MASTER PLAN AND ZONING COMMITTEE

CITY OF NOVI
September 23, 2026 | 6:00 PM
Council Conference Room | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375
(248) 347-0475

COMMITTEE MEMBERS: Avdoulos, Dismondy, Verma

1. ROLL CALL

2. APPROVAL OF AGENDA

3. AUDIENCE PARTICIPATION AND CORRESPONDENCE

4. DISCUSSION ITEMS

A. Zoning Map Amendment Request for JZ26-0030 Providence Meadows

Review and provide comments on the applicant's request to rezone 31.53 acres south of Grand River and west of Providence Parkway from I-1 (Light Industrial) to I-1 with a Planned Suburban Low Rise (PSLR) Overlay.

The zoning map amendment would retain I-1 zoning while allowing development under the PSLR Overlay uses and standards for a proposed 157-unit residential community consisting of townhomes and stacked ranch units.

The applicant previously submitted a proposed Planned Rezoning Overlay (PRO) concept plan with an underlying RM-2 High Density Mid-Rise Multiple Family District for this site (JZ25-24 Providence Meadows PRO).

5. APPROVAL OF THE APRIL 15, 2026 MASTER PLAN AND ZONING COMMITTEE MINUTES

Approval of the April 15, 2026 Master Plan and Zoning Committee Minutes

6. ADJOURNMENT

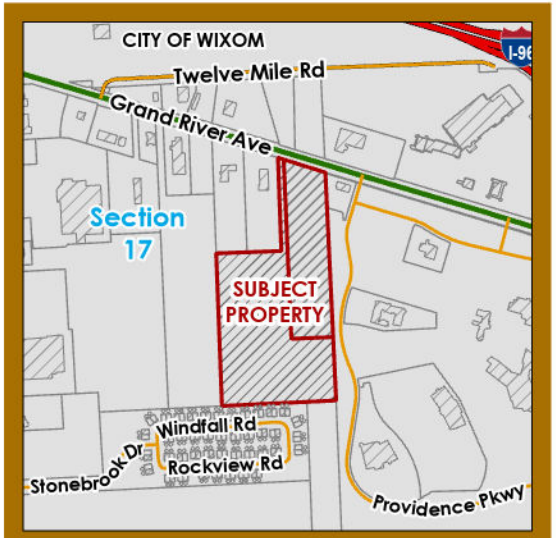
NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

MAPS

Location
Zoning
Future Land Use
Natural Features

PROVIDENCE MEADOWS PSLR
LOCATION MAP





LEGEND

- Subject Property

Thoroughfare Classification

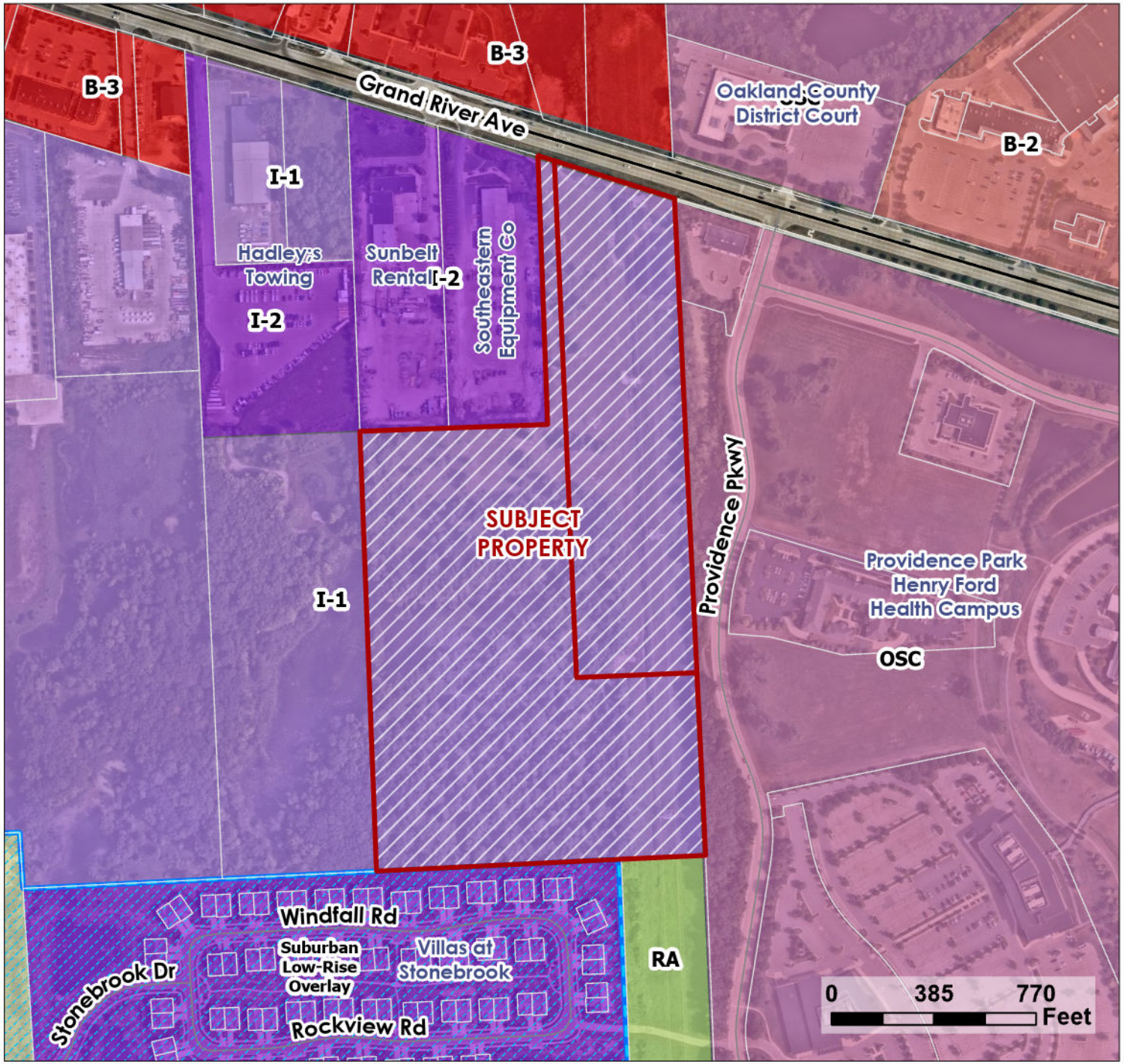
- Arterial
- Local Residential Street
- Freeway

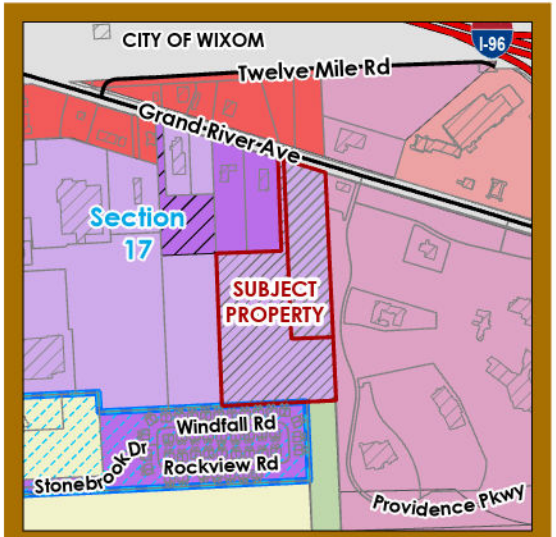
Map Author: Diana Shanahan
Project: 41100 Twelve Mile Rd

Date: 09/21/26
Version #: 1

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Community Development Department
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cityofnovi.org

PROVIDENCE MEADOWS PSLR
ZONING MAP





LEGEND

- Subject Property

Zoning Overlay

- Suburban Low-Rise (PSLR)
- Planned Rezoning Overlay (PRO)

Zoning District

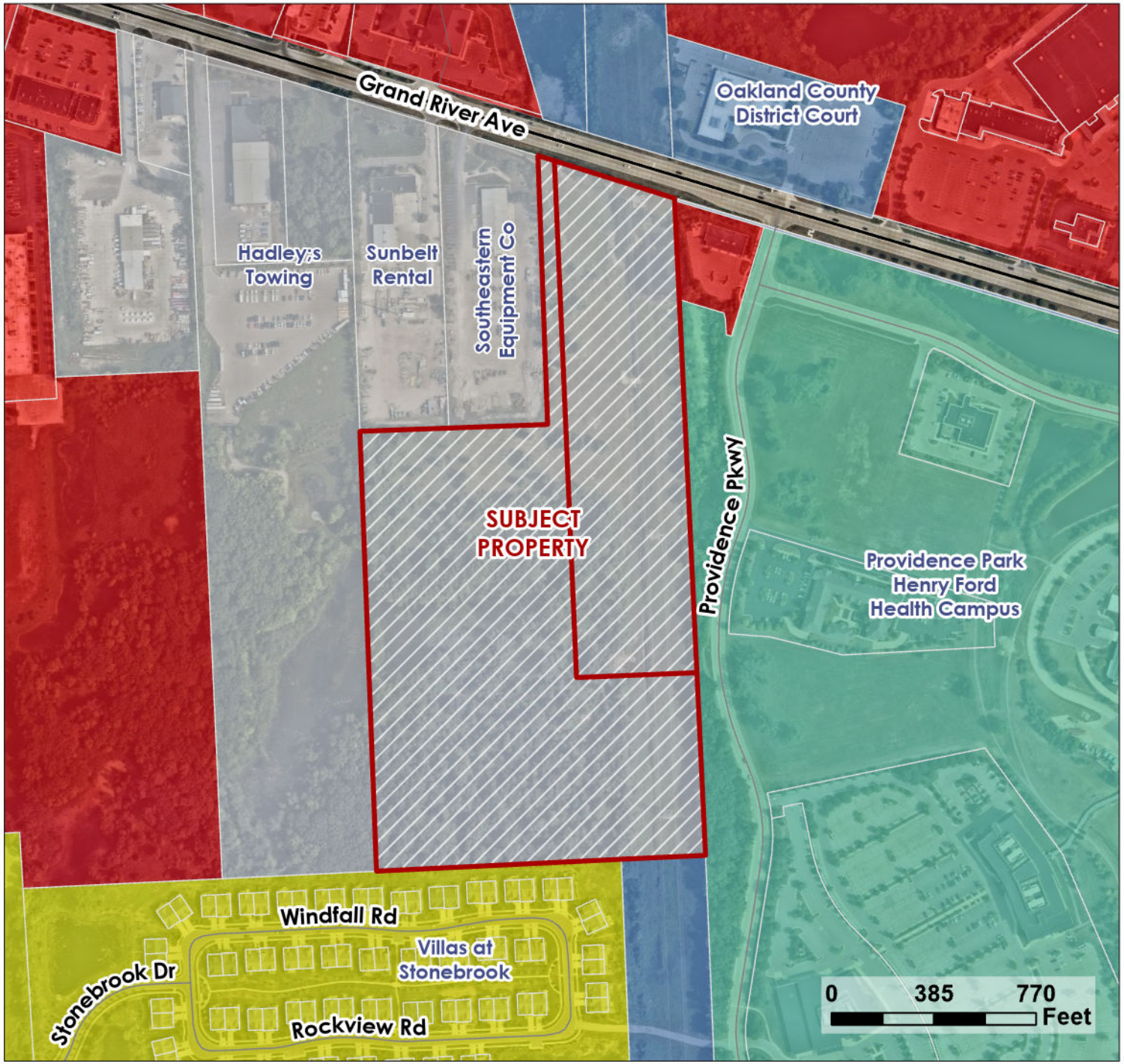
- B-2: Community Business
- B-3: General Business
- I-1: Light Industrial
- I-2: General Industrial
- OSC: Office Service Commercial
- R-1: One-Family Residential
- RA: Residential Acreage

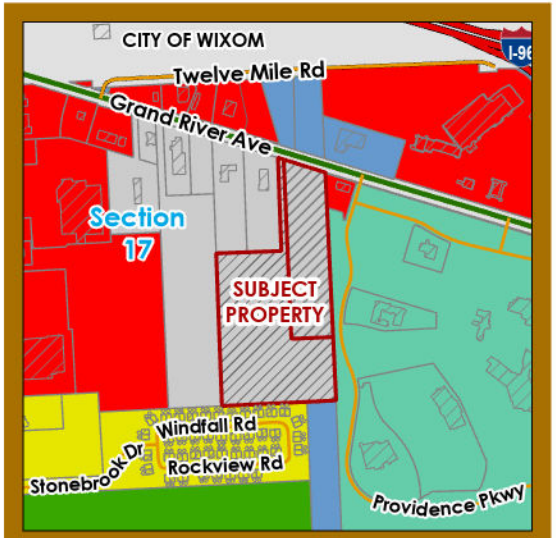
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PROVIDENCE MEADOWS PSLR
FUTURE LAND USE MAP





LEGEND

- Subject Property

Future Land Use Category

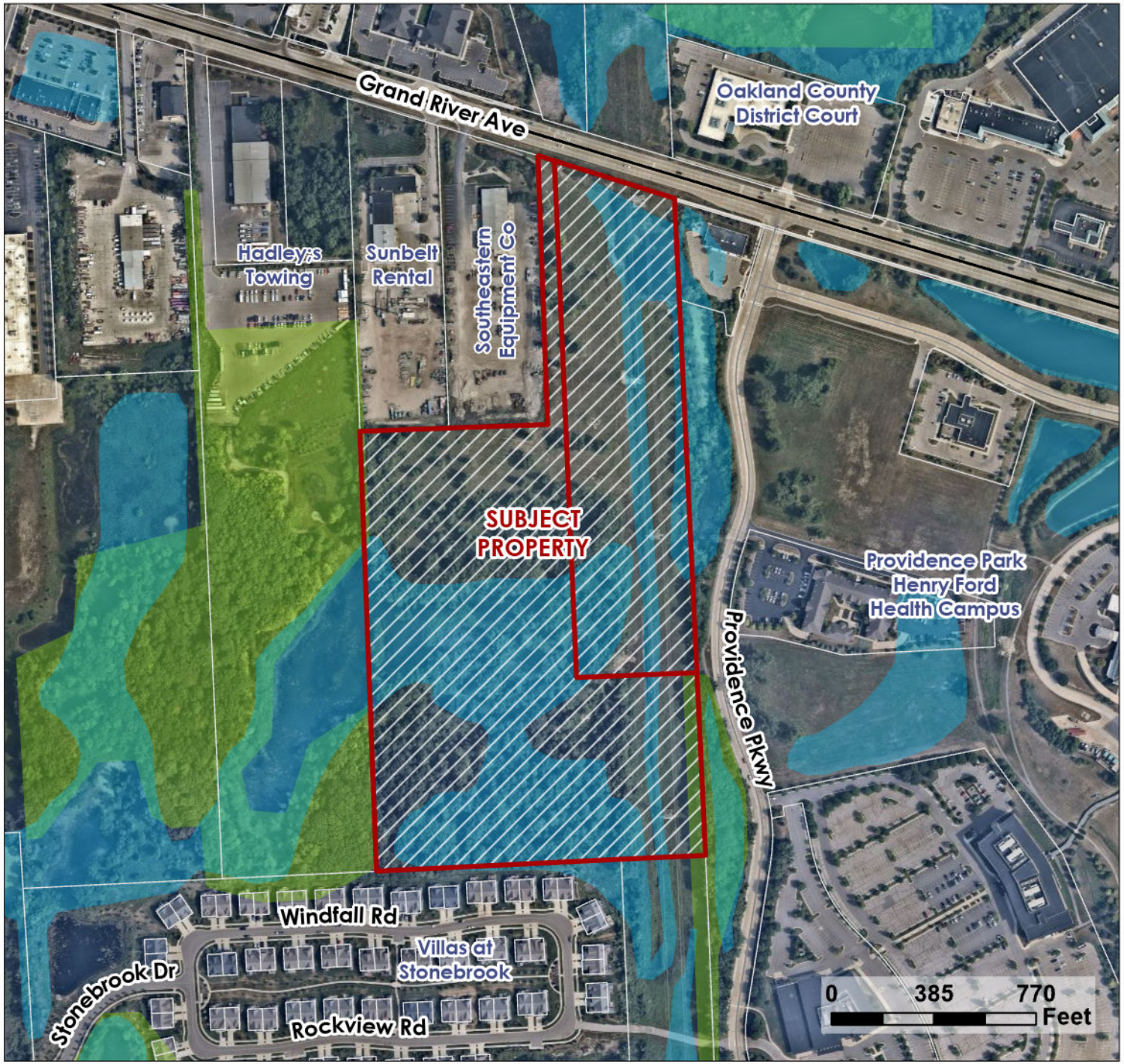
- Single Family
- Suburban Low-Rise
- Public Park
- Public/Quasi-Public
- Office, Service, Commercial
- Community Commercial
- Industrial/Office

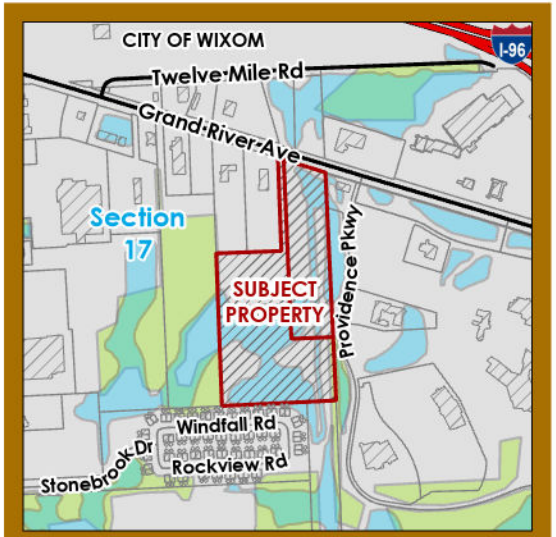
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PROVIDENCE MEADOWS PSLR
NATURAL FEATURES MAP





LEGEND

- Subject Property
- Wetlands
- Woodlands

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Community Development Department
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45175 Ten Mile Road, Novi, MI 48375
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REZONING NARRATIVE

July 15, 2026

City of Novi Planning Department

Re: **Providence Meadows** PSLR Rezoning Narrative
Property south of Grand River west of Providence Parkway
Parcel Numbers 22-17-101-012 and 22-17-101-010
Novi, MI

Whitehall Real Estate Interests and Robertson Brothers Homes are pleased to submit a rezoning proposal as a for-sale Planned Suburban Low-Rise Overlay District (PSLR) plan, envisioning a vibrant residential community on property located south of Grand River Avenue and west of Providence Parkway. This resubmittal follows our previous concept plan submission under a Planned Rezoning Overlay (PRO) with an underlying RM-2 High-Density Mid-Rise Multiple-Family District. Following valuable feedback received from both the Planning Commission and City Council, the plan has been substantially revised to address key concerns and improve compatibility with the surrounding area.

The updated plan includes the removal of the northernmost residential building, reducing the overall density and number of units (163 to 157) from the prior submission. Importantly, in place of some traditional townhome product, the revised concept introduces 24 stacked ranch units within two buildings, diversifying the housing mix and creating a lower-intensity product better aligned with market demand and community feedback. These units provide smaller, more attainable units as part of the development plan, that also create opportunities for senior homebuyers or those that seek a ranch floorplan.

In addition, through continued coordination with the Michigan Department of Environment, Great Lakes, and Energy (EGLE), the onsite wetland mitigation area has been relocated away from the neighboring community to the south. This change significantly reduces tree removal impacts to those residents and preserves a substantial existing natural tree buffer between the developments. This has been the main point of opposition from our existing neighbors to the south, and the redesign of the plan provides a substantial improvement to lessen any potential impacts.

The PSLR Overlay District was partly made in direct response to concerns regarding long-term land use compatibility and future zoning non-conformity issues for the industrially zoned properties to the north. The PSLR approach

provides a more tailored residential zoning mechanism that better reflects the site's context and offers a more appropriate transition between the adjacent industrial, medical, and residential uses.

Spanning approximately 31 acres, the site is planned as a high-quality, for-sale "missing middle" residential community offering convenient access to the adjacent Henry Ford Health employment center. The plan continues to transform a site long intended for industrial and office uses into a welcoming residential neighborhood that better aligns with the area's evolving character and established land use patterns.

Rezoning Justification

The proposed rezoning of the subject property is appropriate given that the existing Industrial/Office designation and I-1 zoning no longer reflect the surrounding land use pattern, market conditions, or the most suitable use of the property. The surrounding pattern of existing single-family neighborhoods, senior housing, and the hospital campus establish a context where residential development is more compatible than the industrial, research, office, warehouse, and other uses currently permitted under the existing zoning.

This application also reflects substantial revisions made in response to feedback received from the Planning Commission and City Council during the previous Planned Rezoning Overlay (PRO) review. Compared to the previously submitted RM-2 proposal, the revised plan reduces overall density, increases open space, enhances pedestrian connections, and improves compatibility with adjacent neighborhoods and the Henry Ford Providence Hospital campus.

Rezoning the property to accommodate residential development will provide a more appropriate long-term use of the site while reducing the potential impacts associated with industrial development, including truck traffic, loading operations, outdoor storage, noise, and lighting. The proposed residential community will provide attainable housing opportunities for hospital employees, young professionals, first-time homebuyers, and active adult residents seeking quality housing near employment, healthcare, and commercial services. The proposed rezoning therefore represents a logical transition of the property that better serves the public interest than retaining the existing industrial zoning.

