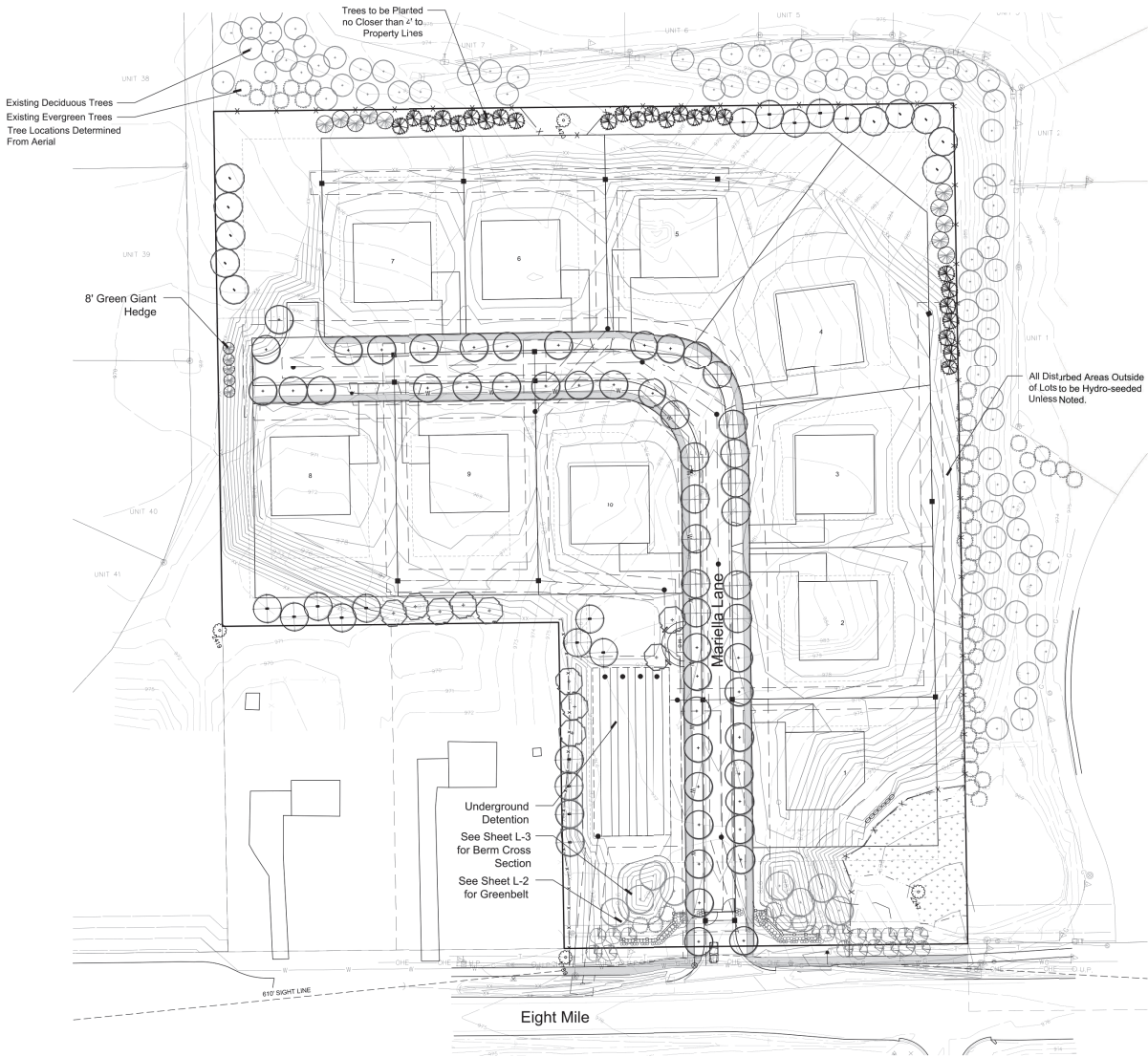
STORM ARC - 30" I.D. OPENING



SECTION VIEW

STORM ARC - SCOUR CONCRETE PAD





Location Map



Bench

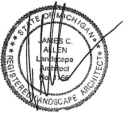


Landscape Summary

Street Trees	1,788 L.F.
Street Frontage	51 Trees (1,788 / 35)
Trees Required	51 Trees
Trees Provided	51 Trees
Woodland Replacement	
Trees Required	10 Trees
Trees Provided	10 Trees
Sheet L-1	10 Trees

- Notes:
1. Soils Information is Found on Sheet 2.
 2. Trees Shall be Planted no Closer than 10' Driveways, Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines.
 3. Trees Shall not be Planted within 4' of Property Lines.
 4. Utility Boxes Shall be Screen per Detail on Sheet L-3.
 5. Phragmites and Japanese Knotweed are Not Present on this Site.
 6. Overhead Power Lines are Indicated on the Plan Along 8 Mile.
 7. An Irrigation Plan will be Provided for Stamping Sets.
 8. Snow Deposit will be Along the Streets Between the Curb and Sidewalk.

Seal:



Title:

Landscape Plan

Project:

Mariella Estates
Novi, Michigan

Prepared for:

Bracole Brothers, LLC
48955 Anna Court
Livonia, Michigan 48150
Antonnello Stante, 248.380.9922

Revision:

Submission
Revised
Revised
Revised

Issued:

May 1, 2024
November 6, 2024
February 28, 2025
June 27, 2025

Job Number:

24-023

Drawn By:

jca

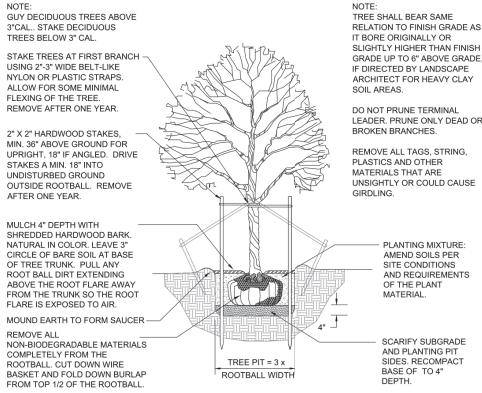
Checked By:

jca



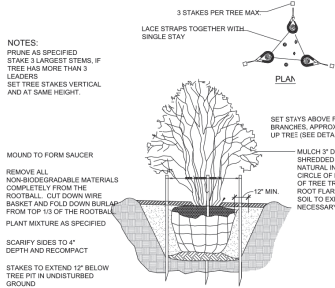
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L-1



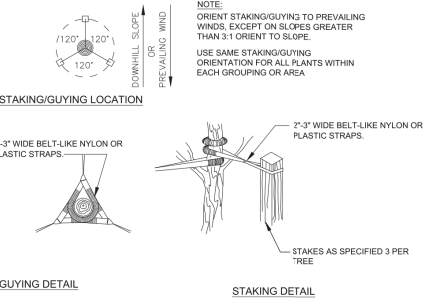
DECIDUOUS TREE PLANTING DETAIL

Not to scale



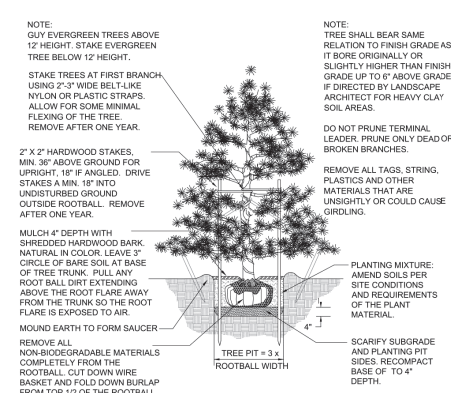
MULTI-STEM TREE PLANTING DETAIL

Not to scale



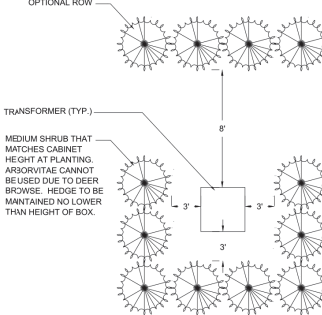
TREE STAKING DETAIL

Not to scale



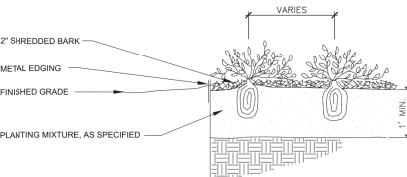
EVERGREEN TREE PLANTING DETAIL

Not to scale



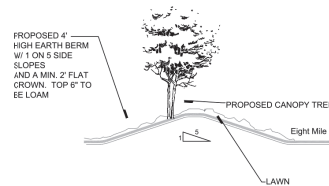
TRANSFORMER SCREENING DETAIL

Not to scale



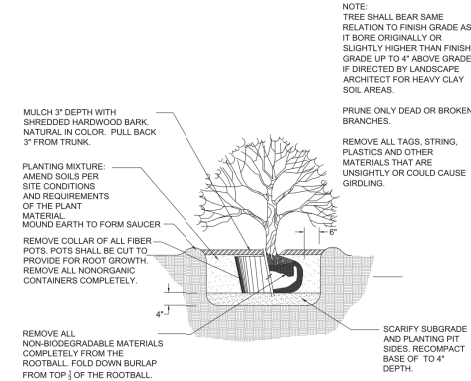
PERENNIAL PLANTING DETAIL

Not to scale



Berm Detail - 8 Mile

Not to scale



SHRUB PLANTING DETAIL

Not to scale

LANDSCAPE NOTES

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

CITY OF NOVI NOTES

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

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 AND NOVEMBER 15.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.

DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.

ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE CITY.

Seal:



Title:

Landscape Details

Project:

Mariella Estates
Novi, Michigan

Prepared for:

Braciale Brothers, LLC
48555 Anna Court
Livonia, Michigan 48150
Antoniello Stante, 248.380.9922

Revision:	Issued:
Submission	May 1, 2024
Revised	November 6, 2024
Revised	February 28, 2025
Revised	June 27, 2025

Job Number:

22-010

Drawn By: Checked By:

jca

jca

Sheet No.



L-3



Title:

Woodland Plan

Project:

Mariella Estates
Novi, Michigan

Prepared for:

Braciolo Brothers, LLC
48955 Anna Court
Wixom, Michigan 48393
Antonello Stante, 248.380.9922

Revision: Issued:

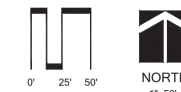
Submission	May 1, 2024
Revised	November 6, 2024
Revised	February 28, 2025
Revised	June 27, 2025

Job Number:

24-023

Drawn By: _____ Checked By: _____

ica ica



Sheet No.

