

MARIELLA ESTATES JSP26-09

JSP26-09 MARIELLA ESTATES

Public hearing at the request of Braciolo Brothers, Inc. for Preliminary Site Plan with Site Condominium, Woodland Permit and Storm Water Management Plan. The subject property is zoned R-1 with a Planned Rezoning Overlay (PRO). The applicant is proposing to develop 10 single family lots and associated roads and utilities.

REQUIRED ACTION

Approve/deny the Preliminary Site Plan, Woodland Permit and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	5-20-26	<ul style="list-style-type: none"> Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	5-21-26	<ul style="list-style-type: none"> Items to be addressed on the revised Final Site Plan submittal
Landscaping	Approval recommended	4-30-26	<ul style="list-style-type: none"> Items to be addressed on the revised Final Site Plan submittal
Wetlands	Approval recommended	5-19-26	<ul style="list-style-type: none"> Wetland Buffer Authorization Items to be addressed prior to final approval
Woodlands	Approval recommended	5-19-26	<ul style="list-style-type: none"> Woodland Permit Items to be addressed prior to final approval
Traffic	Approval recommended	3-11-26	<ul style="list-style-type: none"> Items to be addressed prior to final approval
Façade			<ul style="list-style-type: none"> Single family home designs to be submitted for plot plan review
Fire	Approval recommended	5-1-26	<ul style="list-style-type: none"> Items to be addressed prior to final approval

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Mariella Estates, JSP26-09, motion to **approve** the Preliminary Site Plan and Site Condominium based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, as well as all of the terms and conditions of the PRO Agreement as approved, with any outstanding items being addressed on the revised Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance, as well as the terms of the PRO Agreement.)

-AND-

Approval – Woodland Permit

In the matter of Mariella Estates, JSP26-09, motion to **approve** the Woodland Permit based on and subject to the following:

- a. The total woodland impact being authorized is the removal of 5 regulated trees, with mitigation in accordance with City standards.
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the revised Final Site Plan; and
- c. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND-

Approval – Stormwater Management Plan

In the matter of Mariella Estates, JSP26-09, motion to **approve** the Stormwater Management Plan, based on and subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the revised Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-OR-

Denial – Preliminary Site Plan

In the matter of Mariella Estates, JSP26-09, motion to **deny** the Preliminary Site Plan and Site Condominium... *(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial – Woodland Permit

In the matter of Mariella Estates, JSP26-09, motion to **deny** the Woodland Permit... (because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance)

-AND-

Denial – Stormwater Management Plan

In the matter of Mariella Estates, JSP26-09, motion to **deny** the Stormwater Management Plan... (because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP26-0009 MARIELLA ESTATES

LOCATION

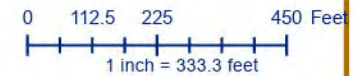


 Sections



City of Novi

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

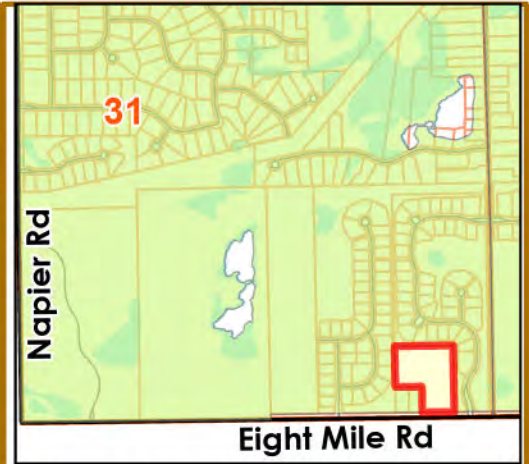


Map Author: Lindsay Bell
Date: 7/2/26
Project: MARIELLA ESTATES
Version #: 1



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.

JSP26-0009 MARIELLA ESTATES ZONING



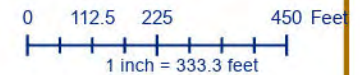
Zoning District

- R-1: One-Family Residential
- RA: Residential Acreage



City of Novi

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45175 Ten Mile Rd
Novi, MI 48375
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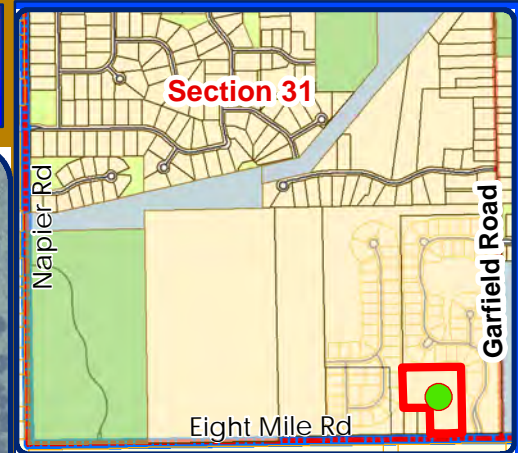


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JZ24-43 MARIELLA ESTATES

FUTURE LAND USE



Legend

Future Land Use (2025)

Land Use Code

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



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: 9/18/25
Project: MARIELLA ESTATES PRO
Version #: 2



1 inch = 250 feet

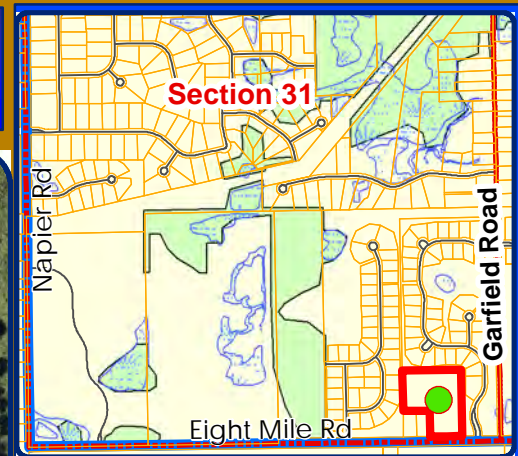


MAP INTERPRETATION NOTICE

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JZ24-43 MARIELLA ESTATES

NATURAL FEATURES



Legend

- WETLANDS
- WOODLANDS
- Subject Area



City of Novi

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City Hall / Civic Center
45175 W Ten Mile Rd
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PRELIMINARY SITE PLAN

FINAL SITE PLAN

MARIELLA ESTATES

A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DEVELOPMENT TEAM

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

ENGINEER
ATWELL, LLC
101 NORTH MAIN STREET
SUITE 130
ANN ARBOR, MICHIGAN 48104
CONTACT: CHRIS ROTHHAAR, P.E.
PHONE: (947) 886-9874

SITE DATA

CURRENT ZONING: PRO, PLANNED REZONING OVERLAY (R-1)
PARCEL NO.: 22-31-400-008
EXISTING SITE AREA (GROSS): 9.36 ACRES
WETLAND AREA: 0.18 ACRES
EXISTING SITE AREA (NET): 9.18 ACRES

NO. OF SINGLE FAMILY LOTS: 10
ANTICIPATED POPULATION: 35 (3.5 PER LOT)
MIN. LOT SIZE: 21,883 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 SETBACKS:
FRONT: 30 FEET
SIDE: 15/25 FEET (40 FEET TOTAL)
REAR: 35 FEET

BUILDING SIZE: 35 FEET
HEIGHT: 2
FLOOR AREA PER UNIT: 4,750 TO 4,900 SF

OPEN SPACE: ±2.65 AC (28% OF GROSS SITE AREA)

FIRE DEPARTMENT NOTES

1. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION.
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 #85.99.02.

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 CITY OF NOVI AND 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 2013 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 INITIAL 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.



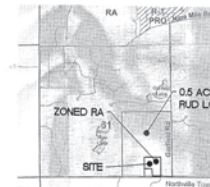
DEVELOPMENT MAP
SCALE: 1" = 60'



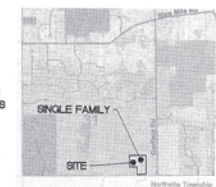
VICINITY MAP
NO SCALE

SHEET INDEX

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CITY OF NOVI ZONING MAP
NO SCALE



CITY FUTURE LAND USE MAP
NO SCALE

PROJECT NARRATIVE

MARIELLA ESTATES 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 BALLANTINE AND PARC VISTA R.U.D. COMMUNITIES. THE SUBJECT PARCEL IS CURRENTLY ZONED RA AND WAS HISTORICALLY 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 ADJACENT BALLANTINE 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, CURRENTLY LOCATED WITHIN THE 8-MILE ROAD RIGHT-OF-WAY. THESE PUBLIC UTILITIES 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 BASIN IS DESIGNED IN ACCORDANCE WITH THE CITY OF NOVI REQUIREMENTS.

THE DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE.

RECEIVED

APR 29 2005

CITY OF NOVI
COMMUNITY DEVELOPMENT

CITY FILE: JSP26-0009



Know what's below.
Call before you dig.
THE LOCATION OF ANY UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES PRIOR TO ANY CONSTRUCTION.

ATWELL
886.850.2000 www.atwell-group.com
101 N. MAIN ST., SUITE 130
ANN ARBOR, MI 48106
248.324.4000

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

BRACIOLE BROTHERS, LLC
MARIELLA ESTATES
FINAL SITE PLAN
COVER SHEET

DATE: FEBRUARY 17, 2026

2026-04-23 PER CITY

REVISIONS
SCALE: 0 30 60
1" = 60 FEET
DR. SK [] OK. CR
P.M. C. ROTHHAAR
BOOK ---
JOB 23002817
SHEET NO. 01



LEGEND

BOUNDARY LINE	○	EXIST. VALVE
EXIST. EASEMENT	●	EXIST. SANITARY SEWER
SECTION LINE	■	EXISTING SANITARY SEWER
BOUNDARY/PROPERTY LINE	□	EXISTING TELEPHONE RISER
EXIST. TREE LINE	□	EXISTING HANGHOLE
EXIST. FENCE	□	EXISTING CABLE RISER
801	□	EXISTING ELECTRIC RISER
800	□	EXISTING WELL
EXIST. 1' CONTOUR	□	EXIST. METAL
EXIST. 5' CONTOUR	□	EXIST. WETLAND BUFFER
	□	EXIST. WATER MAIN
	□	EXIST. SANITARY
	□	EXIST. STORM
	□	EXIST. GAS
	□	EXIST. CULVERT
	□	EXIST. CATCH BASIN/VALET
	□	EXIST. HYDRANT
	□	EXIST. SPECIMEN TREE
	□	PROP. DEMO

LEGAL DESCRIPTION
 DESCRIPTION OF TAX PARCEL NUMBER 22-31-400-008 PER WARRANTY DEED RECORDED IN LIBER 57580, PAGE 432, SITUATED IN THE CITY OF NOVIA, 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 NOVIA, 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 CENTRELINE 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°46'33" 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°46'33" WEST 300.00 FEET; THENCE NORTH 0°07'09" WEST 629.24 FEET; THENCE SOUTH 89°46'33" EAST 660.00 FEET; THENCE SOUTH 0°07'09" EAST 750.00 FEET TO THE POINT OF BEGINNING.

- EXISTING CONDITIONS NOTES**
- SOILS INFORMATION REFERENCED FROM USDA NRCS WEB SOILS SURVEY, ACCESSED 2022.
 - 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/).
 - REFER TO INFILTRATION STUDY PROVIDED BY PEA GROUP, JOB #04-0212, DATED 3/6/2024, TEST PIT LOCATIONS SHOWN IN THESE PLANS FOR THE ABOVE REFERENCED REPORT.
 - NO REGULATED WOODLAND ZONES ARE WITHIN THE PROJECT BOUNDARY, BASED ON INFORMATION GATHERED ONLINE AT: [HTTPS://NOVIA.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML](https://novia.maps.arcgis.com/apps/webappviewer/index.html).
 - WETLAND EXISTS ON SITE PER DELINEATION BY ATWELL, DATED 25/6/2025.

- SURVEY NOTES**
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. VERTICAL DATUM IS BASED ON NAVD83.
 - THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGED FLOODING) ACCORDING TO MAP NUMBER 261250505P & 261250205P OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 28, 2006.
 - 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 WARNINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 86.6-4 TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN SOME SITUATIONS, BUT NOT 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 AFFECTS 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.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
 - 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.

BENCHMARK NOTES

SOURCE BENCHMARK: CITY OF NOVIA BENCHMARK ID: 3233 BENCH 10 IN WEST FACE OF POWER POLE 180 FEET NORTH OF CENTRELINE OF 8 MILE ROAD AND GARFIELD ROAD ELEVATION: 974.31 (NAVD83)

SITE BENCHMARKS: BM #1: ARROW ON FIRE HYDRANT IN NORTH RIGHT OF WAY OF 8 MILE ROAD AT SOUTHWEST CORNER OF SITE 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: 976.35 (NAVD83)

- DEMOLITION NOTES**
- THE CONTRACTOR SHALL DEMOLISH OR RELOCATE ANY SITE FEATURES AS APPROPRIATE TO FACILITATE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 - ALL DEMOLITION MATERIALS SHALL BE PROPERLY REMOVED FROM A LEGALLY DESIGNATED DISPOSAL AREA.
 - THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND NOTIFY ALL AFFECTED UTILITY COMPANIES PRIOR TO THE DEMOLITION OF ANY EXISTING STRUCTURES. ALL EXISTING UTILITIES SHALL BE CAPPED OR REMOVED SO AS NOT TO INTERFERE WITH THE CONSTRUCTION PROJECT. ALL DEBRIS SHALL BE HAULAWAY FROM THE SITE AND DEPOSITED AT AN APPROVED LOCATION.
 - THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND FIELD LOCATE EXISTING UTILITIES.
 - ANY REMOVAL/ABANDONMENT OF EXISTING UTILITY LEADS, WELLS OR SEPTIC FIELDS, SHALL BE IN ACCORDANCE WITH REGULATORY STANDARDS.

TEST PIT SUMMARY

Location	Surface Elevation (ft)	Depth (ft)	Test Elevation (ft)	Unflooded Rate (in/hr)	Recommended Rate (in/hr)
TP1	979.1	1	978.1	0	0
TP2	979.02	0.5	978.52	0	0
TP3	979.1	0.5	978.6	0	0
TP4	979.1	0.5	978.6	0	0
TP5	979.5	0.5	990.0	4.25	2

SOILS LEGEND

Map Unit	Map Unit Name	Depth to	Flood	Planting
1B0	Fine sandy loam, 0 to 6 percent slopes	<16 inches	None	None
2B0	Clayey loam, 2 to 6 percent slopes	<12 to 24"	None	None

WETLAND SUMMARY

Feature	Acres On-Site	Regulatory Status	Type
Wetland B1	0.18	Non-Regulated	PEMPP0

Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN VERIFIED BY THIS SURVEY. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF UTILITIES BY EXCAVATION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES PRIOR TO ANY CONSTRUCTION.

ATWELL

866.850.4200 www.atwell-group.com

107 N. MAIN ST. SUITE 1300
ANN ARBOR, MI 48106-1300

CLIENT: BRACOLE BROTHERS, LLC

MARIELLA ESTATES

FINAL SITE PLAN

EXISTING CONDITIONS

SECTION 31

TOWN 01 NORTH, RANGE 08 EAST

CITY OF NOVIA

OAKLAND COUNTY, MICHIGAN

DATE: FEBRUARY 17, 2026

2025-04-23 PER CITY

REVISIONS

SCALE: 1" = 50 FEET

DR. SK CH. CR

P.M. C. ROTHHAAR

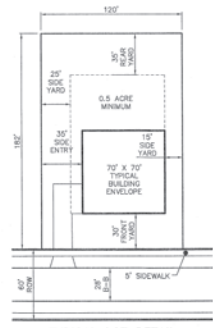
BOOK: 23002817

SHEET NO. 02



LAYOUT NOTES

1. THE DEVELOPMENT WILL COYNER PRIVATE ROADS. THE PROPOSED CONNECTION WILL BE COORDINATED WITH THE ROAD COMMISSION OF OAKLAND COUNTY.
2. LANDSCAPE BUFFERS WILL BE PROVIDED ON THE SIDES OF THE DEVELOPMENT AS SHOWN BUFFERING THE PROPERTY FROM THE ADJACENT LOTS.
3. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL BE ADA COMPLIANT AND SHALL COMPLY WITH BARRIER FREE DESIGN STANDARDS.
4. NO ON-STREET PARKING IS PROPOSED. UNIT GARAGE AND DRIVEWAY PARKING EXCEEDS CITY PARKING REQUIREMENTS. NO PARKING SIGNAGE TO BE PLACED IN AREAS OF ROAD CURVE RADIUS LESS THAN 230'.
5. ALL ON-SITE SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE MUTUO.
6. SIGHT DISTANCE TRIANGLES SHOWN FOR 5.5' EYE HEIGHT IN ACCORDANCE WITH THE CITY OF NOV STANDARD DETAIL FOR SIGHT DISTANCE. TYPICAL WALKER SIGHT DISTANCE FOR SPEED LIMIT OF 35 MPH AND 2 LANES OF TRAFFIC IS 560'. SEE SHEET 18 FOR VERTICAL SIGHT DISTANCE PROFILES.
7. CITY OF NOV HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.
8. HOMES ARE ANTICIPATED TO BE CUSTOM BUILDS, CONSISTENT WITH THE CHARACTER OF ADJACENT DEVELOPMENTS.



LOT NO.	AREA (SQ FT)	LOT WIDTH	D/W RATIO
1	21889.32	153.54'	1.1
2	21889.40	134.05'	1.2
3	21891.35	122.02'	1.3
4	20483.17	90'	1.7
5	20933.05	98.66'	1.7
6	22082.74	126'	1.4
7	22354.11	127'	1.4
8	21909.57	128.17'	1.4
9	21916.09	120'	1.4
10	21883.10	129.91'	1.3

AVERAGE LOT AREA: 23,622 SF
 TOTAL LOT AREA: 236,216 SF
 * LOT WIDTH IS MEASURED FROM SIDE LOT LINE TO SIDE LOT LINE AT FRONT SETBACK



SIGN QUANTITIES

SIGN TYPE	SIGN SIZE	QUANTITY	
STOP	85-1	30x30"	1
NO PARKING ANY TIME	85-3	8'x12"	7
WETLAND SIGN	WET-1	3'x3'	5

NOTE: ALL TRAFFIC SIGNAGE WILL COMPLY WITH CURRENT MUTUO STANDARDS.