We are requesting approval of the subject property (parcels 50-22-17-101-012 & 50-22-17-101-010) under the Planned Suburban Low-Rise Overlay District (PSLR), which will allow for the development of a lower-intensity, for-sale residential community that complements the adjacent Henry Ford Providence Hospital campus and surrounding residential neighborhoods. As currently zoned, the site could support a variety of research, office, and light industrial uses, including wholesale operations, data centers, warehousing, and other industrial activities, all of which would be more intrusive to the site and surrounding areas than the proposed residential development. While the current Master Plan designates the site as Industrial/Office, the surrounding land use context strongly supports a suburban low-rise residential designation. Importantly, the majority of land surrounding the Henry Ford Providence Hospital campus has already been planned and built as Suburban Low-Rise, including an existing neighborhood and senior housing.

Under the proposed PSLR Overlay District, the property will be developed as a for-sale residential community consisting of townhomes and stacked ranch homes designed to provide

Further supporting this request is the site's long-standing lack of market viability for industrial or office development. Despite being actively marketed by CBRE Group since 2009, the site has attracted no meaningful interest for industrial, research, or office users, due largely to its limited frontage along Grand River Avenue, constrained visibility, and physical site limitations. Conversely, demand for attainable, for-sale residential housing has grown significantly, particularly for workforce housing near major employment centers.

The revised PSLR plan continues to provide a thoughtfully designed, lower-intensity residential community that is more compatible with surrounding uses than either traditional industrial development or higher-density multifamily zoning would allow. The updated plan reduces overall density, improves buffering, provides a separated and dedicated pedestrian pathway, preserves additional mature vegetation, and introduces a broader housing mix in direct response to public and municipal feedback.

This community addresses Novi's clear need for attainable housing while strengthening the relationship between housing and employment by providing a convenient option for hospital associates, young professionals, and first-time homebuyers. Situated adjacent to the Henry Ford medical campus and near major regional corridors, the project promotes sustainability by reducing commute distances and supporting a balanced land use pattern within the city.

Henry Ford Health continues to support the proposal, recognizing the mutual benefit of creating attainable housing options for hospital employees while providing future residents walkable access to nearby medical, retail, and commercial services. Following conversations with representatives from Henry Ford Health, the organization expressed its support for establishing a primary entrance off Providence Parkway, as they view the project as a valuable addition to the campus, providing much-needed housing for nurses, physicians, and staff, and contributing to the long-term vitality of the area. A letter of support has been included to affirm this partnership and an access easement is now in place granting full access to the parkway. With over 2,000 employees at the hospital campus, the development offers a meaningful housing opportunity for a portion of that workforce and further reinforces the long-term vitality of the Providence Parkway corridor.

Concept Plan



Waiver Requests

We respectfully request waivers of the survey and Traffic Impact Statement resubmittal requirements, as both documents have been submitted with the PSLR application materials and remain applicable to the revised proposal.

Respectfully,

Tim Loughrin | VP of Land Acquisition
Robertson Brothers Homes
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
Direct Dial: 248.282.1428 | Mobile: 248.752.7402
tloughrin@robertsonhomes.com
CC Gary Jonna, Whitehall Real Estate Interests
CC David Landry

EXHIBIT A

The Land referred to herein below is situated in the City of Novi, County of Oakland, State of Michigan, and is described as follows:

PARCEL 1:
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as Beginning at the intersection of the Southerly right-of-way line of Grand River Avenue and the North-South 1/4 line of said Section 17; thence South 00 degrees 29 minutes 23 seconds West 1262.82 feet; thence North 89 degrees 30 minutes 37 seconds West 330.00 feet; thence North 00 degrees 29 minutes 23 seconds East 1374.95 feet to the Southerly right-of-way line of Grand River Avenue; thence South 70 degrees 44 minutes 31 seconds East along said right-of-way line 348.53 feet to the Point of Beginning.

PARCEL 2:
Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan described as Beginning at the center of said Section; thence South 89 degrees 52 minutes 01 second West along the East-West 1/4 line of said Section 675.10 feet; thence North 89 degrees 58 minutes 51 seconds West 241.73 feet; thence North 00 degrees 23 minutes 40 seconds East 1218.33feet; thence South 89 degrees 30 minutes 37 seconds East 522.37 feet; thence North 00 degrees 29 minutes 23 seconds East 745.37 feet to the Southerly right-of-way line of Grand River Avenue; thence South 70 degrees 44 minutes 31 seconds East along said right-of-way line 63.37 feet; thence South 00 degrees 29 minutes 23 seconds West 1374.95 feet; thence South 89 degrees 30 minutes 37 seconds East 330.00 feet to the North-South 1/4 line of said Section; thence South 00 degrees 06 minutes 27 seconds East along said line 559.27 feet to the Point of Beginning.

LEGAL DESCRIPTION AS SURVEYED:
A part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the North 1/4 corner of said Section 17; thence South 03 degrees 16 minutes 55 seconds East, 831.75 feet, (previously described as South 00 degrees 29 minutes 23 seconds West, 831.35 feet), along the North and South 1/4 line of said Section 17, to a point on the Southerly right of way of Grand River Avenue (100.00 feet wide), and the POINT OF BEGINNING; thence continuing South 03 degrees 16 minutes 55 seconds East 1827.68 feet, (previously described as South 00 degrees 29 minutes 23 seconds West, 1262.82 feet and South 00 degrees 06 minutes 27 seconds East 559.27 feet), along the North and South 1/4 line of said Section 17, to the center of said Section 17; thence South 86 degrees 39 minutes 04 seconds West, 916.83 feet, (previously described as South 89 degrees 52 minutes 01 second West, 675.10 feet and North 89 degrees 58 minutes 51 seconds West, 241.73 feet), along the East and

PSLR SITE PLAN NARRATIVE

July 10, 2026

City of Novi Planning Department

Re: **Providence Park West** PSLR Site Plan Narrative
Property south of Grand River west of Providence Parkway
Parcel Numbers 22-17-101-012 and 22-17-101-010
Novi, MI

Whitehall Real Estate Interests and Robertson Brothers Homes are pleased to resubmit this development proposal as a for-sale Planned Suburban Low-Rise Overlay District (PSLR) plan for concept review, envisioning a vibrant residential community on property located south of Grand River Avenue and west of Providence Parkway. This resubmittal follows our previous concept plan submission under a Planned Rezoning Overlay (PRO) with an underlying RM-2 High-Density Mid-Rise Multiple-Family District. Following valuable feedback received from both the Planning Commission and City Council, the plan has been substantially revised to address key concerns and improve compatibility with the surrounding area.

The updated plan includes the removal of the northernmost residential building, reducing the overall density and number of units (163 to 157) from the prior submission. Importantly, in place of some traditional townhome product, the revised concept introduces 24 stacked ranch units within two buildings, diversifying the housing mix and creating a lower-intensity product better aligned with market demand and community feedback. These units provide smaller, more attainable units as part of the development plan, that also create opportunities for senior homebuyers or those that seek a ranch floorplan.

In addition, through continued coordination with the Michigan Department of Environment, Great Lakes, and Energy (EGLE), the onsite wetland mitigation area has been relocated away from the neighboring community to the south. This change significantly reduces tree removal impacts to those residents and preserves a substantial existing natural tree buffer between the developments. This has been the main point of opposition from our existing neighbors to the south, and the redesign of the plan provides a substantial improvement to lessen any potential impacts.

Another important refinement in this resubmittal is the transition from the previously proposed RM-2 PRO framework to a PSLR Overlay District. This

change was made in direct response to concerns regarding long-term land use compatibility and future zoning non-conformity issues for the industrially zoned properties to the north. The PSLR approach provides a more tailored residential zoning mechanism that better reflects the site's context and offers a more appropriate transition between the adjacent industrial, medical, and residential uses.

Spanning approximately 31 acres, the site is planned as a high-quality, for-sale "missing middle" residential community offering convenient access to the adjacent Henry Ford Health employment center. The revised plan continues to transform a site long intended for industrial and office uses into a welcoming residential neighborhood that better aligns with the area's evolving character and established land use patterns.

Zoning Justification

We are requesting approval of the subject property (parcels 50-22-17-101-012 & 50-22-17-101-010) under the Planned Suburban Low-Rise Overlay District (PSLR). As currently zoned, the site could support a variety of research, office, and light industrial uses, including wholesale operations, data centers, warehousing, and other industrial activities, all of which would be more intrusive to the site and surrounding areas than the proposed residential development. While the current Master Plan designates the site as Industrial/Office, the surrounding land use context strongly supports a suburban low-rise residential designation. Importantly, the majority of land surrounding the Henry Ford Providence Hospital campus has already been planned and built as Suburban Low-Rise, including an existing neighborhood and senior housing.

Further supporting this request is the site's long-standing lack of market viability for industrial or office development. Despite being actively marketed by CBRE Group since 2009, the site has attracted no meaningful interest for industrial, research, or office users, due largely to its limited frontage along Grand River Avenue, constrained visibility, and physical site limitations. Conversely, demand for attainable, for-sale residential housing has grown significantly, particularly for workforce housing near major employment centers.

The revised PSLR plan continues to provide a thoughtfully designed, lower-intensity residential community that is more compatible with surrounding uses than either traditional industrial development or higher-density multifamily zoning would allow. The updated plan reduces overall density, improves buffering, provides a separated and dedicated pedestrian pathway, preserves additional mature vegetation, and introduces a broader housing mix in direct response to public and municipal feedback.

This community addresses Novi's clear need for attainable housing while strengthening the relationship between housing and employment by providing a convenient option for hospital associates, young professionals, and first-time homebuyers. Situated adjacent to the Henry Ford medical campus and near major regional corridors, the project promotes sustainability by reducing commute distances and supporting a balanced land use pattern within the city.

Henry Ford Health continues to support the proposal, recognizing the mutual benefit of creating attainable housing options for hospital employees while providing future residents walkable access to nearby medical, retail, and commercial services. Following conversations with representatives from Henry Ford Health, the organization expressed its support for establishing a primary entrance off Providence Parkway, as they view the project as a valuable addition to the campus, providing much-needed housing for nurses, physicians, and staff, and contributing to the long-term vitality of the area. A letter of support has been included to affirm this partnership and an access easement is now in place granting full access to the parkway. With over 2,000 employees at the hospital campus, the development offers a meaningful housing opportunity for a portion of that workforce and further reinforces the long-term vitality of the Providence Parkway corridor.

The proposed Public Benefits we intend to provide are:

- **Public Trail Access Through the Site:** A dedicated pedestrian pathway will be constructed to provide public access from the future sidewalk paralleling Grand River Avenue through the development to Providence Parkway. This pathway will feature landscape plantings and offer scenic views of the site's natural features and will create a vital connection between the Grand River corridor and the Henry Ford and ITC trail systems.
- **Trailhead Connection and Signage:** Development of a new trailhead that links to the larger Henry Ford and ITC trail system.
- **Attainable Housing option:** The development will offer 157 for-sale townhomes and stacked ranch homes specifically designed to meet the demand for attainable housing in Novi. These homes will offer a more accessible price point for young professionals, first-time buyers, and essential workers, including nurses, doctors, and administrative staff employed at the adjacent Henry Ford Health campus, as well as offer new single level living at a price point not available elsewhere in Novi.

Civil Deviations

Schedule of Regulations and Modifications Providence Meadows			
	PSLR Overlay (I-1 Zoning)	**Providence Meadows**	**Deviations**
Principal Building Height to Midpoint	35' or 2.5 Stories	34.2' and 3 Stories	Requested Deviation for additional half-story only
Max. Building Coverage	25%	10.6%	In Compliance
Private Open Space	200 SF/Unit	207 SF/Unit	In Compliance
Active Open Space	2.45 AC	2.68 AC	In Compliance
Min. Parking Spaces	385	394	In Compliance
Min. Building Setbacks to Boundary Line	30'	50'	In Compliance
Distance Between Buildings (Non-Corner to Corner)	30'	30'	In Compliance
Distance Between Buildings (Corner to Corner)	15'	15'	In Compliance
Maximum Building Width	180'	<180'	In Compliance
Maximum Density	6.5 units per net acre	6.38 units per net acre	In Compliance

Landscape and Parking Deviations (previous Staff recommendation for approval)

1. Right-of-Way Landscaping (Sec. 5.5.3.B.ii) Requested deviation for the lack of required 3-foot berm along Grand River and Providence Parkway.
2. Right-of-Way Landscaping (Sec. 5.5.3.B.iii) Requested deviation to allow the use of existing trees, located outside of the tree lawn, as street trees along Providence Parkway.
3. Right-of-Way Landscaping (Sec. 5.5.3.B.iii) Requested deviation for the number of street trees along Harborfield Drive within the ITC easement.
4. Parking on Major and Minor Drives (Sec. 5.10.1.B.iv-vi) Requested deviation for parking stall setback from 25' to 15'.
5. Parking along Curves (Sec. 5.10) Requested deviation to allow on-street parking on curves with less than 230' radius.
6. Parking Distance to Buildings (Sec. 3.8.2.F) Requested deviation to allow parking within 25-feet of dwelling structures.
7. Parking Lot Lighting (Sec. 5.7.3.J) Requested deviation for providing the minimum illumination necessary to ensure adequate vision and comfort.
8. Residential Developments (Sec. 5.7.3.O) Requested deviation for providing sufficient illumination at each entrance from major thoroughfare.

Concept Plan



Site Constraints

Currently zoned I-1, the site was previously envisioned as a future business park. However, due to limited visibility from less than 200 feet of frontage on Grand River and its orientation toward Providence Parkway, the land naturally functions as an extension of the health campus. Moreover, there are many alternative sites along Grand River better suited for new build-to-suit light industrial properties with more advantageous locations and “pad-ready” status.

Despite professional marketing efforts by CBRE dating back to 2009, the site has attracted no serious interest for non-residential uses. In a letter addressed to Whitehall Real Estate Interests, the property’s current owner, CBRE details the site’s competitive disadvantages within the new-build light industrial market. Additionally, the office market remains under prolonged pressure due to long-term shifts in workplace trends following the pandemic. While some employees have returned to traditional office spaces, the overall market remains oversaturated. According to Cushman & Wakefield, Southeast Michigan’s office vacancy rate has climbed to 21%, as businesses continue to reimagine or downsize their office footprints. These broader market trends further demonstrate that an office or industrial use on this site is no longer viable (see the CBRE letter included).

Residential development remains the most compatible use, aligning well with the adjacent Pulte neighborhood and the nearby Rose senior housing community. This development represents a logical mixed-use extension of the Henry Ford/Providence master plan.

The plan has been thoughtfully designed to respond to a variety of physical and regulatory site constraints while enhancing natural features and creating an attractive living environment. A primary goal of the design has been to minimize impacts on the site’s regulated wetlands and wooded areas, preserving green space and ecological value for future residents to enjoy. Buildings have been strategically placed outside of wetland and wooded areas, and natural buffers are maintained throughout the site to support environmental integrity and compatibility with surrounding uses. In particular, the buildings in the northwest portion of the site, adjacent to I-2 zoned industrial properties, are carefully sited away from wetlands and will be screened from the industrial uses with a substantial berm, planted with evergreen trees at the crest to provide year-round buffering.

The previously approved development included 0.74 acres of EGLE-regulated wetland impact; in comparison, the current plan requires only a fraction of that permitted impact, with no new EGLE disturbance beyond what has already been approved. The total impact to both City and EGLE-regulated wetlands is just 0.45

acres and is currently permitted by EGLE for this impact. In addition to wetlands, several additional site constraints have influenced the development layout. The site has less than 200 feet of frontage along Grand River Avenue, which severely restricts visibility and access, diminishing its viability for industrial or commercial use. This limitation reinforces the site's transition to residential use and supports the use of Providence Parkway as the primary point of access. As a private roadway serving the adjacent medical campus, access to Providence Parkway required coordination with Henry Ford Health. The hospital has confirmed its support for the proposed entrance, recognizing that the addition of residential units will have a minimal impact on traffic, as supported by the Fleis & Vandenbrink traffic study.

A north-south ITC utility corridor runs along the eastern edge of the site, limiting building placement and tree planting within the easement. Rather than viewing this as a constraint, the plan incorporates the corridor as a natural buffer and a location for an inviting landscaped entrance, including a pedestrian connection. Portions of the site also contain areas of historic fill, as documented in third-party environmental assessments. These subsurface conditions have been carefully evaluated, and the grading plan accounts for proper soil stability and drainage. Additional compatibility considerations were taken into account in the northwest area of the site, where adjacent I-2 zoning exists. Residential buildings in this area are intentionally set back and screened by existing vegetation to reduce potential land use conflicts.

Product Design



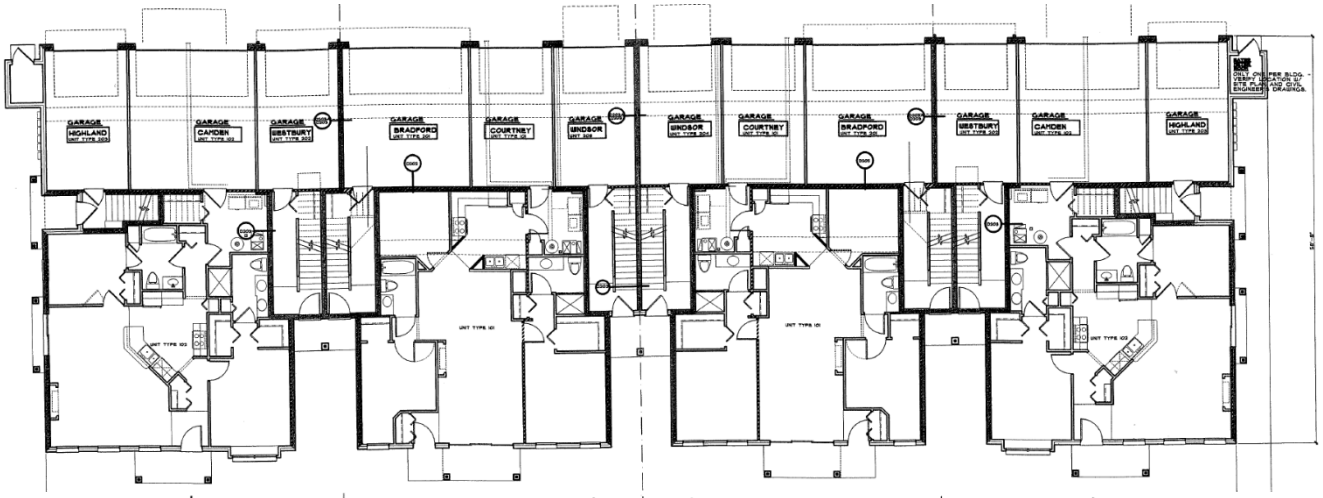




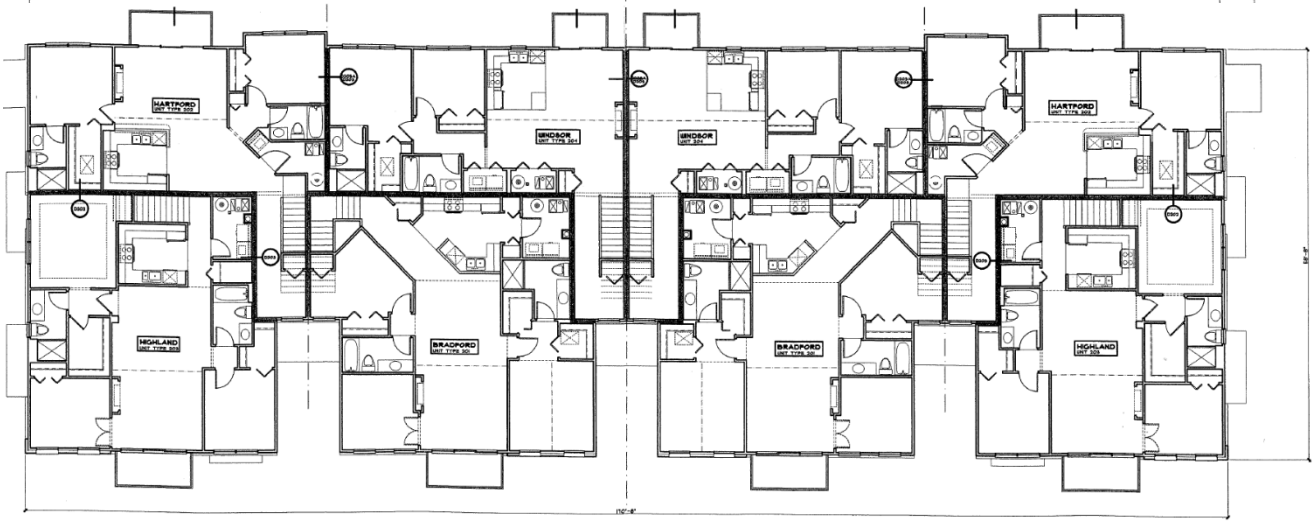


The home elevations are designed to create a high-quality aesthetic and community identity. We view the elevation design as an iterative process in collaboration with Staff and the Planning Commission and welcome ongoing discussions about this vision. While we believe the proposed building elevations are indicative of high-quality design, we understand that the city's

Stacked Ranch
1st Floor



Stacked Ranch
2nd Floor



design consultant desires design changes. Although the Planning Commission and City Council did not indicate that specific design changes were needed, we will continue to work with staff and the consultant on specific design enhancements. The homes feature two- and three-bedroom floor plans, each with a one- or two-car attached garage. The townhomes are designed as three-story attached townhomes approximately 1,600 square feet in size and are not stacked, which is highly preferred by homebuyers. The stacked ranch homes provide a unique opportunity to add further price attainability due to size and layout, and offer single level living which has been discussed as important to Novi's leaders. Exteriors are finished with brick and Hardie Board siding, in a desirable earthy color scheme, representing a modern and attractive option.

Trash collection will be managed similarly to a single-family neighborhood, with individual bins stored within the enclosed garages and set out for weekly City curbside pickup. All mechanical equipment will be ground-mounted and screened from view to maintain the community's clean and cohesive appearance.

