



CITY of NOVI CITY COUNCIL

Agenda Item O
March 27, 2017

SUBJECT: Approval of Resolution No. 3 for Special Assessment District No. 179 (Holmes Road, Hemingway Drive, and Brownstone Drive within the Vistas of Novi Planned Unit Development) approving the preliminary plans and cost estimate, designating the special assessment district and directing the City Assessor to prepare a proposed special assessment roll.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division GDM

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

Special Assessment District 179 was initiated by a formal petition signed by the Meadowbrook Townhomes Condominium co-owners, Tollgate Ravines Condominium Association Board of Directors, and the owner of the Brownstones at the Vistas Apartments for the purpose of financing the reconstruction of Brownstone Drive, Hemingway Drive and Holmes Road for dedication to the City pursuant to the Vistas PUD Agreement and the corresponding site plans of the developments.

The Meadowbrook Townhomes, Tollgate Ravines, and Brownstones at the Vistas were constructed approximately 15 years ago prior to the adoption of Chapter 26.5 of the City of Novi Code under the terms and conditions of the Vistas of Novi PUD. All three of the main roads at issue are required by the Vistas PUD Agreement and the corresponding site plans for each project to be constructed to public road standards and to be dedicated for public use and maintenance. Although the Vistas PUD Agreement requires that the developers of the projects post financial guarantees to ensure completion of the streets, no financial guarantees were ever posted. The PUD Agreement did not include specific requirements for the timing of completion and dedication of the streets. These streets were never physically completed, and the damages caused over time by heavy equipment during construction were never repaired, and the top courses of asphalt were not installed. There are multiple streets used by public safety vehicles to provide emergency services between the various neighborhoods.

In addition to the three petitioning associations four others (Manchester [still under construction] and Tollgate Woods I, II, and III) will be included in this district as they will receive special benefits from the reconstructed roads, even though they do not front on these roads, given their usage. When the City Assessor prepares the Special Assessment Roll later in this SAD process, these areas will likely be assessed a lesser amount than the areas that have frontage.

To date, Resolutions 1 and 2 have been approved by City Council. Public Hearing No. 1 is scheduled elsewhere on this agenda. The preliminary project design and cost estimate have been completed. Resolution No. 3 approves the preliminary plans and cost estimate, designates the special assessment district and directs the City Assessor to prepare a

proposed special assessment roll. The enclosed Resolution No. 3 has been drafted for consideration.

If Resolution No. 3 is adopted, Resolution No. 4 would be proposed for consideration on the next available City Council meeting following completion of the proposed special assessment roll by the City Assessor to receive the roll and set the date of the second public hearing. Resolution No. 5 (final resolution to proceed with the improvements) could be adopted following the second public hearing. It is anticipated that the process could be completed by early summer and that construction could take place this season.

RECOMMENDED ACTION: Approval of Resolution No. 3 for Special Assessment District No. 179 (Holmes Road, Hemingway Drive, and Brownstone Drive within the Vistas of Novi Planned Unit Development) approving the preliminary plans and cost estimate, designating the special assessment district and directing the City Assessor to prepare a proposed special assessment roll.

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

VISTAS OF NOVI

SPECIAL ASSESSMENT DISTRICT NO. 179

**RESOLUTION TO PROCEED WITH THE PROJECT AND TO DEFRAY THE COST OF
THE PROJECT BY SPECIAL ASSESSMENTS UPON
ESPECIALLY BENEFITED PROPERTIES**

(Resolution No. 3)

RECITATIONS:

The City Council has considered construction of the proposed improvement described below (the "**Project**"), and has further requested the establishment of a special assessment district to finance and defray the cost of the Project.

The proposed improvement (the "**Project**") includes repairs to and/or reconstruction of the base course of paving and utility infrastructure within the road right-of-way and the subsequent installation of the final wearing course of paving for the roadways consisting of approximately 895 lineal feet of Holmes Road, approximately 954 lineal feet of Hemmingway Drive and approximately 2060 lineal feet of Brownstone Drive located in Section 11 of the City which will provide a benefit to four hundred and twenty-four (424) parcels which were included in the Vistas of Novi Planned Unit Development.

The Project is designed and intended to especially benefit the properties identified in the special assessment district attached to this Resolution, which shall be designated as Special Assessment District No. 179 (the "**District**").

After an initial consideration, the City Council adopted its Resolution No. 2 declaring its tentative intent to proceed with the Project and with the establishment of the District.

Plans for the Project, and an estimate of the cost of the Project in the amount of \$1,055,303.38, have been prepared and notice of public hearing has been given, according to law, to the owners of property in the District to inform them of their opportunity to present comments and objections to the Project, and to the District.

The hearing was duly conducted consistent with the Notice, following which the City Council determined to proceed with the Project and with the establishment of the District.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City shall proceed with the Project.
2. The plans and specifications prepared for the Project and the cost estimates as presented at the hearing are approved.
3. The District shall consist of the properties identified in the special assessment district attached to this Resolution and against which one hundred percent (100%) of the cost of the Project shall be assessed.
4. The duration of the District's existence shall be fifteen (15) years, and, unless paid in cash in respect to a particular property, the special assessments shall be paid in installments which shall be specified in the City Council's Resolution confirming the special assessment roll.
5. The City Assessor shall prepare a special assessment roll that includes all lots and parcels of land within the District with the names of the respective record owners of each property, if known, and shall also include the total amount to be assessed against each property. The amount to be assessed against each property shall be based upon the proportionate amount of special benefit to be received by each property from the Project. The amount spread in each case shall be based upon the detailed estimate of costs as approved by the City Council.

6. When the Assessor completes the assessment roll, he/she shall file it with the City Clerk for presentation to the City Council, along with his/her certification that the roll has been made pursuant to law and this Resolution of the City Council and that, in making the assessment roll, the Assessor has in her/his best judgment conformed in all respects to the law and the directions contained in this Resolution. Upon receipt, the City Clerk shall forthwith present the roll and the Assessor's certification to the City Council.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the City Council of the City of Novi at a meeting duly called and held on the ____ day of _____, 2017.