L-4



Tree Tag #	Scientific Name	Common Name	DBH (inches)	Condition	Comments	To Be Removed	Replacements	Credits
1365	<i>Acer glabrum</i>	Norway Spruce	28	Fair		Yes		
1366	<i>Pinus strobus</i>	White Spruce	18	Fair	Dead Branches	Yes		
1367	<i>Acer saccharum</i>	Sugar Maple	12	Fair		Yes	4	
1368	<i>Acer saccharum</i>	Sugar Maple	22	Fair	Support for Utility Line	Yes		
1369	<i>Acer saccharum</i>	Sugar Maple	18	Fair	20' Dead Branch	Yes		
1370	<i>Malus sp.</i>	Apple/Crabapple	10	Fair	Tree Trunk 12', 15' Dead Main Branches	Yes		
1371	<i>Juniperus communis</i>	Horizontal Juniper	6.5	Fair	20' Dead Branch	Yes		
1372	<i>Juniperus communis</i>	Horizontal Juniper	14.5	Fair	Dead Branches, Missing Bark	Yes		
1373	<i>Alnus incana</i>	Hazel	10	Fair	Three Trunks 17', 25', 8'	Yes		
1374	<i>Acer saccharum</i>	Sugar Maple	35.5	Fair		Yes		
1375	<i>Acer saccharum</i>	Sugar Maple	20	Fair		Yes		
1376	<i>Acer saccharum</i>	Sugar Maple	20	Fair		Yes		
1377	<i>Acer saccharum</i>	Sugar Maple	20	Fair		Yes		
1378	<i>Acer saccharum</i>	Sugar Maple	25	Fair		Yes		
1379	<i>Acer saccharum</i>	Sugar Maple	25	Fair		Yes		
1380	<i>Acer saccharum</i>	Sugar Maple	25	Fair		Yes		
1381	<i>Pinus strobus</i>	White Spruce	20	Fair	Grass Trunk 17', 15', 8.5, 6.5, 4.5	Yes		
1382	<i>Pinus strobus</i>	White Spruce	12.5	Fair	Unremoved Utility Branches	Yes		
1383	<i>Pinus strobus</i>	White Spruce	15	Fair	14', 14.5" Missing Branches	Yes		
1384	<i>Pinus strobus</i>	White Spruce	15	Fair		Yes	4	
1385	<i>Pinus strobus</i>	White Spruce	27.5	Fair	Dead Limbs, Truncated	Yes		
1386	<i>Pinus strobus</i>	White Spruce	20	Fair		Yes		
1387	<i>Abies bals.</i>	White Millinery	40.5	Good	Fenced Trunk	Yes	4	
1388	<i>Abies bals.</i>	White Millinery	30	Good	Tree 13', 11'	Yes		
1389	<i>Abies bals.</i>	White Millinery	8	Good	21' 7"	Yes		
1390	<i>Abies bals.</i>	White Millinery	17	Good	21' 6" Fenced Trunk	Yes		
1391	<i>Abies bals.</i>	White Millinery	12	Good	Fenced Trunk	Yes		
1392	<i>Acer regiospin.</i>	Bittersweet	8	Good		Yes		
1393	<i>Abies bals.</i>	White Millinery	27	Good	Tree 30'	Yes		
1394	<i>Acer regiospin.</i>	Bittersweet	12	Good		Yes		
1395	<i>Pinus strobus</i>	White Spruce	36.5	Good	Fenced Trunk	Yes		
1396	<i>Acer saccharum</i>	Sugar Maple	18	Good		Yes		
1397	<i>Abies bals.</i>	White Millinery	35.5	Good		Yes		
1398	<i>Pinus strobus</i>	White Spruce	10	Good	Fence Trunk 22', 8.5', 5.5', 4.5' Dead Main Trunk	Yes		
1399	<i>Acer regiospin.</i>	Bittersweet	12	Good		Yes		
1400	<i>Acer saccharum</i>	Sugar Maple	18	Good		Yes		
1401	<i>Pinus strobus</i>	White Spruce	10.5	Good		Yes		
1402	<i>Acer regiospin.</i>	Bittersweet	12	Good		Yes		
1403	<i>Acer saccharum</i>	Sugar Maple	18	Good		Yes		
1404	<i>Pinus strobus</i>	White Spruce	10.5	Good		Yes		
1405	<i>Pinus strobus</i>	White Spruce	10.5	Good		Yes		
1406	<i>Pinus strobus</i>	White Spruce	10.5	Good		Yes		
1407	<i>Acer regiospin.</i>	Bittersweet	10	Good	21' 36"	Yes		
1408	<i>Pinus strobus</i>	White Spruce	10.5	Good	21' 36", Fenced Trunk	Yes		
1409	<i>Pinus strobus</i>	White Spruce	8	Good		Yes		
1410	<i>Pinus strobus</i>	White Spruce	8	Good		Yes		
1411	<i>Pinus strobus</i>	White Spruce	25	Good		Yes		
1412	<i>Pinus strobus</i>	White Spruce	8	Good		Yes		

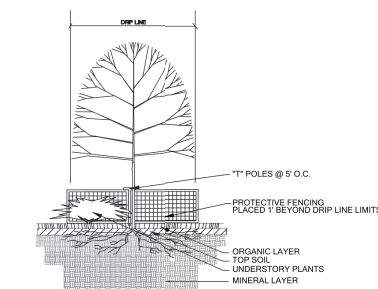
Woodland Summary

Total Trees	44 Trees
Regulated Trees Removed	12 Trees

Replacement Required		
Trees 8" - 11"	0 trees x 1=	0 Trees
Trees 11" - 20"	0 trees x 2=	0 Trees
Trees 20" - 30"	0 trees x 3=	0 Trees
Trees 30"+	4 trees x 4=	16 Trees
Multi-Stemmed Trees (0 Trees)		0 Trees
Net Replacement Required		16 Trees
Less Credits		6 Trees
Replacement Required		10 Trees

Tree Fence Installation and Removal \$9,102 (1,517 l.f. x \$6 l.f.)

Tree Protection Fencing



1. Either Fence or Wood Orange Sign Fencing Shall be Installed at or Beyond the Driveway, Unless More Substantial Fencing is Required.
2. Gates Shall be at Least 7'10" Posts Spaced no Further than 12'.
3. Fencing Shall not be Installed in the Front Yard, or the Front Yard of Those Homes to be Saved.
4. Special Circumstances Shall be Reviewed by the City.
5. Fencing Shall be Installed on the Property of the Home to be Sited. The Sign Shall include, but not be limited to:
 - a. No Solenoids or Chemicals Within Protected Area.
 - b. Building Materials or Chemicals Within Protected Areas.
 - c. No Grade Changes, Including Fill, Within Protected Areas.
 - d. Removal of Vegetation, or Removal of the Ground Without Protection from the Proper Reviewing Authority, including the Woodbury's Review Board.
6. Any Required Swales Near or Within the Protected Area, Instances Where Swales are Approved Through a Protected Area, the Swales need to be HAND DUG, Machinery of Any Kind, or Heavy Equipment is Prohibited.
7. Regulated Woodwork or Regulated Tree Adjacent to the Property are Also Required



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

Exhibit C

Staff and Consultant Review Letters



PLAN REVIEW CENTER REPORT

Planning Review

July 18, 2025

JZ24-43 Mariella Estates PRO

(fka Preserves of Maybury)

Zoning Map Amendment No. 18.750

APPLICANT

Braciolo Brothers, Inc

REVIEW TYPE

Formal PRO Plan

Rezoning Request from RA Residential Acreage to R-1 One Family Residential with a Planned Rezoning Overlay

PROPERTY CHARACTERISTICS

Section	31	
Site Location	West of Garfield Road and North of Eight Mile Road (Parcel 22-31-400-008)	
Site School District	Northville Community School District	
Site Zoning	RA Residential Acreage	
Adjoining Zoning	North	RA Residential Acreage
	East	RA Residential Acreage
	West	RA Residential Acreage
	South	(Northville Township) Maybury State Park
Current Site Use	Farmland	
Adjoining Uses	North	Single Family Residential (under construction)
	East	Single Family Residential
	West	Single Family Residential (under construction)
	South	Maybury State Park/Single Family Residential
Site Size	9.36 acres	
Plan Date	June 27, 2025	

PROJECT SUMMARY

The subject property is located on the north side of Eight Mile Road, west of Garfield Road in Section 31 of the City of Novi. The property to be rezoned totals about 9.36 acres and is currently vacant. The applicant is proposing to develop a 10-unit single family residential development. The development proposes a private street with one entrance off Eight Mile Road with a gated entrance. The applicant is requesting to rezone the site from RA Residential Acreage to R-1 One Family Residential with a Planned Rezoning Overlay.

PRO OPTION

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA

to R-1), and the applicant submits a conceptual plan for development of the site. After Staff and consultant review, the proposed request goes through initial review by the Planning Commission and City Council. Each of those bodies will provide feedback and comments on whether the project meets the eligibility criteria for the PRO process.

The applicant can then make any changes to the Concept Plan based on the feedback received, and resubmit for formal review. The Planning Commission holds a public hearing and makes a recommendation to City Council. The City Council reviews the Concept Plan, and if the plan receives tentative approval, it directs the preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi, or unless otherwise stated in the agreement or terminated.

RECOMMENDATION

Staff recommends approval of the Formal PRO Plan. There will not be a significant change in the number of units as a result of the rezoning, with lots that are similar in size to the RUD developments adjacent. The three deviations requested are minor and will not detract from the development. The benefits of rezoning appear to outweigh the detriments.

PROJECT HISTORY

The project was submitted and reviewed by staff and consultants in a pre-application submittal in January 2024. Comments were provided on the concept plans submitted, but no recommendations for approval were made at that time.

The initial PRO plan was submitted and reviewed in December 2024, with a revised initial PRO plan submitted and reviewed in March 2025. The Planning Commission held a public hearing on April 23, 2025 and provided feedback on the proposal. On May 19, 2025, City Council considered the request and provided feedback to the applicant. Minutes from both meetings are included as attachments to this letter.

REVIEW CONCERNS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), Section 7.13 (Amendments to Ordinance) and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for additional information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the next submittal:

1. Supporting Documentation: The applicant has provided the following as part of their application packet:
 - a. **Narrative:** The narrative provided states that Rezoning allows for development consistent with the adjacent communities that have developed under a Residential Unit Development (RUD) Agreement – Ballyntine and Parc Vista. This property is not eligible for an RUD as it is less than 20 acres in size, therefore the applicant is seeking a rezoning to R-1 in order to create similar-sized lots. **The applicant indicates 6 lots could be feasibly developed under the existing RA standards when providing an access road and stormwater detention. A “Parallel Plan” has been provided to demonstrate the potential lot layout under RA standards. The change in Residential Equivalent Units (REUs) would be from 6 under the current zoning to 10 with the proposed zoning.**
 - b. The statement also notes the conditions and deviations proposed, as well as public benefits. **Proposed benefit statement and deviation request received.**

- c. **Traffic Impact Study:** Not required as does not meet the threshold (rezoning to residential category two or more higher).
 - d. **Sign Location Plan:** A sign placement plan and rezoning sign mock-up have been provided for review. **Approved signage was placed as required.**
2. Wetland Delineation: The applicant has provided a statement from Atwell indicating the likely presence of a wetland on the site prior to grading that was conducted earlier, however that evaluation was based on a February site visit when no vegetation was growing, and no soil borings were taken. The wetland area has been delineated, and is now shown on the plans, and extends onto Lot 1. **The applicant has provided a wetland delineation and endangered species assessment prepared by Atwell, dated June 26, 2025. See the Wetland Review for detailed comments on these documents. Further, the applicant has proposed a boulder wall within the wetland buffer on Lot 1, as well as wetland buffer signage in two locations to discourage disturbance of the buffer. Both the boulder wall and the signage should be relocated to be at the edge of the 25-foot buffer to more effectively delineate the buffer area. Additional signs should also be placed, and the buffer shall be planted with a native seed mix as mentioned in the Wetland Review. Staff suggests a conservation easement over the wetland area as an additional benefit in the interest of the general public.**
3. Wetland Boundary on Lot 1: As mentioned above, the wetland boundary extends onto Lot 1 of the proposed plan. The Wetland and Watercourse Protection ordinance states that lot boundaries not extend into wetland areas (Section 12-174.(4) of City Code): "Where the proposed activity is the development of a site condominium, the boundaries of building sites, as defined in section [6.3] of the City of Novi Zoning Ordinance, shall not extend into a wetland or watercourse. This shall not prohibit the inclusion of wetland or watercourse areas within a site condominium development." **The City also prefers to keep 25-foot wetland buffers out of private lot boundaries to better protect them from disturbance. The applicant will need to adjust the Lot 1 boundaries to exclude the delineated wetland, which would not cause new deviations for lot width, but may affect the lot area. The applicant shall calculate the lot area of the redrawn Lot 1 to determine if any additional deviations need to be requested, or other lot adjustments need to be made.**
4. Active Mobility Plan: The City's Active Mobility Plan, adopted in 2024, recommends improvements to the Eight Mile Road crosswalk (flashing beacons or HAWK signal), and coordinating with Maybury State Park to provide a non-motorized connection between the crosswalk and the park entrance. Currently cyclists and pedestrians must use the narrow shoulder on the south side of 8 Mile to access the entrance to the park. While the south side of 8 Mile is in Northville Township, improved safety enhancements to access this important regional recreational destination would benefit Novi residents as well. **Based on feedback from City Council, the applicant is no longer proposing any modifications to the existing crosswalk on Eight Mile Road. See ITC Park improvements now proposed on page 9.**
5. Plan Review Chart: **The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail and note deviations that may be required if not corrected in the Formal PRO submittal.**
6. Other Reviews:
 - a. **Engineering:** Engineering recommends approval of the Formal PRO Plan. Negative impacts to public utilities are not expected with the requested change in zoning. Additional comments shall be addressed in the Site Plan submittal.
 - b. **Landscape:** Landscape review recommends approval with minor comments to be address during site plan review.