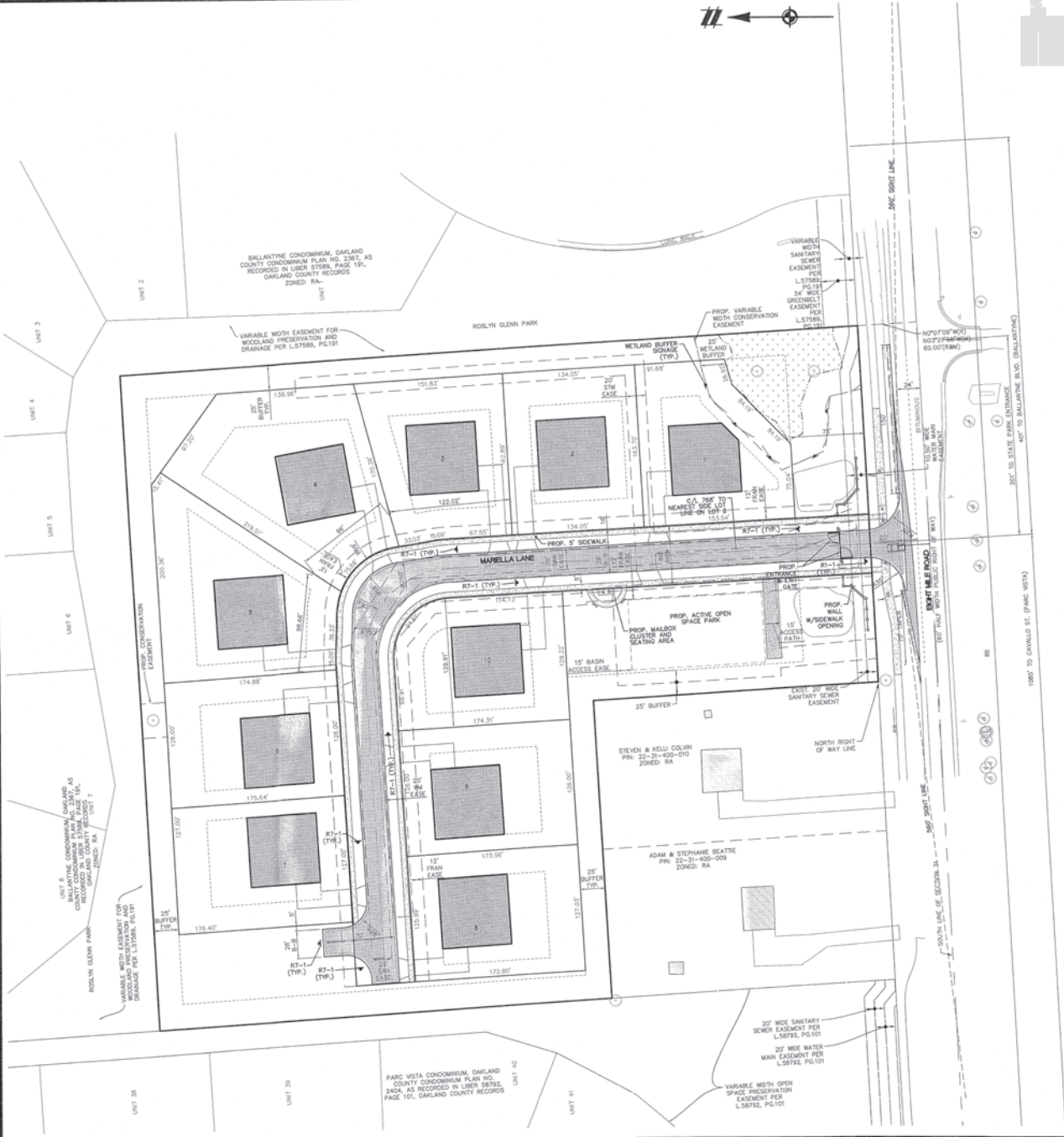
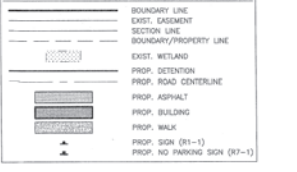
PAVING QUANTITIES

ITEM	Quantity	Unit
Bituminous Surface Course (1.5")	3,004	S.Y.
Bituminous Base Course (2")	3,004	S.Y.
8" 23AA Aggregate Base	3,602	S.Y.
Concrete Curb & Gutter	1,932	L.F.
Concrete Sidewalk (4" conc.)	9,933	S.F.

SIGNAGE NOTES

1. ALL ON-SITE SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE MUTUO.
2. ALL ROADSIDE SIGNS SHOULD BE INSTALLED 20 FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
3. ALL SIGNS SHALL BE A HEIGHT OF 7 FEET FROM GRADE TO THE BOTTOM OF THE SIGN WHEN PLACED IN THE VICINITY OF A CURBED AREA.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.
6. STREET NAME SIGNS SHALL BE DESIGNED PER THE CITY OF NOV TRAFFIC CONTROL SIGN STANDARDS.
- 6.1. STREET NAME SIGNS ARE REQUIRED TO HAVE A GREEN FIELD, WHITE LETTERS, AND A WHITE BORDER. TEXT SHALL CONSIST OF A CAPITALIZED FIRST LETTER WITH THE REMAINING LETTERS IN LOWERCASE FONT.
- 6.2. STREET NAME SIGNS SHALL HAVE A MINIMUM HEIGHT OF 12 INCHES AND MINIMUM LETTERING HEIGHT OF EIGHT INCHES FOR THE CAPITAL LETTERS AND SIX INCHES FOR THE LOWERCASE LETTERS, IF LOCATED ADJACENT TO A ROAD WITH A SPEED LIMIT OF 30 MPH OR GREATER, OR HAVE A MINIMUM HEIGHT OF EIGHT INCHES AND MINIMUM LETTERING HEIGHT OF 4.5 INCHES, IF LOCATED AT RESIDENTIAL STREET INTERSECTIONS.
- 6.3. STREET NAME SIGNS SHALL HAVE A LETTERING HEIGHT OF THREE INCHES FOR SUPPLEMENTARY LETTERING TO INDICATE THE STREET TYPE (I.E. DRIVE, AVENUE, ETC.).
- 6.4. ALL STREET NAME SIGNS WITHIN THE CITY'S RIGHT OF WAY OR LOCATED ON PUBLIC STREETS AT THE INTERSECTION OF A PUBLIC STREET AND A PRIVATE STREET SHALL BE MOUNTED ON A 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS. STREET NAME SIGNS WITH A NOMINAL HEIGHT OF 12 INCHES SHALL BE SINGLE SPOD AND SANDWICHED ON A 1 1/2" X 1 1/2" 12-GAUGE GALVANIZED STEEL INSERT WITH THE ENDS OF THE SIGNS BOLTED TOGETHER. THE STEEL INSERT SHALL HAVE A MINIMUM LENGTH OF 36 INCHES AND MUST EXTEND A MINIMUM OF 12 INCHES INTO THE 3 LB. OR GREATER U-CHANNEL POST. IN PREVIOUS EXPERIENCES, THE CITY HAS DISCOVERED THAT THE CONNECTION OFTEN MUST BE REPLACED WHEN RIVETS ARE USED TO JOIN THE ENDS OF THE SIGNS. THE BOLTS TO ADJOIN THE SIGNS ARE NOT REQUIRED ON STREET SIGNS PLACED ON PRIVATE ROADWAYS SINCE PRIVATE ROADWAY SIGNS ARE NOT MAINTAINED BY THE CITY.
7. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.

LEGEND



Know what's below. Call before you dig. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. YOU ARE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK.

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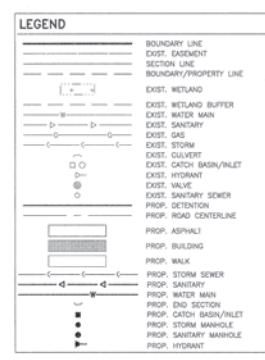
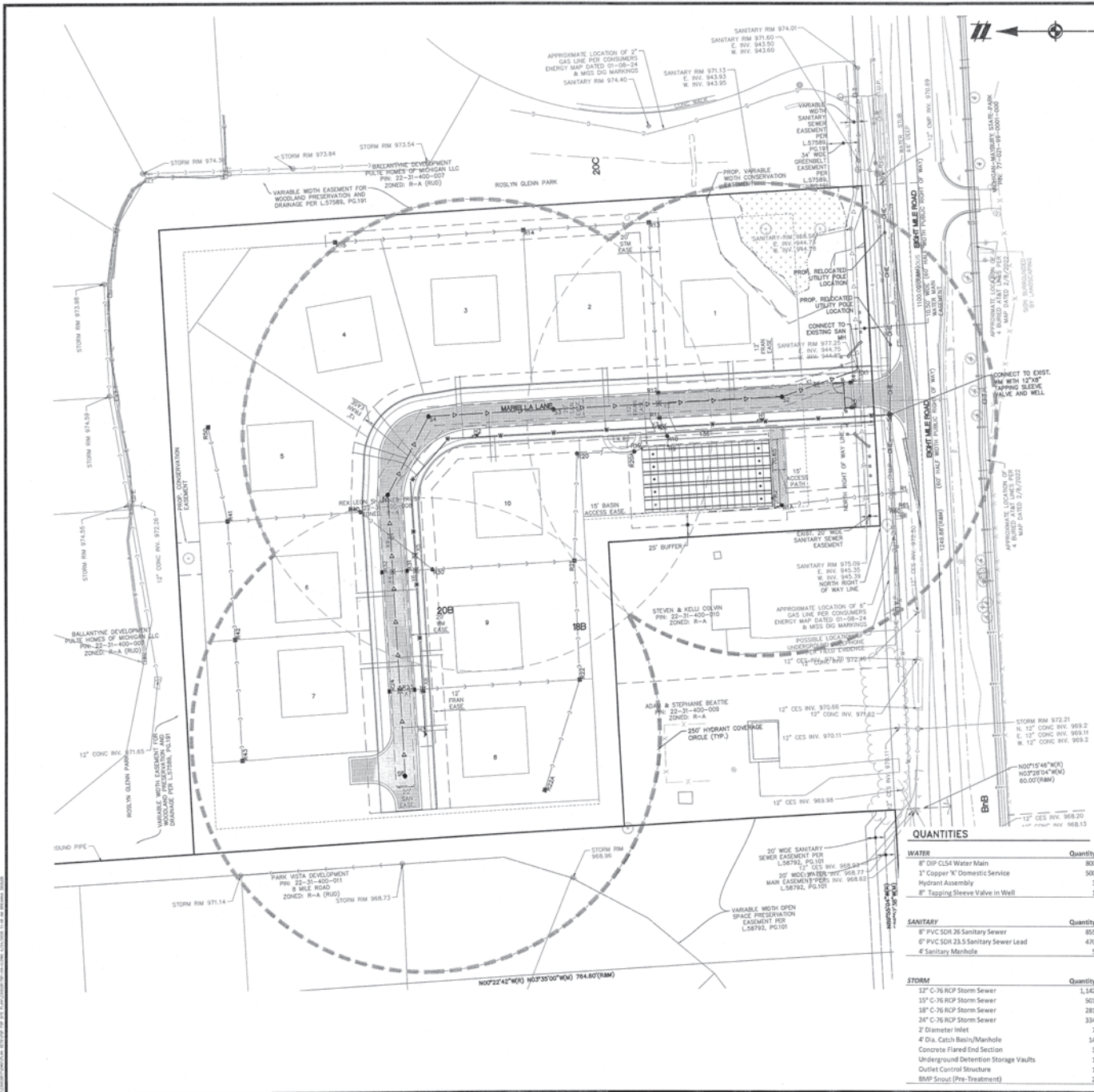
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SECTION 31
 TOWN OF NORTH, RANGE 08 EAST
 CITY OF NOV
 OAKLAND COUNTY, MICHIGAN

BRACILE BROTHERS, LLC
 MARIELLA ESTATES
 FINAL SITE PLAN
 LAYOUT PLAN

DATE: FEBRUARY 17, 2026
 2026-04-23 PER CITY

REVISIONS
 SCALE: 0 25 50
 1" = 50 FEET
 DR. SK GH CR
 PW. C. ROTHHAAR
 BOB
 JOB: 23002817
 SHEET NO. 04



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 NOV STANDARDS WILL BE DEPICTED ON SUBSEQUENT SUBMITTALS.
2. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION.
3. IT IS ASSUMED THAT THE BALLANTINE PROJECT TO THE NORTH & EAST WILL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THIS PROJECT.
4. WATERMAIN SHALL BE 8" O.D.P. CLASS 54 DUCTILE IRON UNLESS OTHERWISE SPECIFIED.
5. ALL ON-SITE HYDRANT LEADS SHALL BE 4".
6. 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.
7. ALL GATE VALVES 6" 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 MAINS SMALLER THAN 6".
8. SANITARY LEADS SHALL BE BURIED AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
9. SANITARY SEWER PIPE SHALL BE SDR30 UNLESS OTHERWISE SPECIFIED.
10. SANITARY SEWER LEADS SHALL BE SDR-23.5.
11. COMPACTED SAND BACK FILL TO BE PLACED OVER UTILITIES WITHIN A 1:1 INFLUENCE OF PAVEMENT AND SHALL BE CLASS 8 SAND.
12. PER TEN STATE STANDARDS ARTICLE 8.8.3, ONE 20" PIPE LENGTH OF WATER MAIN SHALL BE USED WHENEVER STORM SEWER OR SANITARY SEWER IS CROSSED, AND THE PIPE SHALL BE CENTERED ON THE CROSSING IN ORDER TO ENSURE 10" SEPARATION BETWEEN WATER MAIN AND SEWERS.
13. NO LIGHT POLES ARE PROPOSED ON-SITE.

SANITARY BASIS OF DESIGN

Service Area	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 REUs
	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 (Per Novl Code for 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 * 4.0 =	0.0128 M.G.D.
	=	6.89 G.P.M.
	=	0.0198 C.F.S.
Pipe Capacity:	8 in. diameter	A _n = 0.349 ft ³
	0.40% slope	R = 0.167 ft
	0.013 Manning's 'n'	
	Manning's Capacity =	0.766 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 Novl Code for Population less than 500)
Average Flow:	POP * 100 =	0.0032 M.G.D.
Peak Flow:	0.0032 * 2.50 =	0.0080 M.G.D.

QUANTITIES

Item	Quantity	Unit
WATER		
8" DIP CL54 Water Main	800	L.F.
1" Copper 'K' Domestic Service	500	L.F.
Hydrant Assembly	3	EA
8" Tapping Sleeve Valve in Well	1	EA
SANITARY		
8" PVC SDR 26 Sanitary Sewer	855	L.F.
6" PVC SDR 23.5 Sanitary Sewer Lead	470	L.F.
4" Sanitary Manhole	5	EA
STORM		
12" C-76 RCP Storm Sewer	1,142	L.F.
15" C-76 RCP Storm Sewer	501	L.F.
18" C-76 RCP Storm Sewer	281	L.F.
24" C-76 RCP Storm Sewer	334	L.F.
2" Diameter Inlet	7	EA
4" Dia. Catch Basin/Manhole	14	EA
Concrete Flared End Section	3	EA
Underground Detention Storage Vaults	1	EA
Outlet Control Structure	1	EA
BMP Snout (Pre-Treatment)	2	EA

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND SERVICES IN AN APPROXIMATE MANNER ARE SHOWN ON THIS PLAN. THE LOCATION OF EXISTING UTILITIES AND SERVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.