CITY OF NOVI

By _____
Cortney Hanson, Clerk

VISTAS OF NOVI- Special Assessment District No. 179

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|--------------------------------|
| 50-22-11-200-009 | 201AP | 42330 JOYCE LN | TOLLGATE APARTMENTS, LLC |
| 50-22-11-200-019 | R1150 | NOVI RD | MANCHESTER 13 MILE ROAD, LLC |
| 50-22-11-200-020 | R1150 | THIRTEEN MILE RD | MANCHESTER 13 MILE ROAD, LLC |
| 50-22-11-226-001 | R1123 | 41869 YEATS DR | COHEN, BRIAN |
| 50-22-11-226-002 | R1123 | 41865 YEATS DR | LIU, WEN |
| 50-22-11-226-003 | R1123 | 41861 YEATS DR | BERTIN, JAMES |
| 50-22-11-226-004 | R1123 | 41857 YEATS DR | PRINS, AMY E |
| 50-22-11-226-005 | R1123 | 41853 YEATS DR | GREWAL, AMARDEEP S |
| 50-22-11-226-006 | R1123 | 41831 YEATS DR | MALHOTRA, MANDEEP K |
| 50-22-11-226-007 | R1123 | 41827 YEATS DR | ROBINSON, CAROL |
| 50-22-11-226-008 | R1123 | 41823 YEATS DR | YATOMA, KROIF & SHAOUNI, ALIVA |
| 50-22-11-226-009 | R1123 | 41819 YEATS DR | QIAO, JIE TRUST |
| 50-22-11-226-010 | R1123 | 41815 YEATS DR | CHENG, XINRAN |
| 50-22-11-226-011 | R1123 | 41821 MITCHELL RD | GREWAL, PULVINDER K |
| 50-22-11-226-012 | R1123 | 41825 MITCHELL RD | IVANOVSKI, STEVANKA |
| 50-22-11-226-013 | R1123 | 41829 MITCHELL RD | YUAN, JIN & SHI, YIBING |
| 50-22-11-226-014 | R1123 | 41833 MITCHELL RD | JOSHI, NARENDRA & NEELIMA |
| 50-22-11-226-015 | R1123 | 41855 MITCHELL RD | HWANG, SEMI |
| 50-22-11-226-016 | R1123 | 41859 MITCHELL RD | PARK, RYOUNGSUN |
| 50-22-11-226-017 | R1123 | 41863 MITCHELL RD | WILL, SHANNON M |
| 50-22-11-226-018 | R1123 | 41867 MITCHELL RD | CAI, ZHONGYI |
| 50-22-11-226-019 | R1123 | 41871 MITCHELL RD | DESIRO, RICHARD & BONNIE |
| 50-22-11-226-020 | R1123 | 41875 MITCHELL RD | YUSKA, PAUL |
| 50-22-11-226-021 | R1123 | 41876 BROWNSTONE DR | HOMEOWNER |
| 50-22-11-226-022 | R1123 | 41872 BROWNSTONE DR | MARRAS, JOSEPH |
| 50-22-11-226-023 | R1123 | 41868 BROWNSTONE DR | BLUFORD, WILLIAM D |
| 50-22-11-226-024 | R1123 | 41864 BROWNSTONE DR | SONG, UK JIN |
| 50-22-11-226-025 | R1123 | 41860 BROWNSTONE DR | LU, YING |
| 50-22-11-226-026 | R1123 | 41838 BROWNSTONE DR | SHIN, SEONG HWAN |
| 50-22-11-226-027 | R1123 | 41834 BROWNSTONE DR | TOTH, STEPHEN |
| 50-22-11-226-028 | R1123 | 41830 BROWNSTONE DR | GREEN, SHARON |
| 50-22-11-226-029 | R1123 | 41826 BROWNSTONE DR | DAVIS, EDWARD & VENUS JONES |
| 50-22-11-226-030 | R1123 | 41822 BROWNSTONE DR | WATANABE, YASUO & YOKO |
| 50-22-11-226-031 | R1123 | 41818 BROWNSTONE DR | GREY, LORISE D |
| 50-22-11-226-032 | R1123 | 41786 BROWNSTONE DR | KIM, OUK HEE |
| 50-22-11-226-033 | R1123 | 41782 BROWNSTONE DR | DJORDJESKI, STOJCE & LEPA |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|-------------------------------------|
| 50-22-11-226-034 | R1123 | 41778 BROWNSTONE DR | CHEN, SHIMIN |
| 50-22-11-226-035 | R1123 | 41774 BROWNSTONE DR | SHASKA, GJERGJI |
| 50-22-11-226-036 | R1123 | 41752 BROWNSTONE DR | ZAMAN, ASIF & SHIRIN |
| 50-22-11-226-037 | R1123 | 41748 BROWNSTONE DR | CHRABOL, MAREK & ANNA CHORUZY |
| 50-22-11-226-038 | R1123 | 41744 BROWNSTONE DR | TAGAREL, GREGORY & DEBORAH |
| 50-22-11-226-039 | R1123 | 41740 BROWNSTONE DR | SIDWELL, LAURIE A |
| 50-22-11-226-040 | R1123 | 41736 BROWNSTONE DR | SOOFI, ASIM KHAN, NAYYER ASIM |
| 50-22-11-226-041 | R1123 | 41732 BROWNSTONE DR | PEEPLES, MARIKA K |
| 50-22-11-226-042 | R1123 | 41710 BROWNSTONE DR | ZAKARIA, RIMA & ROBERT |
| 50-22-11-226-043 | R1123 | 41706 BROWNSTONE DR | SINGH, SHASHANK KUMAR |
| 50-22-11-226-044 | R1123 | 41702 BROWNSTONE DR | MRUK, PAUL & SALLY |
| 50-22-11-226-045 | R1123 | 41698 BROWNSTONE DR | SEDKI, MARIA |
| 50-22-11-226-046 | R1123 | 41694 BROWNSTONE DR | GREWAL, AJITPAL S |
| 50-22-11-226-047 | R1123 | 41674 MITCHELL RD | BANSAL, SHIVALI |
| 50-22-11-226-048 | R1123 | 41670 MITCHELL RD | SHUNIYA, BAN |
| 50-22-11-226-049 | R1123 | 41666 MITCHELL RD | RAGHAVAN, DINESH |
| 50-22-11-226-050 | R1123 | 41662 MITCHELL RD | STATETZNY WOOD, LORI |
| 50-22-11-226-051 | R1123 | 41658 MITCHELL RD | GANAPATHY, RAMAMURTHY |
| 50-22-11-226-052 | R1123 | 41654 MITCHELL RD | CHOI, HEIRY |
| 50-22-11-226-053 | R1123 | 41632 MITCHELL RD | GREWAL, SUNDEEP S & JASMEEN K |
| 50-22-11-226-054 | R1123 | 41628 MITCHELL RD | KIM, HAKSOO & KYUNGOK |
| 50-22-11-226-055 | R1123 | 41624 MITCHELL RD | YANAMADALA, RAVINDRA PAPINENI |
| 50-22-11-226-056 | R1123 | 41620 MITCHELL RD | WONG, BETTY YIM PING |
| 50-22-11-226-057 | R1123 | 41616 MITCHELL RD | KULVINDER KAUR GREWAL TRUST |
| 50-22-11-226-058 | R1123 | 41605 MITCHELL RD | WINCUINAS, GARY & DUMMBACK, DARLENE |
| 50-22-11-226-059 | R1123 | 41609 MITCHELL RD | PAWLUS, SHELLEY |
| 50-22-11-226-060 | R1123 | 41613 MITCHELL RD | TOYOTA HOUSING SERVICE USA INC |
| 50-22-11-226-061 | R1123 | 41617 MITCHELL RD | CHEN, YINGPI |
| 50-22-11-226-062 | R1123 | 41639 MITCHELL RD | OGASAWARA, KAZUTAKA & KIMIE |
| 50-22-11-226-063 | R1123 | 41643 MITCHELL RD | LE, PHUONG |
| 50-22-11-226-064 | R1123 | 41647 MITCHELL RD | TATUM, ALLEN |
| 50-22-11-226-065 | R1123 | 41651 MITCHELL RD | BENNETT, STEVEN M |
| 50-22-11-226-066 | R1123 | 41655 MITCHELL RD | RYKWALDER, CHARLES & MARIA |
| 50-22-11-226-067 | R1123 | 41699 MITCHELL RD | GREWAL, JEAT & SARWAN |
| 50-22-11-226-068 | R1123 | 41703 MITCHELL RD | AHN, YOUNGSAN |
| 50-22-11-226-069 | R1123 | 41707 MITCHELL RD | HUARNG, CHIARNG-JYH & CAROL |
| 50-22-11-226-070 | R1123 | 41711 MITCHELL RD | BLOCH, MICHAEL & STACEY |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|---------------------------------|
| 50-22-11-226-071 | R1123 | 41733 MITCHELL RD | KOVURU, SRINIVAS |
| 50-22-11-226-072 | R1123 | 41737 MITCHELL RD | SURMA, KELLI |
| 50-22-11-226-073 | R1123 | 41741 MITCHELL RD | MERRILL, MARTHA JEAN |
| 50-22-11-226-074 | R1123 | 41745 MITCHELL RD | HWANG, JOHN P |
| 50-22-11-226-075 | R1123 | 41777 MITCHELL RD | GREWAL, RAJINDERPAL S |
| 50-22-11-226-076 | R1123 | 41781 MITCHELL RD | RAZVI, MIR MOHSINALI |
| 50-22-11-226-077 | R1123 | 41785 MITCHELL RD | NOVI APARTMENTS, LLC |
| 50-22-11-226-078 | R1123 | 41789 MITCHELL RD | GREWAL, AVTAR S |
| 50-22-11-226-079 | R1123 | 29266 DOUGLAS DR | GREWAL, REENA K |
| 50-22-11-226-080 | R1123 | 29270 DOUGLAS DR | GORMAN, MICHAEL & DANA |
| 50-22-11-226-081 | R1123 | 29274 DOUGLAS DR | CAO, KEN & XIAOHONG MENG |
| 50-22-11-226-082 | R1123 | 29313 WESTON DR | CHIYO, TAN |
| 50-22-11-226-083 | R1123 | 29309 WESTON DR | GASTELUM, FELIX |
| 50-22-11-226-084 | R1123 | 29305 WESTON DR | LU, YUMEI |
| 50-22-11-226-085 | R1123 | 29275 WESTON DR | ZHANG C RENTAL LLC |
| 50-22-11-226-086 | R1123 | 29271 WESTON DR | GARCIA, RAUL & MEZA, MARINA |
| 50-22-11-226-087 | R1123 | 29267 WESTON DR | XU, BING & LI, ZHENQIAN |
| 50-22-11-226-088 | R1123 | 29263 WESTON DR | KONERU, SAI LAKSHMAN VARUN |
| 50-22-11-226-089 | R1123 | 29260 WESTON DR | BELLOMO, GUSTAVO |
| 50-22-11-226-090 | R1123 | 29264 WESTON DR | JARVIS, SALLIE |
| 50-22-11-226-091 | R1123 | 29268 WESTON DR | ALFONSO, MARCIO R |
| 50-22-11-226-092 | R1123 | 29272 WESTON DR | HUANG, HONGTAO & LI, XINXIN |
| 50-22-11-226-093 | R1123 | 29276 WESTON DR | WIESNER, CHARMAINE |
| 50-22-11-226-094 | R1123 | 29298 WESTON DR | MINGLE, HARRY |
| 50-22-11-226-095 | R1123 | 29302 WESTON DR | CHERKASOV, MALIKA |
| 50-22-11-226-096 | R1123 | 29306 WESTON DR | YU, DONG |
| 50-22-11-226-097 | R1123 | 41529 OCONNOR LN | YU, DONG |
| 50-22-11-226-098 | R1123 | 41525 OCONNOR LN | CHEN, CHANGSI & HE, LINGLONG |
| 50-22-11-226-099 | R1123 | 41521 OCONNOR LN | WAYMAN, JUDY |
| 50-22-11-226-100 | R1123 | 41517 OCONNOR LN | BECK, ELIZABETH |
| 50-22-11-226-101 | R1123 | 41513 OCONNOR LN | POULOS, MICHAEL |
| 50-22-11-226-102 | R1123 | 41876 YEATS DR | LIN, SEN |
| 50-22-11-226-103 | R1123 | 41872 YEATS DR | TOYOTA HOUSING SERVICE USA, INC |
| 50-22-11-226-104 | R1123 | 41868 YEATS DR | HOMEOWNER |
| 50-22-11-226-105 | R1123 | 41864 YEATS DR | MANSOUR, NICHOLAS N |
| 50-22-11-226-106 | R1123 | 41860 YEATS DR | TOYOTA HOUSING SERVICE USA, INC |
| 50-22-11-226-107 | R1123 | 41856 YEATS DR | GOSIK, STEVEN L & CHRISTINE M |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|----------------------------------|
| 50-22-11-226-108 | R1123 | 29303 DOUGLAS DR | KEEFOVER, MARVIN D & KATHERINE A |
| 50-22-11-226-109 | R1123 | 29307 DOUGLAS DR | MIKKILINENI, VENKATA |
| 50-22-11-226-110 | R1123 | 29311 DOUGLAS DR | RAYMUNDO, CRISTINA |
| 50-22-11-226-111 | R1123 | 29315 DOUGLAS DR | SMITH, STACEY & SANDRA |
| 50-22-11-226-112 | R1123 | 29319 DOUGLAS DR | RADER, ERIC |
| 50-22-11-226-113 | R1123 | 29341 DOUGLAS DR | CHIYO, IMEI & TAN |
| 50-22-11-226-114 | R1123 | 29345 DOUGLAS DR | VALLATURA, SALKRISHNA |
| 50-22-11-226-115 | R1123 | 29349 DOUGLAS DR | BALLY, TODD |
| 50-22-11-226-116 | R1123 | 29353 DOUGLAS DR | BHAT, SRINIVAS |
| 50-22-11-226-117 | R1123 | 29439 WESTON DR | CHANG, JEFFREY |
| 50-22-11-226-118 | R1123 | 29443 WESTON DR | NATARAJAN, KARTHIK & |
| 50-22-11-226-119 | R1123 | 29447 WESTON DR | NEPAL, NINITI |
| 50-22-11-226-120 | R1123 | 29451 WESTON DR | STRATTON, DOUGLAS G |
| 50-22-11-226-121 | R1123 | 29440 WESTON DR | FATEHALLAH, BASHAR |
| 50-22-11-226-122 | R1123 | 29436 WESTON DR | FALEIX, LOLA L |
| 50-22-11-226-123 | R1123 | 29432 WESTON DR | HIS PROPERTIES, LLC |
| 50-22-11-226-124 | R1123 | 29428 WESTON DR | YU, DONG & JIANG, LAN |
| 50-22-11-226-125 | R1123 | 29424 WESTON DR | KIKUCHI, JUN |
| 50-22-11-226-126 | R1123 | 29420 WESTON DR | ALFONSO, MARCIO & ANA MARIA |
| 50-22-11-226-127 | R1123 | 29296 DOUGLAS DR | WOOD-KASHIWAGI, JONATHON & AKIKO |
| 50-22-11-226-128 | R1123 | 29300 DOUGLAS DR | BERISHAJ, KATRINA |
| 50-22-11-226-129 | R1123 | 29304 DOUGLAS DR | PHILIP, LENNY |
| 50-22-11-226-130 | R1123 | 29308 DOUGLAS DR | HUANG, YONG & WANG, BO |
| 50-22-11-226-131 | R1123 | 29336 DOUGLAS DR | CHACHICH, MICHAEL & MICHIO |
| 50-22-11-226-132 | R1123 | 29340 DOUGLAS DR | MENDELEVYCH, BORYS & |
| 50-22-11-226-133 | R1123 | 29344 DOUGLAS DR | GOATLEY, MARIA |
| 50-22-11-226-134 | R1123 | 29348 DOUGLAS DR | SAFFO, NEEBAL |
| 50-22-11-226-135 | R1123 | 29352 DOUGLAS DR | CHEN, YINGPI |
| 50-22-11-226-136 | R1123 | 29398 WESTON DR | QU, XIAO ZHOU |
| 50-22-11-226-137 | R1123 | 29394 WESTON DR | QUAN, SHUXIA |
| 50-22-11-226-138 | R1123 | 29390 WESTON DR | HADDAD, AYYOUB B |
| 50-22-11-226-139 | R1123 | 29386 WESTON DR | LI, WEN CHUNG & POON, KENG |
| 50-22-11-226-140 | R1123 | 29382 WESTON DR | KATO, HIROSHI |
| 50-22-11-226-141 | R1123 | 29378 WESTON DR | FLEGE, DOUGLAS H |
| 50-22-11-226-142 | R1123 | 29347 WESTON DR | KUWABARA, ATSUHIRO & KUMIKO F. |
| 50-22-11-226-143 | R1123 | 29343 WESTON DR | DEMING, RAYMOND |
| 50-22-11-226-144 | R1123 | 29339 WESTON DR | FALOUJI, AHMED |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|---------------------------------|
| 50-22-11-226-145 | R1123 | 29335 WESTON DR | NIEMAN, YUKO K |
| 50-22-11-226-146 | R1123 | 29331 WESTON DR | KABANI, FATOUN |
| 50-22-11-226-147 | R1123 | 29346 WESTON DR | BRITTEN, NANCY L. |
| 50-22-11-226-148 | R1123 | 29342 WESTON DR | WONG, HSIAO F |
| 50-22-11-226-149 | R1123 | 29338 WESTON DR | GILL, SIMRAN K |
| 50-22-11-226-150 | R1123 | 41544 OCONNOR LN | SMITH, REBECCA |
| 50-22-11-226-151 | R1123 | 41540 OCONNOR LN | EKI, YOICHI & IKUKO |
| 50-22-11-226-152 | R1123 | 41536 OCONNOR LN | ZHENG, XIAO QING |
| 50-22-11-226-153 | R1123 | 41532 OCONNOR LN | DECOOMAN, SUSAN J |
| 50-22-11-226-154 | R1123 | 41514 OCONNOR LN | JONES, NATALIE N |
| 50-22-11-226-155 | R1123 | 41510 OCONNOR LN | WOO, KYUNG HWA |
| 50-22-11-226-157 | R1123 | 41502 OCONNOR LN | SRIGIRIRAJI SIVARAM |
| 50-22-11-226-158 | R1123 | 41594 MITCHELL RD | WHITNEY, II MICHAEL D |
| 50-22-11-226-159 | R1123 | 41590 MITCHELL RD | TOYOTA HOUSING SERVICE USA |
| 50-22-11-226-160 | R1123 | 41586 MITCHELL RD | SONG, HAO & ZHU, SITENG |
| 50-22-11-226-161 | R1123 | 41582 MITCHELL RD | YATOMA, YOHAN H |
| 50-22-11-226-162 | R1123 | 41578 MITCHELL RD | NAQVI, ZEHRA J |
| 50-22-11-226-163 | R1123 | 41574 MITCHELL RD | CHAN, HON KEUNG |
| 50-22-11-226-164 | R1123 | 41552 MITCHELL RD | ZAVRADINOS, DIONYSIA |
| 50-22-11-226-165 | R1123 | 41548 MITCHELL RD | KO, CASEY B & KYU OK |
| 50-22-11-226-166 | R1123 | 41544 MITCHELL RD | OSOBA, OLUGBEMIGA |
| 50-22-11-226-167 | R1123 | 41540 MITCHELL RD | SOMASUNDARAM, PALANIAPPAN |
| 50-22-11-226-168 | R1123 | 41499 MITCHELL RD | SHETH, BHUPAT M |
| 50-22-11-226-169 | R1123 | 41495 MITCHELL RD | BROWN-EVANS, GEORGETTE |
| 50-22-11-226-170 | R1123 | 41491 MITCHELL RD | ISLER, MARK |
| 50-22-11-226-171 | R1123 | 41487 MITCHELL RD | MARTIN HOLDINGS, LLC |
| 50-22-11-226-172 | R1123 | 41508 MITCHELL RD | PINEMOTION ENTERTAINMENT, LLC |
| 50-22-11-226-173 | R1123 | 41504 MITCHELL RD | MEI, YU HONG |
| 50-22-11-226-174 | R1123 | 41500 MITCHELL RD | DESAI, BHARATI |
| 50-22-11-226-175 | R1123 | 41496 MITCHELL RD | BURNHAM LLC |
| 50-22-11-226-176 | R1123 | 41492 MITCHELL RD | HUGHES, DOUGLAS A |
| 50-22-11-226-177 | R1123 | 41488 MITCHELL RD | WANG, JING & ZHAO, HUI |
| 50-22-11-251-001 | R1102 | 41668 CLEMENS CIR | NELLURI, SATYA & VIJAYA |
| 50-22-11-251-002 | R1102 | 41662 CLEMENS CIR | DEGG, MICHAEL J & KIMBERLY D |
| 50-22-11-251-003 | R1102 | 41656 CLEMENS CIR | FAMIE, KEITH |
| 50-22-11-251-004 | R1102 | 41650 CLEMENS CIR | AGUWA, DOROTHY |
| 50-22-11-251-005 | R1102 | 41710 STEINBECK GLN | YALDO, STEVE AZO & ARTHRA ESSAK |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|--------------------------------|
| 50-22-11-251-006 | R1102 | 41724 CRANE WAY | DUCE, PAUL A |
| 50-22-11-251-007 | R1102 | 41716 CRANE WAY | GRAHAM, PAUL NATHAN & SHINKO K |
| 50-22-11-251-008 | R1102 | 41708 CRANE WAY | SHINA, STELLA, THAMER, LAMYA |
| 50-22-11-251-009 | R1102 | 41700 CRANE WAY | GEORGE, ZINA |
| 50-22-11-251-010 | R1102 | 41692 CRANE WAY | LI, XIAOPING |
| 50-22-11-251-011 | R1102 | 41684 CRANE WAY | HUGHES, BRIAN W |
| 50-22-11-251-012 | R1102 | 41676 CRANE WAY | EDELBROCK, KURTIS |
| 50-22-11-252-001 | R1102 | 41644 CLEMENS CIR | YATOOMA, DANIELLE |
| 50-22-11-252-002 | R1102 | 41638 CLEMENS CIR | ROTHMAN, ROBERT & NING-NING |
| 50-22-11-252-003 | R1102 | 41632 CLEMENS CIR | MORRIS, PIERRE & SHARON |
| 50-22-11-252-004 | R1102 | 41626 CLEMENS CIR | HERNANDEZ, CLAUDIO & HEDY |
| 50-22-11-252-005 | R1102 | 41620 CLEMENS CIR | TANG, JAMES & SABRINA DAO |
| 50-22-11-252-006 | R1102 | 41614 CLEMENS CIR | GILL, SWARN & JASPREET |
| 50-22-11-252-007 | R1102 | 41608 CLEMENS CIR | KANE, NEIL D & AMY WICKER |
| 50-22-11-252-008 | R1102 | 41596 BURROUGHS AVE | ULLAH, WASEEM & ATIYA CHAUDRY |
| 50-22-11-252-009 | R1102 | 41588 BURROUGHS AVE | PEACE, MANUEL & ANNETTE |
| 50-22-11-252-010 | R1102 | 41936 WOLFE PASS | BROOKSHIRE, DENNIS & TAMARA |
| 50-22-11-252-011 | R1102 | 41926 WOLFE PASS | KHALIFEH, GIOVANNI K TRUST |
| 50-22-11-252-012 | R1102 | 41920 WOLFE PASS | ISMAIL, ALI & CARLA |
| 50-22-11-252-013 | R1102 | 41914 WOLFE PASS | RAJABATHAR, JOSEPH RAMESH |
| 50-22-11-253-001 | R1102 | 41597 BURROUGHS AVE | VIDERSHAIN, DANIEL & MARIANNE |
| 50-22-11-253-002 | R1102 | 41605 BURROUGHS AVE | PINKSTON, JESSICA |
| 50-22-11-253-003 | R1102 | 41623 BURROUGHS AVE | CHINYOY, CYRUS & RASHNA |
| 50-22-11-253-004 | R1102 | 41686 CLEMENS CIR | DICKOW, ANTHONY & JENNIFER |
| 50-22-11-253-005 | R1102 | 41682 CLEMENS CIR | GIES, EDWARD & KELLY |
| 50-22-11-253-006 | R1102 | 41676 CLEMENS CIR | JARAMILLO, DEMETRIO & ROSANNE |
| 50-22-11-253-007 | R1102 | 41672 CLEMENS CIR | IWASE, TSUTOMU & YOSHIKO |
| 50-22-11-253-010 | R1102 | 41675 CRANE WAY | ADER, MARK & KATHLEEN |
| 50-22-11-253-011 | R1102 | 41681 CRANE WAY | CHAMBERS, KEVIN & ANN |
| 50-22-11-253-012 | R1102 | 41687 CRANE WAY | PATEL, HIRALKUMAR & POONAM |
| 50-22-11-253-013 | R1102 | 41693 CRANE WAY | PRABAKARAN, RAVEENDRAN |
| 50-22-11-253-014 | R1102 | 41705 CRANE WAY | DHULIPUDI, VENKATA M |
| 50-22-11-253-015 | R1102 | 41721 CRANE WAY | MOURTOS, ELENI |
| 50-22-11-253-016 | R1102 | 41731 CRANE WAY | OKAGBARE, ROBERT & ROSE |
| 50-22-11-253-017 | R1102 | 41680 STEINBECK GLN | BLANKS, JAMES |
| 50-22-11-253-018 | R1102 | 41674 STEINBECK GLN | DALLY, ZAID |
| 50-22-11-253-019 | R1102 | 41668 STEINBECK GLN | GHUMAN, AMARJI & SUKHNINDER |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|--------------------------------|
| 50-22-11-253-020 | R1102 | 41662 STEINBECK GLN | SINGH, SARJIT & KAUR, SARINDER |
| 50-22-11-253-021 | R1102 | 41656 STEINBECK GLN | SAYED, SAIFULLAH S |
| 50-22-11-253-022 | R1102 | 41650 STEINBECK GLN | YEE, HARLEY. |
| 50-22-11-253-023 | R1102 | 41644 STEINBECK GLN | BERISHAJ, VALENTINA |
| 50-22-11-253-024 | R1102 | 41638 STEINBECK GLN | ZABLOCK, SALAH & SUHA |
| 50-22-11-253-025 | R1102 | 41632 STEINBECK GLN | EVINK, CHRISTOPHER |
| 50-22-11-253-026 | R1102 | 41626 STEINBECK GLN | RADSTAKE, THOMAS G & SARA M |
| 50-22-11-253-027 | R1102 | 41618 STEINBECK GLN | PETRIC, JASON M & LINDSEY M |
| 50-22-11-253-028 | R1102 | 41588 STEINBECK GLN | PAOLICCHI, JOSEPH P |
| 50-22-11-253-029 | R1102 | 41566 STEINBECK GLN | ESPY, WALTER & ERIKA |
| 50-22-11-255-001 | R1125 | 29168 HOLMES RD | TOLLGATE WOODS III, LLC |
| 50-22-11-255-002 | R1125 | 29156 HOLMES RD | TOLLGATE WOODS III, LLC |
| 50-22-11-255-003 | R1125 | 41859 WOLFE PASS | TOLLGATE WOODS III, LLC |
| 50-22-11-255-004 | R1125 | 41865 WOLFE PASS | KHAN, SHAMEELA Y |
| 50-22-11-255-005 | R1125 | 41871 WOLFE PASS | TOLLGATE WOODS III, LLC |
| 50-22-11-255-006 | R1125 | 41877 WOLFE PASS | TOLLGATE WOODS III, LLC |
| 50-22-11-255-007 | R1125 | 41883 WOLFE PASS | GJELAJ, MARK & VIOLETA |
| 50-22-11-255-008 | R1125 | 41889 WOLFE PASS | PRITCHARD, TOYA |
| 50-22-11-255-009 | R1125 | 41895 WOLFE PASS | YOON, JAE WON & LIM, INGYU |
| 50-22-11-255-010 | R1125 | 41901 WOLFE PASS | POZEN, LEONID V & ELENA V |
| 50-22-11-255-011 | R1125 | 41907 WOLFE PASS | TOLLGATE WOODS III, LLC |
| 50-22-11-255-012 | R1125 | 41908 WOLFE PASS | REDDY, NAVEEN G |
| 50-22-11-255-013 | R1125 | 41902 WOLFE PASS | SHAH, DEVAL H |
| 50-22-11-255-014 | R1125 | 41886 WOLFE PASS | TOLLGATE WOODS III, LLC |
| 50-22-11-255-015 | R1125 | 41880 WOLFE PASS | TEJOMURTULA, LAKSHMI NARAYANA |
| 50-22-11-255-016 | R1125 | 41874 WOLFE PASS | SATTIPALLI, RAKESH |
| 50-22-11-255-017 | R1125 | 41862 WOLFE PASS | TOLLGATE WOODS III, LLC |
| 50-22-11-255-018 | R1125 | 41846 STEINBECK GLN | PATEL, VIKRAMADITYA |
| 50-22-11-255-019 | R1125 | 41834 STEINBECK GLN | SALAZAR, PATRICK I & IRISH |
| 50-22-11-255-020 | R1125 | 41828 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-021 | R1125 | 41822 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-022 | R1125 | 41818 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-023 | R1125 | 41814 STEINBECK GLN | MUHKTAR, MICHAEL |
| 50-22-11-255-024 | R1125 | 41810 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-025 | R1125 | 41806 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-026 | R1125 | 41802 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-027 | R1125 | 41798 STEINBECK GLN | SISALE, SANJAY & KIRAN |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|--------------------------------|
| 50-22-11-255-028 | R1125 | 41792 STEINBECK GLN | MYERS, ALAN K & JENNIFER D |
| 50-22-11-255-029 | R1125 | 41778 STEINBECK GLN | HANNA, LOUIE |
| 50-22-11-255-030 | R1125 | 41768 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-031 | R1125 | 41740 STEINBECK GLN | KEPPEN, KYLE M & NICHOLE A |
| 50-22-11-255-032 | R1125 | 41721 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-033 | R1125 | 41725 WILDER CT | TOLLGATE WOODS III, LLC |
| 50-22-11-255-034 | R1125 | 41729 WILDER CT | SOBRAN, DENNIS & SYLVIA |
| 50-22-11-255-035 | R1125 | 41733 WILDER CT | CLAY, KENNETH D & ELIZABETH A |
| 50-22-11-255-036 | R1125 | 41737 WILDER CT | TOLLGATE WOODS III, LLC |
| 50-22-11-255-037 | R1125 | 41741 WILDER CT | LYNGHOLM, DANIEL R & SHANNON M |
| 50-22-11-255-038 | R1125 | 41745 WILDER CT | TOLLGATE WOODS III, LLC |
| 50-22-11-255-039 | R1125 | 41749 WILDER CT | TOLLGATE WOODS III, LLC |
| 50-22-11-255-040 | R1125 | 41753 WILDER CT | NAFSO, LOUAY J |
| 50-22-11-255-041 | R1125 | 41757 WILDER CT | TOLLGATE WOODS III, LLC |
| 50-22-11-255-042 | R1125 | 41761 STEINBECK GLN | CHEUNG, KARL KA HO |
| 50-22-11-255-043 | R1125 | 41767 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-044 | R1125 | 41771 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-045 | R1125 | 41775 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-046 | R1125 | 41781 STEINBECK GLN | VARGAS, TIMOTHY D |
| 50-22-11-255-047 | R1125 | 41787 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-048 | R1125 | 41793 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-049 | R1125 | 41799 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-050 | R1125 | 41805 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-051 | R1125 | 41817 STEINBECK GLN | KASSAB, STEVEN |
| 50-22-11-255-052 | R1125 | 41823 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-053 | R1125 | 41829 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-054 | R1125 | 41835 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-055 | R1125 | 41841 STEINBECK GLN | TOLLGATE WOODS III, LLC |
| 50-22-11-255-056 | R1125 | 41847 STEINBECK GLN | TOWNSEL SR, DUANE-MICHELLE |
| 50-22-11-255-057 | R1125 | 29151 HOLMES RD | TOLLGATE WOODS III, LLC |
| 50-22-11-276-001 | R1102 | 41919 WOLFE PASS | ALTAWIL, SADEEM & NABIL |
| 50-22-11-276-002 | R1102 | 41925 WOLFE PASS | CHUKKAPALLI, RAJESH |
| 50-22-11-276-003 | R1102 | 41931 WOLFE PASS | HOSSEINI, JAVAD |
| 50-22-11-276-004 | R1102 | 41937 WOLFE PASS | CHUKKAPALLI, PADMANABHA |
| 50-22-11-276-005 | R1102 | 41572 BURROUGHS AVE | BAHRI, TERI |
| 50-22-11-276-006 | R1102 | 41566 BURROUGHS AVE | KONJA, WAAD & MARGARET |
| 50-22-11-276-007 | R1102 | 41560 BURROUGHS AVE | KATAI, ERNEST & DEANNA NOW |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|----------------------------|------------------------------------|
| 50-22-11-276-008 | R1102 | 41554 BURROUGHS AVE | SARNOVSKY, MARCUS & LAURA |
| 50-22-11-276-009 | R1102 | 41548 BURROUGHS AVE | JIANG, JIANPING & ZHANG, XIAODONG |
| 50-22-11-276-010 | R1102 | 41542 BURROUGHS AVE | SAMONA, FAROUK & BATOUL |
| 50-22-11-276-011 | R1102 | 41536 BURROUGHS AVE | ZAMANI, AKBAR FARAHANI SHAYEST |
| 50-22-11-276-012 | R1102 | 41530 BURROUGHS AVE | SINAWI, WEROUD |
| 50-22-11-276-013 | R1102 | 41524 BURROUGHS AVE | YAMAMOTO, HIDEAKI & MIKA |
| 50-22-11-276-014 | R1102 | 41518 BURROUGHS AVE | BATROS, RAFED F |
| 50-22-11-276-015 | R1102 | 41512 BURROUGHS AVE | SMITH, KIMBERLY D. |
| 50-22-11-276-016 | R1102 | 41506 BURROUGHS AVE | GEORGE, CHRISTOPHER & ASHLEY M |
| 50-22-11-276-017 | R1102 | 41498 BURROUGHS AVE | SINGH OF TOLLGATE WOODS, LLC |
| 50-22-11-276-018 | R1102 | 41484 BURROUGHS AVE LOT 55 | SINGH OF TOLLGATE WOODS, LLC |
| 50-22-11-276-019 | R1102 | 41468 BURROUGHS AVE | DEVARAJ, KARTHIK |
| 50-22-11-276-020 | R1102 | 41452 BURROUGHS AVE | THOMPSON, JUDITH A |
| 50-22-11-276-023 | R1124 | 41599 THOREAU RDG | SINGH VI, LLC |
| 50-22-11-277-001 | R1102 | 41451 BURROUGHS AVE | HILL, MICHAEL |
| 50-22-11-277-002 | R1102 | 41459 BURROUGHS AVE | TRUONG, THOMAS & DAM, HA |
| 50-22-11-277-003 | R1102 | 41467 BURROUGHS AVE | BELCHER, ELIZABETH, LASKO, GARY M. |
| 50-22-11-277-004 | R1102 | 41475 BURROUGHS AVE | RUST, STEVEN & ELIZABETH |
| 50-22-11-277-005 | R1102 | 41483 BURROUGHS AVE | FREERS, DAVID & MARINA |
| 50-22-11-277-006 | R1102 | 41491 BURROUGHS AVE | URBAN, JAMES |
| 50-22-11-277-007 | R1102 | 41499 BURROUGHS AVE | UNOLD, THADDEUS & STACEY |
| 50-22-11-277-008 | R1102 | 41507 BURROUGHS AVE | SEDIGHIAN, HOSSEIN JACOB SADRI |
| 50-22-11-277-009 | R1102 | 41515 BURROUGHS AVE | JHALA, MITUL H & MEENABA |
| 50-22-11-277-010 | R1102 | 41523 BURROUGHS AVE | MARKS, III JOHN W |
| 50-22-11-277-011 | R1102 | 41531 BURROUGHS AVE | PALMER, ROBERT & ELAINE |
| 50-22-11-277-012 | R1102 | 41539 BURROUGHS AVE | COMPTON, SAMUEL & ASHLEY |
| 50-22-11-277-013 | R1102 | 41547 BURROUGHS AVE | ZHAO, XIANG & LUO, SHAN |
| 50-22-11-277-014 | R1102 | 41555 BURROUGHS AVE | SINANIS, JOHN & HARIKLIA |
| 50-22-11-277-016 | R1102 | 41565 STEINBECK GLN | YALDOO, STEVE & MAY |
| 50-22-11-277-017 | R1102 | 41571 STEINBECK GLN | KOESTER, DOUGLAS & CAROL |
| 50-22-11-277-018 | R1102 | 41577 STEINBECK GLN | JARBO, SABAH & NAJWA |
| 50-22-11-277-019 | R1102 | 41583 LONDON CT | PARK, ETHAN |
| 50-22-11-277-020 | R1102 | 41589 LONDON CT | YIM, YOUNG & MYONG |
| 50-22-11-277-021 | R1102 | 41595 LONDON CT | WONG, NGAI & MICHELLE |
| 50-22-11-277-022 | R1102 | 41601 LONDON CT | AFACANYAN, AGOP & SETA |
| 50-22-11-277-023 | R1102 | 41607 LONDON CT | DELACRUZ, WILLIAM & ELIZABETH J |
| 50-22-11-277-024 | R1102 | 41613 LONDON CT | SEKULOVSKI. NIKOLA & DONNA Y |

