



BOARD OF APPEALS

45175 West Ten Mile Road
Novi, Michigan 48375-3024

December 8, 2004

Mr. Gregory M. Gluck
Development Director – Fox Run Village
Erickson Retirement Communities
41000 W. 13 Mile Road
Novi, MI 48377

RE: Zoning Board of Appeals Case No. 04-117 – Fox Run Village at 41000 W. 13 Mile Road

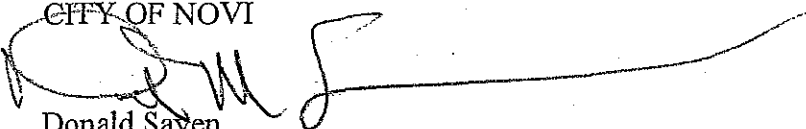
Dear Mr. Gluck:

At the December 7, 2004 Regular Meeting of the Zoning Board of Appeals the following motion passed:

IN CASE NUMBER 04-117 MOVE TO GRANT THE SIGN VARIANCE FOR THREE (3) YEARS WITH CONTINUING JURISDICTION. THE APPROVAL IS DUE TO THE FACT THAT FOX RUN VILLAGE IS A MAMMOTH, LONG-TERM PROJECT. THE VARIANCE APPROVAL WILL END ON MARCH 1, 2008.

Sincerely,

CITY OF NOVI


Donald Saven
Building Official

cc: C. Gronachan ✓
Alan Amolsch ✓
Building Department



Notice of Violation

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

Community Development
Director
Stephen T. Rumpel

Deputy Director of
Community Development
Barbara E. McBeth

Building Official
Charles Boulard

Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735.5633 fax

Ordinance Enforcement
Division
248.735.5678
248.735.5682 fax

03/28/2008

Expiration Date: 04/07/2008

ERIKSON RETIREMENT COMMUNITIES
41000 THIRTEEN MILE RD
NOVI MICH 48377

Subject Property: 41000 THIRTEEN MILE RD NOVI

Sidwell No.:

Ordinance Activity No: ORD08-0395

You are in violation of code Section 28-3(a)

Second and final Notice to remove expired Construction Identification Sign or apply to Zoning Board of Appeals for extension of variance within stipulated time period. Refer to letter of 3/6/08.

You will have 10 days from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket will be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regard to this matter.