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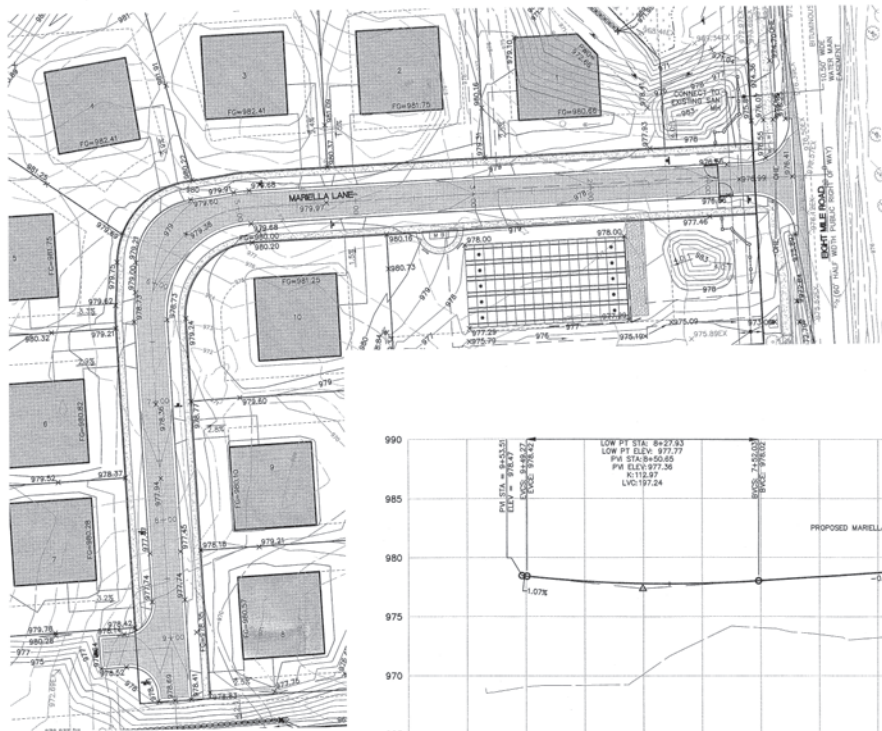
CLIENT: BRACOLE BROTHERS, LLC
MARELLA ESTATES
FINAL SITE PLAN
UTILITY PLAN

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

DATE: FEBRUARY 17, 2026
2026-04-23 PER CITY

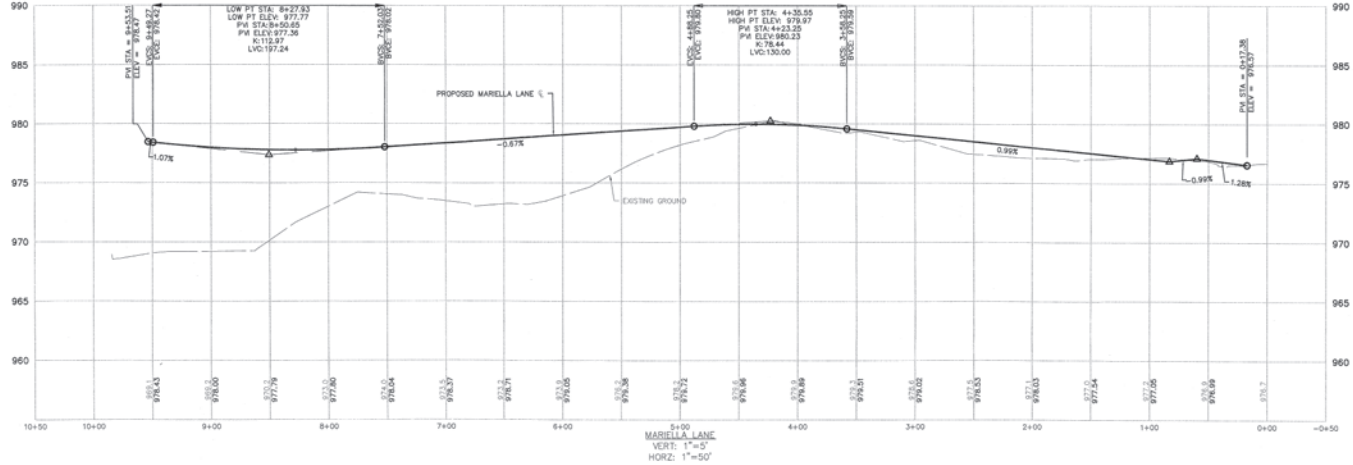
SCALE: 1" = 50 FEET

DR. SK CH. CR
P.M. C. ROTHHAAR
DOB 23002817
SHEET NO. 06



LEGEND

--- (dashed line)	PROJECT BOUNDARY	--- (dashed line)	PROP. EASEMENT
--- (dashed line)	EXIST. ADJACENT BOUNDARY	--- (dashed line)	PROP. SETBACK
--- (dashed line)	EXIST. EASEMENT	--- (dashed line)	PROP. DETENTION
--- (dashed line)	EXIST. SIDEWALK	--- (dashed line)	PROP. CURB
--- (dashed line)	EXIST. CONCRETE	--- (dashed line)	PROP. 1' CONTOUR
--- (dashed line)	EXIST. GRAVEL	--- (dashed line)	PROP. 5' CONTOUR
--- (dashed line)	EXIST. WATERS EDGE	--- (dashed line)	PROP. SIGN
--- (dashed line)	EXIST. LIGHT POLE	--- (dashed line)	PROP. ASPHALT
--- (dashed line)	EXIST. SIGN	--- (dashed line)	PROP. SIDEWALK
--- (dashed line)	EXIST. UTILITY POLE	--- (dashed line)	PROP. ROAD CENTERLINE
--- (dashed line)	EXIST. MAILBOX	--- (dashed line)	PROP. BUILDING
--- (dashed line)	EXIST. BUILDING		
--- (dashed line)	EXIST. REGULATED WETLAND		
--- (dashed line)	EXIST. 30' WETLAND BUFFER		



811
Know where below.
Call before you dig.

THE LOCATION OF EXISTING UTILITIES SHALL BE SHOWN IN AN APPROXIMATE MANNER ONLY AND THE EXACT LOCATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE EXACT LOCATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE EXACT LOCATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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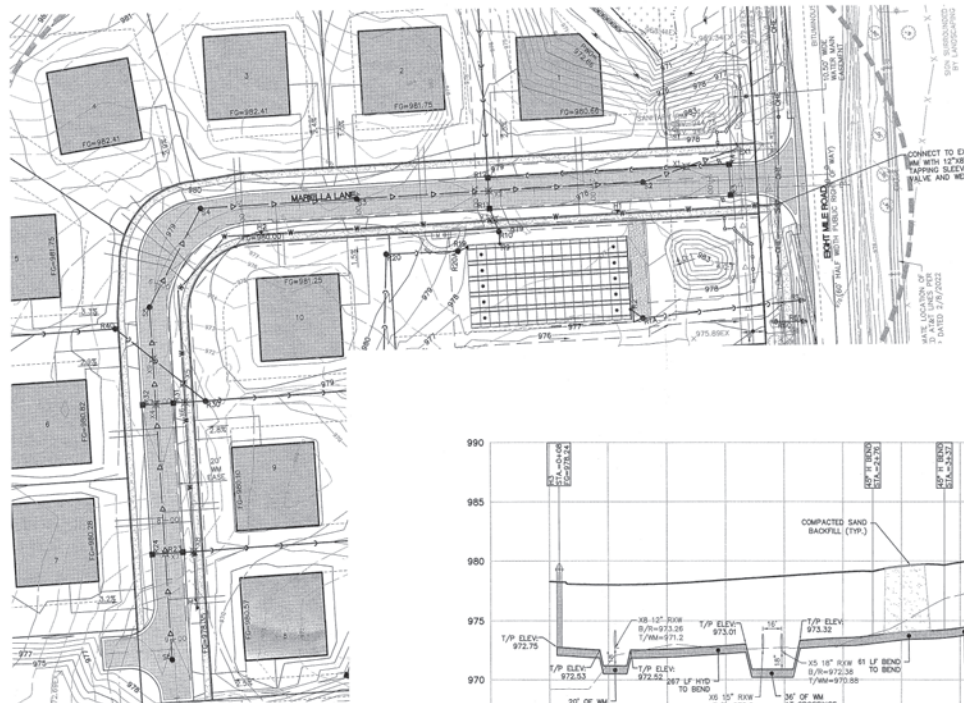
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MARELLA ESTATES
FINAL SITE PLAN
MARELLA LANE PLAN & PROFILE

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

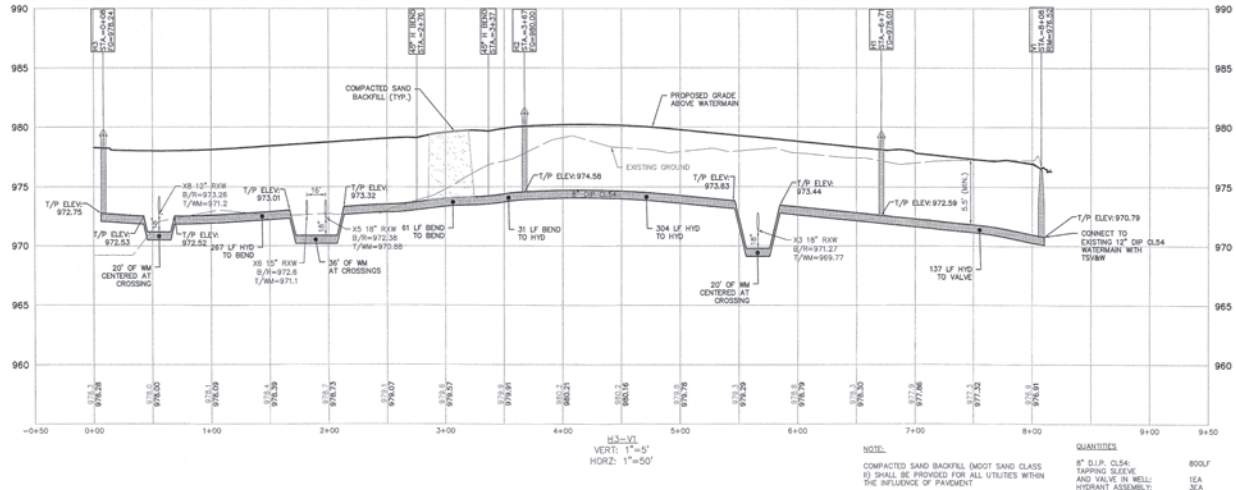
DATE: FEBRUARY 17, 2026
2026-04-23 PER QTY

REVISIONS

SCALE: 1" = 50 FEET
DR. SK CH. CR
P.W. C. ROTHHAAR
BOOK: ---
JOB: 23002817
SHEET NO. 07



LEGEND					
[Symbol]	PROJECT BOUNDARY	[Symbol]	EXIST. 30' WETLAND BUFFER	[Symbol]	PROP. ASPHALT
[Symbol]	EXIST. ADJACENT BOUNDARY	[Symbol]	EXIST. WATER MAIN	[Symbol]	PROP. SIDEWALK
[Symbol]	EXIST. EASEMENT	[Symbol]	EXIST. STORM SEWER	[Symbol]	PROP. DETENTION
[Symbol]	EXIST. SIDEWALK	[Symbol]	EXIST. SANITARY SEWER	[Symbol]	PROP. CURB
[Symbol]	EXIST. CONCRETE	[Symbol]	EXIST. GAS LINE	[Symbol]	PROP. 1" CONTOUR
[Symbol]	EXIST. GRAVEL	[Symbol]	EXIST. UNDERGROUND ELECTRIC	[Symbol]	PROP. 5' CONTOUR
[Symbol]	EXIST. WATERS EDGE	[Symbol]	EXIST. END SECTION	[Symbol]	PROP. LIGHT POLE
[Symbol]	100-YEAR FLOODPLAIN	[Symbol]	EXIST. STORM SEWER INLET	[Symbol]	PROP. SIGN
[Symbol]	EXIST. FLOODWAY	[Symbol]	EXIST. WATER MANHOLE	[Symbol]	PROP. STORM SEWER
[Symbol]	EXIST. LIGHT POLE	[Symbol]	EXIST. FIRE HYDRANT	[Symbol]	PROP. SANITARY SEWER
[Symbol]	EXIST. SIGN	[Symbol]	EXIST. WATER VALVE	[Symbol]	PROP. SANITARY FORCE MAIN
[Symbol]	EXIST. UTILITY POLE	[Symbol]	PROP. EASEMENT	[Symbol]	PROP. WATER MAIN
[Symbol]	EXIST. MAILBOX	[Symbol]	PROP. SETBACK	[Symbol]	PROP. STORM SEWER INLET
[Symbol]	EXIST. BUILDING	[Symbol]	PROP. ROAD CENTERLINE	[Symbol]	PROP. END SECTION
[Symbol]	EXIST. REGULATED WETLAND	[Symbol]	PROP. BUILDING	[Symbol]	PROP. WATER VALVE
[Symbol]		[Symbol]	COMPACTED SAND BACKFILL	[Symbol]	PROP. SANITARY MANHOLE
		[Symbol]		[Symbol]	PROP. LIGHT POLE



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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN IN AN APPROXIMATE WAY AND THE PROPOSED LOCATION OF ANY NEW UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED AS A RESULT OF FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL MAINTAIN THE SAFETY OF ALL PERSONS AND PROPERTY AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY IN THE WORK AREA AND SHALL MAINTAIN THE SAFETY OF ALL NEARBY PROPERTIES AT ALL TIMES.

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734.961.4000

COUNTY: BRAGOLE BROTHERS, LLC
TOWN: MARIELLA ESTATES
RANGE: 08 EAST
CITY: OF NOVI
COUNTY: OAKLAND COUNTY, MICHIGAN

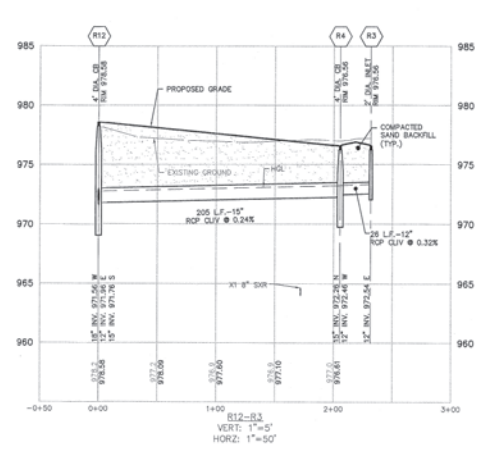
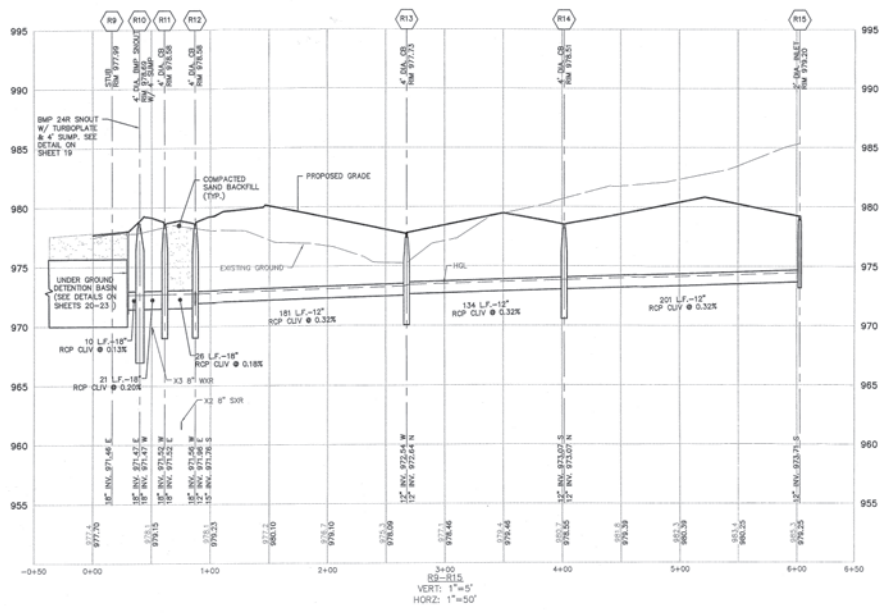
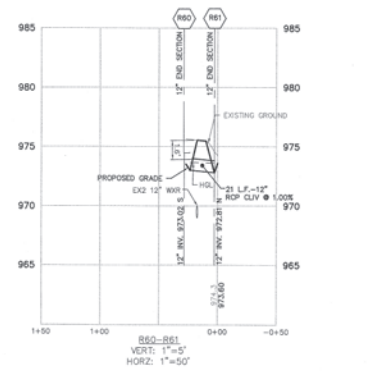
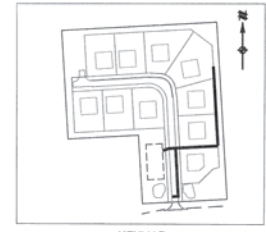
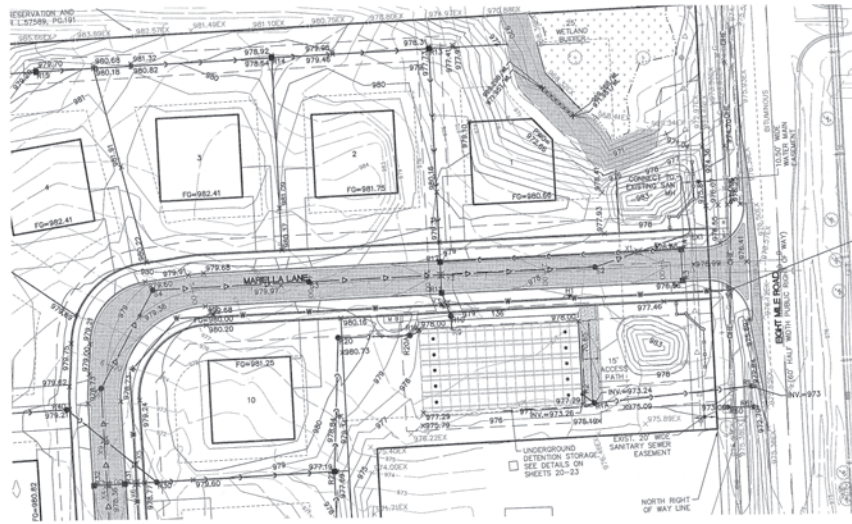
CLIENT: MARIELLA ESTATES
FINAL SITE PLAN
WATER MAIN PLAN & PROFILE

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

DATE: FEBRUARY 17, 2026
2026-04-23 PER CITY

REVISIONS

SCALE: 1" = 50 FEET
DR. SK CH. CR
P.M. C. ROTHHAAR
BOOK: --
JOB: 23002817
SHEET NO.: 09



LEGEND

[Symbol]	PROJECT BOUNDARY
[Symbol]	EXIST. ADJACENT BOUNDARY
[Symbol]	EXIST. EASEMENT
[Symbol]	EXIST. SIDEWALK
[Symbol]	EXIST. CONCRETE
[Symbol]	EXIST. GRAVEL
[Symbol]	EXIST. WATERS EDGE
[Symbol]	EXIST. LIGHT POLE
[Symbol]	EXIST. SIGN
[Symbol]	EXIST. UTILITY POLE
[Symbol]	EXIST. MAILBOX
[Symbol]	EXIST. BUILDING
[Symbol]	EXIST. REGULATED WETLAND
[Symbol]	EXIST. 30' WETLAND BUFFER
[Symbol]	EXIST. WATER MAIN
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[Symbol]	PROP. EASEMENT
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811
Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN IN AN APPROXIMATE MANNER FOR THE PURPOSES OF THIS NOTICE. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE FULLY RESPONSIBLE FOR ALL AND ALL OWNERS WITHIN THE AREA SHOULD BE FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION AND SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS EXPECTED TO VERIFY ALL INFORMATION FROM THIS DRAWING AND TO BE FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES.