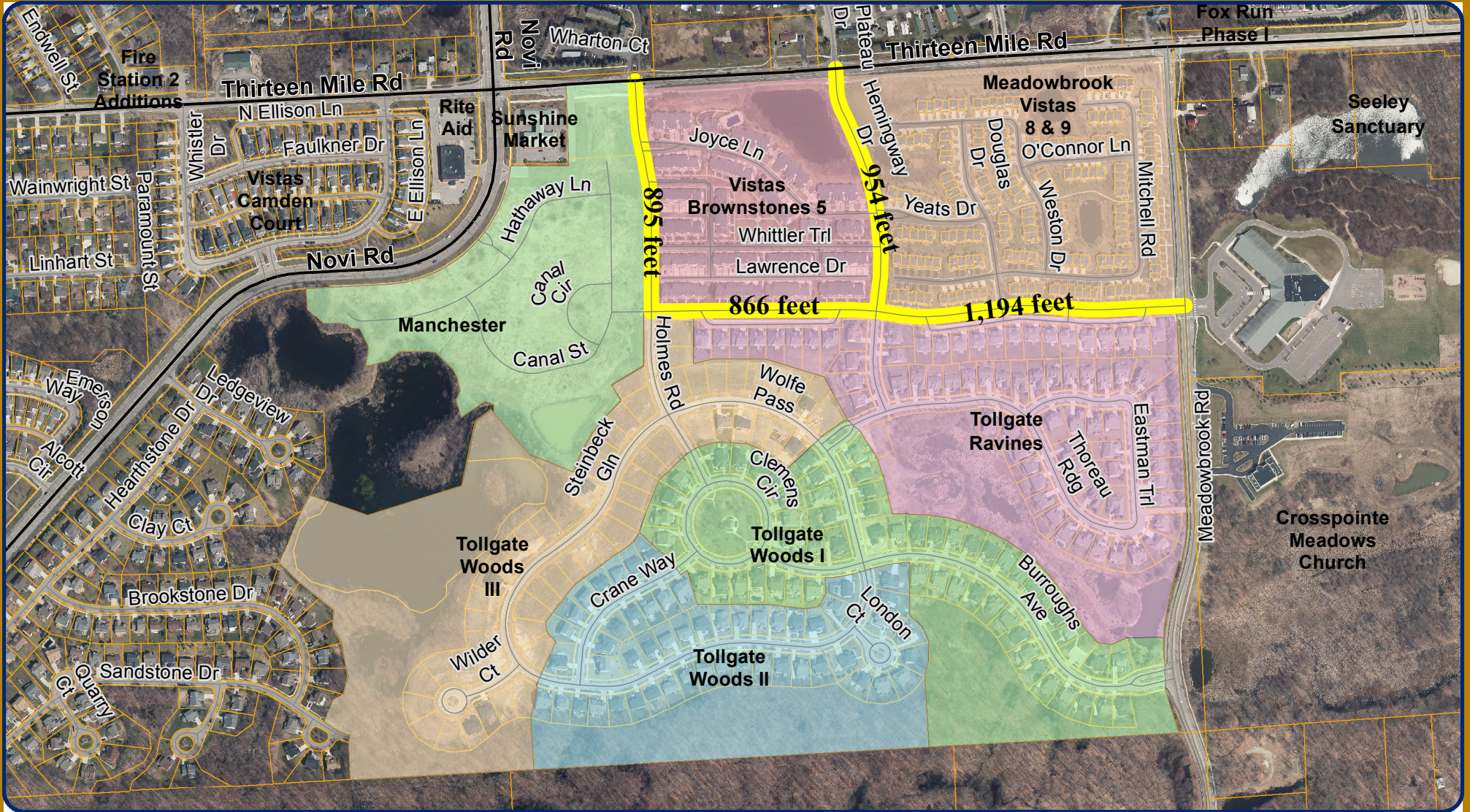
| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|------------------------------------|
| 50-22-11-277-025 | R1102 | 41619 STEINBECK GLN | SCARABELLI, TIZIANO & CAROL |
| 50-22-11-277-026 | R1102 | 41625 STEINBECK GLN | CLYMA, BRADY M & AMY D |
| 50-22-11-277-027 | R1102 | 41631 STEINBECK GLN | THOMAS, VINOD & VARGHESE, BINI |
| 50-22-11-277-028 | R1102 | 41637 STEINBECK GLN | WARGO, JULIAN & MICHELE |
| 50-22-11-277-029 | R1102 | 41643 STEINBECK GLN | LINGALA, PRACHETAN |
| 50-22-11-277-030 | R1102 | 41651 STEINBECK GLN | HUANG, YUE-XIN & JIANG, YAN LAI |
| 50-22-11-277-031 | R1102 | 41659 STEINBECK GLN | MINGUSKI, DOUGLAS & CHRISTINE |
| 50-22-11-277-032 | R1102 | 41667 STEINBECK GLN | MUKKAMALLA, VISWANATHA R |
| 50-22-11-277-033 | R1102 | 41673 STEINBECK GLN | BOLDEN, III CARL & TANYA |
| 50-22-11-277-034 | R1102 | 41679 STEINBECK GLN | LOPEZ, SERGIO |
| 50-22-11-277-035 | R1102 | 41685 STEINBECK GLN | BOYD, JOHN THOMAS |
| 50-22-11-277-036 | R1102 | 41691 STEINBECK GLN | YALDO, GHASSAN & SAWSAN |
| 50-22-11-277-037 | R1102 | 41697 STEINBECK GLN | WOLAK, THOMAS J & KATHLEEN |
| 50-22-11-277-038 | R1102 | 41703 STEINBECK GLN | VETTRAINO, MARINO & GAIL |
| 50-22-11-277-039 | R1102 | 41709 STEINBECK GLN | SUTHERLIN, CHRISTOPHER |
| 50-22-11-277-040 | R1102 | 41715 STEINBECK GLN | KAUL, SVETA & SOPORY, PRASHANT |
| 50-22-11-278-001 | R1124 | 41543 THOREAU RDG | YONISH, WILLIAM & JUDITH |
| 50-22-11-278-002 | R1124 | 41535 THOREAU RDG | SANDBERG, DANIEL M. TRUST |
| 50-22-11-278-003 | R1124 | 41527 THOREAU RDG | TIENG, THOMAS V & LINDA |
| 50-22-11-278-004 | R1124 | 41519 THOREAU RDG | BATRA, SUSHIL KUMAR |
| 50-22-11-278-005 | R1124 | 41511 THOREAU RDG | ZHANG, MINGLI & HE, WEIZHEN |
| 50-22-11-278-006 | R1124 | 41503 THOREAU RDG | EVERETT, WALTER L, JR & LORENE B |
| 50-22-11-278-007 | R1124 | 41495 THOREAU RDG | HIKOSAKA, MITSUYASU |
| 50-22-11-278-008 | R1124 | 41487 THOREAU RDG | MAHONEY, STEPHEN & MARGARET |
| 50-22-11-278-009 | R1124 | 41479 THOREAU RDG | MAISH, MARK |
| 50-22-11-278-010 | R1124 | 41471 THOREAU RDG | GARMO, MARSHAL & AIDA |
| 50-22-11-278-011 | R1124 | 41463 THOREAU RDG | ZACKERY, HAZEL |
| 50-22-11-278-012 | R1124 | 41455 THOREAU RDG | SINELLI, PAUL |
| 50-22-11-278-013 | R1124 | 41447 THOREAU RDG | WELCH, THOMAS & KATHERINE TRUST |
| 50-22-11-278-014 | R1124 | 29066 EASTMAN TRL | O'KEEFE, ROBERT & FUJITA, KEIKO |
| 50-22-11-278-015 | R1124 | 29072 EASTMAN TRL | KAY, MAUREEN TRUST |
| 50-22-11-278-016 | R1124 | 29078 EASTMAN TRL | MEYER, CHARLENE PERINJIAN TRUST |
| 50-22-11-278-017 | R1124 | 29084 EASTMAN TRL | FITZGERALD, DENNIS M & SUSANNE M |
| 50-22-11-278-018 | R1124 | 29090 EASTMAN TRL | HERBERT, ELIZABETH |
| 50-22-11-278-019 | R1124 | 29096 EASTMAN TRL | PIEKNIK, LEONARD L & JANINA L |
| 50-22-11-278-020 | R1124 | 29102 EASTMAN TRL | BRIDENSTINE, WILLIAM & AVERY, JOAN |
| 50-22-11-278-021 | R1124 | 29108 EASTMAN TRL | KENNEDY, KATHERINE C |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|-----------------------------------|
| 50-22-11-278-022 | R1124 | 29114 EASTMAN TRL | BYRON, GARY R. & DARLEEN E. TRUST |
| 50-22-11-278-023 | R1124 | 29120 EASTMAN TRL | KONG, CHIN TAEK & KEUM HWA |
| 50-22-11-278-024 | R1124 | 29126 EASTMAN TRL | GERTZWULF, EUGENE & MIRA S |
| 50-22-11-278-025 | R1124 | 29132 EASTMAN TRL | BERNHARDT, MICHAEL TRUST |
| 50-22-11-278-026 | R1124 | 29138 EASTMAN TRL | FEENY, BARBARA J TRUST |
| 50-22-11-278-027 | R1124 | 29144 EASTMAN TRL | SIMICH, IVICA & MICHELE |
| 50-22-11-278-028 | R1124 | 29150 EASTMAN TRL | FRENCH, ELEANOR |
| 50-22-11-278-029 | R1124 | 41528 THOREAU RDG | JACKSON, LOWELL |
| 50-22-11-278-030 | R1124 | 41536 THOREAU RDG | GABY BASMADJIAN |
| 50-22-11-278-031 | R1124 | 41544 THOREAU RDG | TAVADIA, RUSI & VILLOO TRUST |
| 50-22-11-278-032 | R1124 | 41552 THOREAU RDG | PRATHER, DANIEL |
| 50-22-11-278-033 | R1124 | 41560 THOREAU RDG | SHAMMO, NASSMA |
| 50-22-11-278-034 | R1124 | 41568 THOREAU RDG | JASSAR, HARPREET K |
| 50-22-11-278-035 | R1124 | 41576 THOREAU RDG | JORGENSEN, JERRY A. & DEBORAH T. |
| 50-22-11-278-036 | R1124 | 41584 THOREAU RDG | MUZZIN, ROBERT D |
| 50-22-11-278-037 | R1124 | 29158 HEMINGWAY DR | LIU, ZHUOZHI |
| 50-22-11-278-038 | R1124 | 29170 HEMINGWAY DR | DANI, BHASKAR & MANJIRI |
| 50-22-11-278-039 | R1124 | 41553 TWAIN PL | SISLER, SCOTT |
| 50-22-11-278-040 | R1124 | 41545 TWAIN PL | ITOH, MAKOTO |
| 50-22-11-278-041 | R1124 | 41537 TWAIN PL | SIDLO INVESTMENTS, LLC |
| 50-22-11-278-042 | R1124 | 41529 TWAIN PL | BURNS, TERESE |
| 50-22-11-278-043 | R1124 | 41521 TWAIN PL | SINGH, SUPARNA |
| 50-22-11-278-044 | R1124 | 41513 TWAIN PL | BORYCKI, BRADY A |
| 50-22-11-278-045 | R1124 | 41505 TWAIN PL | STUDNICKA, IRENA M |
| 50-22-11-278-046 | R1124 | 41497 TWAIN PL | MOLLOY, DAVID |
| 50-22-11-278-047 | R1124 | 41489 TWAIN PL | DE LA PAZ, MARIANO & MARIA |
| 50-22-11-278-048 | R1124 | 41481 TWAIN PL | KOTLAREK, TIMOTHY F & DEBORAH A |
| 50-22-11-278-049 | R1124 | 41473 TWAIN PL | QUINN, TIMOTHY |
| 50-22-11-278-050 | R1124 | 41465 TWAIN PL | LEE, SUNG JIN |
| 50-22-11-278-051 | R1124 | 41457 TWAIN PL | DENHA, TIMOTHY |
| 50-22-11-278-052 | R1124 | 41449 TWAIN PL | HEMMERLY, LARRY & CAROL |
| 50-22-11-279-001 | R1124 | 29145 EASTMAN TRL | KULWIN, MAURY |
| 50-22-11-279-002 | R1124 | 29137 EASTMAN TRL | WILSON, MARY ANN, TRUST |
| 50-22-11-279-003 | R1124 | 29131 EASTMAN TRL | REMSKI, MARTHA |
| 50-22-11-279-004 | R1124 | 29125 EASTMAN TRL | CHAN, CHUNG |
| 50-22-11-279-005 | R1124 | 29091 EASTMAN TRL | VELKOVICH, VELE & SONCA |
| 50-22-11-279-006 | R1124 | 29085 EASTMAN TRL | MINGO, ALFIE & JOAN P |