Whitehall currently owns the property, and the development will be a joint venture between the organizations. Whitehall is a full-service commercial real estate firm engaged in the development, acquisition, and management of properties throughout the region. Robertson Homes has been building both condominium and single-family home developments in Southeastern Michigan since 1945. As an accredited new home builder, the company strives to create houses that not only meet standards for building excellence but also serve as places neighbors are proud to call home.

This development represents a unique opportunity to enhance the City's economic vitality by increasing property tax revenue, attracting new residents, and bolstering local businesses. It transforms underutilized land into a thriving community, aligning with the City of Novi's vision for sustainable growth and providing a needed housing element for hospital associates. By transforming an I-1 site that has faced significant development and competitive challenges, along with limited market demand over nearly two decades despite vigorous marketing efforts, this development represents a valuable addition to the City of Novi.

Respectfully,

Tim Loughrin | VP of Land Acquisition
Robertson Brothers Homes
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
Direct Dial: 248.282.1428 | Mobile: 248.752.7402
tloughrin@robertsonhomes.com
CC Gary Jonna, Whitehall Real Estate Interests
CC David Landry

COMMUNITY IMPACT STATEMENT

July 10, 2026

City of Novi Planning Department

Re: **Providence Park West** Community Impact Statement
Property south of Grand River west of Providence Parkway
Parcel Numbers 22-17-101-012 and 22-17-101-010
Novi, MI

Community Impact Statement

1. **Public Safety Impact**

Expected Annual Number of Police Responses: Based on comparable residential townhome developments, we estimate approximately 25–35 police responses annually, primarily related to domestic matters, minor property complaints, or traffic-related incidents.

Expected Annual Number of Fire Responses: We estimate approximately 5–10 fire department responses annually, including medical calls, minor fire alarms, or system checks. These estimates are informed by response rates for similar-sized developments in comparable communities.

2. **Employment Impact**

Estimated Number of Permanent Employees (on-site staff, maintenance, etc.): While the community is primarily residential, a small number of ongoing property management and maintenance roles (approx. 2–4 jobs) may be created.

Estimated Number of Construction Jobs Created: The project is anticipated to support approximately 75–100 full-time equivalent construction jobs during peak construction.

3. **City Performance Standards Compliance (Zoning Ordinance Section 5.14**)

The project will comply with all applicable Performance Standards outlined in Section 5.14 of the Zoning Ordinance. This includes requirements related to noise, lighting, vibration, emissions, and general operational impacts.

4. **Utility Demand**

Estimated Number of Sewer Taps: 157 (one per unit)

Estimated Number of Water Taps: 157 (one per unit)
Peak Hour Water Demand: Based on assuming an average of two (2) residents per unit, the peak water demand is estimated to be between 3,400 to 4,100 gallons per hour.
Min/Max Operating Pressures: Estimated to be between 30-35 PSI

5. Relationship to Surrounding Uses

The development is well-suited to its surroundings, benefiting from a context that supports residential use while maintaining appropriate buffers from neighboring properties. To the south, a recently constructed Pulte Homes community is separated from the proposed development by over 200 feet of wooded wetlands, ensuring privacy and a natural landscape transition. To the west, extensive wetlands and dense tree cover provide more than 1,200 feet of separation from the nearest commercial building, which is a Target store located off Wixom Road. To the northwest, two industrially zoned (I-2) properties fronting Grand River Avenue border the site; the proposed plan includes effective buffering to minimize visual and noise impacts from these uses. North of the site lies Grand River Avenue, located more than 500 feet from the nearest planned residential units, providing a substantial setback that minimizes exposure to road traffic. From within the development, a secondary access point will extend to Grand River Avenue, serving both as an emergency vehicle route and a pedestrian walkway. This connection will link directly to the existing sidewalk along Grand River, reinforcing the project's integration with the surrounding mixed-use corridor and extending pedestrian connections toward Novi's Town Center. To the northeast, a small office building accessed from Providence Parkway is separated from the site by existing wetlands, foliage, and the ITC easement, providing a substantial buffer between uses.

To the east, an existing north–south ITC utility corridor buffers the site from Providence Parkway. Further east, across Providence Parkway, is the Henry Ford Providence Hospital, our largest neighbor and a strong supporter of the development, recognizing the benefit of attainable housing for campus staff. To the southeast, a network of existing walking trails, including the ITC Corridor Trail and the Henry Ford trail system, connects the site to the greater Novi community, promoting active lifestyles and enhancing regional connectivity.

6. Proposed Land Use

Spanning approximately 31 acres, the site is planned as a high-quality, for-sale "missing middle" residential townhome community, zoned RM-2 under a PRO Agreement. The proposed development introduces 157 thoughtfully designed townhomes, transforming a site once intended for industrial use into a welcoming residential neighborhood that aligns seamlessly with the community's character.

Site Constraints

Currently zoned I-1, the site was previously envisioned as a future business park. However, due to limited visibility from less than 200 feet of frontage on Grand River and its orientation toward Providence Parkway, the land naturally functions as an extension of the health campus. Moreover, there are many alternative sites along Grand River better suited for new build-to-suit light industrial properties with more advantageous locations and “pad-ready” status.

Despite professional marketing efforts by CBRE dating back to 2009, the site has attracted no serious interest for non-residential uses. In a letter addressed to Whitehall Real Estate Interests, the property’s current owner, CBRE details the site’s competitive disadvantages within the new-build light industrial market. Additionally, the office market remains under prolonged pressure due to long-term shifts in workplace trends following the pandemic. While some employees have returned to traditional office spaces, the overall market remains oversaturated. According to Cushman & Wakefield, Southeast Michigan’s office vacancy rate has climbed to 21%, as businesses continue to reimagine or downsize their office footprints. These broader market trends further demonstrate that an office or industrial use on this site is no longer viable (see the CBRE letter included).

7. Environmental Factors and Impacts

Natural Features on Site: The site contains both EGLE-regulated and City-regulated wetlands, most of which are being preserved and enhanced as part of the development. While there are no regulated woodlands on site, much of the existing wooded areas are being retained to enhance natural screening and support the broader goal of preserving the site's natural features.

Temporary & Permanent Impacts: The previously approved wetland permits allowed for impacts to 0.74 acres of EGLE-regulated wetlands and 0.84 acres of City-regulated wetlands. The current plan significantly reduces these impacts, with no new disturbance to EGLE-regulated wetlands. Under the current proposal, only 0.45 acres of the total 6.71 acres of regulated wetlands will be impacted. This 0.45-acre impact includes both EGLE-regulated and City-regulated wetlands (see EGLE Wetland Permit and City of Novi included)

Hazardous/Toxic Materials (Manufacture, Use, or Storage): There are no hazardous or toxic materials currently on site, and none are proposed as part of the development. Phase I and Phase II environmental assessments have been completed and thoroughly reviewed to confirm the site's environmental suitability.

Underground Storage Tanks: None proposed and none existing on site.

Environmental Use/Contamination History: According to a PM Environmental Phase I ESA conducted in February 2022, a significant portion of the property was filled in the 1970s and 1980s with fill material which contained plastic, brick, glass, asphalt, metal, clay tile, and concrete. Filling activities appear to have ceased between 1987 and 1993, and the property has consisted of vacant land since that time. The results of a Phase II ESA conducted in July of 2025 indicate that there are no elevated levels of contamination on the property for residential use.

Potential Wildlife Impacts: The project avoids major disruption to wildlife corridors, with green space and natural buffers maintained around wetland areas.

8. Social Impacts

Displacement of Existing Occupants: None; the site is currently undeveloped and vacant.

Traffic Impacts: Per the traffic study led by Fleis & Vandenbrink, dated 12/13/24, the following was concluded:

The results of the signal warrant analysis indicates that a traffic signal is currently warranted at the intersection of Grand River Avenue & Providence Parkway. The results of the proportionality evaluation indicates that the Providence Medical Campus expansion will have a significant impact on the traffic volumes along Providence Parkway and at the intersection of Grand River Avenue & Providence Parkway. The proposed development is expected to have a negligible impact at the intersection of Grand River Avenue & Providence Parkway. The results of the capacity analysis indicate that there is adequate roadway capacity along Providence Parkway to accommodate the projected future traffic volumes generated by both the Providence Medical Campus expansion and the proposed residential development. These conclusions have been further supported by a city required TIS, led by Fleis & Vandenbrink, dated December 17,2025.

- **Site Amenities**: The plan includes green spaces, internal sidewalks, connection of the sidewalk parallel to Grand River Ave, an interior walking path to Grand River, and enhanced trail connectivity.
- **Permanent Population Increase**: *326*

In summary, this proposal represents a responsible, high-quality reuse of an underutilized site that aligns with current housing demands, integrates well with adjacent land uses, and offers meaningful public benefits. The proposed development contributes to Novi's long-term vision for balanced, sustainable growth, while providing essential housing for the healthcare workforce and broader community.

Please don't hesitate to reach out if any additional information is needed at this time.

Thank you.

Respectfully,



Tim Loughrin | VP of Land Acquisition
Robertson Brothers Homes
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
Direct Dial: 248.282.1428 | Mobile: 248.752.7402
tloughrin@robertsonhomes.com

SITE PLAN

PSLR OVERLAY CONCEPT PLANS FOR:

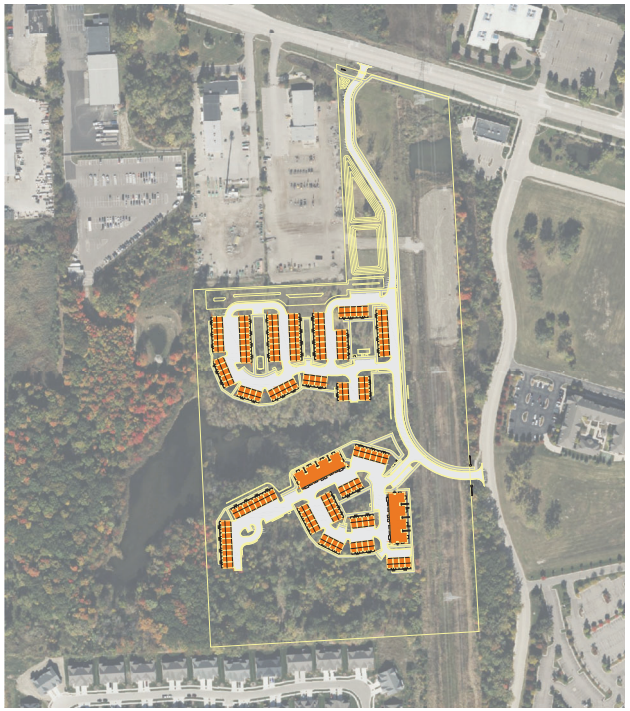
PROVIDENCE MEADOWS

PART OF THE NORTH WEST 1/4 OF SECTION 17, T.1N., R.8E.,
CITY OF NOVI, OAKLAND COUNTY, MI

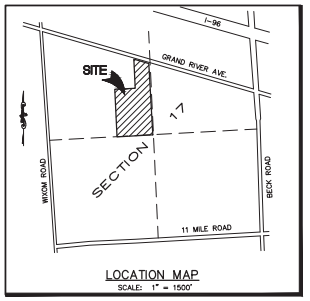
PREPARED FOR:

ROBERTSON BROTHERS HOMES

6905 TELEGRAPH ROAD STE. 200,
BLOOMFIELD HILLS, MI 48301



GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1" = 200'

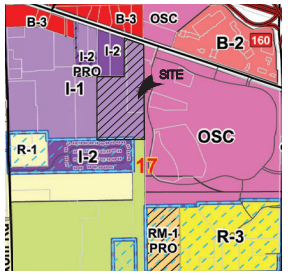


LOCATION MAP
SCALE: 1" = 1500'

SHEET INDEX

C1	COVER SHEET
C2–C6	ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY/TOPOGRAPHIC SURVEY
C7	OVERALL SITE PLAN
C8	OPEN SPACE PLAN
C9–C11	SITE PLAN
C12–C14	UTILITY PLAN
C15–C17	GRADING PLAN
C18	STORM WATER MANAGEMENT PLAN
C19	EASEMENT PLAN
C20	WETLAND PLAN
C21	FIRE TRUCK ROUTING PLAN
C22	NOTES AND DETAILS
	LANDSCAPE PLANS
	PHOTOMETRIC PLANS
	ARCHITECTURE PLANS

ZONING MAP



FIRE DEPARTMENT NOTES

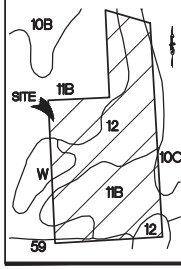
1. All fire hydrants & water mains shall be installed & in service prior to above foundation building construction.
2. All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
3. Building addresses shall be posted facing the street. Addresses shall be a minimum of three inches in height on a contrasting background.
4. Provide 4–6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
5. Fire lanes shall be posted with "Fire Lane – No Parking" signs in accordance with Ordinance #85.99.02.

NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SOILS MAP

SCALE: 1" = 500'



SOIL CLASSIFICATIONS

(PER "SOILS SURVEY OF OAKLAND COUNTY MICHIGAN", UNITED STATES DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE IN COOPERATION WITH MICHIGAN AGRICULTURAL EXPERIMENT STATION, ISSUED MARCH 1982)

10B – MARLETTE SANDY LOAM, 1 TO 6 PERCENT SLOPES
10C – MARLETTE SANDY LOAM, 6 TO 12 PERCENT SLOPES
11B – CAPAC SANDY LOAM, 0 TO 4 PERCENT SLOPES
12 – BROOKSTON AND COLWOOD LOAMS
27 – HOUGHTON AND ADRIAN MUCKS
59 – URBAN LAND
W – WATER

LANDSCAPE PLANS PROVIDED BY:

LAND DESIGN STUDIO
750 FOREST AVE. STE. 101
BIRMINGHAM, MICHIGAN 48009
PHONE: 248.770.3465

STATE OF MICHIGAN
JASON A RICKARD
License No. 6201046145
LICENSED PROFESSIONAL ENGINEER

SKE GROUP
ENGINEERING PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR. STE C8
FARMINGTON HILLS, MI 48331
(248.308.3331)

NO.	REVISION	DATE
1.	REV PER CITY REVIEW	08-25-25
2.	REV PER CITY REVIEW	10-17-25
3.	REV PER CITY REVIEW	07-09-26

SUBMITTAL DATE: 07-18-25

811
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 24-283
PROJECT MANAGER: J. RICKARD
DRAWN BY: -
CHECKED BY: J. RICKARD
OFFICE: FARMINGTON HILLS

CLIENT INFO:
ROBERTSON HOMES
6905 TELEGRAPH ROAD,
SUITE 200
BLOOMFIELD HILLS,
MICHIGAN
947.257.5956

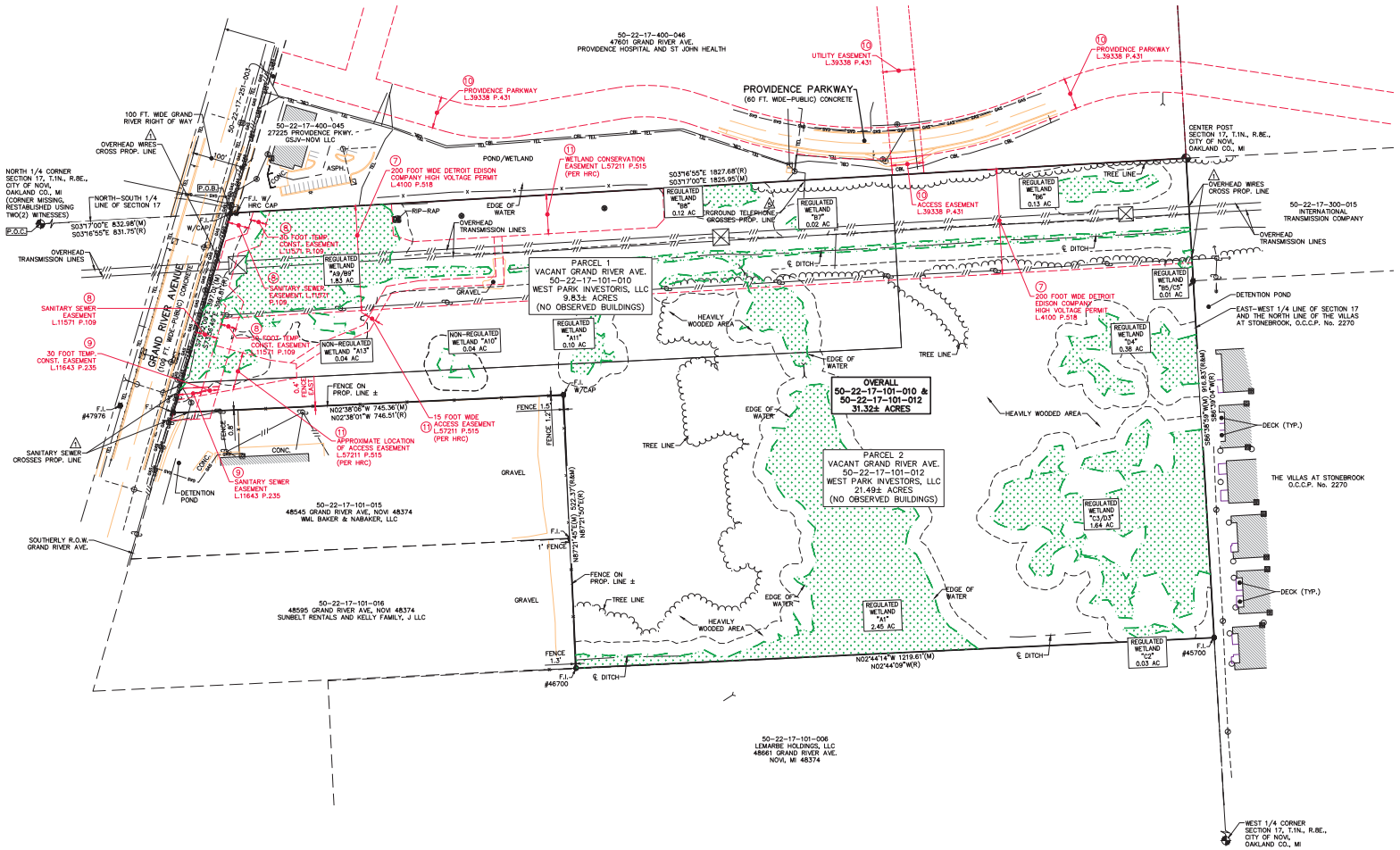
PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17,
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

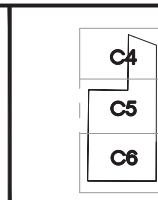
SHEET TITLE:
COVER SHEET

PAGE No.:
C1

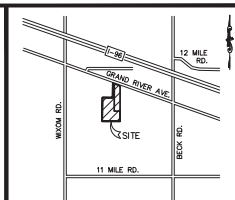
J:\24-283 Providence Meadows\CAD\DRAWINGS\SITE PLAN\24-283SP-COVER.dwg, 7/9/2026 12:12 PM, Gary Pathuvilla

"ALTA/NSPS LAND TITLE SURVEY"





KEY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

EXISTING LEGEND

- EASEMENT
- GAS MAIN
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- FENCE
- DITCH CENTERLINE
- UNDERGROUND CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRICAL
- EDGE OF WOODS
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM SQUARE CATCH BASIN
- STORM ROUND CATCH BASIN
- STORM MANHOLE
- CULVERT
- FIRE HYDRANT
- VALVE IN WELL
- WELL
- GAS VALVE
- GAS METER
- ELECTRICAL TRANSFORMER
- ELECTRICAL RISER
- ELECTRICAL MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- CABLE RISER
- UTILITY FLAG
- MONITORING WELL
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- MAILBOX
- GUARDPOST / BOLLARD
- FENCE POST
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD
- SET IRON
- FOUND IRON
- FOUND MONUMENT
- ℄ CENTERLINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- OFFSITE BUILDING
- TRANSMISSION TOWER

BOUNDARY LINE OBSERVATIONS:

⚠ UTILITY CROSSES PROPERTY LINE

PARCEL ID#:
22-17-101-010 & 22-17-101-012

FLOOD ZONE:
PARCEL 1 AND PARCEL 2 ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NO. 26125C0607F, DATED 09/29/2006.

WETLANDS:
WETLANDS SHOWN PER FIELD DELINEATION DATA PROVIDED BY ATWELL, LLC.

BEARINGS AND DATUM:
BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM IS BASED ON NAVD88.

MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS.

ACCESS:
SUBJECT PROPERTY (PARCEL 1 AND PARCEL 2) HAS DIRECT ACCESS TO GRAND RIVER AVENUE, A PUBLIC ROAD.

NOTES:
THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH WORK OR BUILDING CONSTRUCTION AS OF THE DATE OF THE FIELD WORK.

THERE ARE NO OBSERVED CHANGES TO THE CURRENT STREET RIGHT OF WAY LINES AS OF THE DATE OF THIS SURVEY.