- c. **Traffic:** Traffic review notes that the applicant would need a deviations for centerline radius of the proposed private road, which are below the City standards. Approval is recommended.
- d. **Woodlands:** The site does not contain regulated woodlands. However, there are 4-5 trees on the site that are regulated as they are 36 inches diameter or greater. A woodland permit would be required for their removal.
- e. **Wetlands:** Wetlands review recommends approval. No impact to the wetland are indicated, however additional enhancements to the wetland buffer are suggested.
- f. **Façade:** No elevations of future homes have been provided for review.
- g. **Fire:** Fire has some additional concerns to be addressed in future submittals. Conditional approval is recommended.

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

Figure 1: Current Zoning

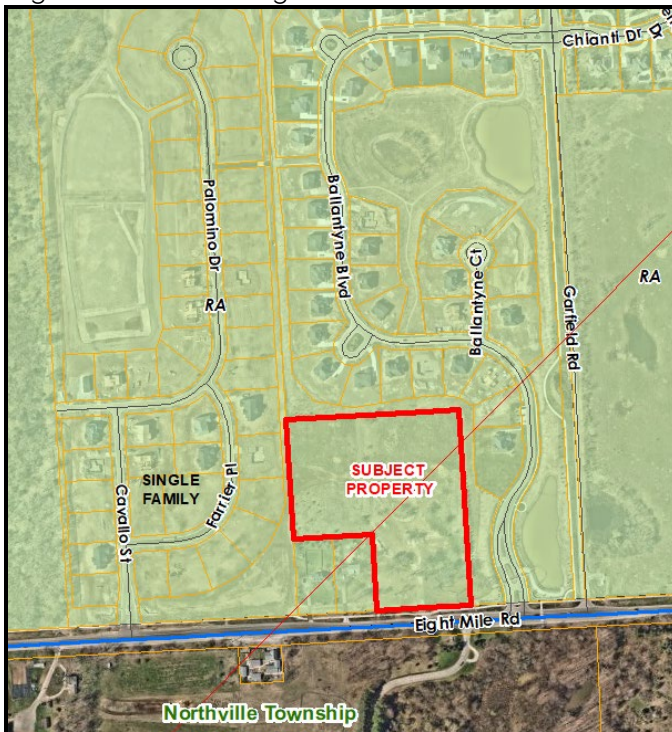
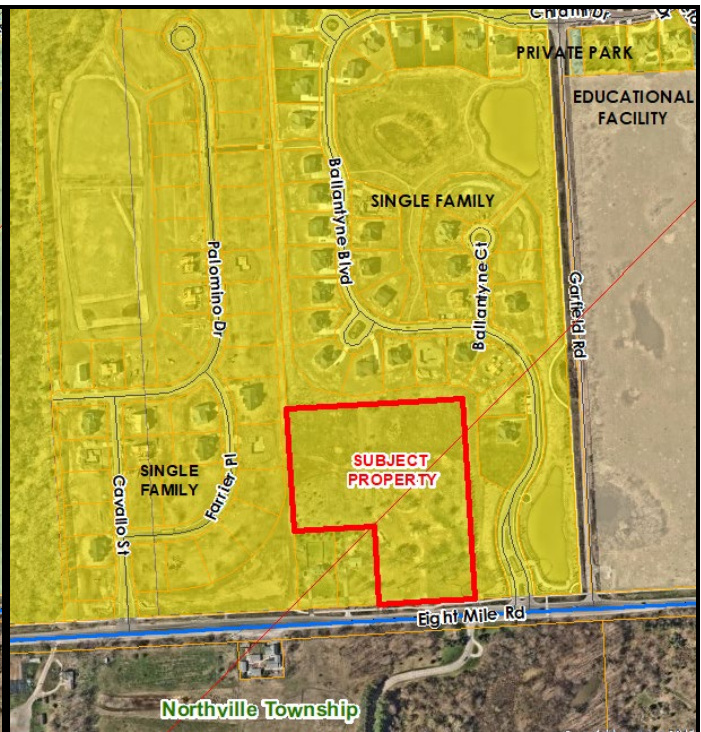


Figure 2: Future Land Use



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

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	Residential Acreage	Vacant	Single Family
Northern Parcels	Residential Acreage	Single family homes	
Eastern Parcels	Residential Acreage	Single family homes	Single Family
Western Parcels	Residential Acreage	Single family homes	Single Family
Southern Parcels		State Parkland	Public Park

Compatibility with Surrounding Land Use

The subject property is located along the north side of Eight Mile Road, west of Garfield Road. It is surrounded by single family lots and subdivisions. The area to the south of Eight Mile is Maybury State Park in Northville Township. The proposed use consistent with the surrounding existing uses.

The applicant's narrative notes that they have attempted to create a layout that is similar to the adjacent new-construction communities that developed under the Residential Unit Development (RUD) provisions of the Ordinance. Because the subject property is less than 20 acres in size, it is not eligible for RUD consideration.



Figure 3: Names of surrounding developments

Comparison of Zoning Districts

The following table provides a comparison of the current (RA) and proposed (R-1) zoning classifications. The two districts are not significantly different from one another in terms of the types of uses allowed and building style permitted for homes. Differences are noted in bold text.

	RA (EXISTING)	R-1 (PROPOSED)
Principal Permitted Uses	One-family dwellings Farms and Greenhouses Publicly owned and operated parks, parkways and outdoor recreation facilities Home occupations Family day care homes Accessory buildings and uses customarily incidental to any of the	One-family dwellings Farms and Greenhouses Publicly owned and operated parks, parkways and outdoor recreation facilities Home occupations Family day care homes Accessory buildings and uses customarily incidental to any of the

	RA (EXISTING)	R-1 (PROPOSED)
	above uses	above uses
Special Land Uses	<ul style="list-style-type: none"> - Raising of nursery plant materials - Dairies - Keeping and raising of livestock - Places of worship - Public, parochial and private elementary, intermediate or secondary schools - Utility and public service buildings and uses (without storage yards) - Group day care homes, day care centers, and adult day care - Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs - Golf courses - Colleges, universities, and other such institutions of higher learning - Private pools - Cemeteries - Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks - Mortuary establishments - Bed and Breakfasts - Limited non-residential use of historic buildings - Accessory buildings and uses incidental to the above 	<ul style="list-style-type: none"> - Places of worship - Public, parochial and private elementary, intermediate or secondary schools - Utility and public service buildings and uses (without storage yards) - Group day care homes, day care centers, and adult day care - Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs - Golf courses - Colleges, universities, and other such institutions of higher learning - Private pools - Cemeteries - Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks - Mortuary establishments - Bed and Breakfasts - Accessory buildings and uses incidental to the above
Lot Size	1 acre	21,780 sf (1/2 acre)
Lot Width	150 feet	120 feet
Lot Coverage	25%	25%
Building Height	35 ft or 2.5 stories, whichever is less	35 ft or 2.5 stories, whichever is less
Building Setbacks	Front: 45 feet Rear: 50 feet Side: 20 feet min, total 50 ft two sides	Front: 30 feet Rear: 35 feet Side: 15 feet min, total 40 ft two sides
Minimum Floor Area	1000 sf	1000 sf
Dwelling unit density maximum	0.8 dwellings/acre	1.65 dwellings/acre

DEVELOPMENT POTENTIAL

The land is currently vacant. Development under the current Residential Acreage zoning could result in 7 single family lots, based strictly on density permitted. However, the parallel plan provided shows only 6 lots could be fit onto the site given road, lot and stormwater configuration.

The current concept plan proposes the development of 10 single family lots (density of 1.07 dwellings per acre) for a single-family development, which is below the 1.65 dwellings/acre maximum density allowed in the R-1 zoning district. The lots all meet the ½-acre minimum lot size, and all comply with the minimum lot width except units 4 and 5 which are somewhat narrower than the 120-foot minimum due to being on the corner of the road. While the provision of "open space" is not required for standard R-1 developments, the proposed plan includes 2.65 acres of open space within the development to mimic what was provided with the adjacent RUD developments.

This includes a 25-foot buffer between the lot areas and the adjacent developments, which matches similar buffers on in those developments.

The RUD option allows the City Council to approve deviations from lot size requirements if the development dedicates a portion of the overall land for open space/preservation of natural features. However, the overall density cannot exceed the underlying zoning district. The adjacent Ballantyne and Parc Vista developments both have RUD Agreements that allowed a majority of the lots to meet R-1 District standards (rather than the R-A standards) in exchange for the preservation of a significant area of open space and/or existing wetland and woodland areas. The Parc Vista development preserved 44% of the site and Ballantyne preserved 35.7% of the site as open space while maintaining an overall density of 0.8 dwellings per acre.

The Master Plan for Land Use states the anticipated density for this area is 0.8 dwellings per acre, which is consistent with the existing Residential Acreage zoning.

The applicant provides a reasonable justification for the change of use, but greater density is proposed and less open space is maintained compared to the adjacent developments. This is generally due to the smaller area of land available for development. The small wetland area is now proposed to be retained. There are relatively few deviations required for this proposed development.¹

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed use is currently not recommended by the 2016 Master Plan for Land Use. The following objectives as listed in the Master Plan are applicable for the proposed development. However, at this time the plan follows only a few. **The applicant should consider revisions to the plan to comply with as many goals as possible. Please refer to staff comments in bold and revisions recommended in bold and underline.**

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 development proposes the required sidewalks along the private street. A portion of the site is to remain undeveloped in open space.**
- b. Safe housing and neighborhoods. Enhance the City of Novi's identity as an attractive community in which to live by maintaining structurally safe and attractive housing choices and safe neighborhoods.
- c. Maintain existing housing stock and related infrastructure. **No homes would be removed to create the development.**
- d. Provide a wide range of housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. **The development would provide additional housing options in Novi.**

2. General Goal: Community Identity

¹ The developer has committed to a contribution of \$40,000 to be used on improvements to the nearby ITC Park should the development proceed. The applicant proposes to work with the Parks Department to either make some specific improvements to be determined by the Parks Department or in connection with the ITC Park expansion. **The letter from Parks, Recreation and Cultural Services Director, Jeff Muck, indicates support for either of these options to benefit ITC Park.**

- a. Maintain quality architecture and design throughout the City. **No architectural drawings have been provided.**

3. General Goal: Environmental Stewardship

- a. Protect and maintain the City's woodlands, wetlands, water features, and open space. The concept plan proposes additional removal of regulated woodlands. **Please refer to the wetland review letter for opportunities to further protect this natural feature.**
- b. Increase recreational opportunities in the City. **The applicant proposes to contribute to ITC Park with the aim of furthering this goal.**
- c. Encourage energy-efficient and environmentally sustainable development through raising awareness and standards that support best practices. **The applicant should consider sustainable, energy-efficient and best-practice design for site elements and building materials, such as LEED recommended strategies.**

4. General Goal: Infrastructure

- a. Provide and maintain adequate water and sewer service for the City's needs. **Please refer to the Engineering memo.**
- b. Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities. **A private street with sidewalks is proposed.**

5. General Goal: Economic Development / Community Identity

- a. Ensure compatibility between residential and non-residential developments. **Please refer to comments about compatibility with surrounding development earlier in this review.**

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that ***"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."*** Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. A proposed PRO agreement would be considered by City Council only after tentative approval of the proposed concept plan and rezoning.

The Concept Plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the applicant's Concept Plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The previous concept plan required 8 deviations. The revised submittal has reduced that number to 6.

The following are Ordinance deviations that have been requested by the applicant:

1. **Lot Width (Sec 3.1.2.D):** A Zoning Ordinance deviation is requested to reduce the required lot width for lots 4 and 5 to 98 feet (120 feet required). *The deviation is requested for the two pie-shaped lots near the corner of the road.*
Applicant Justification: *These lots still provide adequate space for the intended housing product, are the two largest lots proposed, and exceed the R-1 minimum lot area requirements for over 10,000 square feet and 5,000 square feet respectively.*

2. **Lack of Cul-de-Sac** (Code of Ord, Figure VIII-F): A deviation is required to provide a T-turnaround in lieu of a cul-de-sac at the end of the roadway. **(Note: this deviation is no longer required as the road design meets the appropriate standards.)**
Applicant Justification: Given the low volume of traffic that this subdivision will encounter a T-turnaround is being proposed due to geometric constraints and a way to reduce total pavement on site. The dimensions of the proposed turnaround meets current International Fire Code requirements.
3. **Road Centerline Radius** (Code of Ordinances, Sec. 11-194.b.2): Design and Construction Standards deviation for proposed street with 90-foot centerline radius (230-foot radius standard).
Applicant Justification: This does not provide a safety concern given the short distance of the road, the low travel speed, and the minimal traffic volumes expected.