| Parcel Number | NBHD Code | Property Address | Property Owner |
|----------------------|------------------|-------------------------|-----------------------------------|
| 50-22-11-279-007 | R1124 | 41472 THOREAU RDG | COBB, DENISE RENEE |
| 50-22-11-279-008 | R1124 | 41490 THOREAU RDG | KOZLOWSKI, DANIEL III & ELAINE |
| 50-22-11-279-009 | R1124 | 41504 THOREAU RDG | KASGORGIS, JUSTIN |
| 50-22-11-279-010 | R1124 | 41512 THOREAU RDG | BRESSLER, BARBARA TRUST |
| 50-22-11-279-011 | R1124 | 41520 THOREAU RDG | MIYAZAWA, TETUSHI & NEGISHI, MIKU |
| 50-22-11-280-001 | R1124 | 41641 CUMMINGS LN | OSUNTUYI, JOMPO |
| 50-22-11-280-002 | R1124 | 41633 CUMMINGS LN | KONDOJU, VENKATESHWAR |
| 50-22-11-280-003 | R1124 | 41625 CUMMINGS LN | TOLLGATE RAVINES HOMES, LLC |
| 50-22-11-280-004 | R1124 | 41617 CUMMINGS LN | SIDLO INVESTMENTS LLC |
| 50-22-11-280-005 | R1124 | 41609 CUMMINGS LN | JARBOU, HAITHAM |
| 50-22-11-280-006 | R1124 | 41601 CUMMINGS LN | MORSE, LYNNE M |
| 50-22-11-280-007 | R1124 | 41593 CUMMINGS LN | LU, QIN & LANG, YUE |
| 50-22-11-280-008 | R1124 | 41585 CUMMINGS LN | HURLBERT, MARYANN |
| 50-22-11-280-009 | R1124 | 29169 HEMINGWAY DR | BROWN, LARRY J & LORETTA C |
| 50-22-11-280-010 | R1124 | 29157 HEMINGWAY DR | CRUZ, CARLOS A |
| 50-22-11-280-011 | R1124 | 29145 HEMINGWAY DR | VANVLEET, ROBERT & SUSAN |
| 50-22-11-280-012 | R1124 | 29133 HEMINGWAY DR | HAMMERICK, TODD |