NOTE:
ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1" = 100'

SKE GROUP
ENGINEERING PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR. STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

NO.	REVISION	DATE
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PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17,
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY AND
BOUNDARY/TOPOGRAPHIC SURVEY

PAGE No.:
C2

C:\ALTA-24-283 Providence Estates Novi\Civil 3D\Sheets\ALTA\ALTA - 24-283.dwg, 7/9/2026 10:13:31 PM, Gary Palmatier

OVERALL DESCRIPTION AS SURVEYED BY SKL:

A PARCEL OF LAND LOCATED IN AND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE S03°17'00"E 832.98 FEET (RECORDED AS S03°16'55"E 831.75 FEET), ALONG THE NORTH–SOUTH 1/4 LINE OF SAID SECTION 17, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF GRAND RIVER AVENUE (100 FEET WIDE), AND THE POINT OF BEGINNING; THENCE S03°17'00"E 1825.95 FEET (RECORDED AS S03°16'55"E 1827.68 FEET, ALONG THE NORTH–SOUTH 1/4 LINE OF SAID SECTION 17, TO THE CENTER POST OF SAID SECTION 17; THENCE S86°38'59"W (RECORDED AS S86°39'04"W) 916.83 FEET, ALONG THE EAST–WEST 1/4 LINE OF SAID SECTION 17 AND THE NORTH LINE OF THE VILLAS AT STONEBROOK, O.C.C.P. No. 2270; THENCE N02°44'14"W (RECORDED AS N02°44'09"W) 1219.61 FEET; THENCE N87°21'45"E (RECORDED AS N87°21'50"E) 522.37 FEET; THENCE N02°38'06"W 745.36 FEET (RECORDED AS N02°38'01"W 746.51 FEET), TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID GRAND RIVER AVENUE; THENCE S73°52'09"E 397.01 FEET (RECORDED AS S73°56'49"E 396.81 FEET), ALONG THE SOUTHERLY RIGHT OF WAY OF SAID GRAND RIVER AVENUE, TO THE POINT OF BEGINNING, CONTAINING 31.32 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SCHEDULE A EXHIBIT "A" PROPERTY DESCRIPTION (PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1027216, COMMITMENT DATE: MARCH 06, 2025)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT–OF–WAY LINE OF GRAND RIVER AVENUE AND THE NORTH–SOUTH 1/4 LINE OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 29 MINUTES 23 SECONDS WEST 1262.82 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 37 SECONDS WEST 330.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 23 SECONDS EAST 1374.95 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF GRAND RIVER AVENUE; THENCE SOUTH 70 DEGREES 44 MINUTES 31 SECONDS EAST ALONG SAID RIGHT–OF–WAY LINE 348.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE CENTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 01 SECOND WEST ALONG THE EAST–WEST 1/4 LINE OF SAID SECTION 675.10 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST 241.73 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 40 SECONDS EAST 1218.33 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 37 SECONDS EAST 522.37 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 23 SECONDS EAST 745.37 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF GRAND RIVER AVENUE; THENCE SOUTH 70 DEGREES 44 MINUTES 31 SECONDS EAST ALONG SAID RIGHT–OF–WAY LINE 63.37 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 23 SECONDS WEST 1374.95 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 37 SECONDS EAST 330.00 FEET TO THE NORTH–SOUTH 1/4 LINE OF SAID SECTION; THENCE SOUTH 00 DEGREES 06 MINUTES 27 SECONDS EAST ALONG SAID LINE 559.27 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION AS SURVEYED:
A PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 03 DEGREES 16 MINUTES 55 SECONDS EAST, 831.75 FEET, (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 29 MINUTES 23 SECONDS WEST, 831.35 FEET), ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 17, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF GRAND RIVER AVENUE (100.00 FEET WIDE), AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03 DEGREES 16 MINUTES 55 SECONDS EAST 1827.68 FEET, (PREVIOUSLY DESCRIBED AS SOUTH 00 DEGREES 29 MINUTES 23 SECONDS WEST, 1262.82 FEET AND SOUTH 00 DEGREES 06 MINUTES 27 SECONDS EAST 559.27 FEET), ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 17, TO THE CENTER OF SAID SECTION 17; THENCE SOUTH 86 DEGREES 39 MINUTES 04 SECONDS WEST, 916.83 FEET, (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 52 MINUTES 01 SECOND WEST, 675.10 FEET AND NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST, 241.73 FEET), ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 17; THENCE NORTH 02 DEGREES 44 MINUTES 09 SECONDS WEST 1219.61 FEET, (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 23 MINUTES 40 SECONDS EAST 1218.33 FEET); THENCE NORTH 87 DEGREES 21 MINUTES 50 SECONDS EAST, 522.37 FEET, (PREVIOUSLY DESCRIBED AS SOUTH 89 DEGREES 30 MINUTES 37 SECONDS EAST); THENCE NORTH 02 DEGREES 38 MINUTES 01 SECOND WEST 746.51 FEET, (PREVIOUSLY DESCRIBED AS NORTH 00 DEGREES 29 MINUTES 23 SECONDS EAST 745.37 FEET) TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID GRAND RIVER AVENUE; THENCE SOUTH 73 DEGREES 56 MINUTES 49 SECONDS EAST, 396.81 FEET, (PREVIOUSLY DESCRIBED AS SOUTH 70 DEGREES 44 MINUTES 31 SECONDS EAST, 63.37 FEET AND SOUTH 70 DEGREES 44 MINUTES 31 SECONDS EAST 348.53 FEET), ALONG THE SOUTHERLY RIGHT OF WAY OF SAID GRAND RIVER AVENUE, TO THE POINT OF BEGINNING.

SCHEDULE B PART II EXCEPTIONS PER ABOVE REFERENCED TITLE COMMITMENT, COMMITMENT NUMBER 1027216:

(7) 7. HIGH VOLTAGE TRANSMISSION PERMIT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4100, PAGE 518.
(COVERS PARCEL 1 AND PARCEL 2 AND ADDITIONAL LANDS, EASEMENT AS SHOWN)

(8) 8. SANITARY SEWER EASEMENT IN FAVOR OF CITY OF NOVI AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 11571, PAGE 109. (AFFECTS PARCEL 1)
(EASEMENT AS SHOWN)

(9) 9. SANITARY SEWER EASEMENT IN FAVOR OF CITY OF NOVI AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 11643, PAGE 235. (AFFECTS PARCEL 2)
(EASEMENT AS SHOWN)

(10) 10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED ACCESS AND UTILITY EASEMENT RECORDED JULY 10, 2007 AS LIBER 39338, PAGE 431.
(EXHIBIT A COVERS LAND TO EAST, EXHIBIT B COVERS PARCEL 1 AND PARCEL 2, EASEMENTS AS SHOWN)

(11) 11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED WETLAND CONSERVATION EASEMENT RECORDED DECEMBER 21, 2021 AS LIBER 57211, PAGE 515. (AFFECTS PARCEL 1)
(EASEMENTS AS SHOWN)

17. SURVEY BY MILLETICS AND ASSOCIATES, L.L.C. LAND SURVEYORS, DATED DATED FEBRUARY 13, 2007, JOB NO. 06–033, DISCLOSES THE FOLLOWING:
A) FENCE LIES OUTSIDE OF PROPERTY LINES ON THE WEST AND NORTH
B) OVERHEAD WIRES OUTSIDE OF DETROIT EDISON EASEMENT AREA
C) WETLANDS LOCATED THROUGHOUT PROPERTY

NOTES:
–ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

PARCEL ID#:
22–17–101–010 & 22–17–101–012

FLOOD ZONE:
PARCEL 1 AND PARCEL 2 ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NO. 26125C0607F, DATED 09/29/2006.

WETLANDS:
WETLANDS SHOWN PER FIELD DELINEATION DATA PROVIDED BY ATWELL, LLC.

BEARINGS AND DATUM:
BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM IS BASED ON NAVD88.

MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS.

STATE OF MICHIGAN
MICHAEL D. EMBREE
License No. 4001056860
PROFESSIONAL SURVEYOR

CERTIFICATE:
TO:
– ROBERTSON BROTHERS CO., A MICHIGAN CORPORATION
– FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 8, 11(a), 13, 16 and 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 11, 2025.

DATE OF PLAT OR MAP: APRIL 21, 2025

MICHAEL D. EMBREE, P.S.
MIKE@SKL–ENG.COM
PROFESSIONAL LAND SURVEYOR
REGISTRATION/LICENSE NO. 4001056860

SKE GROUP
ENGINEERING PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR. STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SUBMITTAL DATE: 07–18–25		
NO.	REVISION	DATE
1.	REV PER CITY REVIEW	08–25–25
2.	REV PER CITY REVIEW	10–17–25
3.	REV PER CITY REVIEW	07–09–26

811
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1–800–482–7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 24-283
PROJECT MANAGER: J. RICKARD
DRAWN BY: –
CHECKED BY: J. RICKARD
OFFICE: FARMINGTON HILLS

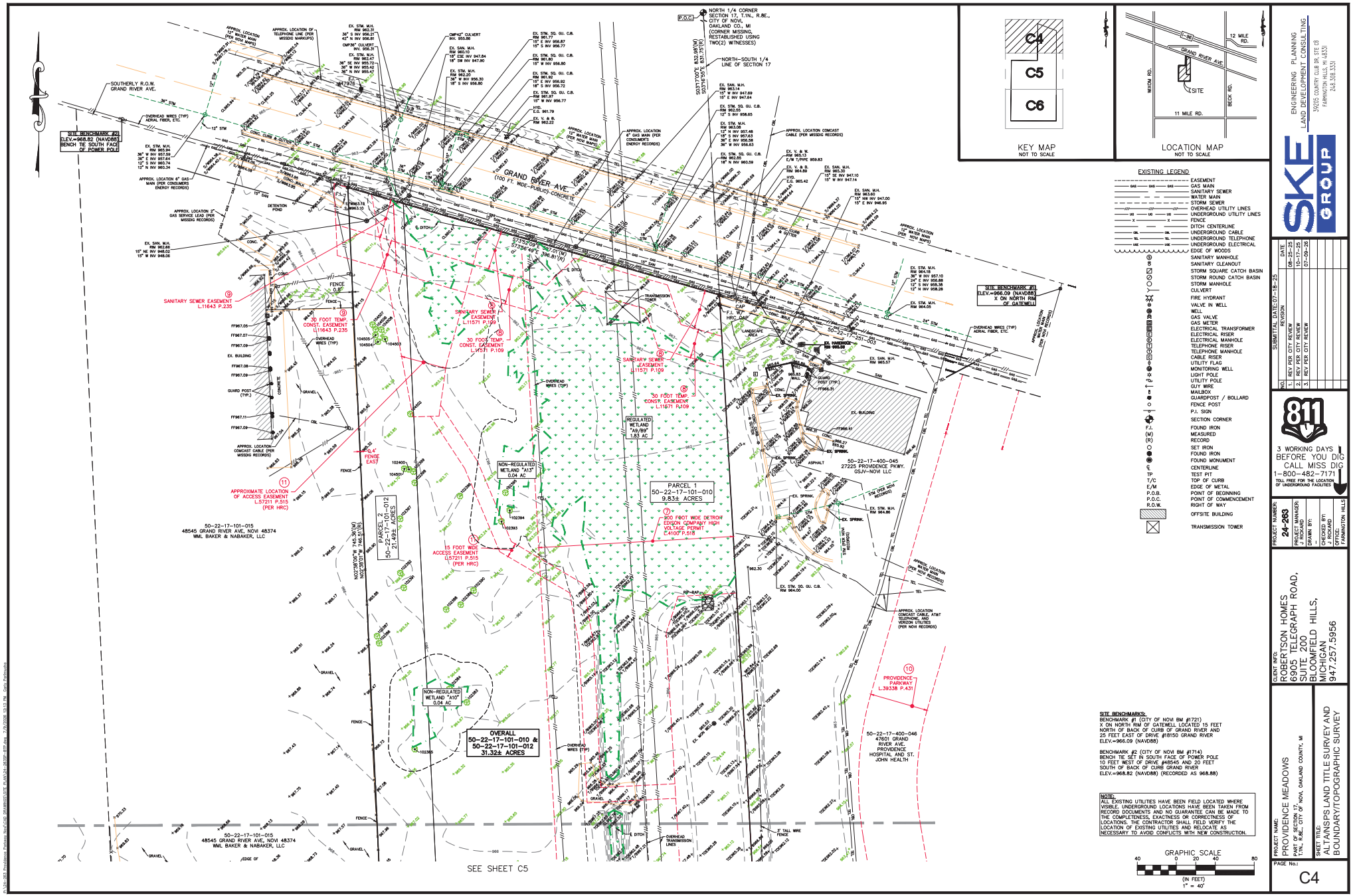
CLIENT INFO:
ROBERTSON HOMES
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MICHIGAN
947.257.5956

PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17
T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY/TOPOGRAPHIC SURVEY

PAGE No.:
C3

A:\24-283 Providence Meadows\CAD\PLANSHEETS PLAN\24-283SP-BTP.dwg, 7/9/2026 12:13 PM, Cory Palmatier



KEY MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

EXISTING LEGEND

- EASEMENT
- GAS MAIN
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- FENCE
- DITCH CENTERLINE
- UNDERGROUND CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRICAL
- EDGE OF WOODS
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM SQUARE CATCH BASIN
- STORM ROUND CATCH BASIN
- STORM MANHOLE
- CULVERT
- FIRE HYDRANT
- VALVE IN WELL
- WELL
- GAS VALVE
- GAS METER
- ELECTRICAL TRANSFORMER
- ELECTRICAL RISER
- ELECTRICAL MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- CABLE RISER
- UTILITY FLAG
- MONITORING WELL
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- MAILBOX
- GUARDPOST / BOLLARD
- FENCE POST
- P.I. SIGN
- SECTION CORNER
- FOUND IRON
- (M) MEASURED
- (R) RECORD
- SET IRON
- FOUND IRON
- FOUND MONUMENT
- CENTERLINE
- TP TEST PIT
- T/C TOP OF CURB
- E/M EDGE OF METAL
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- OFFSITE BUILDING
- TRANSMISSION TOWER

SITE BENCHMARKS:
BENCHMARK #1 (CITY OF NOVI BM #1721)
X ON NORTH RIM OF GATEWELL LOCATED 15 FEET NORTH OF BACK OF CURB OF GRAND RIVER AND 25 FEET EAST OF DRIVE #18150 GRAND RIVER
ELEV.=966.09 (NAVD88)

BENCHMARK #2 (CITY OF NOVI BM #1714)
BENCH TIE SET IN SOUTH FACE OF POWER POLE 10 FEET WEST OF DRIVE #48545 AND 20 FEET SOUTH OF BACK OF CURB GRAND RIVER
ELEV.=968.82 (NAVD88) (RECORDED AS 968.88)

NOTE:
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GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

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LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR. STE C8
FARMINGTON HILLS, MI 48331
(248.308.3331)

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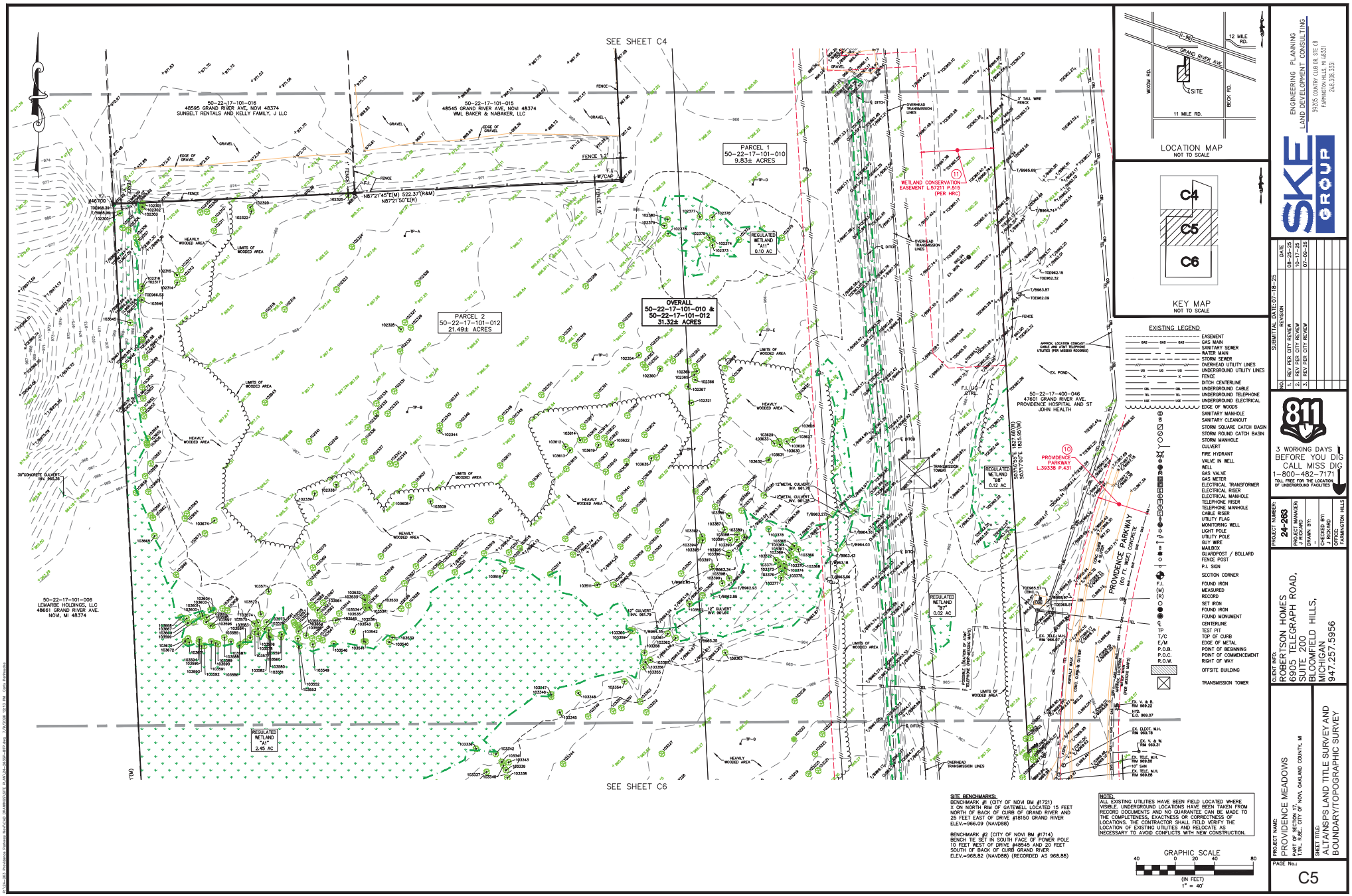
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947.257.5956

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SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY/TOPOGRAPHIC SURVEY

PAGE No.:
C4



LOCATION MAP
NOT TO SCALE

KEY MAP
NOT TO SCALE

EXISTING LEGEND

- EASEMENT
- GAS MAIN
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
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- DITCH CENTERLINE
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- FOUND IRON
- MEASURED
- RECORD
- SET IRON
- FOUND IRON
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(IN FEET)
1" = 40'

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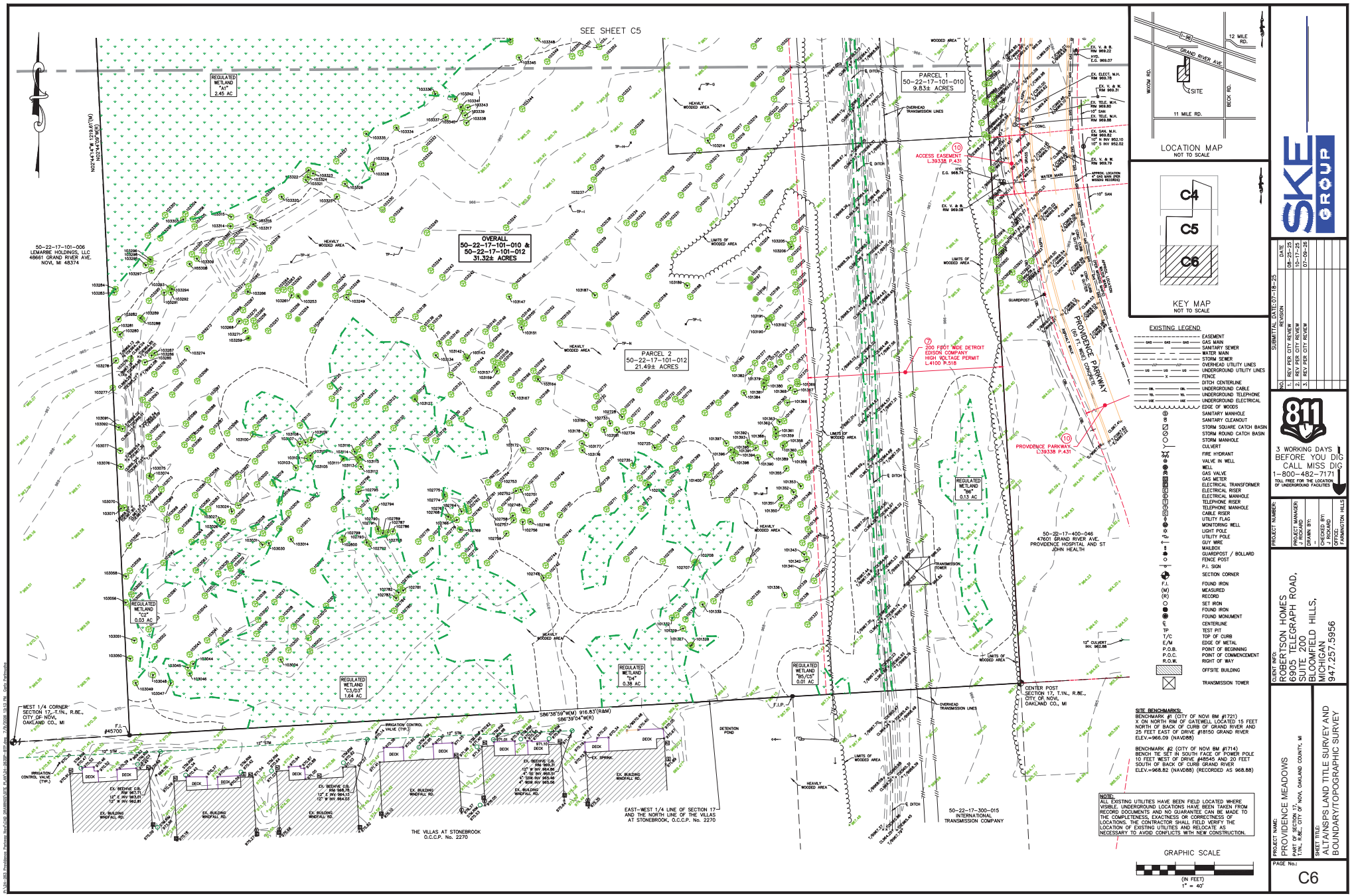
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SHEET TITLE:
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PAGE No.:
C5