All deviations from the ordinance requirements shall be identified and included in PRO Agreement. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement.

APPLICANT'S BURDEN UNDER PRO ORDINANCE

The Planned Rezoning Overlay ordinance (PRO) requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. (Sec. 7.13.2.D.ii.a) The PRO accomplishes the integration of the proposed land development project with the characteristics of the project area in such a manner that results in an enhancement of the project area as compared to the existing zoning that would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.
2. (Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement such that the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay. In determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.

The applicant has listed the following conditions in the public interest for consideration:

1. Perimeter Landscape Buffers: The development proposes a minimum 25-foot perimeter landscape buffer from the lots to the property boundary. **There are approximately 70 trees proposed to be planted to enhance this buffer.**
2. Increased Open Space: The development proposes an extensive amount of open space for a single-family development (28%) and a majority of the proposed open space is usable

active open space. **Compared to the adjacent RUD developments, this proposal has a lower percentage of open space preserved, but providing open space in the R-1 District is not required, so this is an enhancement beyond what would typically be required. The wetland area near 8 Mile is now proposed for preservation.**

3. **Reduced Density:** Overall density shall not exceed 1.07 dwelling units per acre. **This would be more limiting than the 1.6 dwelling units per acre allowed in the R-1 District, and closer to what has been developed in the surrounding neighborhoods.**
4. **Wetland Preservation:** Impacts to the small wetland on site are not proposed. **The applicant should consider placing the wetland in a conservation easement, which would be considered an additional enhancement to the project.**
5. **Wetland Buffer Protection:** The applicant has included two signs to indicate the presence of the wetland buffer and discourage disturbance. There is also a boulder wall indicated on Lot 1 within the wetland buffer. **Both the signage and the wall should be relocated to the outer edge of the 25-foot buffer to more effectively limit disturbance, including mowing, cutting, planting and removal of vegetation. The number of signs should also be increased to allow placement at 50-foot intervals.**

This is a PRO in which the applicant seeks both a rezoning and a list of ordinance deviations. The Planning Commission and City Council should offer their thoughts on whether the proposed benefits are sufficient.

NEXT STEP: PLANNING COMMISSION PUBLIC HEARING

With all reviewers recommending approval or conditional approval, Planning Commission will hold a public hearing on the rezoning request from RA (Residential Acreage) to R-1 (One Family Residential) with a Planned Rezoning Overlay. Following the public hearing, they will make a recommendation to City Council whether to approve or deny the request, or may postpone making a recommendation if they determine additional information or changes are needed.

The next available date for the Planning Commission for the public hearing on the Formal PRO Plan is Wednesday, August 20, 2025. **Please provide a response letter that addresses all comments as needed, including a full list of deviations and conditions to be included in the PRO Agreement, no later than Wednesday, August 13th.**

CITY COUNCIL CONSIDERATION

After the Planning Commission makes its recommendation, the PRO Concept Plan will be scheduled for consideration by the City Council. If the City Council grants tentative approval at that time, they will direct the City Attorney to draft a PRO Agreement describing the terms of the rezoning approval. Once the PRO Agreement has been drafted and approved by the applicant's attorney, it will return City Council for final approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP, Senior Planner



PLANNING REVIEW CHART: Rezoning to R-1 with PRO

Review Date: July 17, 2025
Review Type: Formal PRO Plan
Project Name: JZ24-43 MARIELLA ESTATES PRO
Plan Date: June 27, 2025
Prepared by: Lindsay Bell, AICP, Senior Planner
Contact: E-mail: lbell@cityofnovi.org; Phone: (248) 347-0484

Bold To be addressed in Formal PRO Plan submittal
Underline To be addressed with Preliminary Site Plan submittal
Bold and Underline Possible deviations to be included as part of PRO agreement
Italics Items to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Single Family, with master planned 0.8 maximum dwelling units per acre.	10 Unit single family residential development (1.07 du/ac)	No	
Zoning <i>(Effective January 8, 2015)</i>	RA: Residential Acreage district	R-1 with PRO	No	PRO Rezoning Requested
Uses Permitted <i>(Sec.3.1.1)</i>	Single Family Dwellings	Single Family dwellings	Yes	
Planned Rezoning Overlay Document Requirements (SDM link: Site Plan & Development Manual)				
Written Statement <i>(Site Plan & Development manual) The statement should describe the following</i>	Potential development under the proposed zoning and current zoning	Provided, including parallel plan	Yes	
	Identified benefit(s) of the development	Stated	Yes	
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc.)	Stated	Yes	
Sign Location Plan <i>(Page 23, SDM)</i>	Installed within 15 days prior to public hearing Located along all road frontages	Provided and installed	Yes	
Traffic Impact Study <i>(Site Plan & Development manual)</i>	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.		NA	
Community Impact Statement	- Over 30 acres for permitted non-residential projects		NA	

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 2.2)	<ul style="list-style-type: none"> - Over 10 acres in size for a special land use - All residential projects with more than 150 units A mixed-use development, staff shall determine			
Market Study	Optional: a Market study to provide a market demand analysis for the proposed project.		NA	
R-1 One-Family Residential, Height, bulk, density and area limitations (Sec. 3.1.2)				
Lot Size (Sec 3.1.2.D)	R-1 zoning requires: <ul style="list-style-type: none"> • 21,780 sf lot area • 120 ft. lot widths 	Minimum area : 21,780 sf Lot width: 98-feet shown in lot table sheet 04 for lots 4 and 5	Yes No	 <u>Lots 4 and 5 require a deviation for lot width</u>
Building Setbacks (Sec 3.1.2.D)	Front: 30 ft.	30 ft	Yes	Proposed to comply based on building footprints
	Side: 15 ft. one side, 40 ft. two sides	40 total, 15-ft minimum	Yes	
	Rear: 35 ft.	35 ft	Yes	
Maximum % of Lot Area Covered (By All Buildings) (Sec 3.1.2)	25%	Not shown	TBD	Details reviewed at plot plan phase
Minimum Floor Area (Sec 3.1.2)	1,000 Sq.ft.	3,200-4,300 sq ft. per unit indicated	Yes	Details reviewed at plot plan phase
Building Height (Sec 3.1.2)	35 ft. or 2.5 stories whichever is less	35 feet, 2 stories indicated	Yes	Details reviewed at plot plan phase
Frontage on a Public Street. (Sec. 5.12)	No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.	All units front on a proposed private road within the proposed condominium, with access to Eight Mile Road	Yes	Frontage on Private road for individual lots is permitted for a Condominium development
Note to District Standards (Sec 3.6)				
Area Requirements (Sec 3.6A & Sec. 2.2)	- Lot width shall be measured between two lines where a front setback line intersects with side setback lines.	Lot widths clarified	Yes?	

Item	Required Code	Proposed	Meets Code	Comments
	- Distance between side lot lines cannot be less than 90% between the front setback line and the main building.			
Additional Setbacks (Sec 3.6.B)	NA	No off-street parking lots	NA	
Exterior Side yard abutting Streets (Sec 3.6.C)	NA	Side yards abutting residential districts	NA	
Wetland/Water-course Setback (Sec 3.6.M)	25ft. from boundary of a wetland and 25ft. from the ordinary highwater mark of a watercourse is required	Small wetland in SE corner of property – wetland buffer extends onto Lot 1	Yes?	Lot 1 shall include buffer delineation to prevent encroachment/mowing/removal of vegetation
Subdivision Ordinance				
Blocks (Subdivision Ordinance: Sec. 4.01)	- Maximum length for all blocks shall not exceed 1,400 ft. - Widths of blocks shall be determined by the conditions of the layout.	Small site, so blocks not longer than 1400 ft.	Yes	
Lots: Sizes and Shapes (Subdivision Ordinance: Sec. 4.02A)				
Lot Depth Abutting a Secondary Thoroughfare (Subdivision Ordinance: Sec. 4.02.A5)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	No lots abutting 8 Mile	Yes	
Depth to Width Ratio (Subdivision Ordinance: Sec. 4.02.A6)	Single Family lots shall not exceed a 3:1 depth to width ratio	Maximum of 1.7:1 ratio is maintained	Yes	
Arrangement (Subdivision Ordinance: Sec. 4.02.B)	- Every lot shall front or abut on a street. - Side lot lines shall be at right angles or radial to the street lines, or as nearly as possible thereto.	- All lots front on proposed street - All lots conform to shape requirement	Yes	
Streets (Subdivision Ordinance: Sec. 4.04)	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists:	No stub streets proposed – recent abutting developments do not have any connecting points to take advantage of	Yes	Extension to the north and west is impractical as the approved subdivisions have no streets available for connection

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> - practical difficulties because of topographic conditions or natural features - Would create undesirable traffic patterns 			
Topographic Conditions (Subdivision Ordinance Sec 4.03)				
A. Flood plain	Compliance with applicable state laws and City Code Areas in a floodplain cannot be platted	Not Applicable	NA	
B. Trees and Landscaping	Compliance with Chapter 37 and Article 5 of City Zoning Code	Tree survey and Landscape Plans are provided	Yes	
C. Natural Features	To be preserved Lots cannot extend into a wetland or watercourse	Wetland appears to exist on southeast corner of the site – not delineated	No?	
D. Man-made Features	To be built according to City standards	Underground detention proposed	Yes	See Engineering Review letter for detail on SWM Plan comments
E. Open Space Areas	Any Open Space Area shall meet the following: <ul style="list-style-type: none"> - Require performance guarantee - Shall be brought to a suitable grade - Compliance with zoning ordinance - Except for wooded areas, all ground area should be top dressed with a minimum of 25% of red fescue and a maximum of 20% perennial rye. 	Over 2.5 acres of open space are proposed	Yes	
F. Non-Access Greenbelt Easements	Along rear or side property lines for reverse frontage lots	75 ft greenbelt between 8 Mile and side yards of nearest lot	Yes	
G. Zoning Boundary Screening	A non-residential development abutting a residential development would need screening		NA	
Sidewalks Requirements				

Item	Required Code	Proposed	Meets Code	Comments
Active Mobility Plan	AMP recommends upgrading nearby crosswalk and providing a trail connection to entrance of Maybury State Park; New subdivision entrances	Not proposed		
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	An 8' wide public sidewalk shall be constructed along all arterial and collector roads except in industrial districts	8' sidewalk existing along Eight Mile Road within ROW	Yes	
Other Requirements				
Development and Street Names	Development and street names must be approved by the Street Naming Committee	Mariella Estates proposed Mariella Lane proposed	Yes	The committee has considered and approved the requested names
Development/ Business Sign	Signage if proposed requires a permit.		TBD	<u>Sign permits are reviewed separately.</u>
NOTES: <ol style="list-style-type: none"> 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. 				



July 15, 2025

Lindsay Bell
Senior Planner
City of Novi Community Development

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

David Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager

Victor Cardenas

**Director of Parks, Recreation &
Cultural Services**

Jeffrey A. Muck

Deputy Director

Tracie Ringle

Lindsay,

I've reviewed the public benefits proposed for the Marielle Estates PRO by Atwell, LLC. Novi Parks, Recreation and Cultural Services is amenable to either option.

The acquisition of 88 acres to the east of ITC Community Sports Park does necessitate the need for a new conceptual plan for the entire park. We would provide Atwell with the conceptual plan that was completed for the original park property and work with them on identifying new features and amenities for future development.

If the Planning Commission and/or City Council would prefer the proposed improvements to the existing park, PRCS would work with our Parks and Municipal Property team to identify the areas of highest need and implement the improvements as soon as possible to benefit park users.

Thankyou and please let me know if I can be of further assistance.