Potential Special Assessment District for Roads

Hemingway, Holmes and Brownstone



Map Author: T. Bridges
 Date: 12/12/2016
 Project:
 Version #:

Amended By:
 Date:
 Department:

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.

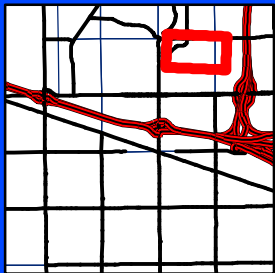
Map Legend

- Streets to be Dedicated

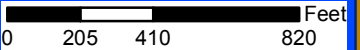
Private Project Development Status

Development Name

- Manchester
- Meadowbrook Townhouse
- Tollgate Ravines
- Tollgate Woods I
- Tollgate Woods II
- Tollgate Woods III
- Brownstones at the Vistas



City of Novi
 Engineering Division
 Department of Public Services
 26300 Lee BeGole Drive
 Novi, MI 48375
 cityofnovi.org



CITY OF NOVI
Pavement Repair/Rehabilitation within the
Vistas of Novi Planned Unit Development
Special Assessment District NO. 179

PUBLIC HEARING NOTICE

Date: March 27, 2017

Time: 7:00 p.m.

In the Council Chambers at the Novi City Hall
45175 Ten Mile Road
Novi, Michigan

PLEASE TAKE NOTICE that the Novi City Council is considering the public improvement described below, to be financed by the establishment of a special assessment district. Subject to receiving comments and objections at public hearing, the Council has determined to proceed with the improvement. On March 27, 2017 at 7:00 p.m. in the Council Chambers at the Novi City Hall, 45175 Ten Mile Road, Novi, Michigan, the City Council shall meet for the purpose of hearing comments and objections from interested persons regarding the proposed special assessment district known as Holmes Road, Hemingway Drive, and Brownstone Drive within the Vistas of Novi Planned Unit Development, Special Assessment District NO. 179, including comments and objections to the proposed project and to the proposed special assessment district consisting of the properties anticipated to be specially benefited by, and assessed for, the improvement.

The proposed improvement ("The Project") includes repairs to and/or reconstruction of the base course of paving and utility infrastructure within the road right-of-way and the subsequent installation of the final wearing course of paving for the roadways consisting of approximately 895 lineal feet of Holmes Road, approximately 954 lineal feet of Hemmingway Drive and approximately 2060 lineal feet of Brownstone Drive located in Section 11 of the City which will provide a benefit to four hundred twenty-four (424) parcels which were included in the Vistas of Novi Planned Unit Development .

The estimated cost for the Project is \$1,055,303.38.

A copy of the Petition, and the plans and cost estimate for the proposed Project are on file at the City Clerk's Offices, 45175 Ten Mile Road, Novi, Michigan, for public examination during normal business hours. If you are a property owner within the proposed special assessment district, you can contact the City Clerk' Office to obtain a response form to document your support or disapproval of the proposed public improvement and special assessment district.

Appearance and protest at the hearing is required in order to appeal the matters to be considered at the hearing to the State Tax Tribunal. An owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter at or before the hearing and his or her personal appearance in such case shall not be required.

Cortney Hanson, City Clerk
Publish: 03/16/2017

FINAL
OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME: VISTAS OF NOVI SAD
CLIENT NAME: CITY OF NOVI
PREPARED BY: BLA / DER

PROJECT NO: NV17-002
DATE: 03/02/17

| NO. | ITEM | QTY | UNIT | UNIT PRICE | TOTAL AMOUNT |
|-----|--|--------|------|--------------|---------------|
| 1 | Bonds, Insurance and Mobilization (5% max.) | 1 | LS | \$ 39,933.88 | \$ 39,933.88 |
| 2 | Pre-Construction Audio-Visual | 1 | LS | \$ 3,000.00 | \$ 3,000.00 |
| 3 | Soil Erosion Control Measures | 1 | LS | \$ 4,500.00 | \$ 4,500.00 |
| 4 | Maintaining Traffic | 1 | LS | \$ 25,000.00 | \$ 25,000.00 |
| 5 | Station Grading | 38 | STA | \$ 1,000.00 | \$ 38,000.00 |
| 6 | HMA Surface, Remove | 11,000 | SY | \$ 8.00 | \$ 88,000.00 |
| 7 | Concrete Curb and Gutter, Remove | 450 | LF | \$ 15.00 | \$ 6,750.00 |
| 8 | Concrete Gutter, Remove | 675 | LF | \$ 16.50 | \$ 11,137.50 |
| 9 | Subgrade Undercut (As Needed) | 370 | CY | \$ 55.00 | \$ 20,350.00 |
| 10 | Earth Excavation | 555 | CY | \$ 15.00 | \$ 8,325.00 |
| 11 | Cold Milling HMA Pavement | 1,900 | SY | \$ 5.00 | \$ 9,500.00 |
| 12 | Aggregate Base, 12" 21AA | 1,650 | SY | \$ 12.50 | \$ 20,625.00 |
| 13 | Aggregate Base Course, Conditioning | 11,000 | SY | \$ 4.00 | \$ 44,000.00 |
| 14 | Joint and Crack, Cleanout, Modified | 410 | LF | \$ 9.00 | \$ 3,690.00 |
| 15 | HMA, 5E1 | 1,420 | TON | \$ 95.00 | \$ 134,900.00 |
| 16 | HMA, 3E1 | 1,815 | TON | \$ 85.00 | \$ 154,275.00 |
| 17 | Hand Patching, Asphalt | 80 | TON | \$ 150.00 | \$ 12,000.00 |
| 18 | Structure Rehab Type 2: Structure Cover Adjust | 13 | EA | \$ 600.00 | \$ 7,800.00 |
| 19 | Underdrain, 6 inch | 7,680 | LF | \$ 15.00 | \$ 115,200.00 |
| 20 | Concrete Curb and Gutter | 450 | LF | \$ 27.50 | \$ 12,375.00 |
| 21 | Concrete Gutter | 675 | LF | \$ 30.00 | \$ 20,250.00 |
| 22 | Miscellaneous Concrete Sidewalk Repair | 200 | SF | \$ 20.00 | \$ 4,000.00 |
| 23 | Permanent Pavement Marking | 1 | LS | \$ 12,500.00 | \$ 12,500.00 |
| 24 | Restoration | 1 | LS | \$ 10,500.00 | \$ 10,500.00 |
| 25 | Inspection Crew Days | 50 | DAY | \$ 640.00 | \$ 32,000.00 |