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SUBMITTAL DATE: 07-18-25

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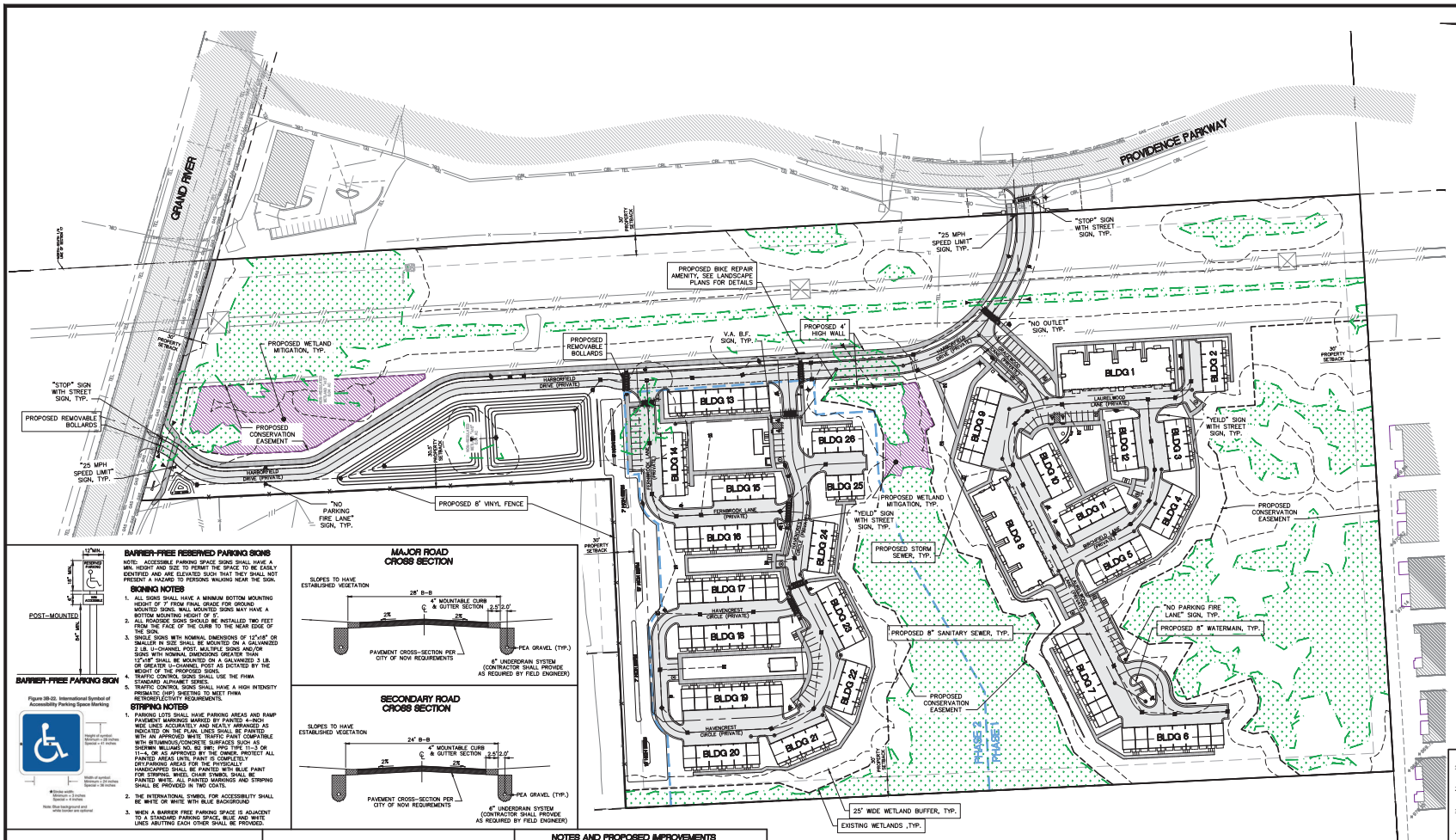
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PAGE No.:
C6



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PROVIDENCE MEADOWS
PART OF SECTION 17, T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
OVERALL SITE PLAN

PAGE No.:
C7

BARRIER-FREE RESERVED PARKING SIGNS

NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

SIGNING NOTES

1. ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINAL GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 5'.
2. ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
3. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

STRIPING NOTES

1. PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP PAVEMENT MARKINGS MARKED BY PAINTED 4-INCH WIDE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN. LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPATIBLE WITH BITUMINOUS/CONCRETE SURFACES SUCH AS SHERWIN WILLIAMS NO. 82 (WH); PPG TYPE 11-3 OR 11-4, OR AS APPROVED BY THE OWNER. PROTECT ALL PAINTED AREAS UNTIL PAINT IS COMPLETELY DRY/CURED. ALL PAINTED PARKING AND HANDICAPPING SIGNS SHALL BE PAINTED WITH BLUE PAINT FOR STRIPING. WHEEL CHAIR SYMBOL SHALL BE PAINTED WHITE. ALL PAINTED MARKINGS AND STRIPING SHALL BE PROVIDED IN TWO COATS.
2. THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE ON WHITE WITH BLUE BACKGROUND
3. WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES ABUTTING EACH OTHER SHALL BE PROVIDED.

POST-MOUNTED

BARRIER-FREE PARKING SIGN

Figure 3B-22. International Symbol of Accessibility Parking Space Marking

MAJOR ROAD CROSS SECTION

SLOPES TO HAVE ESTABLISHED VEGETATION

28' B-B

4" MOUNTABLE CURB & GUTTER SECTION

2.5'

2.0'

2%

2%

PAVEMENT CROSS-SECTION PER CITY OF NOVI REQUIREMENTS

PEA GRAVEL (TYP.)

6" UNDERDRAIN SYSTEM (CONTRACTOR SHALL PROVIDE AS REQUIRED BY FIELD ENGINEER)

SECONDARY ROAD CROSS SECTION

SLOPES TO HAVE ESTABLISHED VEGETATION

24' B-B

4" MOUNTABLE CURB & GUTTER SECTION

2.5'

2.0'

2%

2%

PAVEMENT CROSS-SECTION PER CITY OF NOVI REQUIREMENTS

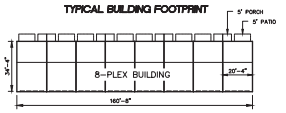
PEA GRAVEL (TYP.)

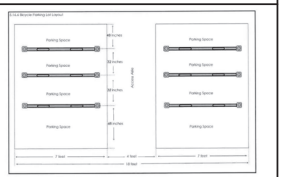
6" UNDERDRAIN SYSTEM (CONTRACTOR SHALL PROVIDE AS REQUIRED BY FIELD ENGINEER)

BUILDING COVERAGE

MAXIMUM PERMITTED LOT COVERAGE	25%
PROPOSED LOT COVERAGE	10.6%

TYPICAL BUILDING FOOTPRINT





PARKING CALCULATIONS

PARKKNG REQUIRED PER SEC. 5.2.12.A

2.5 SPACES REQUIRED FOR EACH UNIT HAVING 3 OR MORE BEDROOMS

2 SPACES REQUIRED FOR EACH UNIT HAVING 2 BEDROOMS

PHASE 1		
NUMBER OF UNITS		76 EA
NUMBER OF UNITS WITH 3 BEDS		60 EA
NUMBER OF UNITS WITH 2 BEDS		16 EA
PARKING REQUIRED		182 SPACES
PARKING PROVIDED		
ATTACHED GRAGE PARKING		136 SPACES
DRIVEWAY PARKING (BLD 9 & 11)	(10 UNITS)	
PARKING = 10 X .5		5 SPACES
GUEST PARKING		49 SPACES
ADA SPACES PROVIDED	(2 SPACES)	
TOTAL PARKING PROVIDED		190 SPACES
PHASE 2		
NUMBER OF UNITS		81 EA
PARKING REQUIRRED		203 SPACES
PARKING PROVIDED		
ATTACHED GRAGE PARKING		162 SPACES
DRIVEWAY PARKING (BLD 8)	(8 UNITS)	
PARKING = 8 X .5		4 SPACES
GUEST PARKING		38 SPACES
ADA SPACES PROVIDED	(2 SPACES)	
TOTAL PARKING PROVIDED		204 SPACES

NOTES AND PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 10" SANITARY SEWER AT PROVIDENCE PARKWAY.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING 12" WATER MAIN LOCATED ON THE NORTH SIDE OF GRAND RIVER AVENUE, ALSO CONNECTING TO AN EXISTING 8" WATER MAIN LOCATED ON PROVIDENCE PARKWAY.
3. STORM WATER DETENTION SHALL BE PROVIDED ONSITE.
4. 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS SHOWN.
5. ALL ROADWAYS TO BE PRIVATE.
6. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
7. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL A.D.A. COMPLIANT.
8. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
9. PROP. WATER MAIN AND PROP. SANITARY SEWER TO BE CENTERLINE OF 20' WIDE PUBLIC EASEMENT.
10. TRASH TO BE PICKED UP BY CURBSIDE PICK UP.
11. NO ACCESSORY STRUCTURES ARE PROPOSED.
12. RCOC APPROVAL IS REQUIRED FOR DETENTION BASIN DISCHARGE
13. DTE APPROVAL IS REQUIRED FOR THE CONSTRUCTION UNDER THE OVERHEAD POWER LINES.

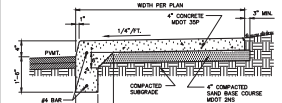
BICYCLE PARKING

BICYCLE PARKING REQUIRED PER SECTION 5.15.1

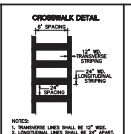
ONE SPACE FOR EACH 5 UNITS

PHASE 1	
NUMBER OF UNITS	76 EA
BICYCLE PARKING REQUIRED	15 EA
BICYCLE PARKING PROVIDED	16 EA
PHASE 2	
NUMBER OF UNITS	81 EA
BICYCLE PARKING REQUIRED	16 EA
BICYCLE PARKING PROVIDED	16 EA

NOTE: 1 COVERED BICYCLE PARKING SPOT IS IN EACH GARAGE



THICKENED EDGE SIDEWALK DETAIL



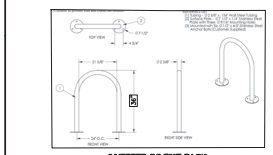
NOTES:
1. TRANSVERSE LINES SHALL BE 12" WIDE.
2. LONGITUDINAL LINES SHALL BE 24" APART.
3. ALL STRIPING TO BE WHITE PAINT OR APPROVED EQUAL.



VINYL FENCE

SITE DATA

EXISTING ZONING	I-1
PROPOSED ZONING	PSLR OVERLAY
GROSS ACRES	31.32 AC
WETLANDS	6.71 AC
NET ACRES	24.61 AC
NUMBER OF BUILDING	26 EA
NUMBER OF UNITS	157 EA
MAX. DENSITY ALLOWED	6.50 UNITS/AC
PROPOSED DENSITY	6.38 UNITS/AC



INVERTED 'U' BIKE RACK
NOT TO SCALE

REQUESTED DEVIATIONS

1. Parking on Major and Minor Drives (Sec. 5.10.1.B.iv-vi) Requested deviation for parking stall setback from 25' to 15'. Supported by staff - Oct. 24, 2025
2. Parking along Curves (Sec. 5.10) Requested deviation to allow on-street parking on curves with less than 230' radius. Supported by staff - Oct. 24, 2025
3. Parking Distance to Buildings (Sec. 3.8.2.F) Requested deviation to allow parking within 25-feet of dwelling structures. Supported by staff - Oct. 24, 2025
4. Right-of-Way Landscaping (Sec. 5.5.3.B.ii) Requested deviation for the lack of required 3-foot berm along a portion of Grand River Ave. and Providence Parkway. Supported by staff - Oct. 24, 2025
5. Right-of-Way Landscaping (Sec. 5.5.3.B.iii) Requested deviation to allow the use of existing trees, located outside of the tree lawn, as street trees along Providence Parkway.
6. Right-of-Way Landscaping (Sec. 5.5.3.B.iii) Requested deviation for the number of street trees along Harborfield Drive within the ITC easement. Supported by staff - Oct. 24, 2025
7. Parking Lot Lighting (Sec. 5.7.3.J) Requested deviation for providing the minimum illumination necessary to ensure adequate vision and comfort. Supported by staff - Oct. 24, 2025
8. Residential Developments (Sec. 5.7.3.O) Requested deviation for providing sufficient illumination at each entrance from major thoroughfare. Supported by staff - Oct. 24, 2025
9. Principal Building Height to Midpoint (Sec. 3.1.27.D) Requested deviation for additional half-story. New request for PSLR

SIGNAGE NOTES

1. STREET NAME SIGNS SHOULD BE PLACED A TOP THE INTERIOR STOP SIGN.
2. STREET-NAME SIGN SHALL COMPLY WITH THE CITY OF NOVI STREET SIGN ORDINANCE.
3. ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MMUTCD STANDARDS.
4. SIGNS 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.
5. SIGNS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.
6. SIGNS BOTTOM HEIGHT OF 7' FROM FINAL GRADE .
7. SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN, OR THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
8. FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE.
9. HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY.

SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY PANEL	POST
	R1-1 30"x30" "STOP" SIGN	5	5
	R1-2 30" "YIELD" SIGN	6	6
	12" D3-1 STREET NAME ATOP SIGN	11	0
	R2-1(25) "25 MPH SPEED LIMIT" SIGN 24"x30"	2	2
	12"x 18" V.A. BARRIER SIGN (R7-8)	4	4
	6"x 12" VAN ACCESSIBLE SIGN (R7-8P)	4	0
	"NO PARKING FIRE LANE" (R8-3t) IN ACCORDANCE WITH SEC. 15-99 (e)(1).	13	13
	"NO OUTLET" (W14-2) 30"x30"	1	1

STOP

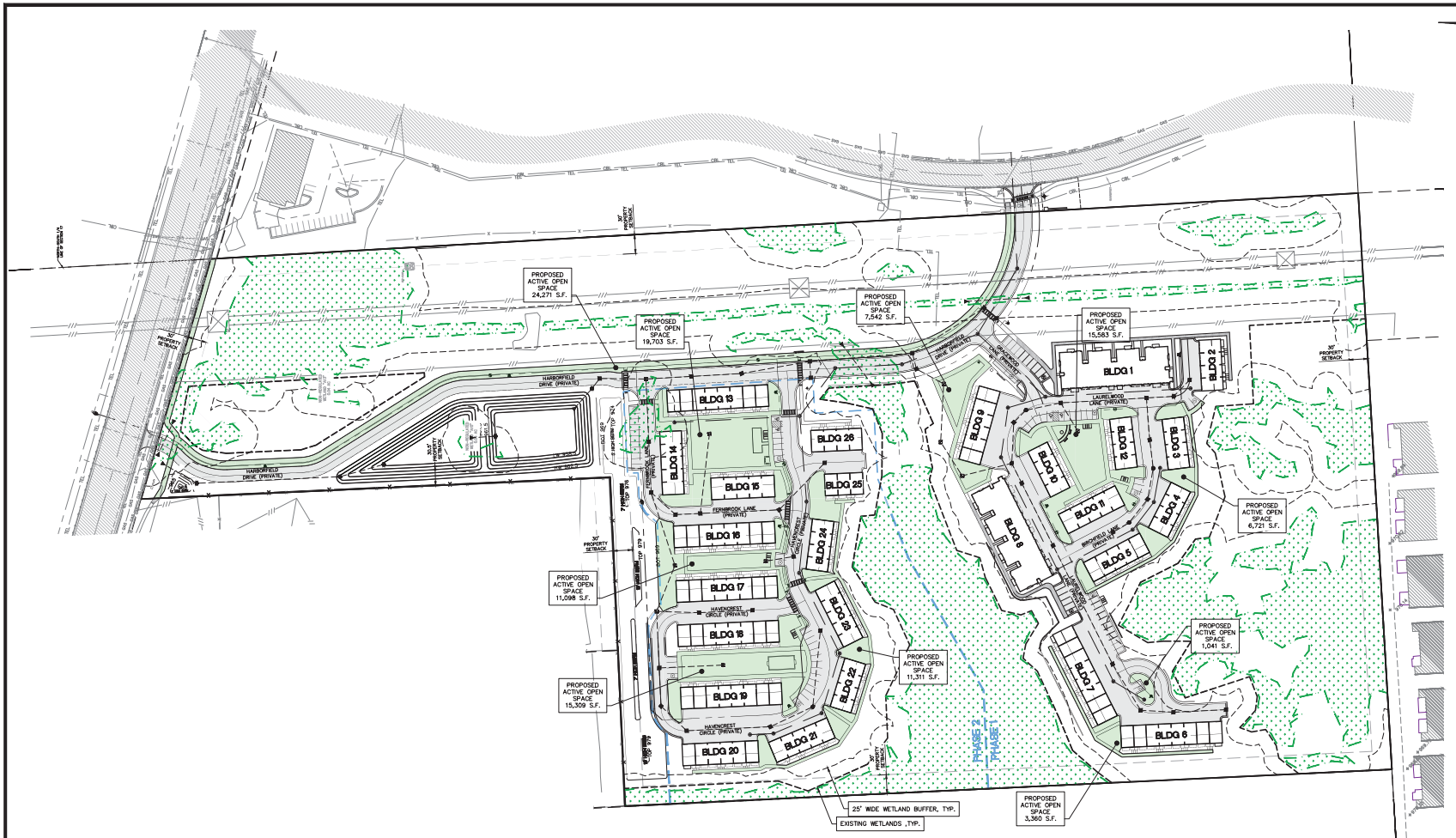
NO OUTLET

W14-2

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- SILT FENCE
- TREE PROTECTION FENCE
- WETLAND
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- END SECTION
- FIRE HYDRANT
- VALVE IN WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW
- GRADE

1000.00



GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1" = 80'

SKE GROUP
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LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
(248.308.3331)

NO.	REVISION	DATE
1.	REV PER CITY REVIEW	08-25-25
2.	REV PER CITY REVIEW	10-17-25
3.	REV PER CITY REVIEW	07-09-26

SUBMITTAL DATE: 07-18-25

811
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

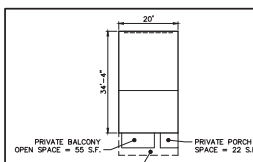
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PROJECT MANAGER: J. RICKARD
DRAWN BY: -
CHECKED BY: J. RICKARD
OFFICE: FARMINGTON HILLS

CLIENT INFO:
ROBERTSON HOMES
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MICHIGAN
947.257.5956

PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17
T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
OPEN SPACE PLAN

PAGE No.:
C8



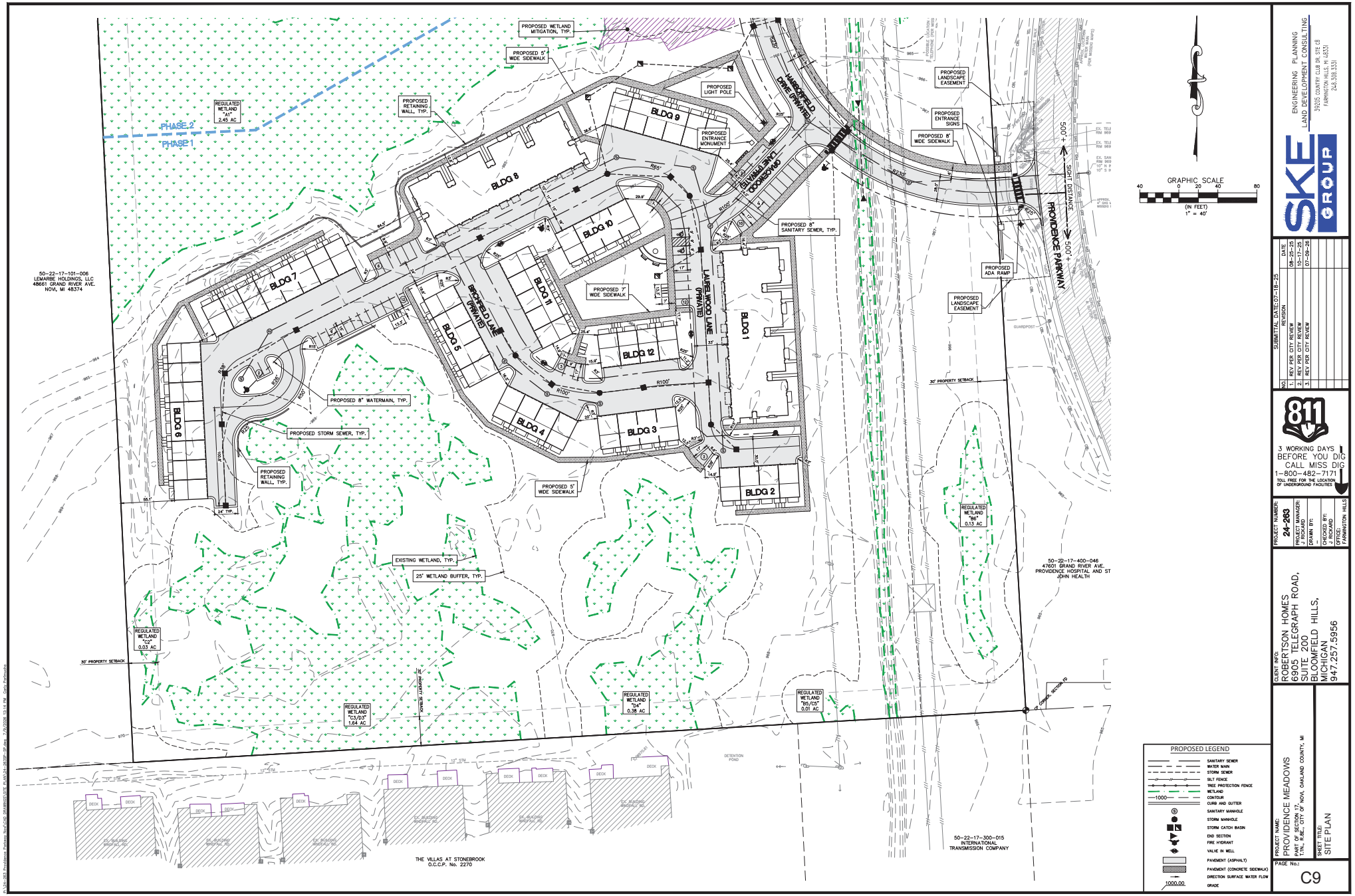
TYPICAL UNIT

OPEN SPACE
USABLE OPEN SPACE CALCULATIONS SEC. 3.1.7.D

USABLE OPEN SPACE

GROSS ACRES	31.32 AC
WETLANDS	6.71 AC
NET ACRES	24.61 AC
PRIVATE OPEN SPACE REQUIRED	200 SF/UNIT
PRIVATE OPEN SPACE PROVIDED	207 SF/UNIT
ACTIVE OPEN SPACE REQUIRED	
10% OF NET ACRES	2.46 AC
ACTIVE OPEN SPACE PROVIDED	2.66 AC