Sincerely,

Jeffrey A. Muck, CPRP
Director
Novi Parks, Recreation & Cultural Services



City of Novi

45175 Ten Mile Road
Novi, Michigan 48375
248.347.0400
248.347.3286 fax

cityofnovi.org



PLAN REVIEW CENTER REPORT

03/20/2025

Engineering Review

Mariella Estates
JSP24-0043

APPLICANT

Braciolo Brothers LLC

REVIEW TYPE

Revised Initial PRO Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the north side of 8 Mile Road west of Garfield Road located in section 31 of the City of Novi
- Site Size: 9.36 acres
- Plan Date: 02/28/2025
- Design Engineer: Atwell Group

PROJECT SUMMARY

- Planned Rezoning Overlay Site Plan (PRO): Currently zoned R-A (Residential Acreage), applicant wishes to rezone to R-1.
- Construction of a 10-unit single family residential home development. Site access would be provided via 8 Mile Road.
- Water service would be provided by an extension from the existing 12-inch water main along the north side of 8 Mile Road, along with 2 additional hydrants.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer along the north side of 8 Mile Road.
- Storm water would be collected by a single storm sewer collection system and discharged to an on-site underground detention system.

RECOMMENDATION

Approval of the revised Initial PRO Plan is **recommended** at this time, the plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of site plan submittal:

COMMENTS

1. Based on the existing zoning RA zoning six homes could be proposed on this site, the new zoning will allow for 10 homes. Engineering does not have any concerns with the 4 additional REUs that would be allowed with this rezoning.
2. Applicant must obtain RCOC approval for the approach tapers prior to final PRO plan approval. Permit will not be required at that time, but applicant must have RCOC review the approach location. Engineering does not have concerns with the proposed approach tappers.
3. Sheet 04 Layout Notes state that the road will not be gated and that roads will be private, the plan shows a gate at the entrance and the road is labeled with 60' ROW. Clarify if roads will be private, revise note to state 60' private road ROW.
4. Provide a utility crossing table at the time of the site plan submittal.
5. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from water main and storm sewer and 10-foot horizontal separation from sanitary sewer.
6. Indicate if an entrance streetlight shall be proposed. The City of Novi has a streetlighting program where the city pays for one standard streetlight at the entrance of subdivisions. This would be an agreement with DTE, if a decorative streetlight is proposed the applicant/HOA will need to pay the difference in cost.

WATER MAIN

7. All public water main shall be within a dedicated water main easement.
8. Additional details shall be provided at time of site plan submittal. Profiles shall be needed at time of final site plan submittal.
9. EGLE water main permit will be required for the main extension, the application can be submitted at time of final site plan submittal.

SANITARY SEWER

10. All public sanitary sewer shall be within a dedicated sanitary sewer easement.
11. Sanitary sewer should be relocated outside of the pavement to the east and north side of Mariella Lane.
12. EGLE sanitary sewer extension permit shall be required prior to the pre-con meeting, EGLE application can be submitted at time of final site plan submittal.

STORM SEWER

13. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Provide profiles for all storm sewer 12-inch and larger at time of site plan submittal.
14. Provide Storm sewer basis of design table at time of site plan submittal.

STORM WATER MANAGEMENT PLAN

15. The proposed outlet location is acceptable, the applicant should ensure that the existing driveway culverts have adequate capacity and are cleaned out as part of this project.
16. The Ballantyne storm water detention basin does not outlet to the wetlands near the entrance of Mariella Estates.
17. Provide supporting calculations for the runoff coefficient determination. C factor greenspace shall be based on hydrologic soil type.
18. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.
19. Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity and the high-water elevation of the groundwater table.
20. Provide inspection ports throughout the underground detention system at the midpoint of all storage rows. Additional inspection ports may be required for systems larger than 200 feet. Inspection ports shall be a minimum of 8-inches.
21. For piped/chamber systems the underground storage system shall include 4-foot diameter manholes at one end of each row for maintenance access purposes. Manholes are shown on plans.
22. Provide critical elevations for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the proposed park area.
23. The underground detention system shall be kept outside of the influence of any planting areas. Show manhole locations on landscaping sheets.

PAVING & GRADING

24. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
25. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
26. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
27. Site grading shall be limited to 1V:4H (25-percent), regrade or relocate the proposed home and driveway on lot 8 so that the slopes steeper than 1V:4H are not on the proposed on the residential lot.
28. Retaining walls that are 48-inches or larger shall need a permit from Building Department.
29. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.
30. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards.

OFF-SITE EASEMENTS

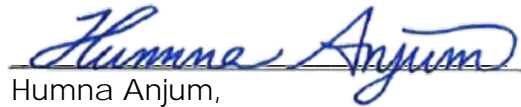
31. No off-site easements anticipated at this time.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

32. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**

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 or email at hanjum@cityofnovi.org with any questions.



Humna Anjum,
Project Engineer

cc: Lindsay Bell, Community Development
Milad Alesmail, Engineering
Ben Croy, City Engineer



PLAN REVIEW CENTER REPORT

July 3, 2025

Mariella Estates

Formal PRO Concept Plan - Landscaping

Review Type

Formal PRO Concept Plan Landscape Review

Job #

JZ24-43

Property Characteristics

- Site Location: 8 Mile Road west of Ballantyne
- Site Acreage: 9.36 ac.
- Site Zoning: RA
- Adjacent Zoning: North, East, West: RA, South: Maybury State Park
- Plan Date: 6/27/2025

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. Underlined items must be addressed on the Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

RECOMMENDATION:

This project is **recommended for approval of the Formal PRO Plan**. Some minor additions and revisions are needed on the Final Site Plans.

No landscape deviations are required for the proposed layout.

Ordinance Considerations

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

1. Tree survey is provided.
2. There are no regulated woodlands on the site but some regulated trees that are 36" dbh or greater are on the site and are shown as being removed.
3. Woodland replacement calculations are provided, and all 10 of the required replacements are shown as being planted on the site.
4. There is a pond at the southeast corner of the site that extends into Lot 1. **See the Merjent and Planning letter regarding this pond.**

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

1. The project is only adjacent to other single-family residential property so no screening between the developments is required.
2. A dense evergreen hedge is proposed on the west end of the drive and screening trees are proposed between the project and Ballantyne, and the residents south of lots 8 and 9.

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

1. Both required berms are proposed, except in the pond frontage. Please extend the western berm to the west as much as possible to enhance the screening.
2. All greenbelt landscaping requirements are met or exceeded by the proposed plantings.
3. The required street trees are provided.

Interior Street Trees (Zoning Sec 5.5.3.F.iii)

The required street trees are shown.

Plant List (LDM 4, 10)

Please provide a plant list on the Final Site Plans at the very latest.

Planting Notations and Details (LDM 10)

Provided

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

Underground detention is proposed. If that is approved by engineering, no detention basin landscaping is required.

Irrigation (LDM 10)

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.
2. If alternative means of providing water to the plants for their establishment and long-term survival, information regarding that is also required with Final Site Plans.

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@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Formal PRO Concept Plan

Project name: JZ24-43: Mariella Estates
 Property location: 8 Mile Road, west of Ballantyne subdivision
 Plan Date: June 27, 2025
 Review Date: July 3, 2025
 Reviewed by: Rick Meader, Landscape Architect, LLA rmeader@cityofnovi.org, (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed on the Final Site Plan.

There are no landscape deviations required for the proposed plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> • New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"=20' minimum with proper North. Variations from this scale can be approved by LA • Consistent with plans throughout set 	<ul style="list-style-type: none"> • Overall: 1" = 50' • Greenbelt plan: 1" = 30' 	Yes	
Project Information (LDM 2.d.)	Name and Address	Location map provided	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	On title block	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Jim Allen – Allen Design	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Copy of signature and seal	Yes	
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	On title block	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	<u>Shown on location map</u> Site: RA North, East & West: RA South: Northville Twp	Yes	

Item	Required	Proposed	Meets Code	Comments
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> Legal description or boundary line survey Existing topography 	<ul style="list-style-type: none"> Sheet 2 	<ul style="list-style-type: none"> Yes 	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> Show location type and size. Label to be saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> Tree survey on L-4 All tree removals are indicated on L-4 Woodland replacement calculations and 10 trees are provided 	<ul style="list-style-type: none"> Yes Yes Yes 	<ol style="list-style-type: none"> Please provide a current wetland delineation. See the Merjent review for a complete discussion of the trees and wetlands. Will trees #2401 and #2402 be removed? It appears they are within the wetland that is not being changed.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland Co. Show types, boundaries 	Sheet 2 – Fox Sandy loam and Glynwood loam	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants Show all proposed light posts 	<ul style="list-style-type: none"> Proposed storm water system, including underground storage, is shown Water and sanitary lines and structures are also shown Sufficient spacing for the street trees appears to be proposed. 	<ul style="list-style-type: none"> Yes Yes Yes 	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Sheet 6	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	<ul style="list-style-type: none"> No areas are shown A note indicates that snow will be deposited along the road, between the curb and sidewalk 	TBD	

LANDSCAPING REQUIREMENTS

Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)

Item	Required	Proposed	Meets Code	Comments
General requirements (LDM 1.c)	<ul style="list-style-type: none"> • Clear sight distance within parking islands • No evergreen trees 	No parking areas are required or proposed		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA		
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> • A minimum of 300 SF to qualify • 6" curbs • Islands minimum width 10' BOC to BOC 	NA		
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7ft.	NA		
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants or other utility structures, and 5 feet from underground utility lines	It appears that trees are correctly spaced from structures and utility lines	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
Clear Zones (LDM 2.3.(5))	<ul style="list-style-type: none"> • 25 ft corner clearance required at Garfield Road entry. Refer to diagram from Section 5.5.9 • RCOC guidelines to determine required clear vision zone for 8 Mile Road entry. 	The RCOC clear zone is shown and no trees are located within it	Yes	<u>If the RCOC does not allow any or all of the street trees shown along 8 Mile Road, they do not need to be planted, but a copy of their decision must be provided to the City.</u>
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> • All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours • Berm should be located on lot line except in conflict with utilities. • Berms should be constructed with 6" of topsoil. 				
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Adjacent Zoning is RA	No berm is required or provided		
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	Lines of evergreens are provided at west end of the drive and between lots 8 and 9 and the	Yes	

Item	Required	Proposed	Meets Code	Comments
		residences south of them, and screening trees are also provided between lots 4-7 and the Ballantyne subdivision.		
Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.A and LDM 1.b)				
Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)				
Slope, height and width (Zoning Sec 5.5.3.A.v)	<ul style="list-style-type: none"> Label contour lines Maximum 33% slope Min. 4 feet crest 	Provided	Yes	
Type of Ground Cover		Lawn	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Overhead utilities are shown along 8 Mile Road	Yes	
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	A small retaining wall is proposed on Lot 1.		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		TBD		<u>Walls taller than 4 feet need to be designed by an engineer</u>
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	34 ft./40-foot non-access easement	75 ft	Yes	
Min. berm crest width	4 ft.	<ul style="list-style-type: none"> Berms are proposed on each side of the entry. Crests are 2-5 feet wide 	No	1. <u>Please widen the crest of the eastern berm</u> 2. <u>If possible, please lengthen the western berm to the west.</u>
Minimum berm height (9)	4 ft.	Both berms are approximately 5 feet tall	Yes	
3' wall (4) (7)	NA	No walls are proposed in the greenbelts.	Yes	
Canopy deciduous or large evergreen trees (Sec 5.5.3.B)	<ul style="list-style-type: none"> 1 tree per 40 l.f.; 8 Mile Road (360-28)/40= 8 trees 	8 trees	Yes	
Sub-canopy deciduous trees (Sec 5.5.3.B)	<ul style="list-style-type: none"> 1 tree per 25 l.f.; 8 Mile Road (360-28)/25= 13 trees 	18 trees	Yes	