OPINION OF PROBABLE CONSTRUCTION COST: \$ 838,611.38
 10% CONTINGENCY \$ 83,861.00
 ENGINEERING FEES (7.1%): \$ 57,269.00
 CONSTRUCTION ADMINISTRATION (6.0%): \$ 48,397.00
 CONSTRUCTION MATERIAL TESTING (2.5%): \$ 20,165.00
TOTAL ESTIMATED PROJECT COST: \$ 1,048,303.38

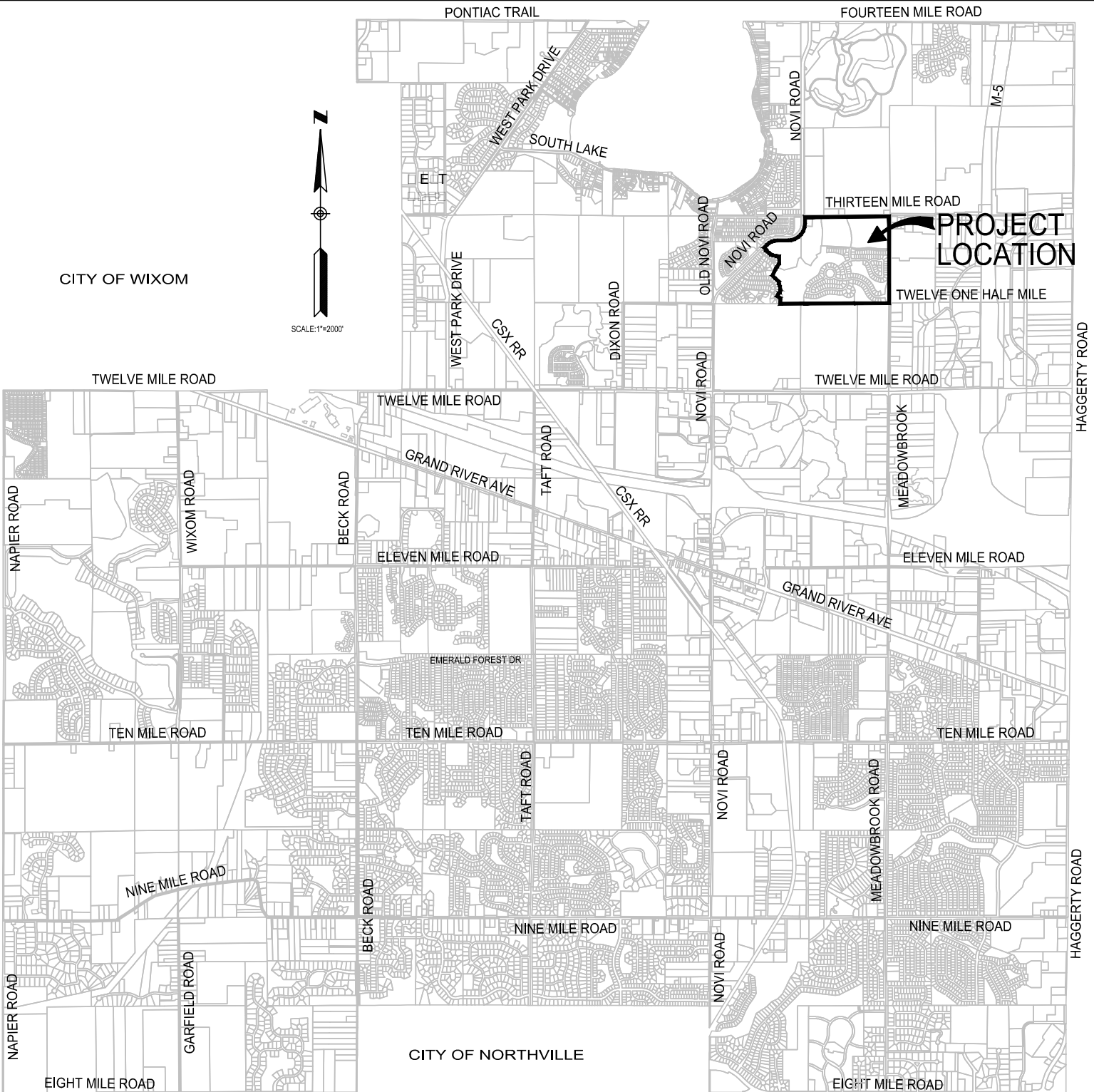
In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

VISTAS OF NOVI SAD

SD JOB No. NV17-002



UTILITY CONTACT INFORMATION

CONSUMERS ENERGY – GAS
CHRIS SCHNEIDER
11801 FARMINGTON ROAD
LIVONIA, MI 48150
PH: 734-513-6277
CHRISTOPHER.SCHNEIDER@CMSENERGY.COM

DETROIT EDISON – ELECTRIC
ROBIN O'CONNELL
8001 HAGGERTY ROAD
BELLEVILLE, MI 48111
PH: 734-397-4321
SWPD@DTEENERGY.COM

BRIGHT HOUSE NETWORKS – CABLE
JEREMY ANDERSON
31889 INDUSTRIAL ROAD
LIVONIA, MI 48150
PH: 734-293-1244
JEREMY.ANDERSON@MYBRIGHTHOUSE.COM

CITY OF NOVI – WATER AND SEWER DIVISION
SCOTT ROSELLE
26300 LEE BEGOLE
NOVI, MI 48375
PH: 248-735-5640
SROSELLE@CITYOFNOVI.ORG

CITY OF NOVI – FIELD OPERATIONS MANAGER
MATT WIKTOROWSKI
26300 LEE BEGOLE
NOVI, MI 48375
PH: 248-735-5640
MWIKTOROWSKI@CITYOFNOVI.ORG

ATT – COMMUNICATION
JEFF HEATH
PH: 248-975-4588



905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404
www.sda-eng.com
(800) 598-1600

SHEET INDEX

- 1 □□□□□□□□□□
- □□□□□□□□□
- □□□□□□□□□ □□□□□□□□□□ □□□□□□□□□□
- □□□□□□□□□ □□□□□□□□□□ □□□□□□□□□□
- □□□□□□□□□ □□□□□□□□□□
- 6 □□□□□□□□□□
- □□□□□□□□□

CITY COUNCIL

MAYOR:
BOB GATT

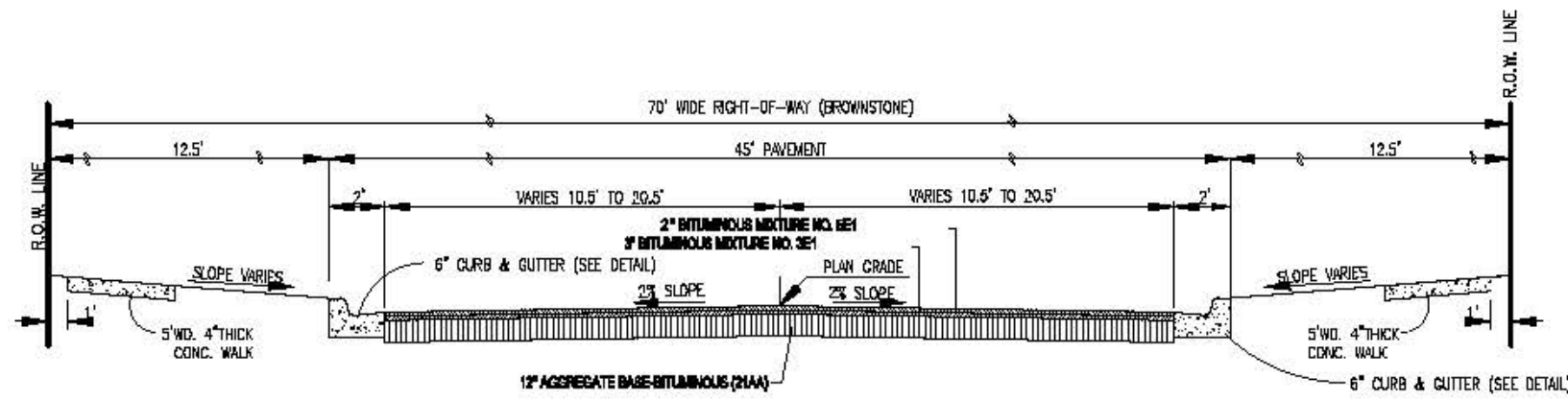
MAYOR PRO-TEM:
DAVID STAUDT

COUNCIL MEMBERS:

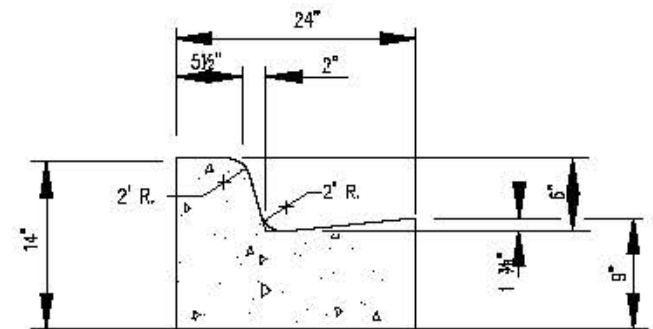
ANDREW MUTCH
LAURA MARIE CASEY
BRIAN BURKE

WAYNE WROBEL
GWEN MARKHAM

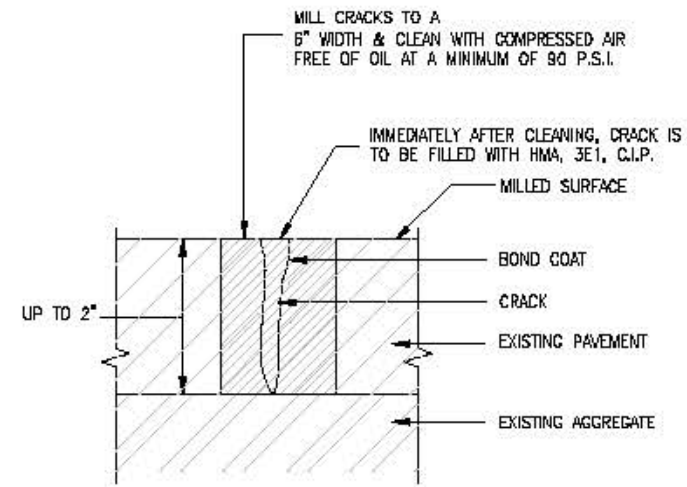




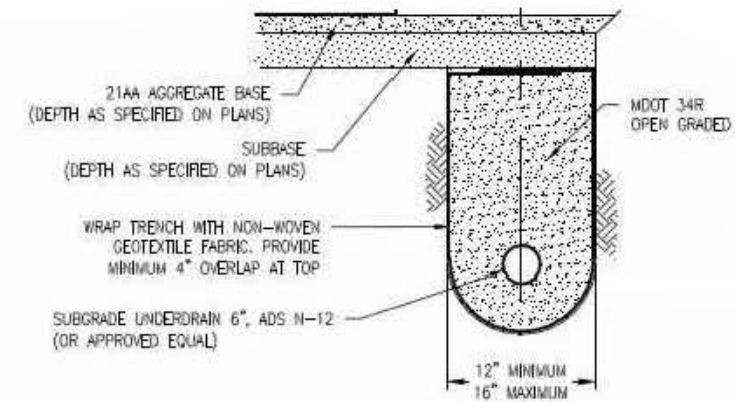
TYPICAL PAVING RECONSTRUCT SECTION
NO SCALE



6' CONC. CURB + GUTTER
NO SCALE

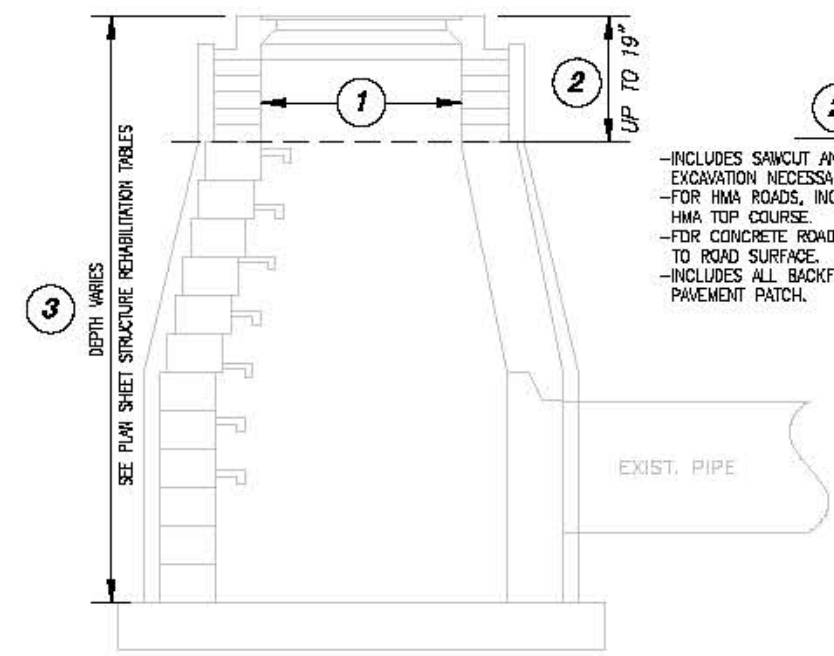


JOINT AND CRACK CLEANOUT
NO SCALE



NOTES:
 A. LOCATION MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
 B. ALL UNDERDRAIN SHALL BE APPROVED PLASTIC PIPE PER MDOT SECTION 909.07. METAL PIPE SHALL NOT BE USED.
 C. ALL UNDERDRAIN SHALL OUTLET TO DRAINAGE STRUCTURE.
 D. UNDERDRAIN CONNECTIONS (AT LOW POINTS) SHALL BE MADE AS CLOSE TO THE STRUCTURE INVERT AS PRACTICAL, WITH A SPIRAL WRAP OF THE STRUCTURE USED TO MAKE THE TRANSITION FROM THE REQUIRED FLOW LINE DEPTH TO STRUCTURE INVERT.

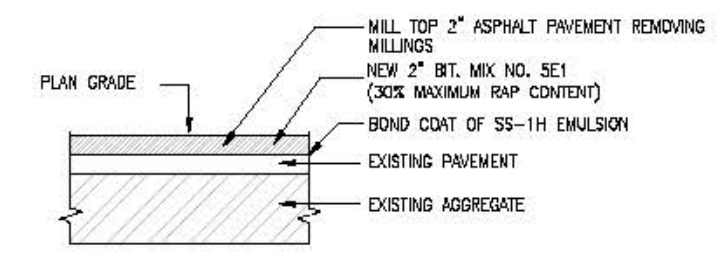
**SUBGRADE UNDERDRAIN, 6\"/>
 REVISED 04/22/2015 SPALDING DEDECKER**



2 AND 3
 -INCLUDES SAWCUT AND REMOVAL OF PAVEMENT/CURB, AS WELL AS EXCAVATION NECESSARY FOR REHABILITATION
 -FOR HMA ROADS, INCLUDES CONCRETE PATCH TO BOTTOM OF PROPOSED HMA TOP COURSE.
 -FOR CONCRETE ROADS, INCLUDES CONCRETE PATCH AND INTEGRAL CURB TO ROAD SURFACE.
 -INCLUDES ALL BACKFILL AROUND STRUCTURE AND AGGREGATE BASE FOR PAVEMENT PATCH.

- TYPE 1. WHEN DIRECTED BY THE ENGINEER, REMOVE LOOSE MORTAR FROM EXISTING JOINTS AND AROUND FRAME AND REPLACE WITH NEW MORTAR.
PAID PER EACH AS "STR REHAB TYPE 1: POINT-UP STRUCTURE".
- TYPE 2. ALSO INCLUDES ALL TYPE 1 WORK. REMOVE AND SALVAGE FRAME AND GRATE FOR RE-INSTALLATION. REMOVE AND REPLACE ADJUSTMENT (BLOCKS OR RINGS), INCLUDING MORTAR, TO THE DEPTH SHOWN ON THE PLAN SHEET STRUCTURE REHABILITATION TABLES, OR TO THE DEPTH AS DIRECTED BY THE ENGINEER. RE-INSTALL SALVAGED FRAME AND GRATE, IF FRAME AND GRATE ARE SHOWN TO BE REPLACED, OR REPLACEMENT IS DIRECTED BY THE ENGINEER, NEW STRUCTURE COVERS SHALL BE PAID FOR SEPARATELY. WHEN NEW STRUCTURE COVERS ARE INSTALLED, THE SALVAGED FRAME AND GRATE BECOME THE PROPERTY AND RESPONSIBILITY OF THE CONTRACTOR.
PAID PER EACH AS "STR REHAB TYPE 2: STRUCTURE COVER ADJUSTMENT".
- TYPE 3. ALSO INCLUDES ALL TYPE 1 AND TYPE 2 WORK. REMOVE AND REPLACE THE TOP PORTION OF STRUCTURE TO THE DEPTH SHOWN ON THE PLAN SHEET STRUCTURE REHABILITATION TABLES, OR TO THE DEPTH AS DIRECTED BY THE ENGINEER. INCLUDES REPLACEMENT OF DISPLACED OR MISSING STEPS.
PAID PER EACH AS "STR REHAB TYPE 3: RECONSTRUCT STRUCTURE".
- GENERAL: FOR ALL CASES, CLEANING OR JETTING EXISTING STRUCTURES AS NEEDED TO PERFORM THE WORK IS INCLUDED IN PAYMENT FOR THE ITEMS LISTED.

STRUCTURE REHABILITATION DETAIL



MILL EXISTING PAVEMENT
NO SCALE





| | |
|---------------------------------|----------------------------|
| DRAWN BY: B. ALLEN | DATE: 2/24/2017 |
| CHECKED BY: T. LINDOW | DATE: 2/24/2017 |
| PROJECT MANAGER: D. RICHMOND | BID PLAN DATE: 3/2/2017 |



SPALDING DeDECKER
 Engineers | Surveyors
 905 South Blvd. East Phone: (248) 844-5400
 Rochester Hills, MI 48307 Fax: (248) 844-5404
 www.sda-eng.com

VISTAS OF NOVI SAD
 CITY OF NOVI
 DETAIL SHEET

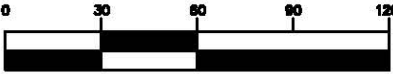
| | |
|---------------------|----------------------------|
| JOB No. NV17-002 | DRAWING No. NV17-002DET |
| SCALE: NTS | SHEET 2 |

LEGEND

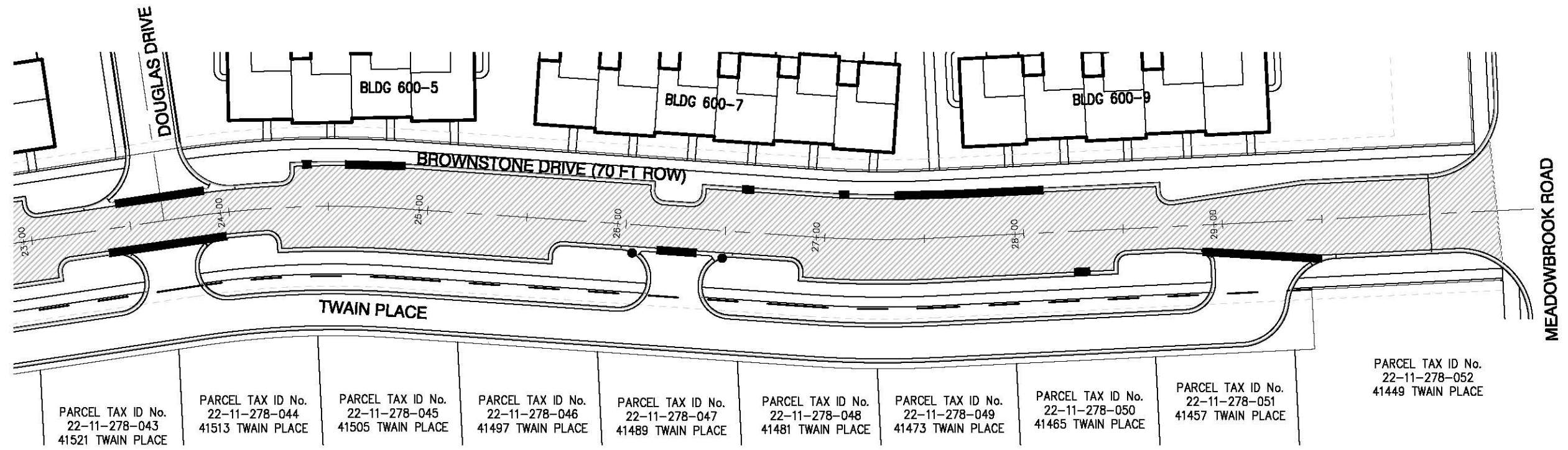
-  RE-CONSTRUCT BITUMINOUS ROADWAY
-  COLD MILL BITUMINOUS SURFACE WITH BITUMINOUS OVERLAY
-  CURB AND GUTTER REMOVE AND REPLACE
-  STRUCTURE REHAB



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



| | |
|---------------------------------|----------------------------|
| DRAWN BY: B. ALLEN | DATE: 2/24/2017 |
| CHECKED BY: T. LINDOW | DATE: 2/24/2017 |
| PROJECT MANAGER: D. RICHMOND | BID PLAN DATE: 3/2/2017 |







SPALDING DeDECKER
Engineers | Surveyors


905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

VISTAS OF NOVI SAD
CITY OF NOVI
BROWNSTONE DRIVE - SEGMENT 1

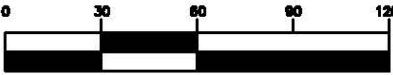
| | |
|---------------------|----------------------------|
| JOB No. NV17-002 | DRAWING No. NV17-002SPL |
| SCALE: 1"=60' | SHEET 3 |

LEGEND

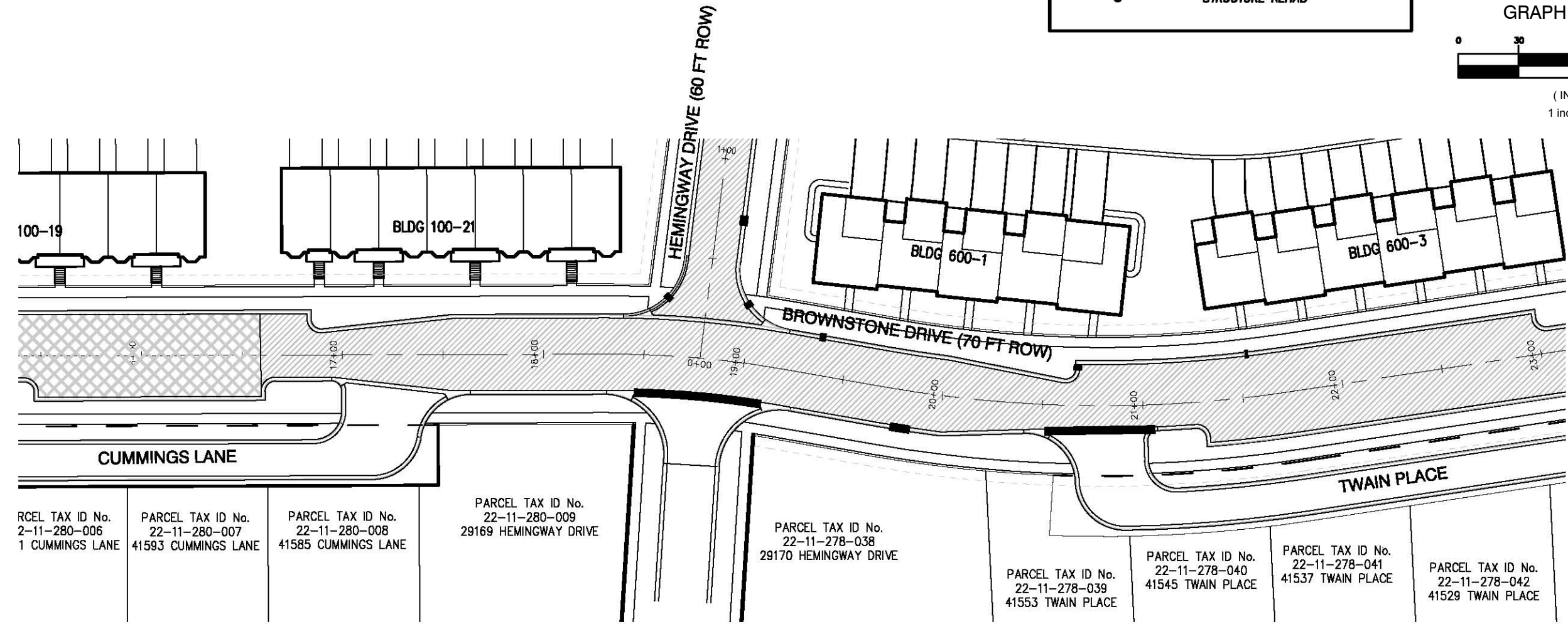
-  RE-CONSTRUCT BITUMINOUS ROADWAY
-  COLD MILL BITUMINOUS SURFACE WITH BITUMINOUS OVERLAY
-  CURB AND GUTTER REMOVE AND REPLACE
-  STRUCTURE REHAB