PROPOSED LEGEND
SANITARY SEWER
WATER MAIN
STORM SEWER
SILT FENCE
TREE PROTECTION FENCE
WETLAND
CONTOUR
CURB AND GUTTER
SANITARY MANHOLE
STORM MANHOLE
STORM CATCH BASIN
END SECTION
FIRE HYDRANT
VALVE IN WELL
PAVEMENT (ASPHALT)
PAVEMENT (CONCRETE SIDEWALK)
DIRECTION SURFACE WATER FLOW
GRADE



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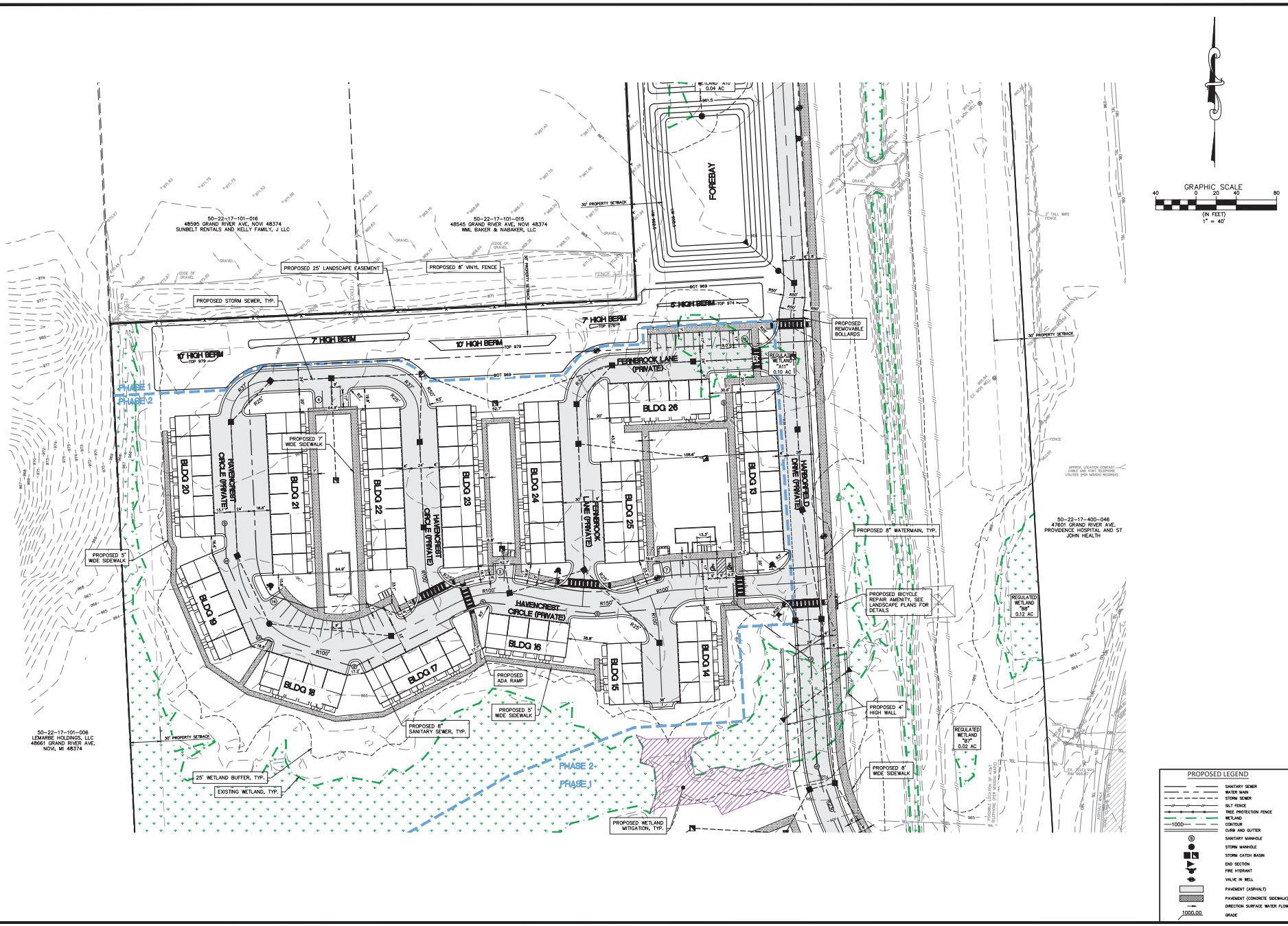
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PROJECT NAME:
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SHEET TITLE:
SITE PLAN

PAGE No.:
C9



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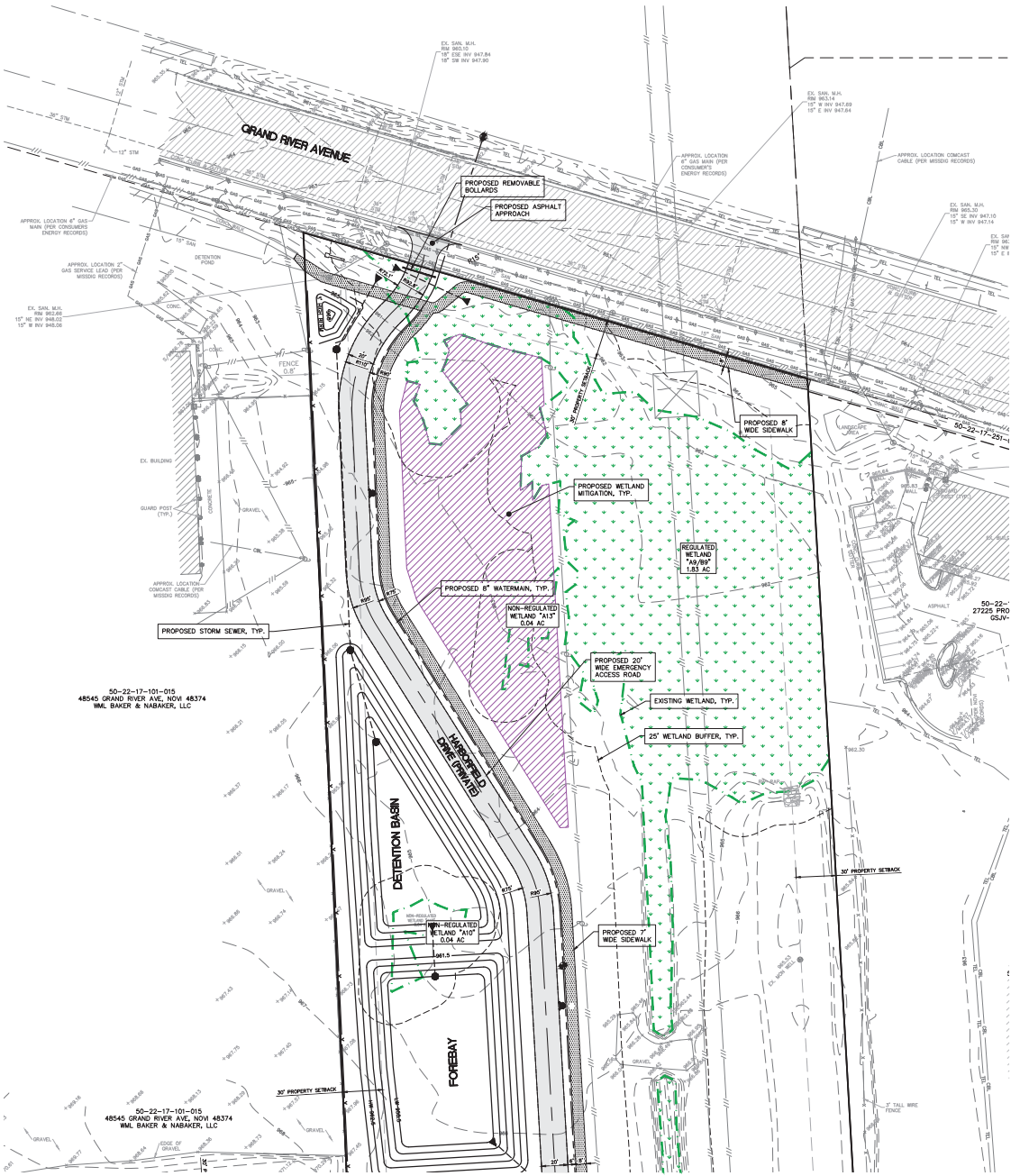
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947.257.5956

PROJECT NAME:
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PART OF SECTION 17, T1N, R8E,, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
SITE PLAN

PAGE No.:
C10

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PROVIDENCE MEADOWS
PART OF SECTION 17,
T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
SITE PLAN

PAGE No.:
C11



SANITARY BASIS OF DESIGN

NUMBER OF UNITS	157	UNITS
3.2 PEOPLE/UNIT	502.4	PEOPLE
AVERAGE FLOW		
PEOPLE X 100GAL/CAP/DAY	50240	GAL/DAY
	0.078	CFS
	0.051	MGD
PEAK FLOW		
PEAK FACTOR (<500 PEOPLE)	4	
PEAK FACTOR X AVERAGE FLOW	200960	GAL/DAY
	0.311	CFS
	0.201	MGD
Q EXISTING (10" sanitary)	497629	GAL/DAY
	0.77	CFS
	0.498	MGD

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- SILT FENCE
- TREE PROTECTION FENCE
- WETLAND
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- END SECTION
- FIRE HYDRANT
- VALVE IN WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW
- 1000.00 GRADE

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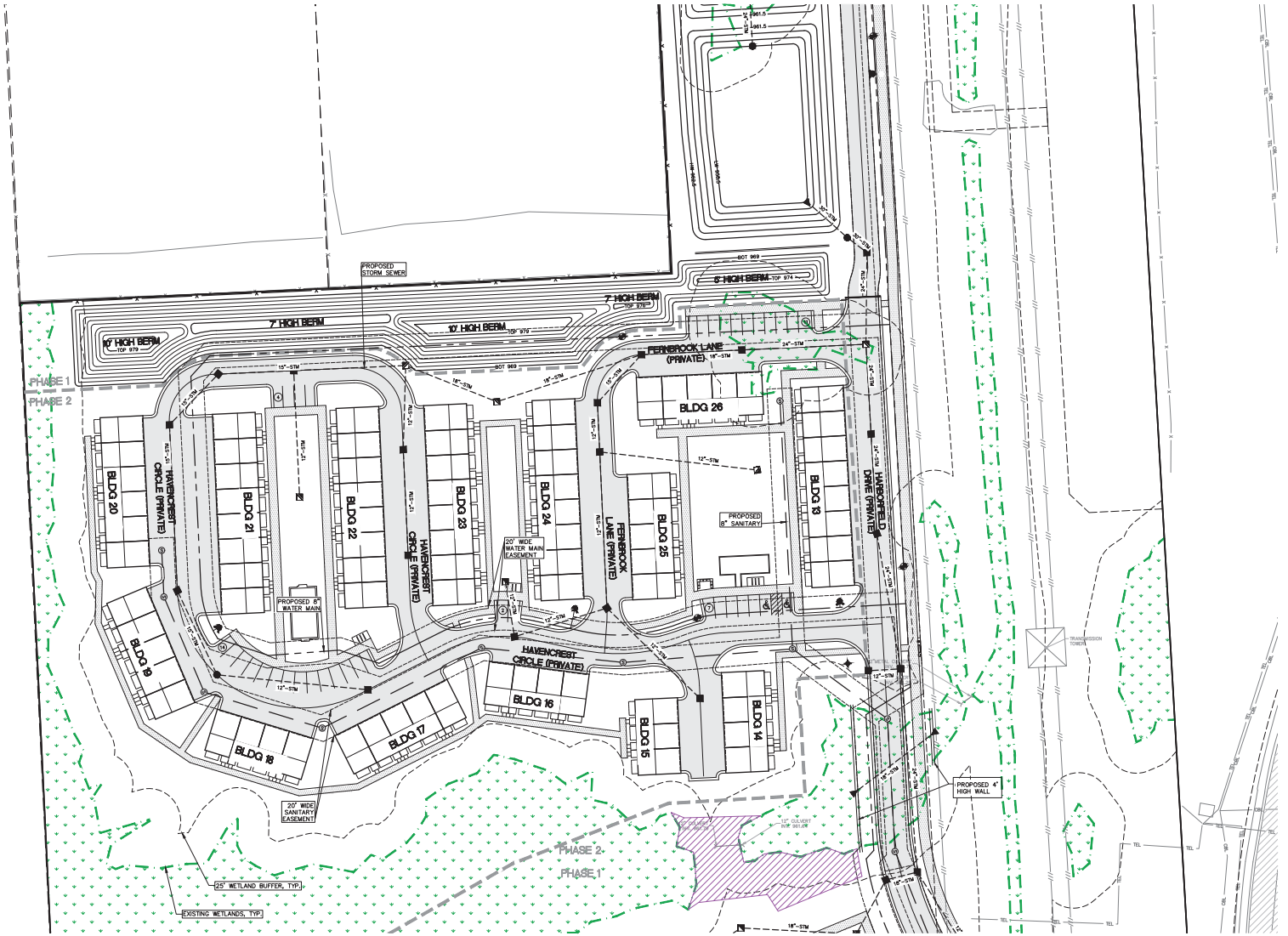
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PROJECT NAME:
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PART OF SECTION 17, T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
UTILITY PLAN

PAGE No.:
C12



GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- SILT FENCE
- TREE PROTECTION FENCE
- WETLAND
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- END SECTION
- FIRE HYDRANT
- VALVE IN WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW
- 1000.00 GRADE

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NO.	REVISION	DATE
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3.	REV PER CITY REVIEW	07-09-26

SUBMITTAL DATE: 07-18-25

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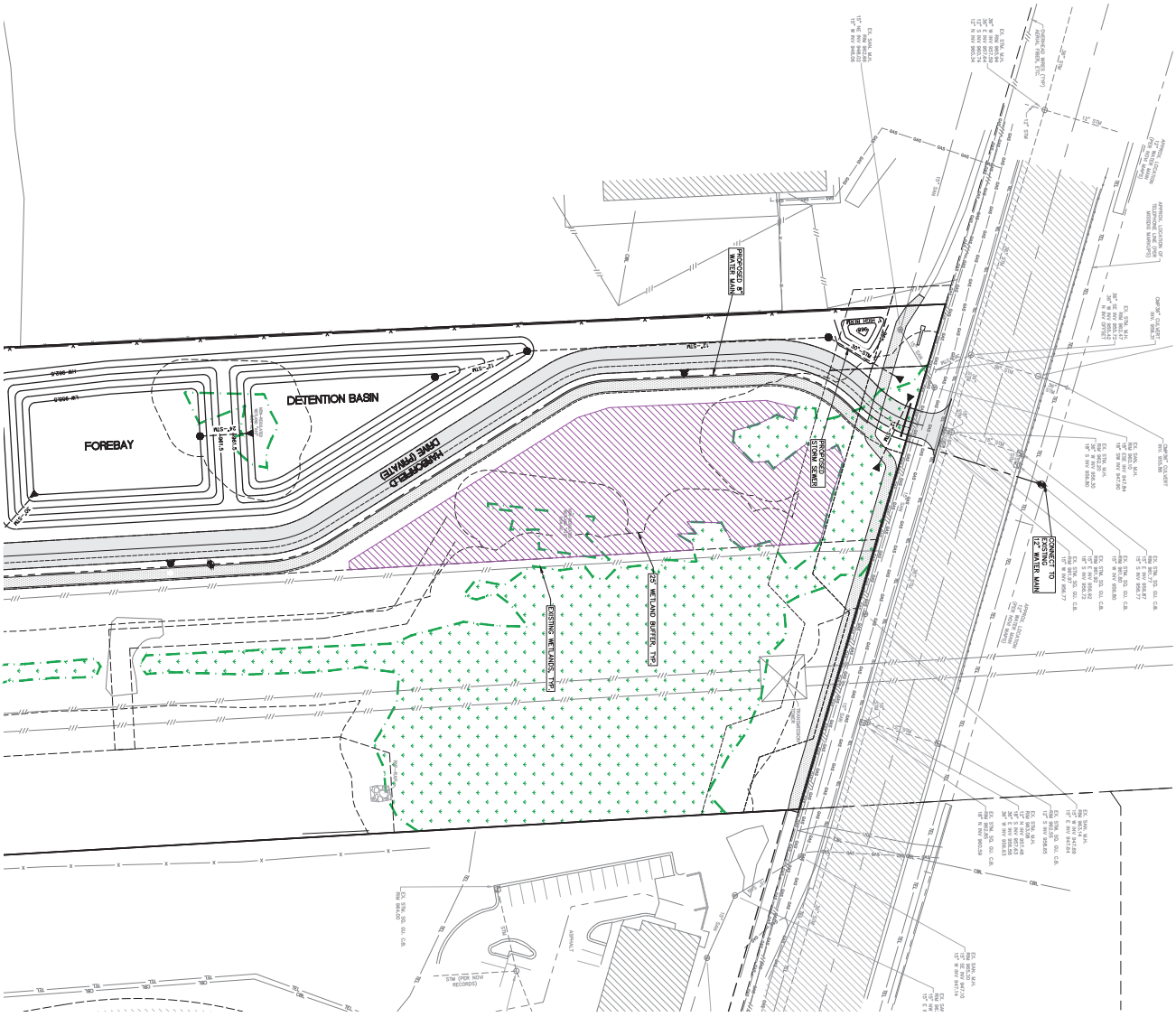
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947.257.5956

PROJECT NAME:
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PART OF SECTION 17, T1N, R8E,, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
UTILITY PLAN

PAGE No.:
C13

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PROPOSED LEGEND

1000	CONTOUR
	WETLAND
	TREE PROTECTION FENCE
	SILT FENCE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	END SECTION
	FIRE HYDRANT
	VALVE IN WELL
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE)
	DIRECTION OF SURFACE WATER FLOW
	GRADE

GRAPHIC SCALE
1" = 40' (IN FEET)
0 20 40 80

PAGE No.: C14

PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17,
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
UTILITY PLAN

CLIENT INFO:
ROBERTSON HOMES
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SUITE 200
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MICHIGAN
947.257.5956

PROJECT NUMBER: 24-263
PROJECT MANAGER: J. RICKARD
DRAWN BY: —
CHECKED BY: J. RICKARD
OFFICE: FARMINGTON HILLS

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811
IT'S THE LAW!!
MISS DIG SYSTEM, INC.
48 HOURS (2 WORKING DAYS) MINIMUM NOTICE ADVISED

SUBMITTAL DATE: 07-18-25		
NO.	REVISION	DATE
1.	REV PER CITY REVIEW	08-25-25
2.	REV PER CITY REVIEW	10-17-25
3.	REV PER CITY REVIEW	07-09-26

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PROJECT NUMBER: 24-283
PROJECT MANAGER: J. RICKARD
DRAWN BY: -
DESIGNED BY: J. RICKARD
OFFICE: FARMINGTON HILLS