Item	Required	Proposed	Meets Code	Comments
Street Trees (Sec 5.5.3.B and LDM 2)	<u>External Trees</u> <ul style="list-style-type: none"> • 1 tree per 35 l.f.; • 8 Mile Road (360-294)/35= 2 trees or 3 subcanopy trees <u>Internal streets</u> <ul style="list-style-type: none"> • 1 tree per 35 lf • 1788/35 = 51 trees 	<u>8 Mile Road:</u> 8 subcanopy trees <u>Internal streets:</u> 51 trees	<ul style="list-style-type: none"> • Yes • Yes 	
Island & Boulevard Planting (Zoning Sec5.5.3.f.ii & LDM 1.d.(1)(e))	<ul style="list-style-type: none"> • Must be landscaped & irrigated • Mix of canopy/sub-canopy trees, shrubs, groundcovers, etc. • No plant materials between heights of 3-6 feet as measured from street grade 	No islands are proposed		
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> • A minimum of 2ft. separation between box and the plants • Ground cover below 4" is allowed up to pad. • No plant materials within 8 ft. from the doors 	None shown	TBD	<u>When the location of transformer/utility boxes is determined, add landscaping per city requirements.</u>
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> • Clusters of large shall cover 70-75% of the basin rim area at 10 feet from the bottom or permanent water level. • Canopy trees at 1/35 lf measured at 10 feet above the bottom or permanent water level around the east, west and south sides of the basins -woodland replacement trees may be used to meet this requirement. • 10" to 14" tall grass along sides of basin 	An underground detention basin is proposed	NA	
Phragmites and Japanese Knotweed Control (Sec 5.5.6.B.i)	<ul style="list-style-type: none"> • Any and all populations of Phragmites australis and/or Japanese Knotweed on site shall be included on tree 	A note indicates that there is no Phragmites or Japanese knotweed on the site	Yes	

Item	Required	Proposed	Meets Code	Comments
	survey. • Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.			
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.l. & Zoning Sec 5.5.5.B)	Intended dates of planting should be between Mar 15 – Nov 15	Mar 15-Nov 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Both notes included	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan or alternative means of providing sufficient water for plant establishment and long-term survival	No		1. <u>Need for final site plan</u> 2. <u>The system should meet the requirements listed at the end of this review.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 4, 11) – Include all cost estimates				
Quantities and sizes	See Table 11.b.(2)(a).i	Show on plant list		
Root type	• B&B or Cont	Show on plant list		
Botanical and common names	• Species native to Michigan shall constitute at least 50% (preferably more) of the plants used, not including woodland replacements or seed	No plant list is provided	TBD	<u>Please provide a plant list no later than the Final Site Plans, preferably on Preliminary Site Plans</u>

Item	Required	Proposed	Meets Code	Comments
	mix species. • Non-woodland replacement trees shall conform to the LDM Section 4 standards for diversity			
Type and amount of lawn		Not shown on plans	TBD	<u>Please clearly indicate which areas are to be seeded with which type of seed on plan view</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need for Final Site Plan</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Multi-stem Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	A callout indicates this	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	• All but 2 of the trees on-site will be removed. • Silt fence and tree protection fencing are shown on Sheet 6	• Yes • Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	None		
Plant Sizes for ROW, Woodland replacement and others	Refer to Chapter 37, LDM for more details	No plant list is provided	TBD	<u>Please use correct sizes for plant material on the plant list when it is provided.</u>

Item	Required	Proposed	Meets Code	Comments
(LDM 3.c)				
Plant size credit (LDM3.c.(2))	NA			
Prohibited plants (LDM 11.b(2)b)	No plants on City Invasive Species List	No species are specified	TBD	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities			
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. 	Yes	Yes	

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. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
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.

Irrigation System Requirements

1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

July 15, 2025

Lindsay Bell
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to lbell@cityofnovi.org

Re: Mariella Estates Planned Rezoning Overlay Wetland Review (Formal PRO; JZ24-43)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a site plan review of the planned rezoning overlay (PRO) for the Formal PRO Plan for Mariella Estates (site). Two sets of plans were provided:

- One plan prepared by Atwell dated June 27, 2025. This plan contains the primary design/engineering information for the Formal PRO Plan.
- One plan prepared by Allen Design dated June 27, 2025. This plan contains the landscape and woodland replacement information for the Formal PRO Plan.

Merjent reviewed the plans for conformance with the City of Novi's (City) current Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The site is located approximately at 49680 Eight Mile Road in Section 31 of the City (Parcel No. 50-22-31-400-008). The site contains a City-regulated wetland (**Figure 1**).

An Initial Concept Plan review of woodlands was completed for the site on December 3, 2024 and deficiencies were found that required addressing wetland issues at the site. It should be noted that this project was previously identified as "JZ24-43 Preserves of Maybury" and all future correspondence will refer to this project as "Mariella Estates."

A revised Initial Concept Plan review of wetlands was completed for the site on March 20, 2025 and approval was recommended with requests for minor edits.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Mariella Estates Formal PRO **with requests for edits** for future submittals. Additional comments have been provided to meet the City's Wetlands and Watercourse Protection Ordinance.

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 1**). Although not depicted on the City of Novi's interactive regulated wetland map viewer (**Figure 1**), this should be used as an initial planning tool and does not constitute the presence or absence of City-regulated wetlands.

- ☐ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☐ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (map provided in Wetland Boundary Review). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☐ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (map provided in Wetland Boundary Review).

Permits and Regulatory Status

Due to the comments below, the following wetland-related items may be required for this project:

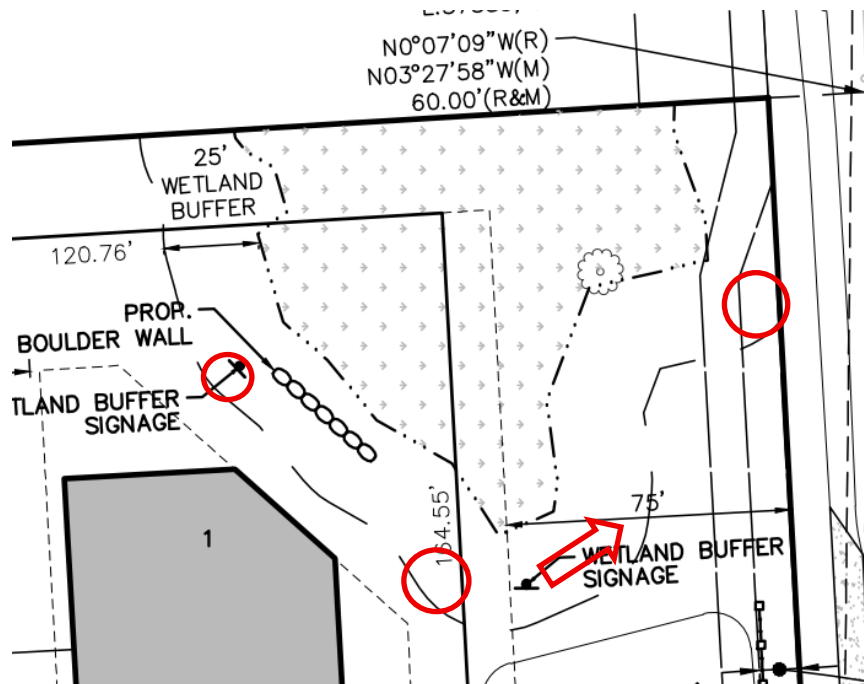
Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	Recommended/Requested

*Final determination is at the discretion of EGLE

Wetland Review Comments

1. The applicant provided an updated *Wetland Delineation and Threatened and Endangered Species Assessment* dated June 26, 2025. The applicant identified one mixed emergent and forested wetland in the southeast portion of the site. The area is also characterized by a flooded/open water portion. Merjent conducted a site visit on July 1, 2025 and found flagging on-site consistent with the site plan. Photos from the site visit are included as **Attachment A**.
 - a. Due to the presence of multiple wildlife species utilizing the water resource on-site, the on-site water resource should be considered essential to the City of Novi due to meeting the criteria under Section 12-174(b)(6).
2. Pursuant to Section 12-172 (f), *the applicant shall have the boundary lines of any watercourses or wetlands on the property flagged or staked, and the flagging or staking shall remain in place throughout the conduct of the permit activity*. The applicant will need to ensure the area is marked/staked in the field prior to and during construction, if approval is granted for the full extent of the project.
3. The applicant has proposed no impacts to the wetland on-site. Therefore, a wetland permit is not required for this project from the City of Novi. However, due to the proximity of grading and development to the wetlands, the City may request on-site inspections before, during, and/or after construction to ensure water resources are protected pursuant to the site plans.
4. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6(2)(M) of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to

- a. Impacts resulting from the proposed boulder wall should be quantified (cubic yards and square feet) in future submittals.
- b. Impacts from proposed grading should be quantified (cubic yards and square feet) in future submittals. Additionally, if grading is proposed within the wetland setback, it should be identified with a unique symbol.
- c. It is requested that additional wetland and wetland buffer signage be placed around the remaining wetland to ensure the area will not be mowed or disturbed in the future. If possible, the signs should be placed as close to the outside edge of the setback buffer to ensure the full 25-foot setback is not mowed. In future submittals, an example sign rendering should be provided in the site plan. If a conservation easement is placed around the remaining wetland/wetland setback (Comment 4), the signs should indicate that the area is a protected conservation easement.



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easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

- a. If final approval is granted for this project, it is recommended that the wetland and subsequent remaining buffer on-site be retained in a conservation easement. This will include the prevention of mowing, which could have impacts to the future resident(s) of the proposed Lot 1.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands and Wetlands Map
Attachment A – Site Photographs

CC:

Stacey Choi, City of Novi, schoi@cityofnovi.org

Rick Meader, City of Novi, rmeader@cityofnovi.org

Barbara McBeth, City of Novi, bmcbeth@cityofnovi.org

Matt Pudlo, Merjent, matt.pudlo@merjent.com

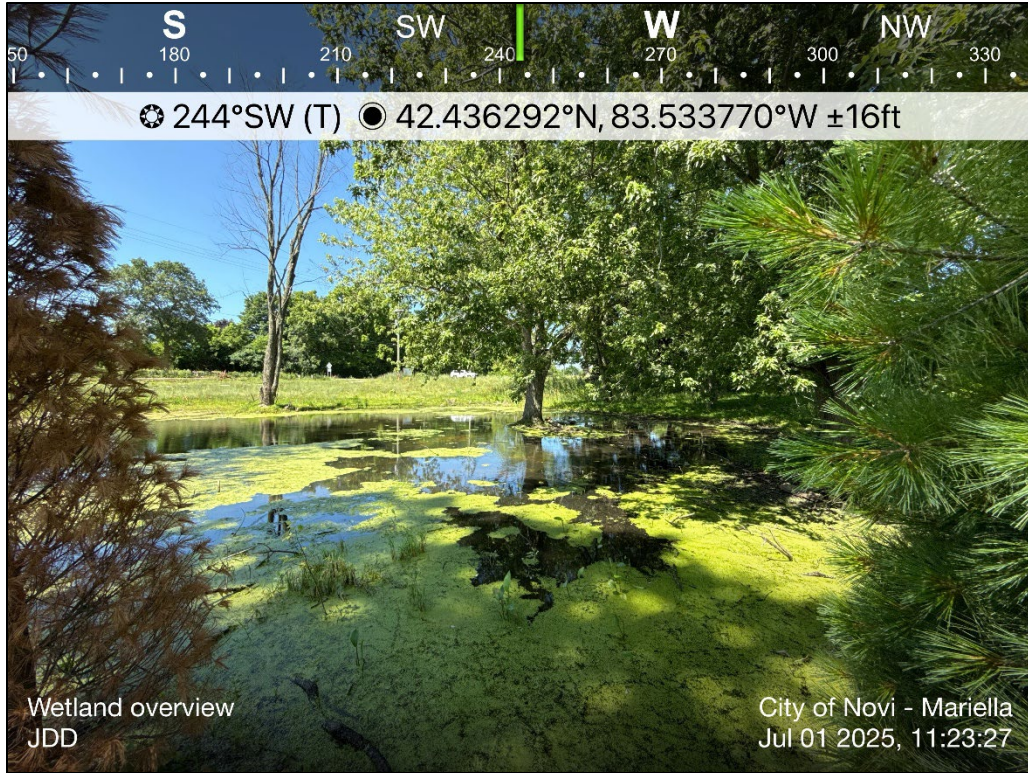
Attachment A
Site Photographs



Flagging around wetland



Overview of wetland on-site



Overview of wetland on-site from the adjacent Ballantyne development



AECOM
39575 Lewis Dr, Ste. 400
Novi
MI, 48377
USA
aecom.com

Project name:
JZ24-43 – Mariella Estates Revised Initial PRO
Traffic Review

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

From:
AECOM

Date:
March 20, 2025

CC:
Lindsay Bell, Dan Commer, Humna Anjum, Diana
Shanahan, Milad Alesmail, Stacey Choi

Memo

Subject: JZ24-43 – Mariella Estates Revised Initial PRO Traffic Review

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

GENERAL COMMENTS

1. The applicant, Braciolo Brothers, LLC, is proposing a ten home single-family subdivision.
2. The development is located on the north side of Eight Mile Road, west of Garfield Road. Eight Mile Road is under the jurisdiction of the Road Commission of Oakland County and Garfield Road is under the jurisdiction of the City of Novi.
3. The site is zoned R-A (Residential Acreage) and the applicant is utilizing the PRO option.
4. There are following traffic related deviations are being requested by the applicant:
 - a. Below standard centerline radius.