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ANN ARBOR, MI 48106

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

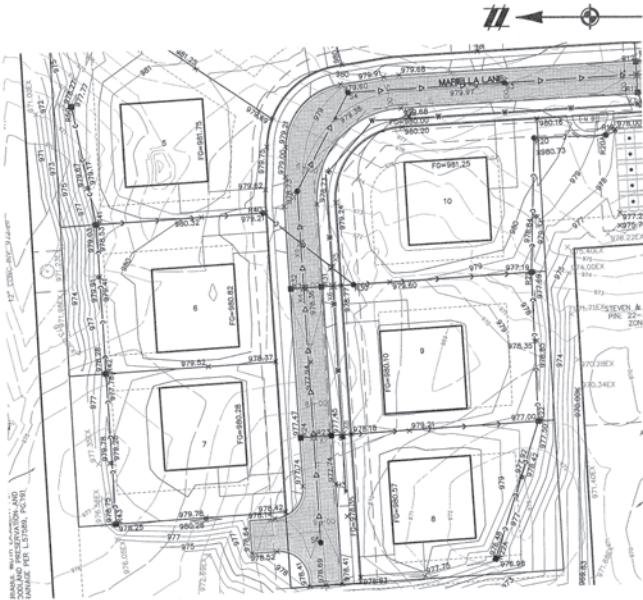
CLIENT: BRACIOLE BROTHERS, LLC
PROJECT: MARIELLA ESTATES
FINAL SITE PLAN
STORM SEWER PLAN & PROFILE 1

DATE: FEBRUARY 17, 2026
2026-04-23 PER CITY

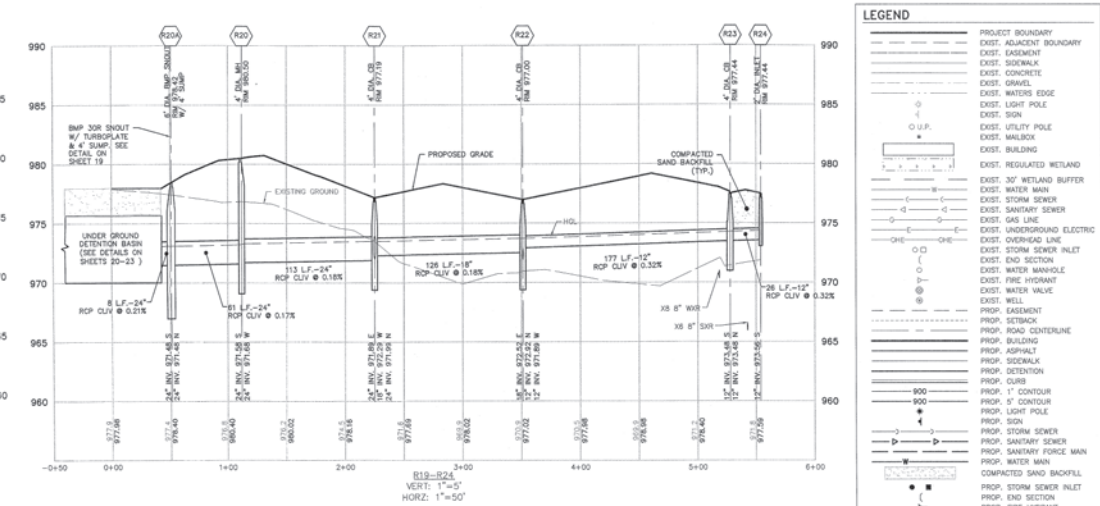
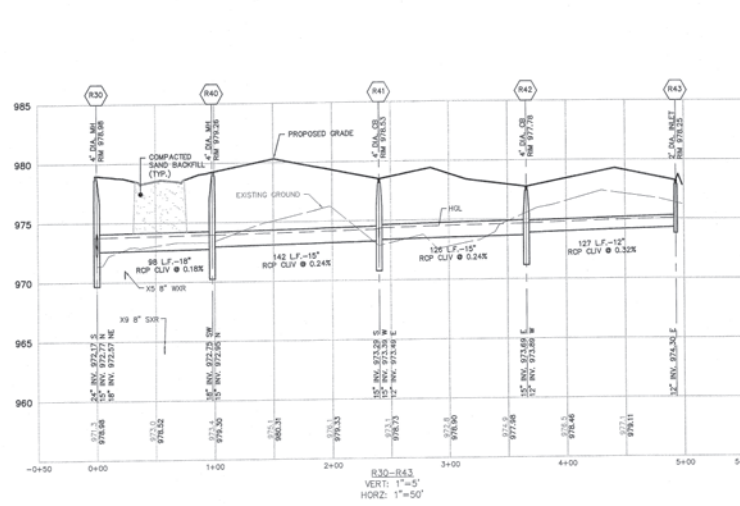
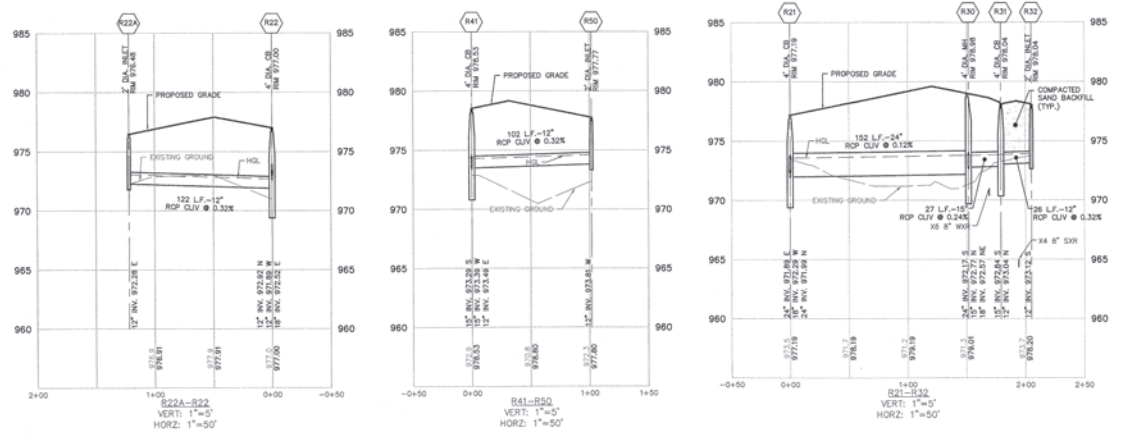
REVISIONS

SCALE: 0 25 50
1" = 50 FEET

DR. SK Ch. CR
P.M. C. ROTHHAAR
BOOK
JOB 23002817
SHEET NO. 10



KEYMAP
SCALE: 1" = 200'



LEGEND

[Symbol]	PROJECT BOUNDARY
[Symbol]	EXIST. ADJACENT BOUNDARY
[Symbol]	EXIST. EASEMENT
[Symbol]	EXIST. SIDEWALK
[Symbol]	EXIST. CONCRETE
[Symbol]	EXIST. GRASS
[Symbol]	EXIST. MATING EDGE
[Symbol]	EXIST. LIGHT POLE
[Symbol]	EXIST. SIGN
[Symbol]	EXIST. UTILITY POLE
[Symbol]	EXIST. MAILBOX
[Symbol]	EXIST. BUILDING
[Symbol]	EXIST. REGULATED WETLAND
[Symbol]	EXIST. 30' WETLAND BUFFER
[Symbol]	EXIST. WATER MAIN
[Symbol]	EXIST. STORM SEWER
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. OVERHEAD LINE
[Symbol]	EXIST. UNDERGROUND ELECTRIC
[Symbol]	EXIST. END SECTION
[Symbol]	EXIST. WATER MANHOLE
[Symbol]	EXIST. STORM SEWER INLET
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	EXIST. WATER VALVE
[Symbol]	EXIST. WELL
[Symbol]	PROP. EASEMENT
[Symbol]	PROP. SETBACK
[Symbol]	PROP. ROAD CENTERLINE
[Symbol]	PROP. BUILDING
[Symbol]	PROP. SIDEWALK
[Symbol]	PROP. DETENTION
[Symbol]	PROP. CURB
[Symbol]	PROP. 1" CONTOUR
[Symbol]	PROP. 5' CONTOUR
[Symbol]	PROP. LIGHT POLE
[Symbol]	PROP. SIGN
[Symbol]	PROP. STORM SEWER
[Symbol]	PROP. SANITARY SEWER
[Symbol]	PROP. WATER MAIN
[Symbol]	PROP. STORM SEWER INLET
[Symbol]	PROP. END SECTION
[Symbol]	PROP. FIRE HYDRANT
[Symbol]	PROP. WATER VALVE
[Symbol]	PROP. SANITARY MANHOLE
[Symbol]	PROP. LIGHT POLE
[Symbol]	COMPACTED SAND BACKFILL
[Symbol]	PROP. STORM SEWER INLET
[Symbol]	PROP. END SECTION
[Symbol]	PROP. FIRE HYDRANT
[Symbol]	PROP. WATER VALVE
[Symbol]	PROP. SANITARY MANHOLE
[Symbol]	PROP. LIGHT POLE

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND ONLY AS AN ADVISORY SERVICE. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE EXCAVATION. ATWELL ENGINEERS AND ARCHITECTS, INC. IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES OR FOR THE SAFETY OF ANY OTHER PERSONS.

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1700 W. JEFFERSON, W. LANSING, MI 48202

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

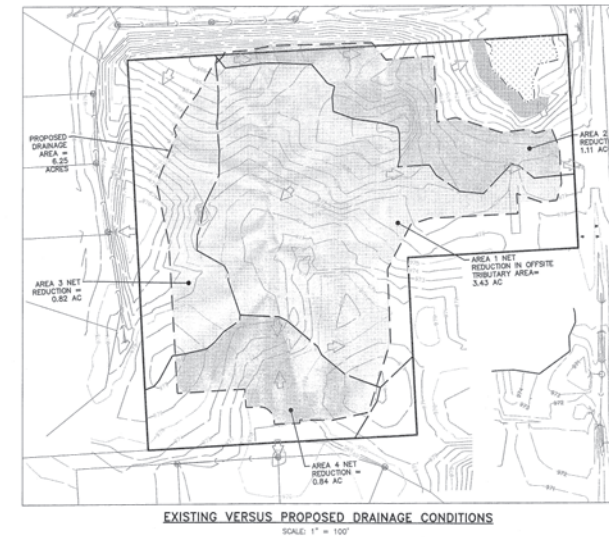
BRADCOE BROTHERS, LLC
MARIELLA ESTATES
FINAL SITE PLAN
STORM SEWER PLAN & PROFILE 2

DATE: FEBRUARY 17, 2028
2028-04-23 PER CITY

REVISIONS

SCALE: 0 25 50
1" = 50 FEET

ON SK ON CR
J.M. C. ROTHHAAR
BOOK
JOB 23002817
SHEET NO. 11

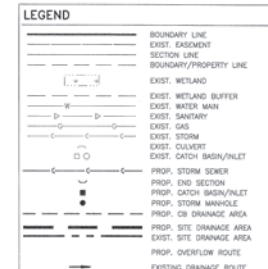


C-FACTOR CALCULATION

Land Cover	Quantity	Units	Area, sf	Δ, ac	C	CA
Road/Curb	998 lf	28 ft	27,950	0.64	0.95	0.630
Sidewalk	3,750 lf	5 ft	8,750	0.20	0.95	0.191
Driveway	10	820 sf	8,200	0.19	0.95	0.179
Houses	10	4,900 sf	49,000	1.12	0.95	1.069
Lawn / Park	-	-	191,541	4.40	0.30	1.332
Total:	-	-	285,441	6.55	0.51	3.367

PRE-POST ANALYSIS SUMMARY TABLE

Frequency	Existing Runoff		Proposed Runoff	
	Peak Rate (cfs)	Volume (cf)	Peak Rate (cfs)	Volume (cf)
100-year Storm	1.12	3,507	1.01	26,556



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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE MANNER AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED AS A RESULT OF FAILURE TO EXACTLY LOCATE AND MARK ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NOVI PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED AS A RESULT OF FAILURE TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF NOVI PRIOR TO ANY CONSTRUCTION.

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ANN ARBOR, MI 48106
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ATWELL

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

BRACOLE BROTHERS, LLC
MARELLA ESTATES
FINAL SITE PLAN
DRAINAGE AREA PLAN

DATE: FEBRUARY 17, 2026
2026-04-23 PER CITY

REVISIONS

SCALE: 1" = 50 FEET
DR. SK CH CR
P.M. C. ROTHHAAR
BOOK: 23002817
SHEET NO: 12

CROSSING TABLE

X1	15' ST	BP	91.96	18' SAN	TP	963.77	8.2'
X2	18' ST	BP <td>91.91</td> <td>18' SAN</td> <td>TP <td>964.58</td> <td>8.7'</td> </td>	91.91	18' SAN	TP <td>964.58</td> <td>8.7'</td>	964.58	8.7'
X3	18' ST	BP <td>91.21</td> <td>18' WM</td> <td>TP <td>969.77</td> <td>1.9'</td> </td>	91.21	18' WM	TP <td>969.77</td> <td>1.9'</td>	969.77	1.9'
X4	12' ST	BP <td>92.28</td> <td>18' SAN</td> <td>TP <td>967.13</td> <td>5.8'</td> </td>	92.28	18' SAN	TP <td>967.13</td> <td>5.8'</td>	967.13	5.8'
X5	18' ST	BP <td>92.28</td> <td>18' WM</td> <td>TP <td>970.88</td> <td>1.9'</td> </td>	92.28	18' WM	TP <td>970.88</td> <td>1.9'</td>	970.88	1.9'
X6	18' ST	BP <td>92.28</td> <td>18' WM</td> <td>TP <td>971.10</td> <td>1.32'</td> </td>	92.28	18' WM	TP <td>971.10</td> <td>1.32'</td>	971.10	1.32'
X7	12' ST	BP <td>973.34</td> <td>18' SAN</td> <td>TP <td>968.39</td> <td>5.0'</td> </td>	973.34	18' SAN	TP <td>968.39</td> <td>5.0'</td>	968.39	5.0'
X8	12' ST	BP <td>973.36</td> <td>18' WM</td> <td>TP <td>971.56</td> <td>2.1'</td> </td>	973.36	18' WM	TP <td>971.56</td> <td>2.1'</td>	971.56	2.1'
X9	18' ST	BP <td>972.44</td> <td>18' SAN</td> <td>TP <td>966.75</td> <td>5.7'</td> </td>	972.44	18' SAN	TP <td>966.75</td> <td>5.7'</td>	966.75	5.7'
X10	24' ST	BP <td>972.80</td> <td>18' SAN</td> <td>TP <td>946.97</td> <td>28.9'</td> </td>	972.80	18' SAN	TP <td>946.97</td> <td>28.9'</td>	946.97	28.9'
X11	12' ST	BP <td>972.80</td> <td>12' WM</td> <td>TP <td>970.00</td> <td>2.8'</td> </td>	972.80	12' WM	TP <td>970.00</td> <td>2.8'</td>	970.00	2.8'
X12	24' ST	BP <td>972.80</td> <td>12' WM</td> <td>TP <td>970.10</td> <td>2.7'</td> </td>	972.80	12' WM	TP <td>970.10</td> <td>2.7'</td>	970.10	2.7'

SANITARY LEAD TABLE

Lot No.	Size	Sta	Riser	Length	Invert	F.G.
LD1	8" SDR 23.5	STA 0+00	5.0' RISER	45 LF	E 969.05	965.00
LD2	8" SDR 23.5	STA 1+85	5.0' RISER	41 LF	E 970.75	961.75
LD3	8" SDR 23.5	STA 1+85	5.0' RISER	40 LF	E 971.24	962.41
LD4	8" SDR 23.5	STA 0+47	4.5' RISER	59 LF	E 971.41	965.41
LD5	8" SDR 23.5	STA 0+00	4.0' RISER	59 LF	E 970.75	961.75
LD6	8" SDR 23.5	STA 1+21	1.5' RISER	41 LF	E 969.32	960.32
LD7	8" SDR 23.5	STA 1+51	0.0' RISER	41 LF	E 969.28	960.28
LD8	8" SDR 23.5	STA 2+41	0.0' RISER	48 LF	E 969.07	960.07
LD9	8" SDR 23.5	STA 1+47	10.0' RISER	48 LF	E 969.06	960.06
LD10	8" SDR 23.5	STA 0+69	4.0' RISER	52 LF	E 970.25	961.25

SANITARY SEWER CASTING SCHEDULE

STR	TYPE	CASTING	RM	PIPE OUT	PIPE IN
05	4 FT MH	EJW 1040-1	RM 977.18	18" S INV. 969.57	
05	4 FT MH	EJW 1040-1	RM 977.34	18" S INV. 969.49	18" W INV. 969.59
54	4 FT MH	EJW 1040-1	RM 978.50	18" S INV. 964.99	18" NW INV. 965.09
53	4 FT MH	EJW 1040-1	RM 978.64	18" S INV. 964.34	18" NW INV. 964.34
52	4 FT MH	EJW 1040-1	RM 977.98	18" S INV. 963.31	18" N INV. 963.31

SANITARY SEWER DESIGN CALCULATIONS

FROM MH	TO MH	LENGTH (LF)	DIA. (IN)	MATERIAL	SLOPE (%)	RIM EL.	INVERT EL.	DBS INVERT EL.	DROP (FT)	FLOW DIR.	STRUCTURE	PIPE VEL. (FPS)	TOP OF PIPE (FT)	PIPE COVER (FT)	
54	55	249	8"	SDR-26	1.00%	977.18	969.57	969.59	0.10	E	W	4 FT MH	3.5	969.29	7.9
55	54	56	8"	SDR-26	0.42%	977.34	969.49	969.00	0.10	SE	NW	4 FT MH	2.2	969.21	11.1
54	53	133	8"	SDR-26	0.42%	978.50	964.99	964.44	0.10	S	N	4 FT MH	2.2	965.72	12.6
53	52	244	8"	SDR-26	0.42%	978.64	964.34	963.31	0.10	S	N	4 FT MH	2.2	965.06	14.6
52	53	86	8"	SDR-26	0.42%	977.98	963.31	962.85	0.10	S	N	4 FT MH	2.2	963.94	13.4