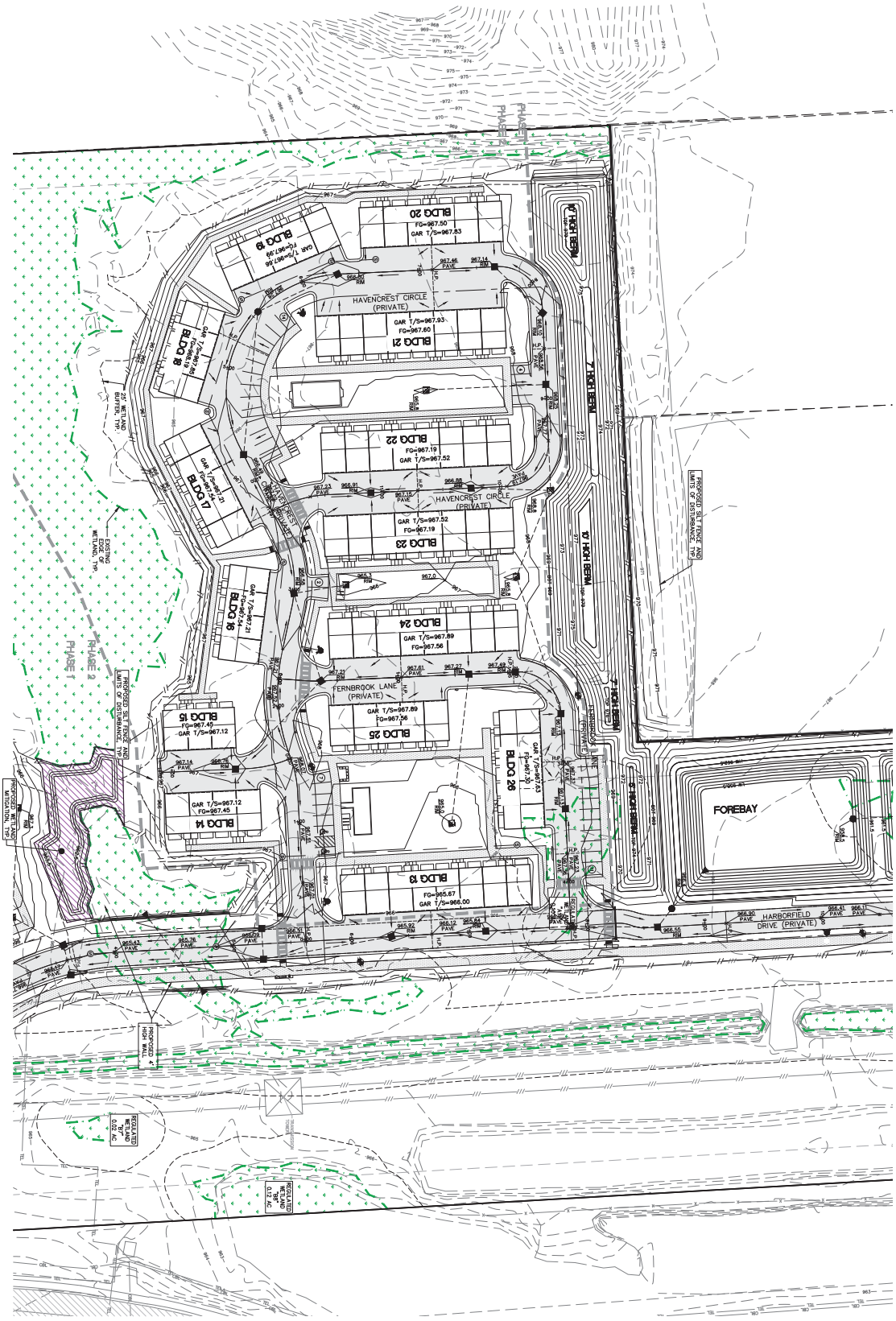
CLIENT INFO:
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PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17
T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
GRADING PLAN

PAGE No.:
C15

P:\24-263 Providence Parkway Nov\CAD DRAWINGS\SITE PLAN\24-263SP-GR.dwg 7/9/2026 12:37 PM Carly Parlmucho



PROPOSED LEGEND

1000	CONTOUR
	GRADE
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE)
	DIRECTION OF SURFACE WATER FLOW
	CURB AND GUTTER
	STORM MANHOLE
	STORM CATCH BASIN
	END SECTION
	FIRE HYDRANT
	RETAINING WALL
	TREE PROTECTION FENCE
	SILT FENCE
	WETLAND
	STORM SEWER
	SANITARY SEWER
	SANITARY MANHOLE

GRAPHIC SCALE
0 20 40 80
1" = 40' (IN FEET)

PAGE No.: C16

PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17,
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
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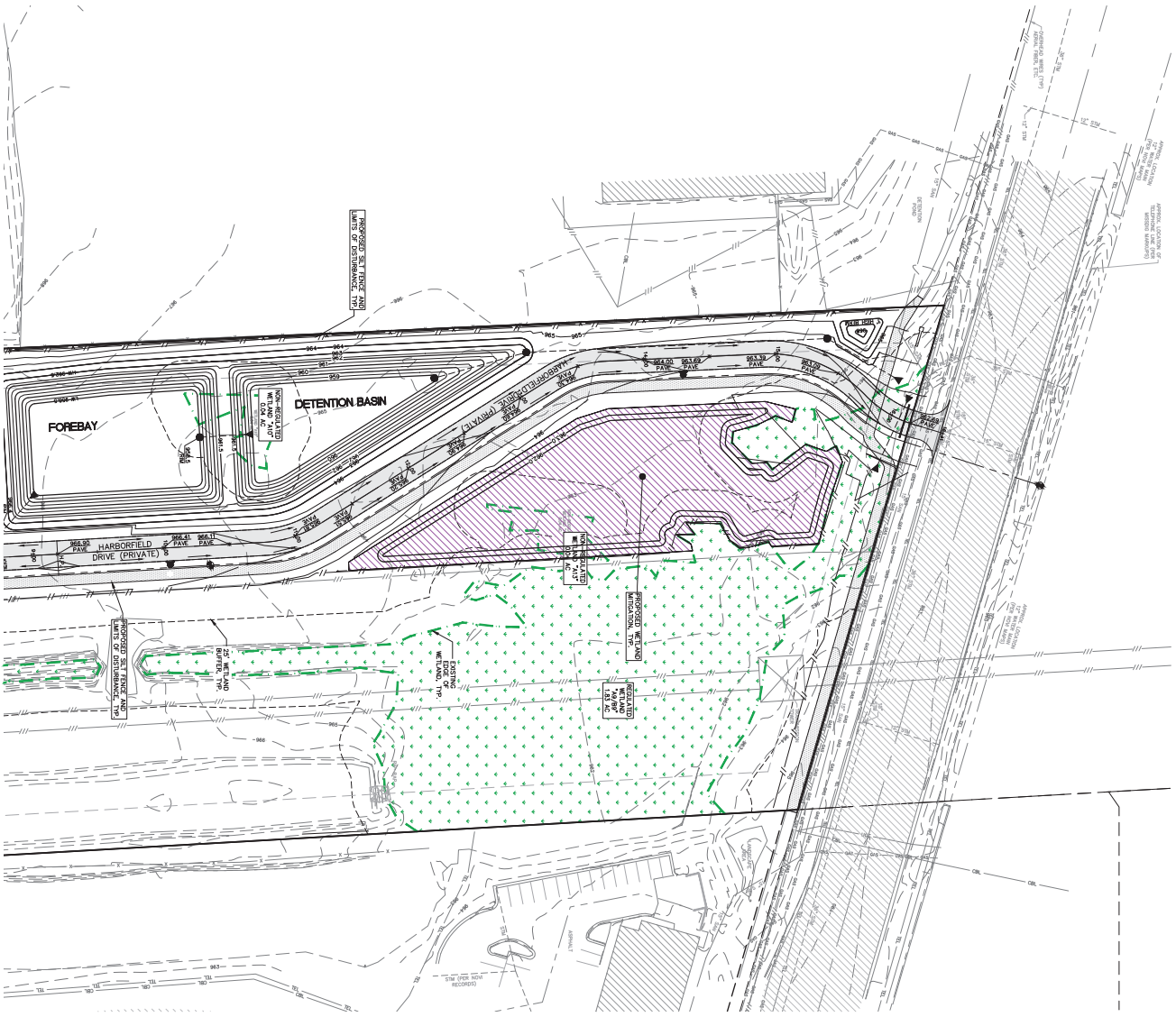
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MICHIGAN
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PROJECT NUMBER:
24-263
PROJECT MANAGER:
J. RICKARD
DRAWN BY:
CHECKED BY:
J. RICKARD
OFFICE:
FARMINGTON HILLS

811
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
OR UNDERGROUND FACILITIES

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248.308.3331



PROPOSED LEGEND

1000	GRADE
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE)
	DIRECTION OF SURFACE WATER FLOW
	SANITARY SEWER
	STORM SEWER
	END SECTION
	STORM CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CONCRETE CURB AND GUTTER
	SILT FENCE
	TREE PROTECTION FENCE
	WETLAND
	WETLAND BUFFER

GRAPHIC SCALE
1" = 40' (IN FEET)
0 20 40 80

PAGE No.: C17

PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17,
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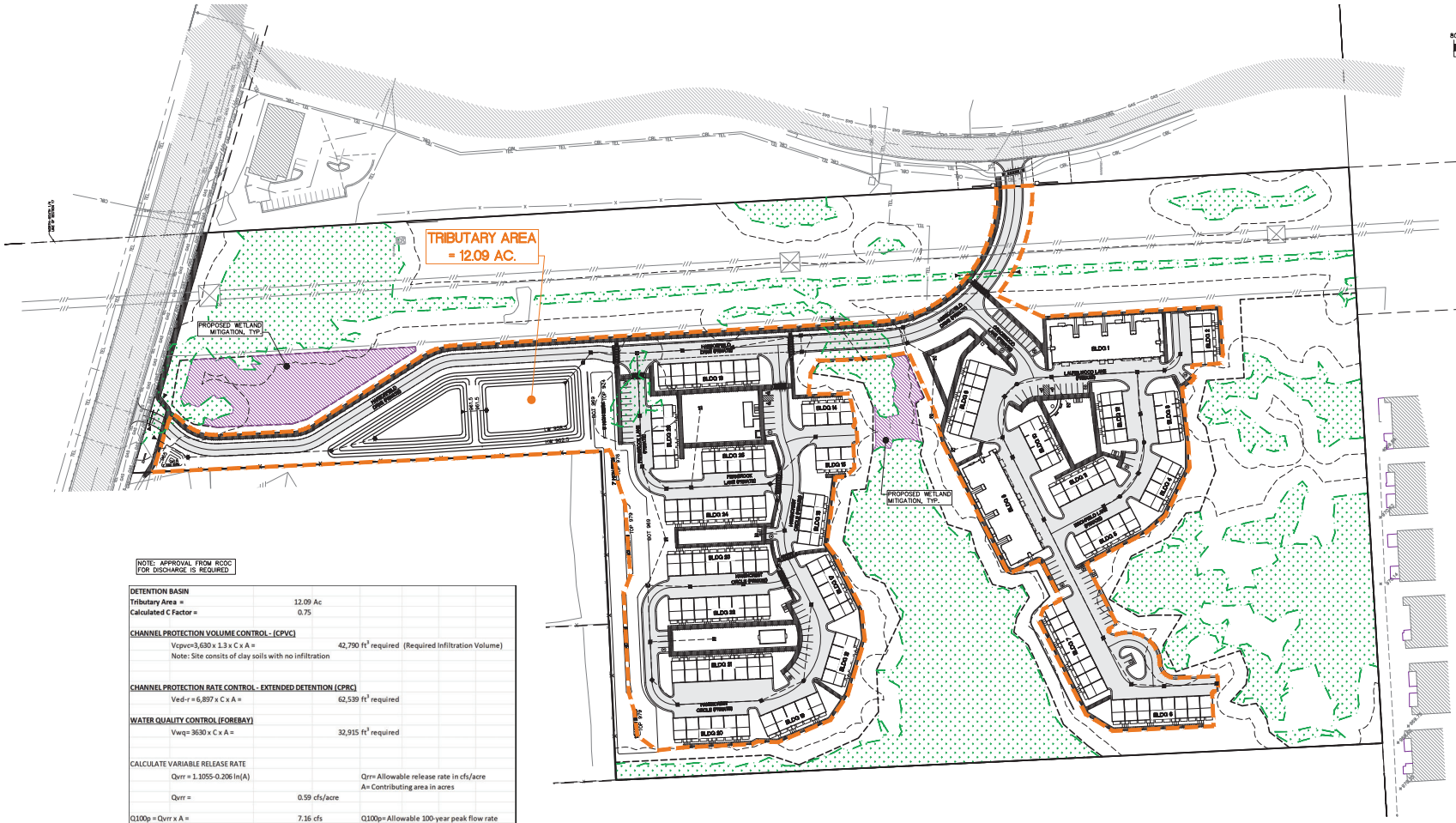
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MICHIGAN
947.257.5956

PROJECT NUMBER:
24-263
PROJECT MANAGER:
JJ RICKARD
DRAWN BY:
—
CHECKED BY:
JJ RICKARD
OFFICE:
FARMINGTON HILLS

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GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1" = 80'

NOTE: APPROVAL FROM RCOC FOR DISCHARGE IS REQUIRED

DETENTION BASIN

Tributary Area =	12.09 Ac	
Calculated C Factor =	0.75	

CHANNEL PROTECTION VOLUME CONTROL - (CPVC)

Vcpvc=3,630 x 1.3 x C x A = 42,790 ft³ required (Required Infiltration Volume)
Note: Site consits of clay soils with no infiltration

CHANNEL PROTECTION RATE CONTROL - EXTENDED DETENTION (CPRC)

Ved-r = 6,897 x C x A = 62,539 ft³ required

WATER QUALITY CONTROL (FOREBAY)

Vwq= 3630 x C x A = 32,915 ft³ required

CALCULATE VARIABLE RELEASE RATE

Qvrr = 1.1055-0.206 ln(A) — Qrr= Allowable release rate in cfs/acre; A= Contributing area in acres

Qvrr = 0.59 cfs/acre

Q100p = Qvrr x A = 7.16 cfs — Q100p=Allowable 100-year peak flow rate
USE Q100p = 7.16 cfs — **Q100P is the lesser of:**
1- The restricted rate for the drain (cf/Acre)
2 - The Variable Release Rate (Qvrr) (cf/Acre)

100-YEAR DETENTION VOLUME (V100D)

V100r=18985 x C x A = 172,146 ft³

100-YEAR PEAK INFLOW RATE (Q100IN)

Tr = 26.35 min — Based on Storm Calculations
I100=83.18/(Tc+9.17)^0.81
I100 = 4.61 in/hr
Q100IN= 41.84 cfs

STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION VOLUME (R)

R= [0.206-0.15IN (Q100P/Q100IN)]
R = 0.471

100-YEAR REQUIRED DETENTION BASIN VOLUME

VCP-P = 0
V100D= (V100R x R) - VCP-P = 81,055 ft³ required

Basin "A" must be designed to accommodate the following volumes:

Vwq=	**32,915**	**cubic feet**
Vcpvc=	**42,790**	**cubic feet**
Ved=	**62,539**	**cubic feet**
V100D=	**81,055**	**cubic feet**

VOLUME PROVIDED IN SEDIMENT FOREBAY

Elevation	Area	Vol (ft³)	Total Vol (ft³)
958.5	9184		
959.5	11274	10229	10229
960.5	13564	12419	22648
961.5	16052	14808	37456

Storage EL = 961.22 — Vreq = 32915 ft³ — Vprov = 37456 ft³

VOLUME PROVIDED IN DETENTION BASIN

Elevation	Area	Vol (ft³)	Forebay Vol (ft³)	Total Vol (ft³)
958.5	6022			
959.5	8113	7068	10229	17297
960.5	10510	9312	12419	39027
961.5	13209	11860	14808	65695
962.5	34932	24071		89765

100 Year EL = 962.25 — Vreq = 81055 ft³
Ved EL = 961.26 — Vprov = 89765 ft³

C-Factor Determination

Tributary Area	=	12.09	Ac.		
Impervious Areas					
Buildings	=	2.16	Ac.	0.95	
Roads	=	2.74	Ac.	0.95	
Sidewalks/Parking	=	1.14	Ac.	0.95	
Driveways	=	0.41	Ac.	0.95	
		6.45	Ac.	at C =	0.95
Pervious Areas					
Lawn Areas (Soils D)	=	5.28	Ac.	at C =	0.50
Low Water	=	0.36	Ac.	at C =	1.00
C Avg.	=	**0.75**			

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- SILT FENCE
- TREE PROTECTION FENCE
- WETLAND
- 1000 — CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- END SECTION
- FIRE HYDRANT
- VALVE IN WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW
- 1000.00 GRADE

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LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
(248.308.3331)

NO.	REVISION	DATE
1.	REV PER CITY REVIEW	08-25-25
2.	REV PER CITY REVIEW	10-17-25
3.	REV PER CITY REVIEW	07-09-26

SUBMITTAL DATE: 07-18-25

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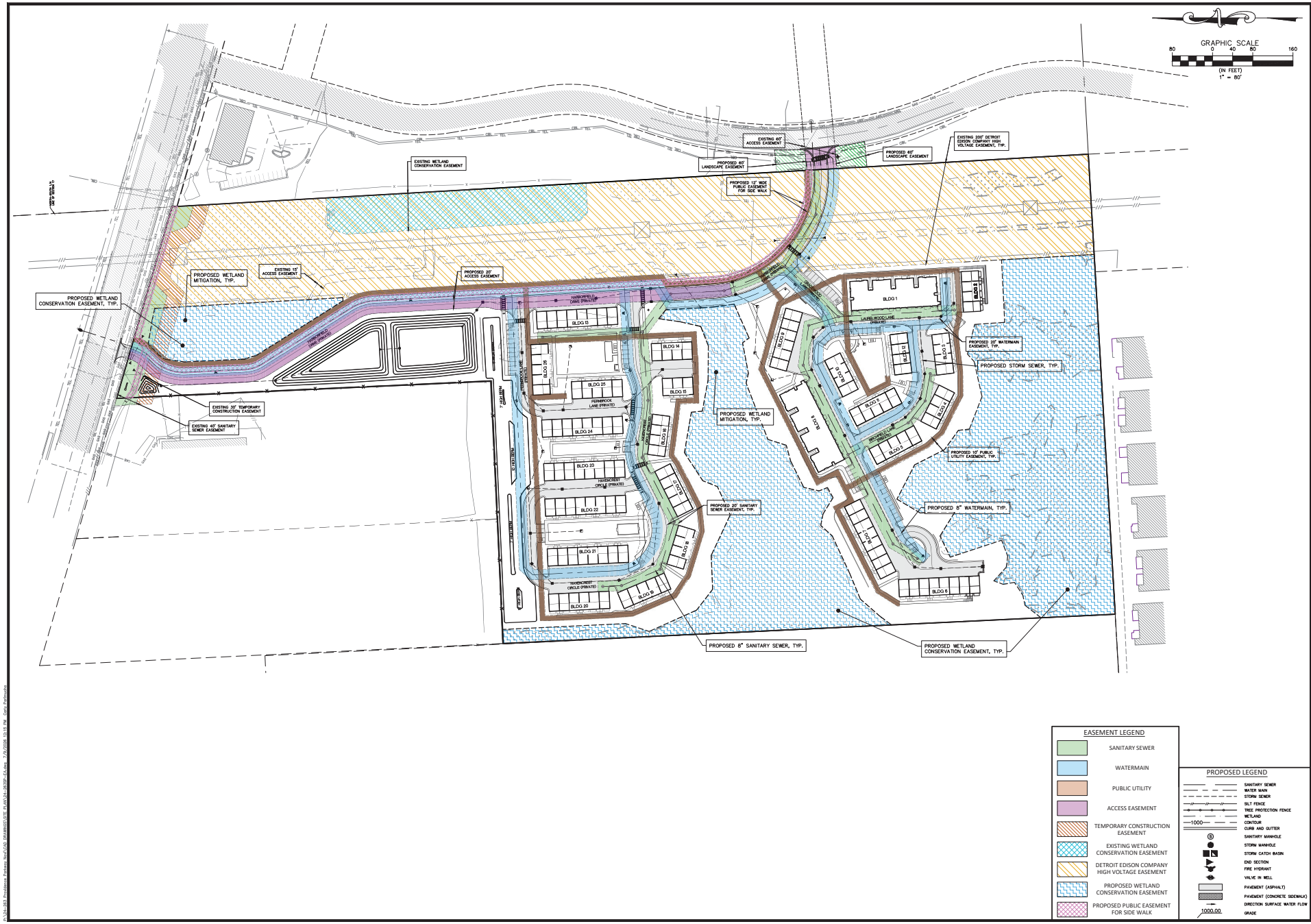
PROJECT NUMBER: 24-283
PROJECT MANAGER: J. RICKARD
DRAWN BY: -
CHECKED BY: J. RICKARD
OFFICE: FARMINGTON HILLS

CLIENT INFO:
ROBERTSON HOMES
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MICHIGAN
947.257.5956

PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17, T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
STORM WATER MANAGEMENT PLAN