TRAFFIC IMPACTS

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

ITE Code: 210 – Single-Family Detached Housing
Development-specific Quantity: 10 Dwelling Units
Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	9	7	100	No
PM Peak-Hour Trips	11	7	100	No
Daily (One-Directional) Trips	121	N/A	750	No

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

None	-
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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	35'	Met	
2	Driveway Width O Figure IX.3	28'	Met	
3	Driveway Taper O Figure IX.11			
3a	Taper length	75' and 100'	Met	
3b	Tangent	0' and 50'	Met	
4	Emergency Access O 11-194.a.19	-	N/A	
5	Driveway sight distance O Figure VIII-E	610'	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	400.83' and 1084.63'	Met	
6b	Opposite side O 11.216.d.1.e	200.87' to private drive	Met	
7	External coordination (Road agency)	Indicated coordination with RCOC	Met	
8	External Sidewalk Master Plan & EDM	8' proposed, tying into existing	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-K	Indicated	Partially Met	Update detail to latest R-28-K version in future submittal.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	-	N/A	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
12	Trash receptacle ZO 5.4.4	Not indicated	Inconclusive	Indicate if individual trash collection is to be present for single family homes.
13	Emergency Vehicle Access	Turning movements not provided	Inconclusive	Provide turning movements in future submittal.
14	Maneuvering Lane ZO 5.3.2	-	N/A	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	-	N/A	
15b	Internal to parking bays	-	N/A	
16	Parking spaces ZO 5.2.12	On-street parking not allowed	Met	
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	-	N/A	
18	Parking space length ZO 5.3.2	-	N/A	
19	Parking space Width ZO 5.3.2	-	N/A	
20	Parking space front curb height ZO 5.3.2	-	N/A	
21	Accessible parking – number ADA	-	N/A	
22	Accessible parking – size ADA	-	N/A	
23	Number of Van-accessible space ADA	-	N/A	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	-	N/A	
24b	Location ZO 5.16.1	-	N/A	
24c	Clear path from Street ZO 5.16.1	-	N/A	
24d	Height of rack ZO 5.16.5.B	-	N/A	
24e	Other (Covered / Layout) ZO 5.16.1	-	N/A	
25	Sidewalk – min 5' wide Master Plan	5' proposed	Met	
26	Sidewalk ramps EDM 7.4 & R-28-K	None proposed	N/A	
27	Sidewalk – distance back of curb EDM 7.4	10' proposed	Met	
28	Cul-De-Sac O Figure VIII-F	-	N/A	
29	EyeBrow O Figure VIII-G	54' radius proposed	Met	
30	Turnaround ZO 5.10	Proposed and dimensioned	Met	
31	Any Other Comments:	Proposed 90' centerline radius is below 230' standard per Section 11-194.b.2 of the City's Code of Ordinances. The applicant is requesting a deviation.		

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Indicated	Met	
33	Signing table: quantities and sizes	Indicated	Met	Remove "typ." from the sign labels on site plan.

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
36	Sign bottom height of 7' from final grade MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
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 indicated	Inconclusive	Provide in future submittal.
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
40	Parking space striping notes	-	N/A	
41	The international symbol for accessibility pavement markings ADA	-	N/A	
42	Crosswalk pavement marking detail	-	N/A	
43	Any Other Comments:	The applicant is proposing flashing beacon signs on 8 Mile Road that will be installed by RCOC.		

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



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah
Project Manager



November 14, 2024

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Plan Review Center

RE: Preserves of Maybury – Initial PRO

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager
Victor Cardenas

**Director of Public Safety
Chief of Police**
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

JZ24-43

Project Description: Build new subdivision on 9.36 acres, with 10 Single family homes.

Comments:

- **All fire hydrants *MUST* be installed and operational prior to any combustible material is brought on site. *IFC 2015 3312.1.* **ONE additional hydrant is needed near lot #1. Sheet #5 only shows 2 hydrants being added to new water main.****
- Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all “fire lane – no parking” signs are to be shown on the site plans. ***(Fire Prevention Ord.).***
Additional “No Parking signs” needed at end of proposed Maybury Dr, near cul-de-sac turnaround.
- Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. ***(D.C.S. Sec 11-239(b)(5)).***
Sheet #5 indicates 45’ turning radii. Have this updated and include 50’ turning capabilities.
- ***All other Fire Department notes (from sheet 1) will be followed for next review.***

Recommendation:

Approved w/Conditions to be followed from list above for next review.

Sincerely,

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department
cc: file

**CITY COUNCIL MINUTES
EXCERPT September 22, 2026**

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, SEPTEMBER 22, 2025, AT 7:00 P.M.**

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas (*absent/excused*)

ALSO PRESENT: Victor Cardenas, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 25-09-119 Moved by Casey, seconded by Smith; MOTION CARRIED: 6-0

To approve the agenda as presented.

Roll call vote on CM 25-09-119	Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, and Fischer Nays: None Absent: Thomas
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PRESENTATIONS: None

PUBLIC HEARINGS: None

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Gary Zack, 359 South Lake Dr., said he lives in the north end where there has been some ordinance enforcement going on. He said he had been written up for the fascia of his home, the board just below the top of the roof. He said he agrees it hasn't been stained in about 5 years, and he has not gotten to it recently, but he stained the whole front of the house last year, except the top piece because it takes a very big ladder. He said he got a notice saying he has to have it done in 30 days. He said that they have an all-wood house, not vinyl or fiber cement. He said he is a senior citizen, on a fixed income and prides himself on maintaining his own house. He said now he has this write up, and it feels a bit like nitpicking. He said the side of his house is in pretty good shape. He said an old wood house is kind of like a battleship or the mackinaw bridge. He said at any given time it is going to have some places where it needs a bit of paint. He said as a homeowner, he would like to prioritize the needs that he thinks are the most crucial period he said he had a rotted windowsill that the enforcement officers didn't see that he would like to fix. He said the fascia was not his biggest concern, but they gave him only 30 days to do it. He said the work he has done was not easy for a 72-year-old period he said what really bothers him is he has looked at the mess of an entrance to his neighborhood not for 30 days but 30 years plus. He said there are probably several ordinance violations there. He

surrounding area, or would enhance or preserve such natural features and resources;

- D. That the proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and***
- E. That the proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.***

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance, and with Chapters 11 and 12 of the Code of Ordinances, and all other applicable provisions of the Ordinance.

Roll call vote on CM 25-09-124

Yeas: Fischer, Casey, Gurumurthy, Heintz, Smith, Staudt

Nays: None

Absent: Thomas

4. Consideration of tentative approval of Mariella Estates, a 10-lot single family development, located north of Eight Mile Road, west of Garfield Road, to include a Zoning Map Amendment rezoning from Residential Acreage to R-1 with a Planned Rezoning Overlay. FIRST READING

City Manager Cardenas said the City Council initially saw this proposal back in May, and the Planning Commission then recommended this for a formal PRO plan approval back in August. He said this is a 10-lot proposal located on Eight Mile Rd. on 9.4 acres allowing developments in the R1 district.

Bill Anderson, Atwell Development Consultants, said as indicated they appeared before the Council in May and have made modifications to their proposal. He said they are proposing a small luxury residential community on Eight Mile Rd. He said all consultants, staff, and Planning Commission have seen the proposal and recommended approval. He said the subject property is about 9.4 acres surrounded by two existing communities. He said both of them of similar lot size at half an acre. He said those were done under an RUD proposal. He said their proposal is a PRO, but the lot sizes are consistent with the surrounding communities down Eight Mile. He said their proposed plan is 10 single family homes, half acre lots, just over 1 unit in acre effectively. He said from the planned highlights they have significant open space. He said they have about 28% open space and a perimeter buffer around the entire development. He said they have nice frontage set back off of Eight Mile. He said it's going to feel nice driving along eight mile and coming into the community and they are excited about it. He said again, large active open space 0.75 acres as you come into the development on the right. He said it is going to be a gated community, and they are proposing having a little mailbox kiosk and a bench at the north end of a little park for daily pickup and such. He said briefly on the public benefits this is one of the bigger discussions. He said they were initially going to make improvements to a crosswalk on Eight Mile with close proximity to their community

and possibly make some improvements to get across the street to Mayberry Park. He said after further discussions with staff and feedback from the Council, they have met with the Parks Department, and they have decided to make a monetary contribution to ITC Park. He said they added another 40 acres to ITC, so they have some design work that needs to be done and there is another list of improvements they would like to see such as resurfacing a basketball court and adding some walkways. He said another additional benefit they are proposing is a conservation easement over the existing wetland. He said they have an existing wetland in the southeast corner which is a nice natural feature. He said it is not regulated or anything, but they are looking to have a conservation easement over it. He said they have perimeter buffer landscape as well. He said as far as the conservation easement, it is not state regulated, but it is a nice sight feature, and they are proposing to preserve the wetland. He said they moved lot 1 physically out of the wetland so that the homeowner will not have access. He said they were going to put a boulder wall in signage right at the buffer, the 25-foot point, and put the conservation easement over both the wetland in the buffer so that the wetland will be preserved in perpetuity there as part of the development. He said this will be a luxury community and they are excited about it. He said he worked with the gentleman, and they did a nice development in Northville Township years ago off Seven Mile, Bella Vista, with beautiful homes there. He said he thinks they will be very pleased when this development gets to the City of Novi.

Mayor Pro Tem Casey asked if they had an idea about how large the footprint of the home will be and if they are talking 5,000 to 6,000 square feet. Mr. Anderson nodded, yes. Mayor Pro Tem Casey asked if they could discuss the screening between this development and the one to the north and what kind of trees they are talking about placing, and the depth with the trees. She said she is genuinely concerned about screening between developments as they go in. Mr. Anderson said they are proposing a 25-foot buffer in addition to the size of the lot. He said he thinks they have about 70 trees that they will be supplementing along the perimeter as well. He said it will be a lush perimeter development to development when they are done. Mayor Pro Tem Casey said that obviously benefits the future residents and everybody else as well. She said everyone loves their neighbor but doesn't necessarily want to see them all day. She said that it sounds fantastic. She said she was pleased with the decision to keep the wetlands, even if it is not regulated, but to keep it and to protect it with the conservation easement. She said she thinks that it really adds more to the development itself, and she is glad to see them move away from the crosswalk across Eight Mile. She said she expressed concerns last time about the speed of the road and having pedestrians trying to cross the road without any kind of productive pedestrian island or anything alike. She said she's pleased with what the developers have come back with period she said she believes this will be a nice ad to the community.

Member Heintz said It seems like the developers put a lot of thought and effort into the natural emphasis with more significant open space, the wetlands, the conservation easement and everything else proposed. He said it seems like it fits in nicely, especially with it being across from a State Park. He said he recognizes people's interests in living in a location like that. He said he appreciates the thoughtfulness gone into it.

Member Smith said he appreciates the open space they are keeping. He said he grew up in a neighborhood that had something similar, and it was a great place to go. He said the conservation easement was good. He said he would like to know how they are going above and beyond the basics for energy conservation. He said it is assumed that they are meeting the code for insulation, has double pane windows, but is there anything else they are doing to go above and beyond other than minimizing pavement. Mr. Anderson said he hasn't directed anything necessarily for the homes. He said he knows people vary on their desire for solar. He said it is a low-density development, which reduces heat and fraction. He said he doesn't have anything other than the green area. He said they are using best management practices on all the stormwater drains. He said as far as energy conservation, he doesn't have anything particular for the proposal. Member Smith asked if they could get fiber into the area. Mr. Anderson said yes. Member Smith asked if that will be built into the subdivision or into the development. Mr. Anderson said yes, into the subdivision.

Member Gurumurthy said the last time this was proposed it was not clear in terms of the wetlands. She said she appreciates what they have delineated and that the wetland is preserved. She said she also appreciates doing the buffer, and doing everything to make sure it is consistent with other developments.