STORM SEWER CASTING SCHEDULE

STR	TYPE	CASTING	RM	PIPE OUT	PIPE IN	PIPE IN
R2	4 MH	EJ7040-B	RM 977.48	24" S INV. 973.20		
R1A	4 MH	EJ7040-B	RM 977.26	24" S INV. 973.24	24" N INV. 973.24	
R15	2 INLET	EJ7040-N	RM 978.20	12" S INV. 973.71		
R14	4 CB	EJ7040-N	RM 978.51	12" S INV. 973.07	12" N INV. 973.07	
R13	4 CB	EJ7040-N	RM 977.73	12" W INV. 972.54	12" N INV. 972.64	
R12	4 CB	EJ7040-N	RM 978.58	18" W INV. 971.56	15" S INV. 971.76	12" E INV. 971.96
R11	4 CB	EJ7040-N	RM 978.58	18" W INV. 971.56	18" E INV. 971.52	
R10	4 MH	EJ7040-B	RM 977.70	18" W INV. 971.47	18" NE INV. 971.47	
R24	2 INLET	EJ7040-M1	RM 977.44	12" S INV. 973.56		
R23	4 CB	EJ7040-N	RM 977.44	12" S INV. 973.48	12" N INV. 973.48	
R22	4 CB	EJ7040-N	RM 977.00	18" E INV. 972.52	12" W INV. 971.89	12" N INV. 972.92
R21	4 CB	EJ7040-N	RM 977.19	24" E INV. 971.89	24" N INV. 971.96	18" W INV. 972.28
R20	4 MH	EJ7040-B	RM 980.50	24" S INV. 971.58	24" W INV. 971.68	
R20A	4 MH	EJ7040-B	RM 978.56	24" S INV. 971.48	24" N INV. 971.48	
R22A	4 CB	EJ7040-N	RM 978.48	12" E INV. 972.28		
R32	2 INLET	EJ7040-M1	RM 978.04	12" S INV. 973.12		
R31	4 CB	EJ7040-N	RM 978.04	15" S INV. 972.84	12" N INV. 973.04	
R30	4 MH	EJ7040-B	RM 978.98	24" S INV. 972.17	18" NE INV. 972.25	18" N INV. 972.77
R43	2 INLET	EJ7040-M1	RM 978.25	12" E INV. 973.20		
R42	4 CB	EJ7040-N	RM 977.78	15" E INV. 973.68	12" W INV. 973.89	
R41	4 CB	EJ7040-N	RM 978.53	18" S INV. 973.29	12" E INV. 973.49	15" W INV. 973.39
R40	4 MH	EJ7040-B	RM 979.26	18" SW INV. 972.75	15" N INV. 972.95	
R50	2 INLET	EJ7040-N	RM 977.77	12" W INV. 973.81		
R3	2 INLET	EJ7040-M1	RM 978.56	12" E INV. 972.54		
R4	4 CB	EJ7040-N	RM 978.56	15" N INV. 972.26	12" W INV. 972.46	
R80	4 MH	EJ7040-B	RM 978.00	12" S INV. 973.02		

RUNOFF COEFFICIENT CALCULATIONS

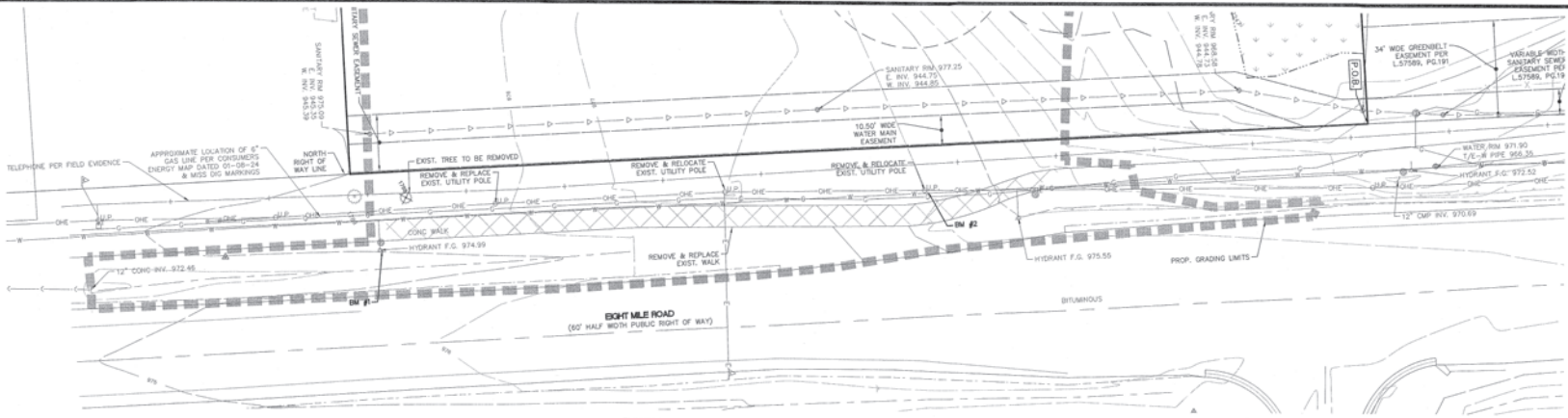
*LAWN C BASED ON COMPOSITE SITE HYDROLOGIC SOIL GROUPS

AREA ID	Drainage Area (AC)	IMP	LAWN AC	C
R3	0.19	0.08	0.10	0.63
R4	0.33	0.18	0.15	0.66
R11	0.35	0.07	0.28	0.45
R12	0.38	0.07	0.21	0.48
R13	0.30	0.11	0.06	0.68
R14	0.54	0.06	0.46	0.42
R15	0.28	0.04	0.24	0.41
R21	0.38	0.10	0.28	0.48
R22	0.25	0.06	0.20	0.46
R23	0.51	0.25	0.26	0.64
R24	0.39	0.19	0.20	0.63
R31	0.45	0.24	0.21	0.66
R32	0.66	0.32	0.63	0.63
R41	0.14	0.00	0.14	0.32
R42	0.30	0.17	0.13	0.67
R43	0.13	0.08	0.04	0.74
R50	0.45	0.17	0.28	0.66
R22A	0.12	0.00	0.07	0.60

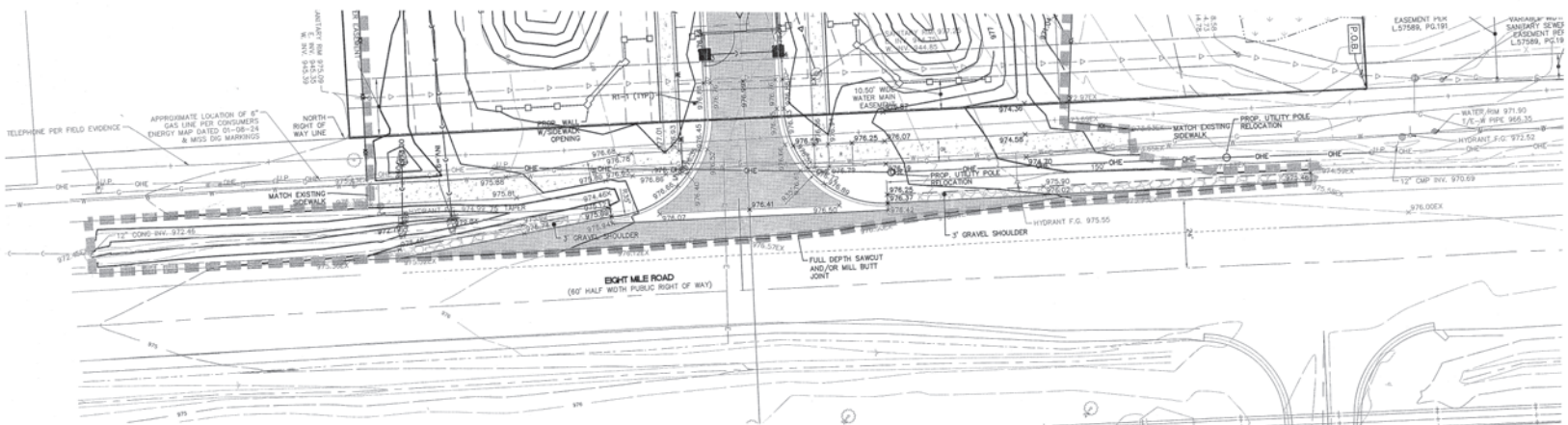
HSG (AREA)	C
A (0)	0.20
B (0)	0.30
C (42)	0.35
D (0)	0.50
TOTAL (100)	0.32

STORM SEWER DESIGN CALCULATIONS

FROM STRUCT INPUT	TO STRUCT	A (AC)	C	AxC	CA	T (MIN)	I (IN)	Q (CFS)	Qc (CFS)	D (IN)	L (FT)	S (IN)	Hsq (IN)	Hv (IN)	Hs (IN)	Vt (FPS)	Tt (MIN)	K.G.L. ELEV.	RINGROUND ELEV.	INVERT ELEV.	
R2	R1A	0.00	0.00	0.00	0.00	20.0	3.26	9.65	9.74	24	10	0.18	0.18	0.12	0.18	3.1	0.1	974.86	974.84	977.26	973.24
R1A	R1	0.00	0.00	0.00	0.00	20.1	3.25	9.65	9.74	24	134	0.18	0.18	0.12	0.18	3.1	0.7	974.64	974.60	977.26	973.24
R15	R14	0.28	0.41	0.11	0.11	20.0	3.26	9.65	9.74	24	201	0.32	0.01	0.30	0.30	2.6	1.3	974.48	973.87	976.51	973.71
R14	R13	0.54	0.42	0.23	0.34	21.3	3.15	1.07	2.04	12	134	0.32	0.09	0.30	0.30	2.6	0.9	973.55	973.44	976.51	973.07
R13	R12	0.20	0.08	0.13	0.47	22.2	3.07	1.44	2.04	12	181	0.32	0.18	0.30	0.30	2.6	1.2	973.31	972.76	976.56	972.54
R12	R11	0.28	0.48	0.14	1.29	25.4	2.98	3.85	4.42	18	26	0.18	0.13	0.18	0.18	2.5	0.2	972.70	972.72	976.56	971.56
R11	R10	0.35	0.45	0.16	1.45	25.6	2.97	4.30	4.42	18	24	0.18	0.17	0.18	0.18	2.5	0.2	972.71	972.67	976.56	971.47
R10	R9	0.00	0.00	0.00	1.45	25.8	2.95	4.30	4.42	18	7	0.18	0.17	0.18	0.18	2.5	0.0	972.67	972.66	976.56	971.46
R24	R23	0.39	0.03	0.25	0.25	20.0	3.26	9.65	9.74	24	26	0.32	0.06	0.30	0.30	2.6	0.2	974.96	974.28	977.44	973.56
R23	R22	0.51	0.04	0.32	0.27	20.2	3.24	1.85	2.04	12	177	0.32	0.27	0.30	0.30	2.6	1.1	974.25	973.72	977.44	973.00
R22	R21	0.25	0.48	0.12	0.78	21.3	3.15	2.39	4.42	18	126	0.18	0.16	0.18	0.18	2.5	0.8	973.71	973.49	977.00	972.52
R21	R20	0.38	0.48	0.18	1.13	22.1	3.08	9.65	9.74	24	113	0.18	0.18	0.12	0.18	3.1	0.6	973.49	973.28	977.19	969.50
R20	R20A	0.00	0.00	0.00	1.13	22.7	3.03	9.65	9.74	24	59	0.18	0.18	0.12	0.18	3.1	0.3	973.19	973.08	976.56	971.58
R20A	R19	0.00	0.00	0.00	1.13	23.0	3.01	9.65	9.74	24	10	0.18	0.18	0.12	0.18	3.1	0.1	973.08	973.06	976.56	971.48
R22A	R22	0.12	0.60	0.07	0.07	20.0	3.26	0.23	2.04	12	122	0.32	0.00	0.30	0.30	2.6	0.8	973.06	972.89	976.48	972.00
R32	R31	0.95	0.03	0.51	0.51	20.0	3.26	1.66	2.04	12	26	0.32	0.22	0.30	0.30	2.6	0.2	974.92	974.64	978.04	973.12
R31	R30	0.45	0.08	0.29	0.80	20.2	3.24	2.59	3.19	15	27	0.24	0.16	0.23	0.23	2.6	0.2	973.63	973.77	978.04	972.84
R30	R21	0.00	0.00	0.00	1.19	20.4	3.22	7.06	7.85	24	152	0.12	0.10	0.12	0.12	2.6	1.0	973.77	973.59	978.96	977.19
R43	R42	0.13	0.74	0.09	0.09	20.0	3.26	0.29	2.04	12	127	0.32	0.01	0.30	0.30	2.6	0.8	976.08	974.99	978.25	974.30
R42	R41	0.30	0.87	0.20	0.29	20.8	3.18	0.62	3.19	15	126	0.24	0.08	0.23	0.2						

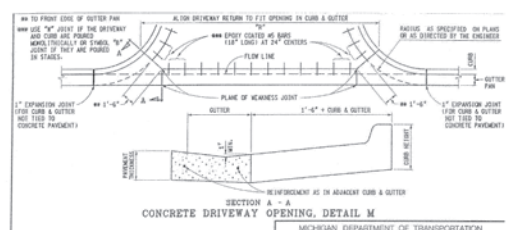


EXISTING CONDITIONS & DEMOLITION PLAN
1" = 20 FEET

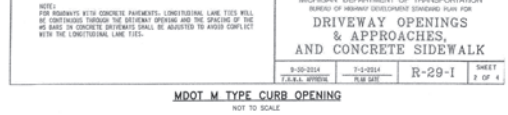


PROPOSED FRONTAGE PLAN
1" = 20 FEET

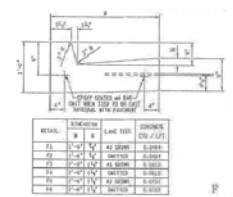
- NOTES:**
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD COMMISSION FOR OAKLAND COUNTY (ROC). ROC MUST PROVIDE APPROVALS FOR ALL WORK PRIOR TO CONSTRUCTION.
 - TRAFFIC SIGNS IN THE ROAD COMMISSION FOR OAKLAND COUNTY (ROC) RIGHT-OF-WAY WILL BE INSTALLED BY ROC.
 - CALL INSPECTOR OR PERMIT SUPERVISOR BEFORE RIGHT-OF-WAY CONSTRUCTION.
 - MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES.
 - LANE CLOSURES RESTRICTED TO 8AM-3PM, MONDAY-FRIDAY.
 - A SEPARATE PERMIT IS REQUIRED FOR ALL UNDERGROUND UTILITIES WITHIN THE ROC RIGHT-OF-WAY.
 - RAMPES & SIDEWALKS MUST MEET ADA SPECIFICATIONS.
 - FIXED OBJECTS TO BE MINIMUM 6 FEET OFF BACK OF CURB OR 12 FEET OFF EDGE OF PAVEMENT.
 - OVERHEAD LINES TO BE A MINIMUM OF 14 FEET 6 INCHES ABOVE TOP OF PAVEMENT.
 - PROPER SIGNING IS REQUIRED BEFORE ANY WORK IN ROC RIGHT-OF-WAY IS STARTED.
 - MAINTAIN A MINIMUM 3 FOOT PLANT AREA, BACK OF CURB AND A MAXIMUM 1 ON 3 SLOPE TO EXISTING.
 - SPOT GRADES SHOWN ARE TOP OF CURB, EDGE OF METAL AND DITCH FLOW LINE.
 - THE PROPOSED PATHWAY WITHIN THE R.O.W SHALL MATCH EXISTING GRADES AT BOTH ENDS.
 - THE WORK WILL NOT BE WITHIN ROOF OF A WATERBODY OR WATERCOURSE. A SEEP POINT WILL BE OBTAINED AS PART OF THE ONSITE WORK.
 - CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, INVENTS, AND GRADES PRIOR TO THE START OF ANY WORK.
 - STAGING AND STOCKPILING OF MATERIALS WILL OCCUR ONSITE AND WILL NOT BE WITHIN THE ROW.
 - PARKING DURING CONSTRUCTION WILL BE PROVIDED ONSITE. THERE SHALL BE NO PARKING ON THE EXISTING NON-MOTORIZED PATHWAY.
 - TWO COPIES OF AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER WITHIN 30 DAYS OF THE COMPLETION OF THE UTILITY INSTALLATION.
 - GRAVEL SHOULDER SHALL CONSIST OF 6" OF MDOT 32A COMPACTED AGGREGATE.
 - 32A CRUSHED Limestone BASE SHALL BE USED FOR ANY PAVEMENT WITHIN 100 FEET OF A WATERCOURSE.



CONCRETE DRIVEWAY OPENING, DETAIL M
SECTION A - A



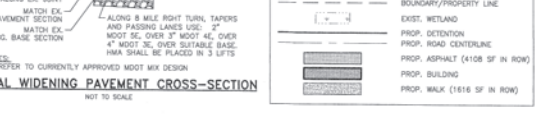
MDOT 'B2' CURB
NOT TO SCALE



MDOT 'F4' CURB
NOT TO SCALE



TYPICAL APPROACH PAVEMENT CROSS-SECTION
NOT TO SCALE



TYPICAL WIDENING PAVEMENT CROSS-SECTION
NOT TO SCALE

LEGEND

	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. WETLAND
	PROP. DETENTION
	PROP. ROAD CENTERLINE
	PROP. ASPHALT (4108 SF IN ROW)
	PROP. BUILDING
	PROP. WALK (1616 SF IN ROW)

ATWELL
866.650.0000 www.atwell-group.com
101 N. MAIN ST. SUITE 120
TOLSON, MI 48883-1200

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATION. ANY INDIVIDUALLY OWNED UTILITY IS THE RESPONSIBILITY OF THE OWNER. THE EXACT LOCATION OF THESE UTILITIES WILL BE DETERMINED BY THE EXISTING RECORDS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.