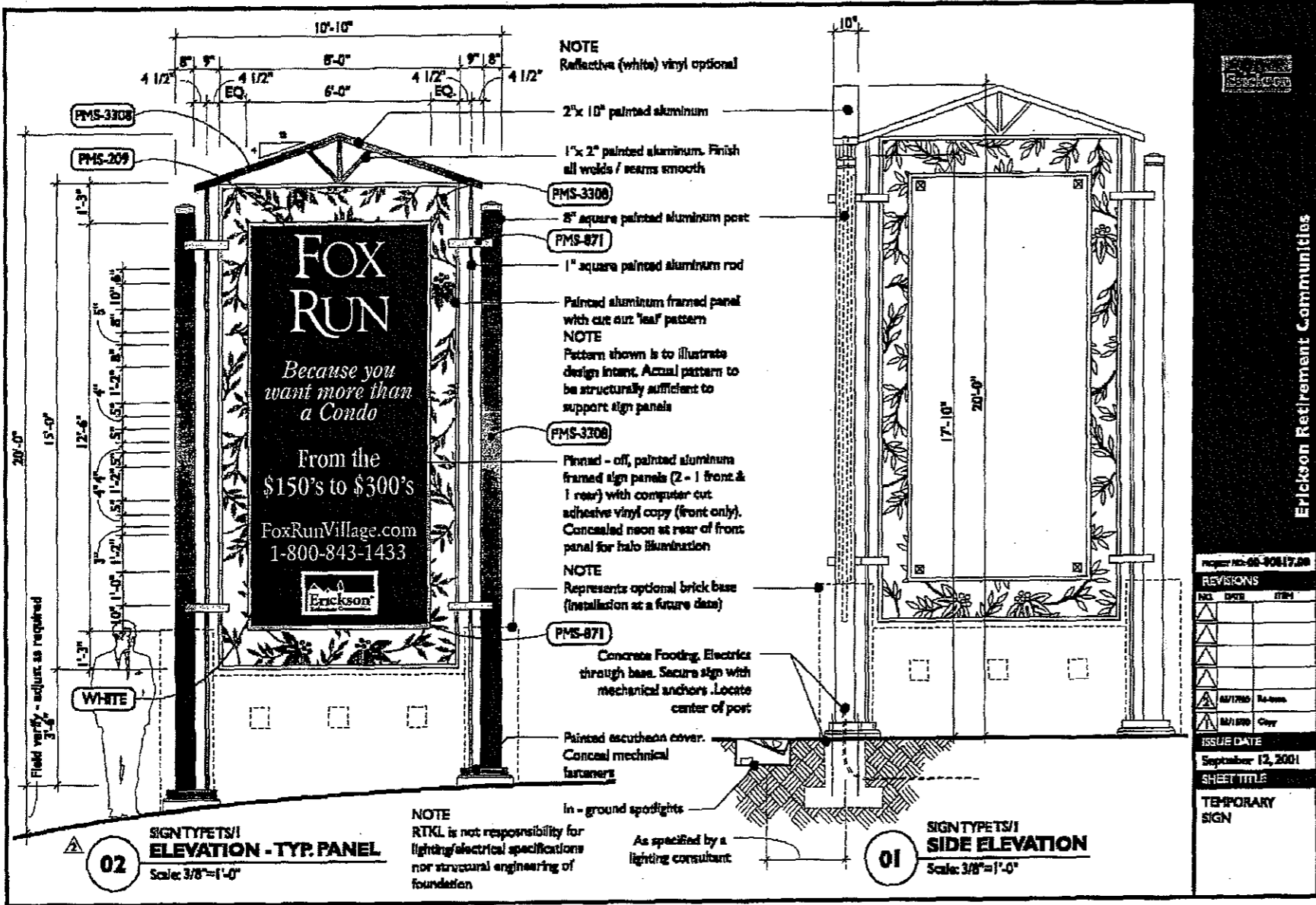
Alan Amolsch
Ordinance Enforcement Officer
248.347.0436
City of Novi