Member Staudt said it is always great to see single family homes built in Novi. He said we don't quite see as many as we used to. He said he would assume, for the purposes of the folks that are west of the development, that these homes are going to start at least \$1.2 to \$1.5 million in probably go up. Mr. Anderson said that is a fair guess. Member Staudt said the only reason he says that is because he knows many of the homes to the west start in the 1.5 million range. He said he wants them to be comfortable to know it will not cause property values to go down. He said he doesn't believe that these custom-built homes will have any effect on their property values. He said thank you for bringing a nice development to Novi, and that he will be supporting it.

Mayor Fischer said It is not often that the Council doesn't feel like they are trying to jam 10 pounds of stuff into an 8-pound bag. He said he thinks the developers haven't asked for too much, and it was a very fair presentation and fair request. He said he looks forward to supporting this. He asked City Attorney Schultz, regarding the public benefit, were there other situations where cash has been a contribution that has been offered. He said he didn't think that was the spirit or intent of the ordinance in the PRO process. City Attorney Schultz said something may have been lost in the translation with the developer. He said the City is not asking for \$40,000. He said it will not be listed in the PRO agreement as one of the public benefits, because it is not related to the development and this is typically the connection that they need to make. He said he thinks it's great and he is happy that developer has offered \$40,000. He said that it is not a part of the motion to approve the development, and it isn't really a proper consideration under this set of circumstances here. Mayor Fischer said that between the open space, the conservation easement, and a lot of what they have done in the development itself he finds there to be them meeting the intent of some of the public benefit. He said the contribution related

to ITC Park, which is something they can work out with City staff directly. It is not something that the Council considers as part of this approval process. He said he believes the plan stands on its own. He said as he mentioned before it is a very nice development and he looks forward to seeing it come to fruition.

CM 25-09-125 Moved by Casey, seconded by Gurmurthy: MOTION CARRIED: 6-0

Tentative indication that Council may approve the request for Mariella Estates JZ24-43 with Zoning Map Amendment 18.750, to rezone from Residential Acreage to R-1 subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, FIRST READING, and direction to the City Attorney to prepare the PRO Agreement including items A through C:

A. All deviations from the ordinance requirements shall be identified and included in PRO Agreement, including:

- 1. A Zoning Ordinance deviation from Section 3.1.2.D to reduce the required lot width for lots 4 and 5 to 98 feet (120 feet required). The deviation is requested for the two pie-shaped lots near the corner of the road. These lots still provide adequate space for the intended housing product, are the two largest lots proposed, and exceed the R-1 minimum lot area requirements for over 10,000 square feet and 5,000 square feet respectively.**
- 2. Design and Construction Standards deviation (Code of Ordinances, Sec. 11-194.b.2) for proposed street with 90-foot centerline radius (230-foot radius standard). This does not provide a safety concern given the short distance of the road, the low travel speed, and the minimal traffic volumes expected with 10 homes.**

B. The following conditions shall be requirements of the PRO Agreement:

- 1. The use is limited to a maximum of 10 single family lots, with the lot layout as shown in the PRO Plan.**
- 2. The overall density shall not exceed 1.07 dwelling units per acre.**
- 3. The small wetland area in southeast corner of site shall be preserved. As the applicant indicates in their response letter, a conservation easement will be placed over the wetland and buffer prior to construction. Lot 1 shall include**

buffer delineation and signage to prevent encroachment/mowing/removal of vegetation.

- 4. A minimum 25-foot perimeter landscape buffer shall be maintained from the individual lots to the property boundary.**
- 5. The proposed open space (28%) as shown in the PRO Plan shall be preserved in an easement, as this represents an enhancement beyond what is typically required for an R-1 district.**

C. This motion is made because the proposed R-1 zoning district is a reasonable alternative to the density recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because of the site specific development features that will result in an overall benefit to the public that outweighs any detrimental impacts of the project:

- 1. The additional homes allowed under the new R-1 District designation will not detract from the project area and, given the anticipated quality of the custom homes, the development generally will be an enhancement to the project area.**
- 2. The amount of open space on the site and the landscaped buffers mirror what has been provided in recent adjacent developments and exceed what can be required in the R-1 District.**
- 3. The preservation of the wetland area is beneficial to the environment, providing aesthetic, habitat, and stormwater functions.**
- 4. The project as a whole is in the public interest.**

Roll call vote on CM 25-09-125

Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Fischer

Nays: None

Absent: Thomas

- 5. Consideration of recommendation from the Finance and Administration Committee (FAC) to authorize Plante Moran Realpoint to begin negotiations with both firms who appeared before them at their September 15th meeting to provide design and related services for the Police and Fire Facilities building project.**

PROJECT NARRATIVE



August 14, 2025

Ms. Lindsay Bell
City of Novi – Planning Department
45175 West Ten Mile Road
Novi, Michigan 48375

Re: Mariella Estates
Planned Rezoning Overlay (PRO) Submittal Package
JZ24-43

Dear Ms. Bell,

We are pleased to present to you a proposed single family residential development by Braciolo Brothers LLC. Please accept this letter document, accompanying plans, and supplemental information as the Conceptual PRO submittal for our client's Preserves of Maybury development. We are providing these plans for your distribution and comments.

PROJECT OVERVIEW

The Preserves at Maybury project is a single-family residential community proposed on approximately 9-acres in the City of Novi, Oakland County, Michigan. The proposed development is located on the north side of 8-Mile Road, just west of Garfield Road. The subject property is directly adjacent and surrounded by two RUD developments on either side, the Ballantyne and Parc Vista. The subject parcel and surrounding parcels in the area are currently zoned RA and prominently support development of 1/2-acre lots. The development will utilize the City's Planned Rezoning Overlay (PRO) option to allow for single family housing at a lot size and density more in line with that of the directly adjacent RUD developments. Multiple public benefits are being proposed as a part of the PRO that are at the scale appropriate for a residential development with 10 houses being proposed.

The development will contain private roads and is proposed to be served by public sewer and water located within the 8-mile road right-of-way. These public utilities will have the capacity to serve the development per the city's engineering standards. Storm water management is proposed to be addressed through the construction of an underground detention vault on the west side of the property. The vault will be designed in accordance with the city's requirements.

The development is planned to be constructed in one phase.

PARALLEL PLAN

Under the current RA zoning a maximum of 9 lots would be allowed based on site acreage. However, given geometric challenges of the property as well as providing an access road and stormwater detention, 6 lots are represented on the enclosed parallel plan.

PUBLIC BENEFITS FOR REZONING

The requested R-1 underlay zoning, with a PRO Development Agreement would be the most cohesive option for development of this site to maintain a consistent lot size and product type between the two adjacent developments. Additionally, R-1 zoning is in compliance with the "Single-Family" designation listed for this site in the City of Novi Master Plan. As required with all PRO requests, we offer the following specific public benefits with the PRO project:

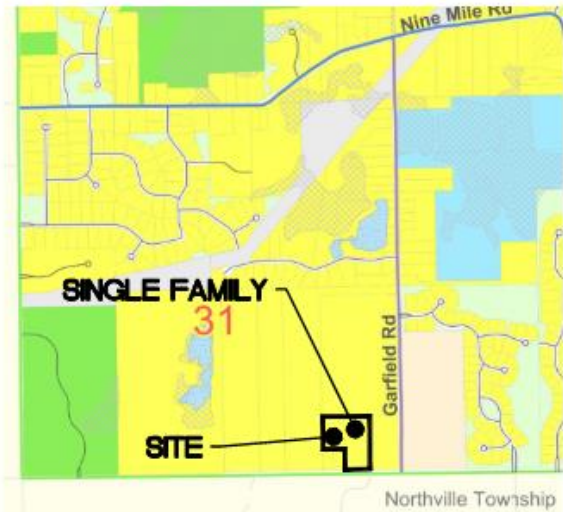
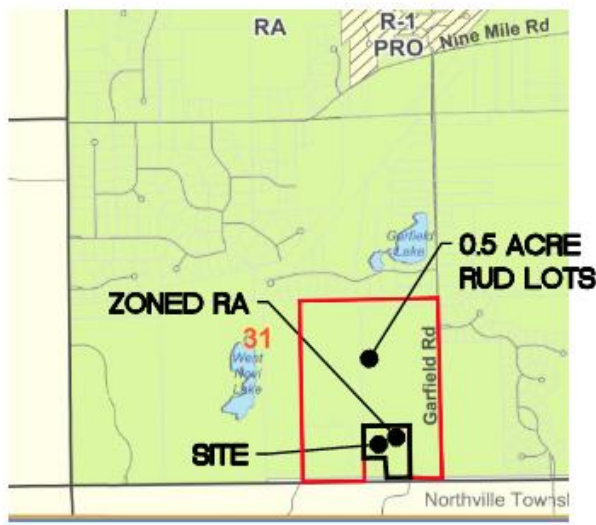
- ITC Park Donation: As part of the development the developer proposes a donation of \$40,000 to be used on improvements to the nearby ITC park. Details regarding specific improvements can be found in the letter included with the submittal.
- Perimeter Landscape Buffers: The development proposes a minimum 25' perimeter landscape buffer from the lots to the property boundary.
- Increased Open Space: The development proposes an extensive amount of open space for a single-family development (28%) and a majority of the proposed open space is usable active open space.
- Reduced Density: A reduced density of 1.07 units per acre is being proposed. R-1 zoning allows up to 1.65 units per acre.
- Conservation Easement over the Existing Wetland: The applicant will provide a conservation easement over the existing wetland and wetland buffer.

REQUESTED ORDINANCE DEVIATIONS

Three deviations are being requested, as follows:

- Lots widths for lots 4 and 5 are 98' wide. This is 22' below the 120' minimum lot width required under R-1 zoning as measured at the front setback line. These lots still provide adequate space for the intended housing product, are the two largest lots proposed, and exceed the R-1 minimum lot area requirements for over 10,000 square feet and 5,000 square feet respectively.
- No cul-de-sac is being provided. Given the low volume of traffic that this subdivision will encounter a T-turnaround is being proposed due to geometric constraints and a way to reduce total pavement on site. The dimensions of the proposed turnaround meets current International Fire Code (IFC) requirements.
- A reduced centerline radius of 90 degrees is proposed due to geometric site constraints. This does not provide a safety concern given the short distance of the road, the low travel speed and the minimal traffic volumes expected.

ZONING AND FUTURE LAND USE MAPS (FOR REFERENCE)



CONCLUSION

We look forward to hearing the Planning Commissions feedback and hopeful recommendation for approval. We appreciate your continued assistance and cooperation with respect to this project. If you should have any questions or need any additional information, please contact us.

Sincerely,
ATWELL, LLC

Chris Rothhaar, P.E.
Project Manager

PUBLIC BENEFITS DECLARATION LETTER



July 11, 2025

Novi City Council
45175 Ten Mile Road
Novi, MI 48375

RE: JZ24-43 MARIELLA ESTATES PRO

Dear Members of Council, Planning Commission, and City Staff,

In response to feedback from the Planning Commission, City Council, and City Staff, we've worked with the applicant to identify public benefits that we can offer as part of the PRO that are both meaningful to the community and appropriate for the scale of the project. We propose the following:

- **ITC Park Improvements:** A \$40,000 contribution toward improvements at the nearby ITC Park. The specific improvements to be provided will be based on the current needs of the park, as determined by the City Parks Department. Based on preliminary discussions with the Parks Department, known needs at ITC Park include the following-
 - New picnic tables, benches, and trash cans
 - New basketball hoops
 - Resurfacing of the existing basketball court
 - Paving of additional walkways
- **Concept planning for the ITC park expansion:** As an alternative to the physical improvements outlined above, the applicant will cover the cost of concept planning for the planned park expansion on the newly acquired 88-acre site directly east of the existing park. It is anticipated that the concept planning would cost approximately \$20,000. If the City would like to pursue the concept planning option, the cost of the concept planning would be subtracted from the total \$40,000 pledge. Any remaining balance would be spent on physical park improvements outlined above.

We appreciate the City's continued review and assistance with this project. We will remain committed to working closely with the City to ensure a smooth and timely review process. Should you have any remaining questions regarding the public benefits or other aspects of the project, please do not hesitate to contact me directly at (947) 886-9874.

Sincerely,
ATWELL, LLC

A handwritten signature in blue ink, appearing to read "Chris Rothhaar", written over a horizontal line.

Chris Rothhaar, P.E.
Land Development- Project Manager