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

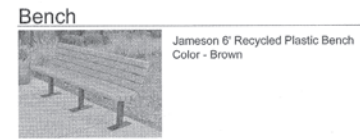
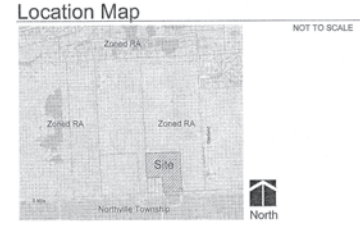
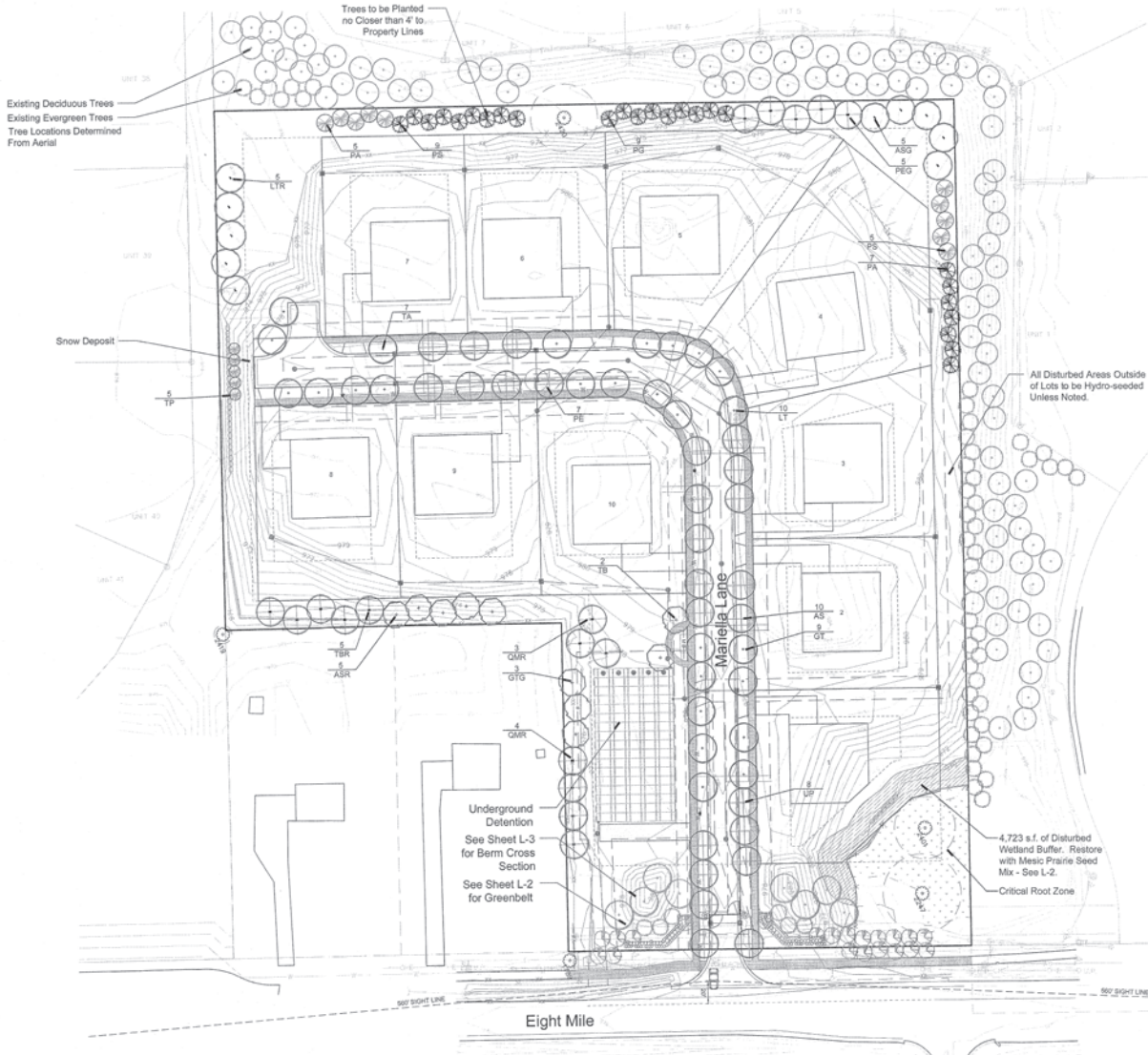
BRADDOE BROTHERS, LLC
MARELLA ESTATES
FINAL SITE PLAN
8 MILE FRONTAGE PLAN

DATE: FEBRUARY 17, 2026
2026-04-30 PER CITY

REVISIONS

SCALE: 0 15 30
1" = 30 FEET

DR. SK CH. CR
P.M. C. ROTHHAAR
BOOK ---
JOB 230022817
SHEET NO. 15



Landscape Summary

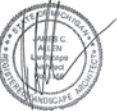
Street Trees	
Street Frontage	1,788 l.f.
Trees Required	51 Trees (1,788 / 35)
Trees Provided	51 Trees
Woodland Replacement	
Trees Required	22 Trees
Trees Provided	22 Trees
Sheet L-1	22 Trees

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

Plant List

Item #	Botanical Name	Common Name	Caliper	Spacing	and	Height	Price	Total	Species	Genus	Native	Total
Street Trees												
ST 10	Acer saccharum 'Green Moon'	Green Moon Acer Maple	1.5"	as shown	0.00	\$ 400.00	\$ 4,000.00	9%	14%		1	1
ST 9	Quercus macrocarpa var. bicolor	Turkey Honeylocust	1.5"	as shown	0.00	\$ 400.00	\$ 3,600.00	7%	11%		1	1
ST 10	Lonicera ligustrae	Tulip Tree	1.5"	as shown	0.00	\$ 400.00	\$ 4,000.00	9%	14%		1	1
ST 7	Platanus x acerifolia 'Excelsior'	Excelsior London Plane	1.5"	as shown	0.00	\$ 400.00	\$ 2,800.00	7%	11%		1	1
ST 1	Tilia amurensis	Basswood	1.5"	as shown	0.00	\$ 400.00	\$ 2,800.00	7%	11%		1	1
ST 3	Ulmus 'Plenaer'	Plenaer Elm	1.5"	as shown	0.00	\$ 400.00	\$ 3,200.00	8%	12%		1	1
General Planting												
ASD 1	Acer saccharum 'Green Moon'	Green Moon Acer Maple	1.5"	as shown	0.00	\$ 400.00	\$ 2,800.00	7%	11%		1	1
GTS 1	Quercus macrocarpa var. bicolor	Turkey Honeylocust	2.5"	as shown	0.00	\$ 400.00	\$ 1,200.00	3%	5%		1	1
PA 1	Pinus strobus	Norway Spruce	1.5"	as shown	0.00	\$ 1,200.00	\$ 2,400.00	7%	11%		1	1
PG 1	Platanus x acerifolia 'Excelsior'	Excelsior London Plane	1.5"	as shown	0.00	\$ 400.00	\$ 2,000.00	7%	11%		1	1
PS 1	Pinus strobus	White Pine	1.5"	as shown	0.00	\$ 1,200.00	\$ 2,400.00	7%	11%		1	1
PS 2	Pinus strobus	Balsam	1.5"	as shown	0.00	\$ 400.00	\$ 800.00	2%	3%		1	1
TP 1	Thuja x 'Green Glaze'	Green Glaze Arborvitae	1.5"	as shown	0.00	\$ 1,200.00	\$ 1,200.00	3%	5%		1	1
Woodland Replacement												
ASD 1	Acer saccharum 'Green Moon'	Green Moon Acer Maple	2.5"	as shown	0.00	\$ 400.00	\$ 2,800.00	9%	14%		1	1
LTS 1	Lonicera ligustrae	Tulip Tree	2.5"	as shown	0.00	\$ 400.00	\$ 2,000.00	6%	9%		1	1
QAL 1	Quercus macrocarpa	Turkey Elm	2.5"	as shown	0.00	\$ 400.00	\$ 2,000.00	6%	9%		1	1
TS 1	Tilia amurensis	Basswood	2.5"	as shown	0.00	\$ 400.00	\$ 2,000.00	6%	9%		1	1

Seal:



Title:
Landscape Plan

Project:

**Mariella Estates
 Novi, Michigan**

Prepared for:

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

Revision: Issued:

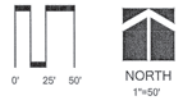
Submission	May 1, 2024
Revised	November 6, 2024
Revised	February 28, 2025
Revised	June 27, 2025
Revised	February 12, 2026
Revised	April 17, 2026

Job Number:

24-023

Drawn By: Checked By:

jca jca



Sheet No.

L-1



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

Planning Review

May 20, 2026

JSP26-09 Mariella Estates

APPLICANT

Braciolo Brothers, Inc

REVIEW TYPE

Revised Preliminary-Final Site Plan

PROPERTY CHARACTERISTICS

Section	31	
Site Location	West of Garfield Road and North of Eight Mile Road (Parcel 22-31-400-008)	
Site School	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	February 17, 2026	

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 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's request to rezone the site from RA Residential Acreage to R-1 One Family Residential with a Planned Rezoning Overlay was approved by City Council on February 23, 2026.

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 changed (in this case from RA to R-1), and the applicant submits a conceptual plan for development of the site, along with site-specific conditions relating to the proposed improvements. Following final approval of the PRO Plan and Agreement,

the applicant submits for Preliminary and Final Site Plan approval under standard site plan review procedures. If development is not commenced within two years from the effective date of the PRO Agreement it will expire, unless otherwise agreed to by the parties.

RECOMMENDATION

Staff recommends approval of the Revised Preliminary-Final Site Plan. The site plan adheres to the PRO Plan approved as part of the PRO Agreement, and the terms of the Zoning Ordinance. All reviewers are recommending approval of the revised Preliminary Site Plan, with comments to be addressed in a revised Final Site Plan submittal after Planning Commission action.

Planning Commission approval will be required for Preliminary Site Plan, Site Condominium, Woodland Permit, and Storm Water Management Plan.

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.

The Formal PRO plan was submitted and reviewed in July 2025. The Planning Commission held a public hearing on August 20, 2025, and recommended approval. The City Council considered the request on September 22, 2025, and tentatively approved the PRO Plan. On February 23, 2026, the rezoning to R-1 subject to the terms and conditions of the PRO Agreement was granted final approval.

REVIEW COMMENTS

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), the PRO Agreement, 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. Condominium Plan (Sec. 6.3): The applicant has previously indicated ownership of the property will be organized within a Condominium. **A draft Master Deed and Exhibit B will need to be submitted for review and approval prior to Stamping Set submittal.**
2. Woodlands. The plan indicates that 22 woodland tree credits will be planted on site, and 6 credits are claimed for preservation of existing non-regulated trees. **On the next submittal, show the boundary of the conservation easement that will protect these woodland credits from being removed in the future.**
3. Plan Review Chart: The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail.

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

Some selected conditions that are part of the PRO Agreement are included below. Please refer to the PRO agreement for other details. **Staff comments on the status of an item are in bold.**

- 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. **An Open Space Preservation Easement shall be submitted for review prior to Final Stamping Set 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. **The site plan indicates the wetland will be preserved. A Wetland Preservation/Conservation Easement shall be submitted for review prior to Final Stamping Set approval.**
- 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. **See Engineering Review for comments on Site Utilities.**
- 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. **See Engineering and Traffic Reviews for comments on Access.**
- 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. **See Engineering Review for comments on Site Utilities.**

- 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. **See Engineering Review for comments on Site Utilities.**

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.*"

The following deviations from the standards of the Zoning Ordinance are authorized pursuant to the approved PRO Agreement:

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.*
2. **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).

SUMMARY OF OTHER REVIEWS:

1. Engineering Review: **Engineering recommends approval of the revised PSP.** The plans meet the general/preliminary requirements on Chapter 11, Storm Water Management ordinance and the Engineering Design Manual. Remaining comments are to be addressed in a revised FSP submittal after Planning Commission action.
2. Landscape Review: **Landscape recommends approval for the Preliminary Site Plan.** Comments to be addressed in a revised Final Site Plan submittal. Refer to review letter for more comments.
3. Woodland Review: **Woodlands recommends approval of the revised Preliminary-Final Site Plan.** See review letter for detailed comments.
4. Wetland Review: **Wetlands recommends approval of the revised Preliminary-Final Site Plan.** See review letter for detailed comments.
5. Traffic Review: **Traffic previously recommended approval for the Preliminary Site Plan.** Comments to be addressed in a revised Final Site Plan submittal. Refer to previous review letter for more comments.
6. Facade Review: Façade review will be completed during the plot plan review stage for each individual lot.
7. Fire Review: **Fire recommends approval.** See review letter for detailed comments.

NEXT STEP: PLANNING COMMISSION MEETING

With all reviewers recommending approval of the PSP, this item will be scheduled to go before the Planning Commission for public hearing and consideration for approval on **July 8, 2026**. Please provide the following no later than Wednesday, July 1st:

1. Site Plan submittal in PDF format (**Received**)

2. A response letter addressing ALL the comments from ALL review letters indicated how the outstanding comments will be addressed in future submittals.

FUTURE STEP: REVISED SITE PLAN SUBMITTAL

Engineering, Landscape, and Traffic are currently not recommending approval of the Final Site Plan. Plans need to be revised to address the comments provided in the review letters. If Planning Commission approval of the Preliminary Site Plan is granted, please submit the following for reconsideration of the Final site Plan.

- a. Site Plan Revision Application
- b. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
- c. **Four copies** of revised site plan set.

SITE AMENITIES

A cost estimate for the seating area in green space has been received.

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

Once all reviewers recommend Final Site Plan approval, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received Electronic Stamping Set comments from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

SITE ADDRESSING

New addresses are required for this project. The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found by clicking on this [link](#).

Please contact the Ordinance Division 248.735.5678 in the Community Development Department with any specific questions regarding addressing of sites.

STREET AND PROJECT NAME

This project, Mariella Estates, has received approval from the Project Naming Committee. See letter from Stacey Choi dated 3/20/2025. **The approved street name is Mariella Lane.**

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-

0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

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.

A handwritten signature in black ink that reads "Lindsay Bell". The signature is written in a cursive style with a large initial 'L'.

Lindsay Bell, AICP, Director of Planning

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

5/21/2026

Engineering Review

Mariella Estates
JSP26-0009

APPLICANT

Barciolo Brothers LLC

REVIEW TYPE

Revised Preliminary and Final Site 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: 2/17/2026
- Design Engineer: Atwell Group

PROJECT SUMMARY

- Planned Rezoning Overlay Site Plan (PRO): Currently zoned R-A (Residential Acreage), R-1 Rezoning proposed.
- Construction of a 10-unit single family residential home development. Site access would be provided via 8 Mile Road, gated private roads proposed within the subdivision.
- 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 hydrants proposed on-site.
- 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 into an on-site underground detention system.

RECOMMENDATION

At this time only approval of the Revised Preliminary 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 2nd Revised Final Site Plan submittal:

COMMENTS

1. Stormwater shall not cross property lines, adjust the storm sewer or provide swales to ensure that stormwater does not cross property lines. Grading near lots 5,6, 7, 8, 9 and 10 must be adjusted. The current grading may cause water to pool south of lot 9 near the homes south of the development. Revised grading plans should be provided with the next submittal.
2. Traffic signs in the Road Commission for Oakland County (RCOC) right-of-way will be installed by RCOC. A [Right-of-Way Permit](#) will be required from the City of Novi and Oakland County.
3. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).

WATER MAIN

4. EGLE permit application has been submitted to Engineering.

IRRIGATION

5. Irrigation plans should be provided with the 2nd revised final site plan submittal. Irrigation plans must be approved before plans can be stamped.
6. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

SANITARY SEWER

7. EGLE permit application has been submitted to Engineering.

STORM SEWER

8. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Currently, a few pipe sections do not meet this standard. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum **cover depth of 2 feet**. An explanation shall be provided where the cover depth cannot be provided.

STORM WATER MANAGEMENT PLAN

9. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [Engineering Design Manual](#) (updated Jan 31, 2024).
10. C-Factor calculation design drainage area states 6.55 acres on sheet and sheet 14 shows drainage area as 6.25 acres. Composite C factor based on hydrologic soil type on sheet 13 does not match what is used on sheet 12. Ensure that all sheets have matching C factors and drainage areas shown.
11. Overall required detention for this site is provided in the underground detention system, based on the information provided on sheet 14.
12. 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. Current overland flow is shown in the right-of-way show how water shall reach ROW from the underground detention system.
13. Underground detention system detail has with elevations have been provided on sheet 14, these should also be provided on sheet 21.

PAVING & GRADING

14. Add a note the 3-foot separation will be provided between all hydrants and sidewalks.
15. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.
16. Per Section 26.5-35(h), a statement is required on any plan containing a private street with the following language: "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/plat]".

SOIL EROSION & SEDIMENT CONTROL

17. A SESC permit is required (link to [Soil Erosion Permit Application](#)). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.

REQUIRED LEGAL DOCUMENTS

The following must be submitted with the Stamping Set: All documents must be submitted together as a package with the Stamping Set submittal with the [legal review transmittal form](#) that will be provided with the 2nd revised Final Site Plan review letter. Partial submittals will **not** be accepted. Links to the PDF copy of the easements are below, word document versions of each legal document can be found on the City's Website under [Forms and Permits](#)).

18. A draft copy of the [Storm Drainage Facility Maintenance Easement Agreement \(SDFMEA\)](#), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the

LANDSCAPE REVIEW

office of the Oakland County Register of Deeds. This document is available on our website.

19. A draft copy of the 20-foot-wide [Watermain System Easement](#) onsite must be submitted to the Community Development Department.
20. A draft copy of the 20-foot-wide [Sanitary Sewer Easement](#) onsite must be submitted to the Community Development Department.
21. A draft of the License Agreement will be required for the mailboxes located within the water main easement. This must be submitted to the Community Development Department.
 - a. The agreement shall state that the mailbox and all site facilities within the influence of the mailboxes that may be removed or damaged in the event the utility requires maintenance will be **the responsibility of the property owner** to repair or replace. Additionally, a cross-section shall be included with the agreement showing the distance between the mailbox pad foundation and the utility.

THE FOLLOWING MUST BE ADDRESSED PRIOR TO CONSTRUCTION

22. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
23. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
24. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
25. Construction inspection fees in the amount of **\$54,355.02** must be paid to the Community Development Department. ****fees are subject to change.**
26. Legal escrow fees in the amount of **\$TBD** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project** (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents. ****fees are subject to change.**
27. Legal fees for off-site easements should be paid as soon as possible so that documents can be approved.
28. A storm water performance guarantee in the amount of **\$129,000** (Equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
29. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Treasury Department at 248-347-0498 to determine the amount of these fees.