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



RCCEL TAX ID No.
2-11-280-006
1 CUMMINGS LANE

PARCEL TAX ID No.
22-11-280-007
41593 CUMMINGS LANE

PARCEL TAX ID No.
22-11-280-008
41585 CUMMINGS LANE

PARCEL TAX ID No.
22-11-280-009
29169 HEMINGWAY DRIVE

PARCEL TAX ID No.
22-11-278-038
29170 HEMINGWAY DRIVE

PARCEL TAX ID No.
22-11-278-039
41553 TWAIN PLACE

PARCEL TAX ID No.
22-11-278-040
41545 TWAIN PLACE

PARCEL TAX ID No.
22-11-278-041
41537 TWAIN PLACE

PARCEL TAX ID No.
22-11-278-042
41529 TWAIN PLACE

| | |
|---------------------------------|----------------------------|
| DRAWN BY: B. ALLEN | DATE: 2/24/2017 |
| CHECKED BY: T. LINDOW | DATE: 2/24/2017 |
| PROJECT MANAGER: D. RICHMOND | BID PLAN DATE: 3/2/2017 |








SPALDING DeDECKER
Engineers | Surveyors
905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

VISTAS OF NOVI SAD
CITY OF NOVI
BROWNSTONE DRIVE - SEGMENT 2

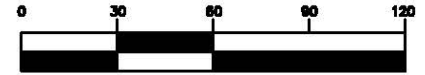
| | |
|---------------------|----------------------------|
| JOB No. NV17-002 | DRAWING No. NV17-002SPL |
| SCALE: 1"=60' | SHEET 4 |

LEGEND

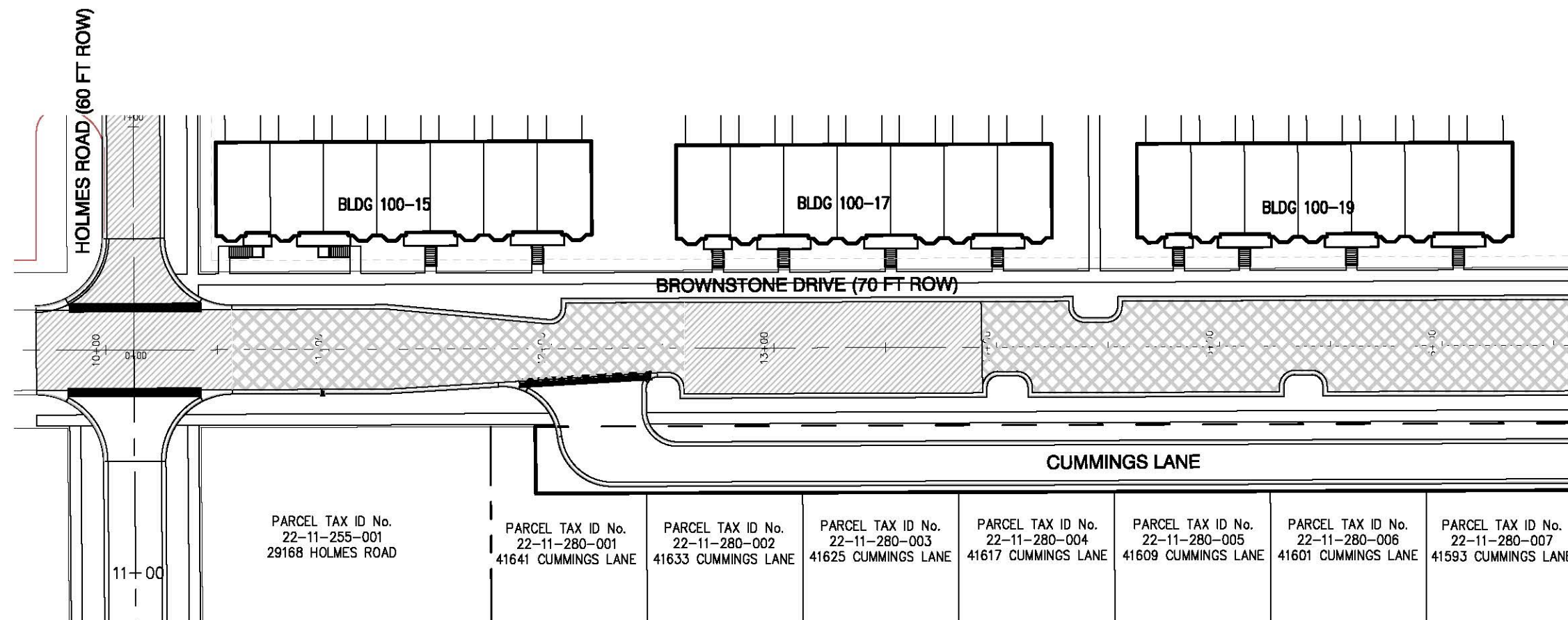
-  RE-CONSTRUCT BITUMINOUS ROADWAY
-  COLD MILL BITUMINOUS SURFACE WITH BITUMINOUS OVERLAY
-  CURB AND GUTTER REMOVE AND REPLACE
-  STRUCTURE REHAB



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



| | |
|---------------------------------|----------------------------|
| DRAWN BY: B. ALLEN | DATE: 2/24/2017 |
| CHECKED BY: T. LINDOW | DATE: 2/24/2017 |
| PROJECT MANAGER: D. RICHMOND | BID PLAN DATE: 3/2/2017 |







SPALDING DeDECKER
Engineers | Surveyors


905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

VISTAS OF NOVI SAD
CITY OF NOVI
BROWNSTONE DRIVE - SEGMENT 3

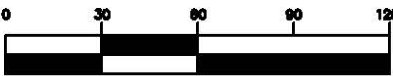
| | |
|---------------------|----------------------------|
| JOB No. NV17-002 | DRAWING No. NV17-002SPL |
| SCALE: 1"=60' | SHEET 5 |

LEGEND

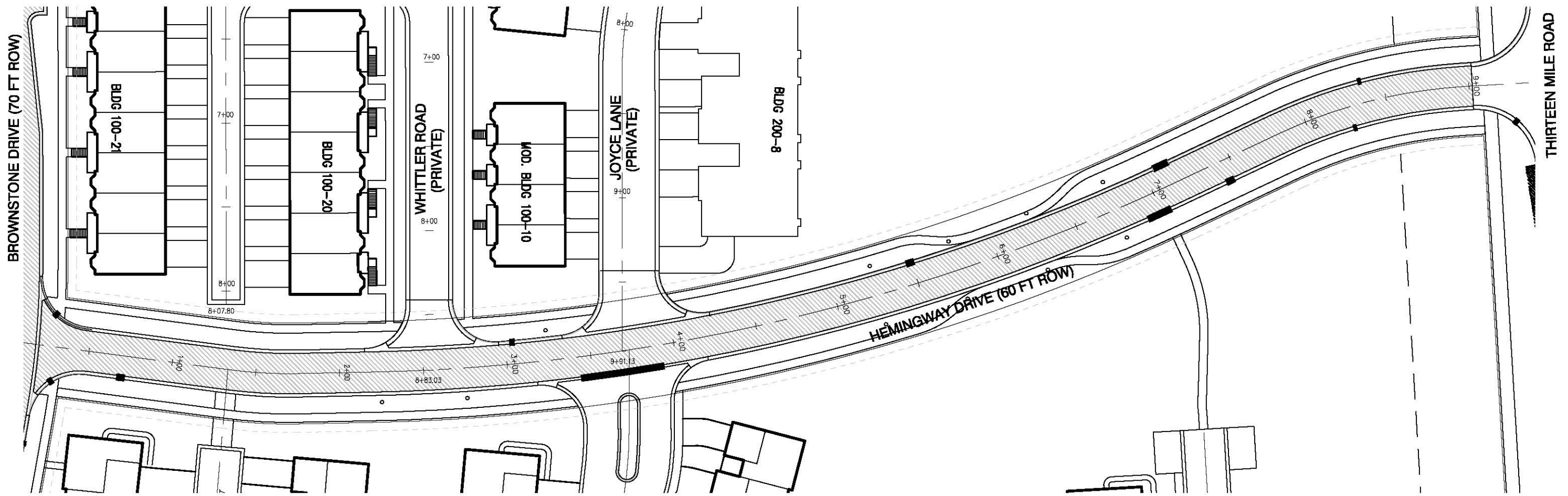
-  RE-CONSTRUCT BITUMINOUS ROADWAY
-  COLD MILL HMA SURFACE WITH BITUMINOUS OVERLAY
-  CURB AND GUTTER REMOVE AND REPLACE
-  STRUCTURE REHAB



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



| | |
|---------------------------------|----------------------------|
| DRAWN BY: B. ALLEN | DATE: 2/24/2017 |
| CHECKED BY: T. LINDOW | DATE: 2/24/2017 |
| PROJECT MANAGER: D. RICHMOND | BID PLAN DATE: 3/2/2017 |








SPALDING DeDECKER
Engineers | Surveyors
905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

VISTAS OF NOVI SAD
CITY OF NOVI
HEMINGWAY DRIVE

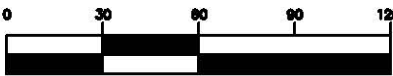
| | |
|---------------------|----------------------------|
| JOB No. NV17-002 | DRAWING No. NV17-002SPL |
| SCALE: 1"=60' | SHEET 6 |

LEGEND

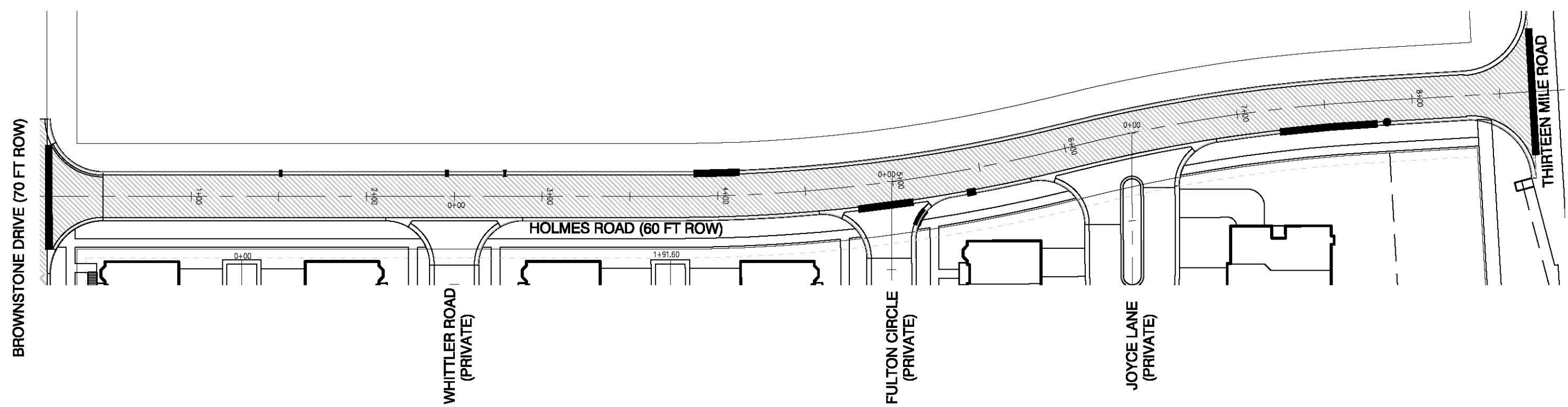
-  RE-CONSTRUCT BITUMINOUS ROADWAY
-  COLD MILL BITUMINOUS SURFACE WITH BITUMINOUS OVERLAY
-  CURB AND GUTTER REMOVE AND REPLACE
-  STRUCTURE REHAB



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



| | |
|---------------------------------|----------------------------|
| DRAWN BY: B. ALLEN | DATE: 2/24/2017 |
| CHECKED BY: T. LINDOW | DATE: 2/24/2017 |
| PROJECT MANAGER: D. RICHMOND | BID PLAN DATE: 3/2/2017 |



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

VISTAS OF NOVI SAD
CITY OF NOVI
HOLMES ROAD

| | |
|---------------------|----------------------------|
| JOB No. NV17-002 | DRAWING No. NV17-002SPL |
| SCALE: 1"=60' | SHEET 7 |