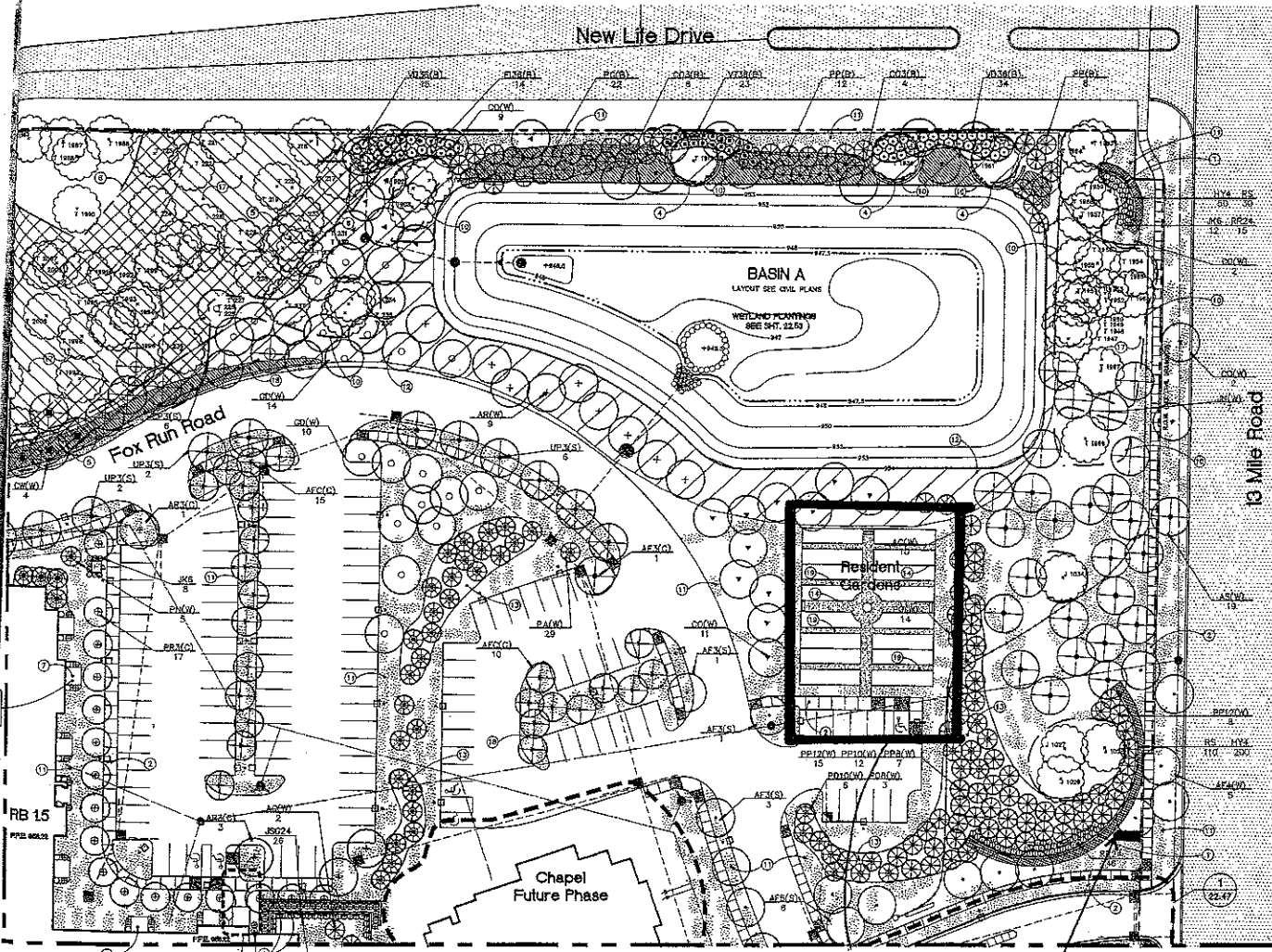
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

cityofnovi.org

Zoning Board of Appeals Case # 04 – 012 – Fox Run Village

- Sign is of a high quality design and construction.
- Sign is well landscaped and maintained.
- Sign is not a vehicular or pedestrian hazard.
- Sign is internally lighted for low glare.
- Phase 1 Construction is progressing on schedule with two Residential Buildings starting in 2004 and the final Residential Building in early 2005. Completion is on schedule for 2005/early 2006.
- Phase 2 Final Site Plan Approval is in process and construction is anticipated to commence in 2004.
- We are respectfully requesting permission to allow the Construction Identification Sign to remain for an appropriate amount of time as determined by the Board.





Match Line Sheet 22.42
LOCATION OF TEMP. SIGN

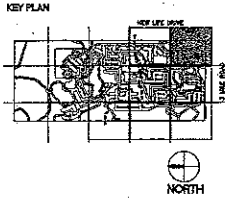
PLANTING DETAILS SEE SHEET 22.54
PLANT LIST SEE SHEET 22.43, 22.44, 22.52 AND 22.53