30. A street sign financial guarantee in the amount of **\$3,200** (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
31. A traffic control inspection fee of **\$TBD** must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.
32. A [Soil Erosion Control Permit](#) must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
33. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the city website ([Right-of-Way Permit Application](#)) and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details, and plan sheets applicable to the permit only.
34. A permit for work within the road right-of-way of 8 Mile Road must be obtained from the Road Commission for Oakland County (RCOC). Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the city. Provide a note on the plans indicating all work within the road right-of-way will be constructed in accordance with the RCOC standards. **Be advised that review by the RCOC may take four weeks or longer.**
35. An [Act 399 Permit for Community Water Supply Systems](#) for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit.
36. A [Part 41 Permit For Wastewater Systems](#) for sanitary sewer construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit. **Be aware that approval by both (1) Oakland County Water Resources Commissioner (OCWRC) and (2) Wayne County Department of Public Services (WCDPS) are required prior to submittal to EGLE.**
37. An NPDES permit must be obtained from EGLE since the site is over 5 acres in size. EGLE may require an approved SESC plan to be submitted with the Notice of Coverage.
38. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).
39. The amount of the incomplete site work performance guarantee for this development at this time is **\$598,053.12** (Equal to 1.2 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be

reduced prior to the Temporary Certificate of Occupancy (TCO), at which time it will be based on the percentage of construction completed.

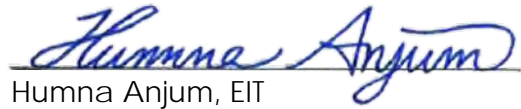
THE FOLLOWING MUST BE ADDRESSED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

40. All easements and agreements referenced above, must be executed, notarized and approved by the City Attorney and Engineering Division.
41. A [Bill of Sale for the Utilities](#) conveying the improvements to the City of Novi must be submitted to the Community Development Department.
42. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
43. Submit to the Community Development Department Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties. The Waivers of Lien shall state that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
44. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
45. Submit a Maintenance Bond to the Community Development Department in the amount of **\$35,631.25** (Equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on the City's website under [Forms and Permits](#).
46. Submit an up-to-date Title Search (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

PRIOR TO SUBMITTING STAMPING SETS, the Applicant should submit the Electronic Stamping set to Planning for review, if any changes are proposed after Electronic Stamping set approval applicant must submit revised sheets for review and approval.

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.

A handwritten signature in blue ink that reads "Humna Anjum". The signature is written in a cursive style and is positioned above a horizontal line.

Humna Anjum, EIT
Project Engineer

cc: Lindsay Bell, Community Development
Stacey Choi, Planning Assistant
Kate Purpura, Engineering
Ben Croy, City Engineer



PLAN REVIEW CENTER REPORT
April 30, 2026
Mariella Estates
Revised Preliminary/Final Site Plan - Landscaping

Review Type

Revised Preliminary/Final Plan Landscape Review

Job #

JSP26-0009

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: 4/23/2026

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 revised Final Site Plan submittal. 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 for Preliminary Site Plan but not Final Site Plan**. An irrigation plan must be provided with the revised Final Site Plans, along with other corrections noted below.

Ordinance Considerations

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

1. A 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 on L-4.
4. 22 woodland replacement trees are proposed to be planted on-site. **Please add conservation easements to protect those trees. Show the boundaries on the landscape plan.**

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

1. The project is only adjacent to other single-family residential properties 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.

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.
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)

1. 13 of 22 species used (59%) are native to Michigan.
2. The trees meet the tree diversity requirement.
3. **Please correct the tree diversity calculations on the plant list by doing the following:**
 - **Remove the woodland replacement trees from the calculation**
 - **Combine the counts for an individual species in the calculation on the first time the species appears and do not include the second occurrence in the calculation.**
4. **If winterberry fruits are desired in future years, please add one male plant for every 10 female plants.**

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 – Revised Preliminary/Final Site Plan

Project name: JSP26-0009: Mariella Estates
 Property location: 8 Mile Road, west of Ballantyne subdivision
 Plan Date: April 23, 2026
 Review Date: April 30, 2026
 Reviewed by: Rick Meader, Landscape Architect, LLA rmeader@cityofnovi.org, (248) 735-5621

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 revised Final Site Plan submittal. 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.

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	Yes	

Item	Required	Proposed	Meets Code	Comments
		North, East & West: RA South: Northville Twp		
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> • Legal description or boundary line survey • Existing topography 	Sheet 2	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 are provided on L-4 • 22 replacement trees are provided 	<ul style="list-style-type: none"> • Yes • Yes • No • Yes 	Please add conservation easements to protect the replacement trees.
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"> • Sheet 6 • Proposed storm water system, including underground storage, is shown on the landscape plan. • Water and sanitary lines and structures are also shown • Sufficient spacing for the street trees appears to be proposed. • No proposed light posts are shown 	<ul style="list-style-type: none"> • Yes • Yes • Yes • Yes • TBD 	<ol style="list-style-type: none"> 1. If street lighting or any any lighting will be provided, please show the posts on the landscape plan and revise any tree/post conflicts. 2. If no street lighting will be proposed, please add a note to that effect on the landscape plan.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> • Sheet 5 • Proposed contours are also shown on the landscape plan 	<ul style="list-style-type: none"> • Yes • Yes 	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	<ul style="list-style-type: none"> • An area is now shown at the end 	Yes	

Item	Required	Proposed	Meets Code	Comments
		of the road • A note indicates that snow will be deposited along the road, between the curb and sidewalk		
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
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	
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 				

Item	Required	Proposed	Meets Code	Comments
<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 5 Green Giant arborvitae are provided at the west end of the drive to block oncoming headlights. • Many trees, evergreen and deciduous, are proposed between the site and adjacent Ballantyne lots. 	Yes	The buffering trees provided are not required but will provide welcome privacy between the adjacent parcels.
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 and underground utilities are shown along 8 Mile Road	Yes	
Walls (Zoning Sec 5.5.3.vi and LDM 2.k)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	<ul style="list-style-type: none"> • A small boulder retaining wall is proposed on Lot 1. • TW/BW elevations are provided – it is less than 3 feet tall 	Yes	
Walls 4 feet tall or taller must be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Zoning 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 	Yes	

Item	Required	Proposed	Meets Code	Comments
		each side of the entry. <ul style="list-style-type: none"> • Crests are 2-5 feet wide 		
Minimum berm height (9)	4 ft.	Both berms are approximately 5 feet tall	Yes	
3' wall (4) (7)	NA	Small walls are proposed at the entrance.	TBD	<ol style="list-style-type: none"> 1. If they will be 48" or taller, they will need to be designed by an engineer. 2. Please indicate their height and appearance on the revised Final Site Plans.
Canopy deciduous or large evergreen trees (Zoning 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 (Zoning 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 	13 trees	Yes	
Street Trees (Zoning 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 	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.
Island & Boulevard Planting (Zoning Sec 5.5.3.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 or boulevards 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 	An allowance for 3 transformers is included in the plant list	Yes	When the location of transformer/utility boxes is determined, please show them and the screening shrubs
Detention/Retention Basin Requirements (Zoning Sec. 5.5.3.E.iv)				
Planting requirements	<ul style="list-style-type: none"> • Clusters of large shall 	An underground	NA	

Item	Required	Proposed	Meets Code	Comments
(Zoning Sec. 5.5.3.E.iv)	cover 70-75% of the basin rim area at 10 feet from the bottom or permanent water level. <ul style="list-style-type: none"> • 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 	detention basin is proposed		
Phragmites and Japanese Knotweed Control (Zoning 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 survey. • Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	A note indicates that there is no Phragmites or Japanese knotweed on the site	Yes	
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (Zoning Sec 5.5.5.B & LDM 2.1.)	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)	<ul style="list-style-type: none"> • 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 & 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	No	No	1. If an irrigation system will be provided, please add a plan for it to the revised final site plan

Item	Required	Proposed	Meets Code	Comments
	means of providing sufficient water for plant establishment and long-term survival			2. The system should meet the requirements listed at the end of this review.
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	Yes	Yes	
Root type	• B&B or Cont	Yes	Yes	
Botanical and common names	<ul style="list-style-type: none"> Species native to Michigan shall constitute at least 50% (preferably more) of the plants used, not including woodland replacements or seed mix species. Non-woodland replacement trees shall conform to the LDM Section 4 standards for diversity 	<ul style="list-style-type: none"> 13 of 22 species used (59%) are native to Michigan The tree diversity meets the requirements of LDM 4. 	Yes	Please fix the tree diversity calculations: <ul style="list-style-type: none"> Don't include woodland replacements Only show calculation for a species for one of the occurrences (ie only in the street tree section if it occurs in both street trees and general plantings)
Type and amount of lawn		<ul style="list-style-type: none"> A wetland buffer seed mix is shown for the pond area Sod is indicated in the greenbelt. Hydroseeded lawn is proposed for the remaining disturbed areas. 	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	
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	

Item	Required	Proposed	Meets Code	Comments
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.	<ul style="list-style-type: none"> All but 3 of the trees on-site will be removed. Silt fence and tree protection fencing are shown on Sheet 5 	<ul style="list-style-type: none"> 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	6 credits are taken for the 30" boxelder near the north property line that is preserved	Yes	
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Chapter 37, LDM for more details	On plant list	Yes	
Plant size credit (LDM3.c.(2))	NA	None taken		
Prohibited plants (LDM 11.b(2)b)	No plants on City Invasive Species List	None are used	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	The lines are over the proposed subcanopy trees	Yes	
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 is not intended to substitute for any Ordinance or City of Novi

Item	Required	Proposed	Meets Code	Comments
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.

WETLAND & WOODLAND REVIEW



May 19, 2026

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

Submitted electronically to lbell@cityofnovi.org

Re: Mariella Estates Revised Preliminary/Final Site Plan Woodland Review (rPSP-FSP; JSP26-09)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a combined revised Preliminary Site Plan – Final Site Plan (rPSP-FSP) submittal for Mariella Estates (site). Two sets of plans were provided:

- One plan prepared by Atwell dated April 23, 2026. This plan contains the primary design/engineering information for the PSP-FSP.
- One plan prepared by Allen Design dated April 17, 2026. This plan contains the landscape and woodland replacement information for the PSP-FSP.

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**). The site does not contain City-regulated woodlands (**Figure 1**), but contains trees that are regulated under Chapter 37, Woodlands Protection.

The project was reviewed under a Planned Rezoning Overlay (PRO) process. The woodlands PRO received approval on December 3, 2024, and the wetlands PRO received approval on July 15, 2025.

An initial PSP-FSP review was conducted in March 2026 and approval was recommended for both woodlands and wetlands for a preliminary site plan with requests for edits for a revised final site plan submittal. Some comments from the March 2026 review have been preserved and are addressed below.

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Mariella Estates rPSP-FSP. A list of comments is provided below to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	Yes
Tree Replacement (Chapter 37, Section 37-8)	Yes
Tree Protection (Fence; Chapter 37, Section 37-9)	Yes
Woodland Conservation Easement (Chapter 37-30[e])	Yes

Woodland Review Comments

1. No city-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite (**Figure 1**). A site visit was performed on November 27, 2024 to verify and review the extent of identified trees on-site. Select photos from the site visit were included in the PRO Review.
2. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a diameter at breast height (DBH) greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed. Because no regulated woodlands are present on-site, this is not applicable to this site.
3. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches in diameter at breast height (DBH). There are five trees on-site that meet this criterion. The following trees are regulated on-site:
 - 2402 (40.5 in DBH)
 - 2246 (36 in DBH)
 - 1791 (61.5 in DBH; 2nd trunk 29 in DBH)
 - 1787 (52 in DBH)
 - 3400 (37.5 in DBH)
4. ~~In the December 3, 2024 Initial PRO Review, one tree was identified on-site as being larger than 36 inches DBH and is not identified with a tree tag on-site, nor in the tree survey table. The tree is located east of Tree 1795 and west of Tree 2403. This tree should be clarified by species, DBH, and a unique identifier. During a March 11, 2026 site visit, the tree was re-reviewed and no tags have been added since the Initial PRO Review. A photograph of the tree is provided in Attachment A and was also provided in the Initial PRO Review.~~
 - a. This comment has been addressed and Comment 3 (above) has been modified to reflect the update.
5. The plans have proposed the cumulative removal of 5 regulated trees. A **Woodland Use Permit** is required to perform construction on any site containing regulated trees. The permit for this site would require Planning Commission approval because there are more than three trees proposed to be impacted/removed by construction.
6. **Woodland Replacement.** Based on review of the plans, the following woodland replacements are required:

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	0	1	0
12-20	0	2	0
21-29	0	3	0
30+	4	4	16
Multi-stem	1	Sum of Stem DBH/8 (rounded up)	12
Total	5	-	28*

7. The applicant has stated on Sheet L-4 that they will take credit for Tree 2420 for a total of six credits. By taking credit for existing (non-regulated) trees, the applicant will place this tree into a conservation easement.
8. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
 - a. Planting the woodland tree replacement credits on-site.
 - i. For tree replacement credits that will be planted on-site, a financial guarantee of \$400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.
 - ii. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance.
 - b. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit.
 - c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).
- The applicant has stated that they will be planting 22 trees on-site to account for the 22 replacements credits (excluding the 6 credits accounted for by preserving a tree on-site). This will require the applicant provide a financial guarantee of \$8,800, which will be released after trees have been planted and approved by the City of Novi. The applicant must provide a two-year maintenance bond in the amount of \$2,200.
 - o Sheet L-1 indicates the applicant will plant five *Acer saccharum*, five *Liriodendron tulipifera*, seven *Quercus macrocarpa*, and five *Tilia americana* trees to account for the 22 woodland replacements.
9. **Critical root zone.** Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. Because only trees larger than 36 inches are regulated at this site, this requirement is not applicable to the other trees to be removed on-site.

-
- Critical root zones have been added to the site plan.
10. A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit. Because the site is located west of a new woodland conservation easement, tree protection will need installed in the eastern and northern portions of the site.
 - a. The cost to stake, install, and remove the tree protection fencing have been added to the Site Plan.
 11. **Woodland Replacement Inspection** – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.
 12. **Woodland Guarantee Inspection** – Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.
 - If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.
 13. The Applicant is requested to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.
 - The woodland replacement trees will be planted in the southwestern portion of the site near the proposed underground detention system.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Mariella Estates rPSP-FSP. 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	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.
 - 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.

- a. **Merjent visited the site on March 11, 2026 and the flagging from the wetland delineation has fallen likely from snow and wind throughout the winter. The wetland will need to be staked prior to construction/grading to ensure it is not disturbed during construction.**
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 require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. The Applicant should consider modification of the proposed limits of disturbance boundaries in order to preserve wetland and wetland buffer areas. The preservation of the 25-foot wetland buffer areas (also referred to as the "25-foot wetland setback/buffer") is important to the overall health of the wetlands, especially after site development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as to provide additional wildlife habitat.
 - a. Impacts resulting from the proposed boulder wall will occupy 35 square feet and will require 3.47 cubic yards of fill (Sheet 05).
 - b. Impacts from proposed grading will occupy 4,486.36 square feet and will require 199.39 cubic yards of fill (Sheet 05).
5. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

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

CC:

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

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

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

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

TRAFFIC REVIEW



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

Project name:
 JSP26-09 – Mariella Estates Combined
 Preliminary and Final Traffic Review

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

From:
 AECOM

Date:
 March 11, 2026

CC:
 Lindsay Bell, Humna Anjum, Diana Shanahan, Milad
 Alesmail, Stacey Choi, Kate Purpura

Memo

Subject: JSP26-09 – Mariella Estates Combined Preliminary and Final Traffic Review

The combined preliminary and final 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 for R-1.
4. The applicant has requested the following traffic related deviation as part of the PRO agreement:
 - 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: R-1 with a Planned Rezoning Overlay

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	-

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 150'	Met	
3b	Tangent	0'	Met	
4	Emergency Access O 11-194.a.19	1 access point	Met	See Fire review.
5	Driveway sight distance O Figure VIII-E	610'	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	401' and 1085'	Met	
6b	Opposite side O 11.216.d.1.e	201' 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	
12	Trash receptacle ZO 5.4.4	Individual trash collection will be provided	N/A	
13	Emergency Vehicle Access	Turning movements provided	Met	
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 has requested a deviation as part of the PRO agreement.		

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Indicated	Met	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
33	Signing table: quantities and sizes	Indicated	Met	6 shown on site plan, 5 listed in sign quantity table.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Noted	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Noted	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Noted	Met	
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	Noted	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Noted	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Noted	Met	
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, PE
Project Manager

FIRE REVIEW



May 1, 2026

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Diana Shanahan – Plan Review Center
Stacey Choi – Planning Assistant

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

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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

RE: **Mariella Estates** (Previously reviewed as – Preserves of Maybury on November 14, 2024 – Initial PRO)

PSP26-011

JSP26-09

JZ24-43 – Preserves of Maybury

Project Description:

New subdivision on 9.36 acres with 10 single family residential homes.

Comments:

- **CORRECTED from previous review on 2/25/26** - All fire hydrants MUST be installed and operational prior to any combustible material is brought on site. IFC 2015 3312.1 One additional hydrant will need to be added near lot #1, "inside" the entrance gate. Plan set #6 only shows 2 hydrants being added to new water main.
- **CORRECTED from previous review on 2/25/26** - 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)) *This will need to be recalculated on Plan set #14. See attached Fire Truck Spec sheet and resubmit for 48' long apparatus with 50' outside turning radii.*
- **CORRECTED (from previous review on 11/14/2024)** - 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.)**. Plan set #4 indicates additional "NO Parking" signs have been added. *This is now acceptable.*
- The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. **(D.C.S Sec. 158-99(a).)**

- **CORRECTED from previous review on 2/25/26** - Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure. Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. One additional hydrant will need to be added near lot #1, "inside" the entrance gate. Plan set #6 only shows 2 hydrants being added to new water main. (D.C.S. Sec. 11-68 (f)(1)c)
- Prior to construction above the foundation of all multi-residential buildings and single-family dwellings, all roads are to be paved. Note this on all plans.
- **Security Entrance gate will need to have a "Knox-Box" with key access installed or by electronic means activation to allow 24 Hour Emergency Access. Please consult with www.Knoxbox.com for rapid entry options and have lock cored for "City of Novi Fire Dept. specs.**

Recommendation:

Approval is now granted with Conditions that the last item noted for the Security Gate access is provided as noted when front gate is constructed.

Sincerely,

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

APPLICANT RESPONSE LETTER

June 26, 2026



Lindsay Bell, AICP
Director of Planning
45175 Ten Mile Road
Novi, Michigan 48375

RE: JSP26-09 Mariella Estates

Ms. Bell,

Thank you for providing your review and feedback for the above referenced project. We have revised the plans in accordance with your review letter dated May 20, 2026. For your use, below are our responses on how we have addressed or plan to address each of the comments in your letter.

Engineering – reviewed by Humna Anjum

1. Stormwater shall not cross property lines, adjust the storm sewer or provide swales to ensure that stormwater does not cross property lines. Grading near lots 5,6, 7, 8, 9 and 10 must be adjusted. The current grading may cause water to pool south of lot 9 near the homes south of the development. Revised grading plans should be provided with the next submittal.
Response: *The catch basins behind Lots 5-10 will be shifted as close as possible to the rear lot lines while maintaining the minimum 3' cover and maximum 25% tie-in slopes. In some cases where structures cannot meet all three constraints, a boulder wall can be added. A swale will be provided near Lot 9 to convey runoff to the proposed storm system and provide positive drainage away from the existing homes to the south.*
2. Traffic signs in the Road Commission for Oakland County (RCOC) right-of-way will be installed by RCOC. A Right-of-Way Permit will be required from the City of Novi and Oakland County.
Response: *Understood. This requirement will be noted on the 8 Mile Frontage Plan shown on sheet 15.*
3. Only at the time of the printed Stamping Set submittal, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets). The most updated details can be found on the City's website under Engineering Standards and Construction Details.
Response: *Comment noted.*
4. EGLE permit application has been submitted to Engineering.
Response: *Comment noted.*
5. Irrigation plans should be provided with the 2nd revised final site plan submittal. Irrigation plans must be approved before plans can be stamped.
Response: *Irrigation plans and details will be provided with the next final site plan submittal.*
6. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations

on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

Response: *The above-mentioned irrigation plan requirements will be included with the next submittal.*

7. EGLE permit application has been submitted to Engineering.

Response: *Comment noted.*

8. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Currently, a few pipe sections do not meet this standard. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.

Response: *Cover will be raised to a minimum of 3' for the applicable storm conveyance systems. Where cover cannot be met due to existing tie-in constraints or maximum slopes, Class V pipe will be indicated on the plans.*

9. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual (updated Jan 31, 2024).

Response: *Comment noted.*

10. C-Factor calculation design drainage area states 6.55 acres on sheet and sheet 14 shows drainage area as 6.25 acres. Composite C factor based on hydrologic soil type on sheet 13 does not match what is used on sheet 12. Ensure that all sheets have matching C factors and drainage areas shown.

Response: *The overall drainage area will be coordinated between the C-factor calculation table and the underground detention calculations. The composite C on sheet 13 is the average lawn C-factor, which will be updated to match the lawn/park C used in the C-factor table.*

11. Overall required detention for this site is provided in the underground detention system, based on the information provided on sheet 14.

Response: *Comment noted.*

12. 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. Current overland flow is shown in the right-of-way show how water shall reach ROW from the underground detention system.

Response: *The overland release route from the underground detention system in the event of system blockage will be identified on the Drainage Area Plan (sheet 12).*

13. Underground detention system detail has with elevations have been provided on sheet 14, these should also be provided on sheet 21.

Response: *Project-specific underground detention system details, including all relevant elevations, will be provided on Sheets 21 through 23 with the next Final Site Plan submittal.*

14. Add a note the 3-foot separation will be provided between all hydrants and sidewalks.

Response: *The above note will be added to the Utility Plan.*

15. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.
Response: *The proposed retaining walls will be revised such that the maximum grade differential does not exceed 30 inches within a 3-foot horizontal distance.*
16. Per Section 26.5-35(h), a statement is required on any plan containing a private street with the following language: "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/plat]".
Response: *The private street maintenance note on the Cover Sheet under General Notes has been updated to reflect the exact language required.*
17. A SESC permit is required (link to Soil Erosion Permit Application). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.
Response: *The Soil Erosion Permit Application has been submitted to the city.*
18. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
Response: *Comment noted, a copy of the SDFMEA will be submitted to the Community Development Department.*
19. A draft copy of the 20-foot-wide Watermain System Easement onsite must be submitted to the Community Development Department.
Response: *Comment noted, a copy of the Watermain Easement will be submitted to the Community Development Department.*
20. A draft copy of the 20-foot-wide Sanitary Sewer Easement onsite must be submitted to the Community Development Department.
Response: *Comment noted, a copy of the Sanitary Sewer Easement will be submitted to the Community Development Department.*
21. A draft of the License Agreement will be required for the mailboxes located within the water main easement. This must be submitted to the Community Development Department.
a. The agreement shall state that the mailbox and all site facilities within the influence of the mailboxes that may be removed or damaged in the event the utility requires maintenance will be the responsibility of the property owner to repair or replace. Additionally, a cross-section shall be included with the agreement showing the distance between the mailbox pad foundation and the utility.
Response: *Comment noted, a copy of the License Agreement will be submitted to the Community Development Department.*
22. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). Be advised that scheduling the pre-construction meeting can take 2-4 weeks.
Response: *Comment noted.*

23. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
Response: *Comment noted.*
24. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
Response: *Comment noted.*
25. Construction inspection fees in the amount of \$54,355.02 must be paid to the Community Development Department. **fees are subject to change.
Response: *Comment noted.*
26. Legal escrow fees in the amount of \$TBD must be deposited with the Community Development Department. All unused escrow will be returned to the payee at the end of the project (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents. **fees are subject to change.
Response: *Comment noted.*
27. Legal fees for off-site easements should be paid as soon as possible so that documents can be approved.
Response: *Comment noted.*
28. A storm water performance guarantee in the amount of \$129,000 (Equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
Response: *Comment noted.*
29. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Treasury Department at 248-347-0498 to determine the amount of these fees.
Response: *Comment noted.*
30. A street sign financial guarantee in the amount of \$3,200 (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
Response: *Comment noted.*
31. A traffic control inspection fee of \$TBD must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.
Response: *Comment noted.*
32. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
Response: *Comment noted.*

33. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the city website (Right-of-Way Permit Application) and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details, and plan sheets applicable to the permit only.
Response: *Comment noted. The ROW permit application has been submitted to the city of Novi*
34. A permit for work within the road right-of-way of 8 Mile Road must be obtained from the Road Commission for Oakland County (RCOC). Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the city. Provide a note on the plans indicating all work within the road right-of-way will be constructed in accordance with the RCOC standards. Be advised that review by the RCOC may take four weeks or longer.
Response: *Comment noted. Plans have been submitted to RCOC.*
35. An Act 399 Permit for Community Water Supply Systems for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit.
Response: *Comment noted, the EGLE application has been submitted to the Engineering Division.*
36. A Part 41 Permit For Wastewater Systems for sanitary sewer construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit. Be aware that approval by both (1) Oakland County Water Resources Commissioner (OCWRC) and (2) Wayne County Department of Public Services (WCDPS) are required prior to submittal to EGLE.
Response: *Comment noted, the EGLE application has been submitted to the Engineering Division.*
37. An NPDES permit must be obtained from EGLE since the site is over 5 acres in size. EGLE may require an approved SESC plan to be submitted with the Notice of Coverage.
Response: *Comment noted.*
38. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).
Response: *Comment noted.*
39. The amount of the incomplete site work performance guarantee for this development at this time is \$598,053.12 (Equal to 1.2 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be reduced prior to the Temporary Certificate of Occupancy (TCO), at which time it will be based on the percentage of construction completed.
Response: *Comment noted.*
40. All easements and agreements referenced above, must be executed, notarized and approved by the City Attorney and Engineering Division.
Response: *Comment noted.*
41. A Bill of Sale for the Utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department.
Response: *Comment noted.*

42. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.

Response: *Comment noted.*

43. Submit to the Community Development Department Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties. The Waivers of Lien shall state that all labor and material expenses incurred in connection with the subject construction improvements have been paid.

Response: *Comment noted.*

44. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.

Response: *Comment noted.*

45. Submit a Maintenance Bond to the Community Development Department in the amount of \$35,631.25 (Equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on the City's website under Forms and Permits.

Response: *Comment noted.*

46. Submit an up-to-date Title Search (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

Response: *Comment noted.*

Landscaping Review – reviewed by Rick Meader

1. 22 woodland replacement trees are proposed to be planted on-site. Please add conservation easements to protect those trees. Show the boundaries on the landscape plan.

Response: *Conservation easements will be provided on the landscape plan for the woodland replacement trees.*

2. Please correct the tree diversity calculations on the plant list by doing the following:

a. Remove the woodland replacement trees from the calculation

b. Combine the counts for an individual species in the calculation on the first time the species appears and do not include the second occurrence in the calculation. (ie only in the street tree section if it occurs in both street trees and general plantings).

Response: *Woodland replacements will be removed from the landscaping calculations and species counts will only be listed once.*

3. If winterberry fruits are desired in future years, please add one male plant for every 10 female plants.

Response: *The landscape plan will be revised to include male plants at a ratio of 1:10 to support fruit production in future years.*

4. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.
Response: *An irrigation plan meeting all system requirements will be provided with the next Final Site Plan submittal.*
5. 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.
Response: *Understood, no alternative means will be used.*
6. If street lighting or any any lighting will be provided, please show the posts on the landscape plan and revise any tree/post conflicts. If no street lighting will be proposed, please add a note to that effect on the landscape plan.
Response: *A note will be added to the landscape plan indicating that there will be no proposed street lighting.*
7. Small walls are proposed at the entrance. Please indicate their height and appearance on the revised Final Site Plans. If they will be 48" or taller, they will need to be designed by an engineer.
Response: *A detail will be provided for the entry monuments, indicating height and appearance.*
8. 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.
Response: *Comment noted. Coordination with the RCOC will be provided.*
9. When the location of transformer/utility boxes is determined, please show them and the screening shrubs.
Response: *Comment noted, screening will be provided when locations are known.*

Wetland & Woodland – reviewed by Jason DeMoss

1. No city-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite (Figure 1). A site visit was performed on November 27, 2024 to verify and review the extent of identified trees on-site. Select photos from the site visit were included in the PRO Review.
Response: *Comment noted.*
2. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a diameter at breast height (DBH) greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed. Because no regulated woodlands are present on-site, this is not applicable to this site.
Response: *Comment noted.*
3. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches in diameter at breast height (DBH). There are five trees on-site that meet this criterion. The following trees are regulated on-site:
 - a. 2402 (40.5 in DBH)
 - b. 2246 (36 in DBH)
 - c. 1791 (61.5 in DBH; 2nd trunk 29 in DBH)
 - d. 1787 (52 in DBH)

- e. 3400 (37.5 in DBH)
Response: *Comment noted.*
- 4. The plans have proposed the cumulative removal of 5 regulated trees. A Woodland Use Permit is required to perform construction on any site containing regulated trees. The permit for this site would require Planning Commission approval because there are more than three trees proposed to be impacted/removed by construction.
Response: *A Woodland Use Permit will be applied for.*
- 5. Woodland Replacement: Based on review of the plans, the following woodland replacements are required: (See Table in Letter)
Response: *The total required replacements currently match the proposed landscape plan. Further adjustments to tree removals or replacements shall be coordinated.*
- 6. The applicant has stated on Sheet L-4 that they will take credit for Tree 2420 for a total of six credits. By taking credit for existing (non-regulated) trees, the applicant will place this tree into a conservation easement.
Response: *The existing Tree 2420 previously being designated as conserved will be proposed for removal. Replacement calculations will be updated as necessary.*
- 7. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
 - a. Planting the woodland tree replacement credits on-site.
 - i. For tree replacement credits that will be planted on-site, a financial guarantee of \$400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.
 - ii. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance.
Response: *Comment noted. A cost estimate will be provided prior to approval.*
 - b. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit.
Response: *Comment noted.*
 - c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).
Response: *Comment noted.*
- 8. Critical root zone. Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. Because only trees larger than 36 inches are regulated at this site, this requirement is not applicable to the other trees to be removed on-site.
Response: *Comment noted.*
- 9. A woodland fence guarantee of \$6,000 (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit. Because the site is located west of a new woodland conservation easement, tree protection will need installed in the eastern and northern portions of the site.

- a. The cost to stake, install, and remove the tree protection fencing have been added to the Site Plan.

Response: *Comment noted.*

10. Woodland Replacement Inspection – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.

Response: *Comment noted.*

11. Woodland Guarantee Inspection – Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

Response: *Comment noted.*

12. The Applicant is requested to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.

Response: *Comment noted.*

13. 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.

- 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).

Response: *Comment noted.*

14. 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.

- a. Merjent visited the site on March 11, 2026 and the flagging from the wetland delineation has fallen likely from snow and wind throughout the winter. The wetland will need to be staked prior to construction/grading to ensure it is not disturbed during

construction.

Response: *Comment noted.*

15. 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.

Response: *Comment noted.*

16. 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 require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. The Applicant should consider modification of the proposed limits of disturbance boundaries in order to preserve wetland and wetland buffer areas. The preservation of the 25-foot wetland buffer areas (also referred to as the "25-foot wetland setback/buffer") is important to the overall health of the wetlands, especially after site development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as to provide additional wildlife habitat.

- a. Impacts resulting from the proposed boulder wall will occupy 35 square feet and will require 3.47 cubic yards of fill (Sheet 05).
- b. Impacts from proposed grading will occupy 4,486.36 square feet and will require 199.39 cubic yards of fill (Sheet 05)

Response: *Comment noted.*

17. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

Response: *Comment noted.*

Traffic – reviewed by Paula K. Johnson

The received traffic review dated March 11, 2026, has been addressed in the previous applicant response letter dated April 29, 2026.

Fire – reviewed by Andrew Copeland

1. The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. (D.C.S Sec. 158-99(a).)

Response: *A note will be added to the Cover Sheet of the plans.*

2. Prior to construction above the foundation of all multi-residential buildings and single-family dwellings, all roads are to be paved. Note this on all plans.

Response: *A note will be added to the Cover Sheet of the plans.*

3. Security Entrance gate will need to have a “Knox-Box” with key access installed or by electronic means activation to allow 24 Hour Emergency Access. Please consult with www.Knoxbox.com for rapid entry options and have lock cored for “City of Novi Fire Dept. specs.

Response: *A note will be added to the Cover Sheet of the plans.*

We appreciate your continued review and assistance with this project. Should you have any remaining questions or need anything else from us to help facilitate your approvals, please do not hesitate to contact me direct at (947)-886-9874.

Sincerely,

ATWELL, LLC



Christopher J. Rothhaar, P.E.
Land Development – Project Manager

PRO AGREEMENT
(EXCLUDING EXHIBITS)

OAKLAND COUNTY
REGISTER OF DEEDS

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2026 MAR 17 PM 1:19

2026 APR 24 PM 12:14

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.

EOP

OK LB

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. ** See Exhibit C **
- 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

[Handwritten Signature]

By: Donato Naurato
Its: Managing Partner

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this 3RD day of March, 2026, before me appeared
Donato Naurato, Managing Partner of **BRACIOLE BROTHERS, LLC, a**
Michigan Limited Liability Company, on its behalf.

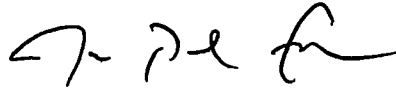
KATHLEEN HAPIUK
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Apr 18, 2028
ACTING IN COUNTY OF OAKLAND

Kathleen Hapiuk
Notary Public
Oakland County
Acting in Oakland County
My commission expires: 04/18/2028

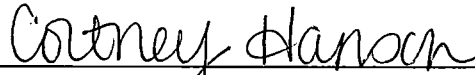


{Signatures continue on following page}

CITY OF NOVI



By: Justin Fischer
Its: Mayor

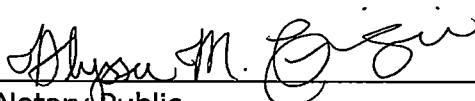


By: Cortney Hanson
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this 9th day of March, 2026, before me appeared **Justin Fischer** ^{Mayor} and **Cortney Hanson** ^{Clerk}, 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.

ALYSSA MARIE CRAIGIE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 23, 2029
ACTING IN COUNTY OF Oakland.



Notary Public
Oakland County
Acting in Oakland County
My commission expires: 9/23/2029

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}

CORRESPONDENCE



CITY OF NOVI
RESPONSE FORM

RECEIVED

JUN 23 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

**JSP26-09 MARIELLA ESTATES FOR PRELIMINARY SITE PLAN, SITE CONDOMINIUM,
WOODLAND PERMIT, AND STORMWATER MANAGEMENT PLAN.**

You are invited to attend the public hearing on July 8, 2026 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting lbell@cityofnovi.org.

I SUPPORT I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: Annette Zywiol

PRINT NAME: Annette Zywiol

ADDRESS: 22545 Moorgate Novi, MI 48374

*** IN ACCORDANCE WITH MCL 125.3103:
- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.



CITY OF NOVI
RESPONSE FORM

RECEIVED

JUL 01 2026

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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- increase in traffic, especially at intersection of 8 mile and Beck (this area gets very congested during morning and evening rushhour)
- destruction of mature trees and wildlife habitat
- destruction of wetland habitat along 8 mile Road
- destruction of vernal pools which support biodiversity and help with flood control and erosion in the spring

SIGNATURE: J F

PRINT NAME: Jennifer Frangakis

ADDRESS: 20864 Farrier Place Northville, MI 48167

***** IN ACCORDANCE WITH MCL 125.3103:**

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.