37891
THE WILSON ROAD
FARMINGTON HILLS
MICHIGAN 48331
TEL 248 853 2000
FAX 248 853 2005
E MAIL mcb@erickson-mt.com

- Note Key:** FOR PLANTING PLANS ONLY
- ① MASONRY STONE WALL
 - ② CONCRETE SIDEWALK, TYP.
 - ③ BOLDING CONCRETE PAVEMENT
 - ④ RETAINING WALL, TYP. SEE LAYOUT PLANS
 - ⑤ WETLAND LAKE LINE
 - ⑥ WETLAND BUFFER LINE (5' FROM EDGE OF WETLAND)
 - ⑦ CONCRETE PATIO, TYP.
 - ⑧ ASPHALT BOTTOM POND
 - ⑨ ENTRANCE WELLS, TYP.
 - ⑩ TREE PROTECTION FENCING (4' NET, SNOW FENCING)
 - ⑪ BRIGATED FRESH LAWN ON 3" DEPTH TOPSOIL, TYP.
 - ⑫ SEEDED LAWN ON 3" DEPTH TOPSOIL, TYP.
 - ⑬ BRIGATED BARK MULCH, TYP. - SEE PLANTING DETAIL
 - ⑭ METAL EDGING-SEE SPECS
 - ⑮ SHOVEL CUT EDGE
 - ⑯ REPAIR DISTURBED AREAS AS PROVIDED WITH MEADOW MARK, TYP.
 - ⑰ WETLAND AREA TO REMAIN UNDISTURBED, TYP.
 - ⑱ BRUSH WEAVER-SEE SPECS
 - ⑳ SHOVEL PATH AT GARDEN PLOTS SEE SHEET 22.53

NOTE:
PLANT LOCATIONS TO BE CHECKED BY LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

- Legend**
- WETLAND TO REMAIN
 - WETLAND BUFFER - TO REMAIN
 - OR EXISTING TREE TO REMAIN - SEE TREE SURVEY BOOKLET
 - STREET / PARKING LOT LIGHT TYP. SEE SITE ELECTRICAL PLANS
 - WOODLAND PROTECTION FENCE
 - ELECTRICAL TRANSFORMER WITH DOOR SEE AS SHOWN
 - WARNING FREE PUMP SCHEDULED CONCRETE WITH TEXTURE-SEE SHEET 22.54
 - 6" HT. BLACK VINYL CLAD CHAIN LINK FENCE, TYP.
 - 6" HT. BLACK ORNAMENTAL FENCE
 - SEEDED LAWN WITH EROSION CONTROL BLANKET, TYP.
 - BRICKS, TYP.
 - PAVING LIGHT, TYP.



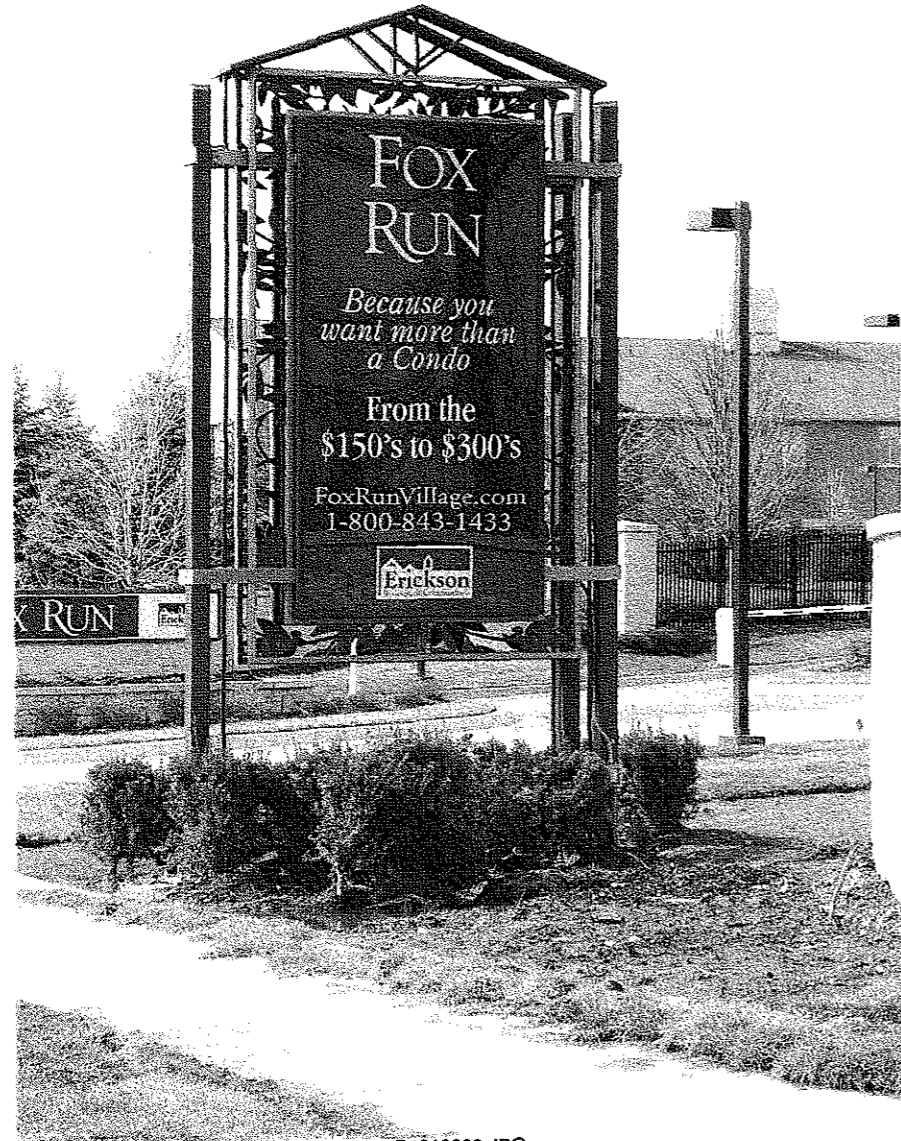
Project:
Fox Run Village
Nov, Michigan
Phase 1 - Bid Package

Drawn:
Site Planting Plan

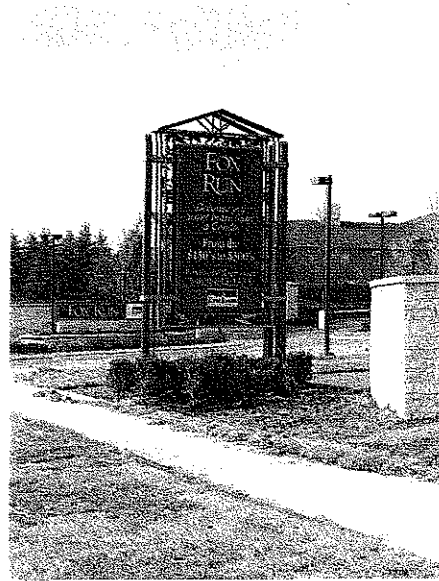
Job Number: ESO-011
Date: 11.1.02
Checked: KW, PA
Date: 07-01-02
Scale: 1"=50'



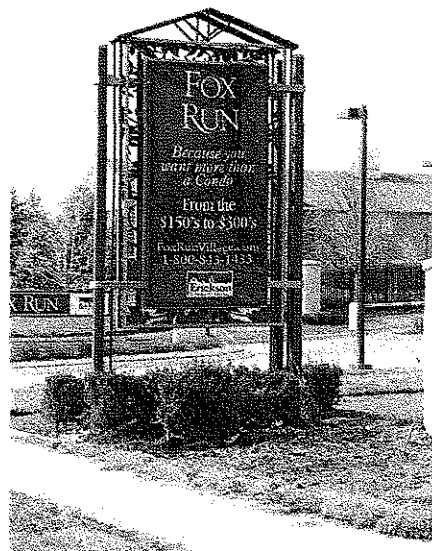
Sheet Number **22.41**



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