PAGE No.:
C18



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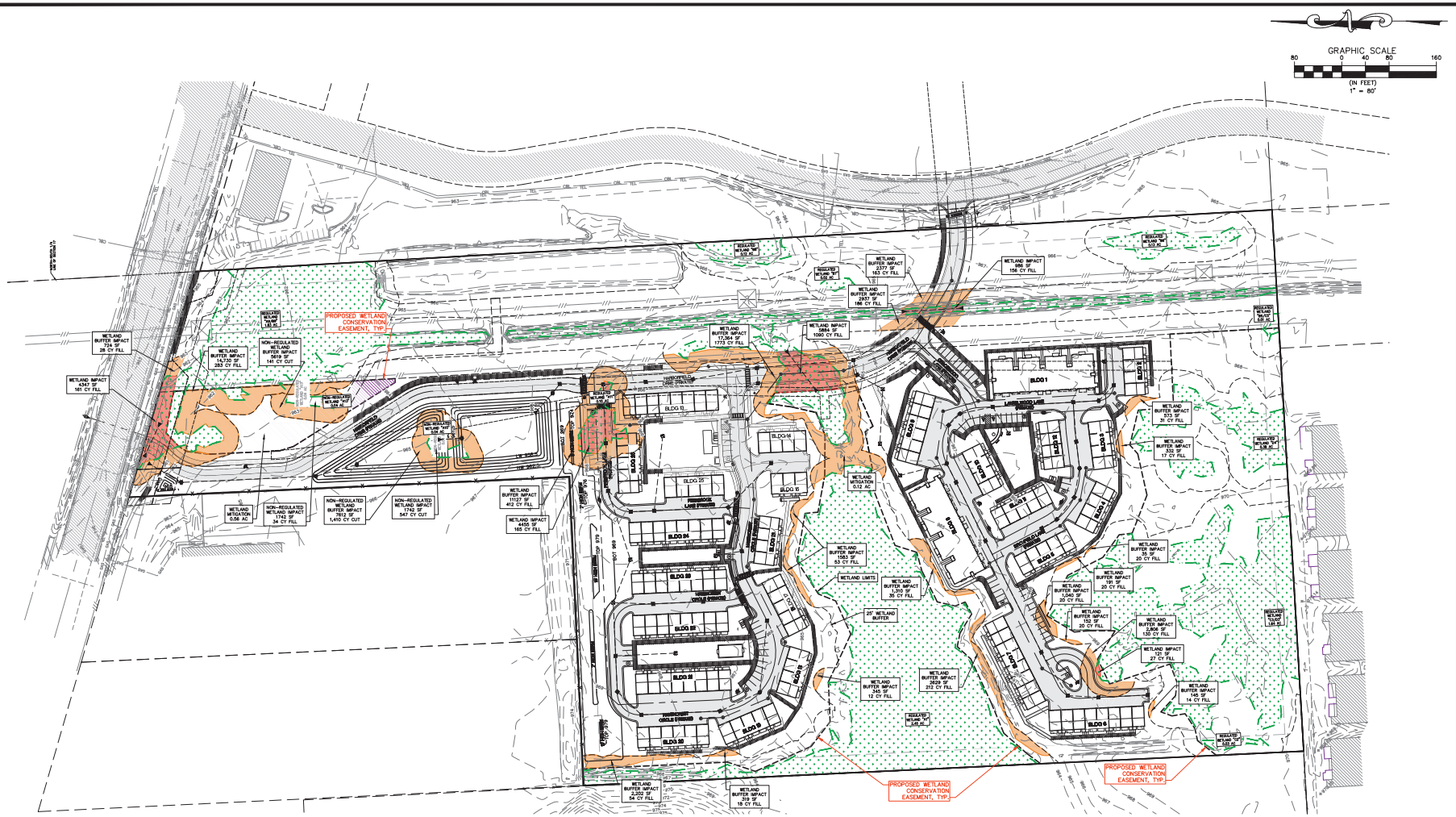
PROJECT NUMBER: 24-283
PROJECT MANAGER: J. RICKARD
DRAWN BY: -
DESIGNED BY: J. RICKARD
OFFICE: FARMINGTON HILLS

CLIENT INFO:
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6905 TELEGRAPH ROAD,
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MICHIGAN
947.257.5956

PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17
T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
EASEMENT PLAN

PAGE No.:
C19



REGULATED WETLAND IMPACTS

WETLAND ID	TYPE	WETLAND (AC)	WETLAND IMPACTED (SF)	WETLAND IMPACTED (AC)	WETLAND VOL FILL/(CUT) (CY)	TEMPORARY BUFFER IMPACTED (SF)	PERMANENT BUFFER IMPACTED (SF)	TEMPORARY BUFFER IMPACTED (AC)	PERMANENT BUFFER IMPACTED (AC)	TEMPORARY BUFFER VOL FILL/(CUT) (CY)	PERMANENT BUFFER VOL FILL/(CUT) (CY)
A1	EMERGENT/SCRUB-SHRUB	2.45	0	0	0	8388	0	0.19	0	484	0
C2	EMERGENT/SCRUB-SHRUB	0.03	0	0	0	0	0	0	0	0	0
C3/D3	EMERGENT/SCRUB-SHRUB	1.64	121	0.01	27	4369	0	0.10	0	224	0
D4	EMERGENT/SCRUB-SHRUB	0.38	0	0	0	905	0	0.02	0	48	0
B5/C5	EMERGENT/SCRUB-SHRUB	0.01	0	0	0	0	0	0	0	0	0
B6	EMERGENT/SCRUB-SHRUB	0.13	0	0	0	0	0	0	0	0	0
B7	EMERGENT/SCRUB-SHRUB	0.02	0	0	0	0	0	0	0	0	0
B8	EMERGENT/SCRUB-SHRUB	0.12	0	0	0	0	0	0	0	0	0
A9/B9	EMERGENT/SCRUB-SHRUB	1.83	11217	0.26	1407	0	38132	0	0.88	0	2433
A11	EMERGENT/SCRUB-SHRUB	0.10		0.10	484			0	0.26	0	839
	TOTAL	6.71		0.37	1918			0.31	1.14	756	3272

NON-REGULATED WETLAND IMPACTS

WETLAND ID	TYPE	WETLAND (AC)	WETLAND IMPACTED (SF)	WETLAND IMPACTED (AC)	WETLAND VOL FILL/(CUT) (CY)	TEMPORARY BUFFER IMPACTED (SF)	PERMANENT BUFFER IMPACTED (SF)	TEMPORARY BUFFER IMPACTED (AC)	PERMANENT BUFFER IMPACTED (AC)	TEMPORARY BUFFER VOL FILL/(CUT) (CY)	PERMANENT BUFFER VOL FILL/(CUT) (CY)
A10	EMERGENT/SCRUB-SHRUB	0.04	1742	0.04	(547)	0	7612	0	0.06	0	(1410)
A13	EMERGENT/SCRUB-SHRUB	0.04	1742	0.04	34	0	5619	0.0	0.13	0	141
	TOTAL	0.08		0.08	-513			0.00	0.19	0	-1269

REGULATED WETLAND MITIGATION REQUIRED

	RATE	WETLAND IMPACTED (AC)	MITIGATION AREA (AC)
	1.5	0.37	0.56

NON-REGULATED WETLAND MITIGATION REQUIRED

	RATE	WETLAND IMPACTED (AC)	MITIGATION AREA (AC)
	1.5	0.08	0.12

TOTAL 0.68 REQUIRED
0.68 PROVIDED

WETLAND DISTURBANCE LEGEND
- WETLAND IMPACT
- WETLAND BUFFER IMPACT
- WETLAND MITIGATION

PROPOSED LEGEND
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- SILT FENCE
- TREE PROTECTION FENCE
- WETLAND
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- END SECTION
- FIRE HYDRANT
- VALVE IN WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW
- 1000.00 GRADE

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FARMINGTON HILLS, MI 48331
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PROJECT MANAGER: J. RICKARD
DRAWN BY: --
CHECKED BY: J. RICKARD
OFFICE: FARMINGTON HILLS

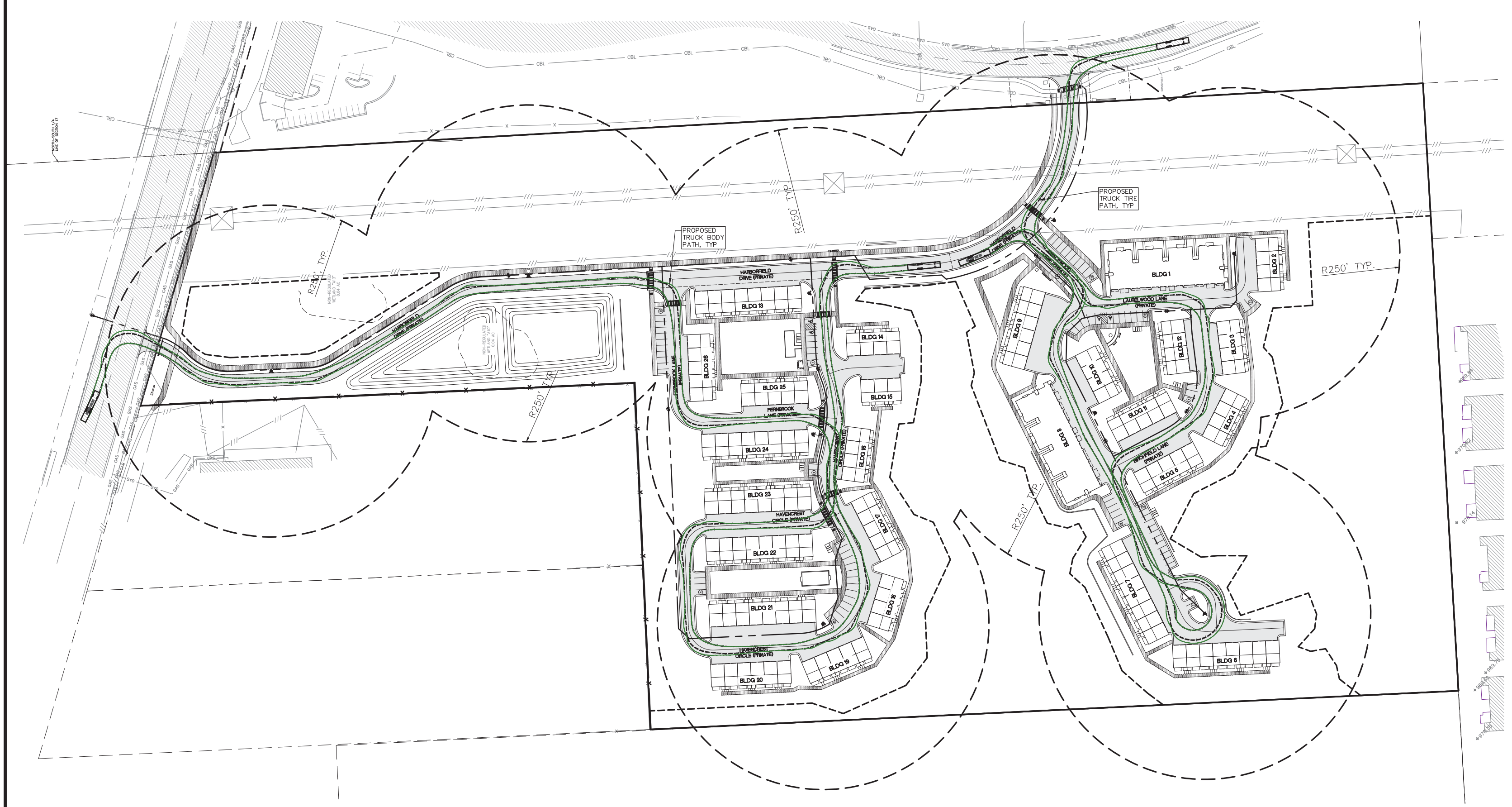
CLIENT INFO: ROBERTSON HOMES
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BLOOMFIELD HILLS, MICHIGAN
947.257.5956

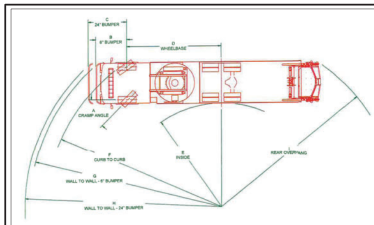
PROJECT NAME: PROVIDENCE MEADOWS
PART OF SECTION 17, T1N, R8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE: WETLAND PLAN

PAGE No.: C20

C:\SKE-245 Providence Estates Novi\Civil\Drawings\SITE PLAN\24-283P WETLAND.dwg, 7/9/2026 10:16 PM, Gary Patterson





Parameters

A	Cramp Angle (maximum)	45 deg. 425 Tires
B	Front Overhang 6" Bumper	76"
C	Front Overhang 24" Bumper	94"
D	Wheelbase	247"

Calculated Results

E	Inside Turning Radius	19'-10"
F	Curb to Curb	35'-2"
G	Wall to Wall 6" Bumper	39'-1"
H	Wall to Wall 24" Bumper	40'-1"
I	Rear Overhang Swing	33'-7"

Cramp Angle may vary due to vehicle configuration.
Curb to Curb based on a 9" curb

pg.1

NOTE: BUILDINGS MUST COMPLY WITH THE INTERNATIONAL FIRE CODE SECTION 510 FOR EMERGENCY RADIO COVERAGE

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- SILT FENCE
- TREE PROTECTION FENCE
- WETLAND
- CONTOUR (1000)
- CURB AND GUTTER
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- END SECTION
- FIRE HYDRANT
- VALVE IN WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW
- GRADE (1000.00)

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PROJECT NUMBER: 24-263
PROJECT MANAGER: J RICKARD
DRAWN BY: –
CHECKED BY: J RICKARD
OFFICE: FARMINGTON HILLS

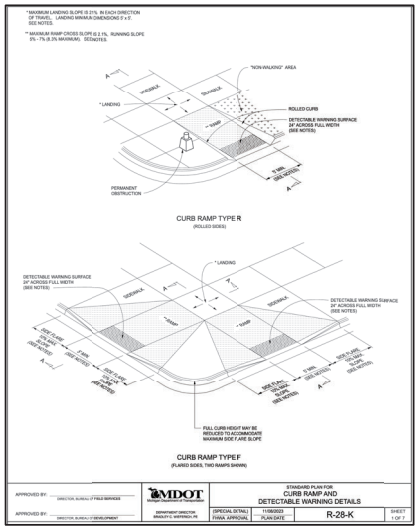
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BLOOMFIELD HILLS,
MICHIGAN
947.257.5956

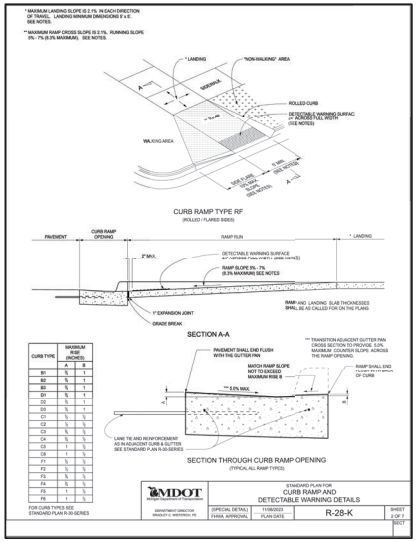
PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17,
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

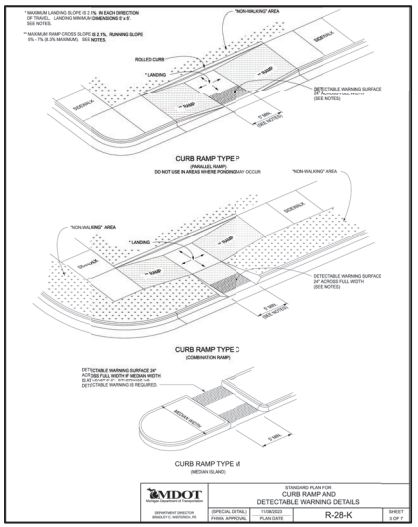
SHEET TITLE:
FIRE TRUCK ROUTING PLAN

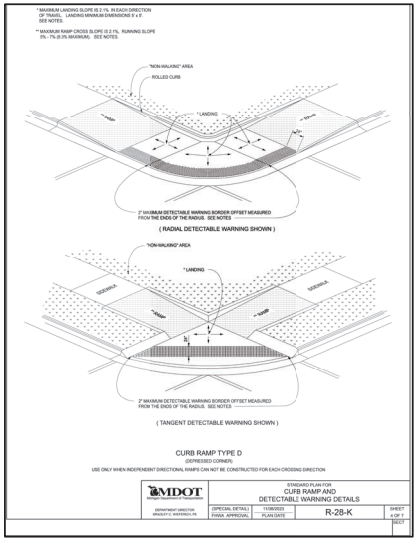
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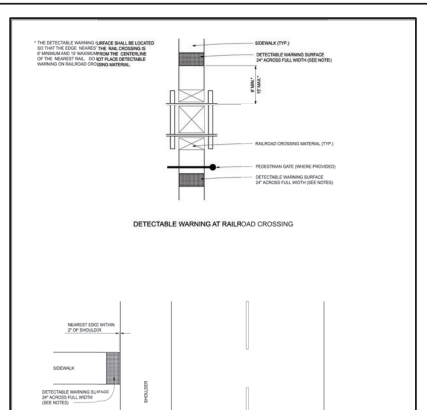
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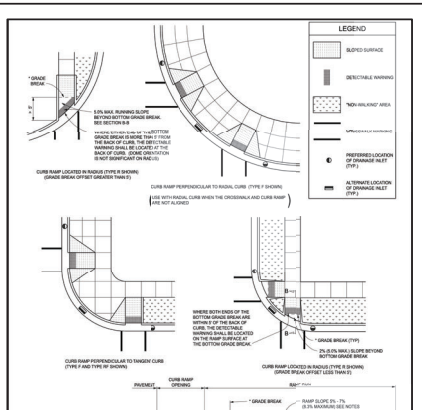


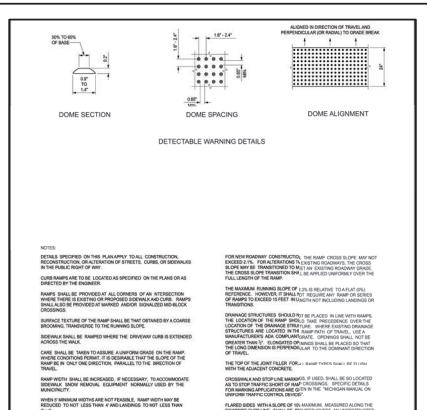












SOIL EROSION CONTROL NOTES

1. SACK TYPE FILTERS SHALL BE INSTALLED ON ALL ROADWAY CATCH BASINS AND INLETS. EXERT FILTERS SHALL BE INSTALLED ON ALL REARYARD CATCH BASINS.
2. DEWATERING OF ANY KIND MUST BE FILTERED THROUGH VEGETATION, STONE OR "FILTER BAG".
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THE PROJECT STREETS AND ADJACENT ROADS ARE CLEAN & SWEPT THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
4. IT IS THE DEVELOPER'S RESPONSIBILITY (NOT THE BUILDER'S OR HOMEOWNER'S) TO ACHIEVE STABILIZATION OF ALL DISTURBED AREAS WITHIN 5 WORKING DAYS OF ESTABLISHING THE FINAL GRADE. STABILIZATION SHALL BE EITHER TEMPORARY OR PERMANENT.
5. IT IS THE DEVELOPER'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCES DUE TO INSTALLATION OF PUBLIC UTILITIES (I.E. PHONE, GAS, ELECTRIC, CABLE, ETC.)
6. THE DEVELOPER IS RESPONSIBLE FOR DUST CONTROL THROUGHOUT ALL PERIODS OF CONSTRUCTION. WATERING TANKS WILL BE AVAILABLE AT ALL TIMES TO BE USED ON ANY AREA WHERE DUST BECOMES A PROBLEM.
7. PARKING OF VEHICLES, EQUIPMENT, OR STOCKPILING OF MATERIALS IS STRICTLY PROHIBITED ALONG OR WITHIN THE 9 MILE ROAD RIGHT OF WAY AREA.
8. INSTALLATION OF SILT FENCING OR TREE PROTECTION FENCING SHALL NOT OCCUR PRIOR TO THE INITIAL CITY PRE-CONSTRUCTION MEETING. WHEN NATURAL FEATURES EXIST ON THE SITE, INSPECTION OF STAKING MAY BE REQUIRED PRIOR TO INSTALLATION OF THE FENCING.
9. SLOPES STEEPER THAN 1V:6H (16%) SHALL BE STABILIZED WITH EROSION CONTROL BLANKET.
10. IF THE DEVELOPER DOES NOT PROCEED WITH CONSTRUCTION AFTER CLEARING AND GRUBBING, THE DEVELOPER IS RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS BY APPLYING 3" TOPSOIL, SEED & MULCH.
11. MAINTAIN A TEMPORARY FIVE (5) FOOT GRADING BUFFER FROM PERIMETER SILT FENCE, UNTIL FINE OR FINAL GRADING IS NECESSARY.
12. VEGETATION SHALL BE ESTABLISHED WITHIN 5 DAYS OF FINAL GRADE, OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 30 DAYS OR GREATER. 3-4" OF TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED.

SEQUENCE OF CONSTRUCTION FOR SOIL EROSION CONTROL

SEQUENCE OF CONSTRUCTION AFTER SPECIAL L.I.P. APPROVAL

1. ATTEND AN ENVIRONMENTAL PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE CITY OF NOVI STAFF AND ITS AGENTS.
2. INSTALL ALL SOIL EROSION AND TREE PROTECTION FENCING AS PER APPROVED PLANS. CLEAR ONLY WHAT IS NECESSARY TO INSTALL FENCING. CONSTRUCT CONSTRUCTION ACCESS AT MAIN STREET AND TRANS-X DRIVE PER THE APPROVED DETAIL.
3. CONTACT THE CITY OF NOVI OR ITS AGENT TO HAVE THE ITEMS LISTED IN "2" INSPECTED FOR APPROVAL. UPON APPROVAL OF AFOREMENTIONED ITEMS, THE DEVELOPER MUST SCHEDULE A FULL PRE-CONSTRUCTION MEETING WITH THE CITY OF NOVI. CLEARING AND GRUBBING MAY TAKE PLACE AT THIS TIME, BUT NO GRADING/MASS GRADING UNTIL SEPARATE APPROVAL IS GRANTED.
4. CLEAR TREES AND GRUB SITE

SEQUENCE OF CONSTRUCTION AFTER FINAL SITE PLAN APPROVAL

5. STRIP AND STOCKPILE TOPSOIL IN A LOCATION APPROVED BY THE OWNER/ENGINEER. PLACEMENT OF ADDITIONAL CONTROL MEASURES MUST BE INSTALLED ON AND AROUND THE STOCKPILE.
6. CONSTRUCT SEDIMENT STRUCTURES ALONG WITH APPLICABLE STORM SEWER (END SECTIONS, SHORT STORM SEWER LENGTHS, STANDPIPE, & OUTLET FILTER). GRADE TO FINAL ELEVATIONS, DISTRIBUTE TOPSOIL, SEED AND STAKE STRAW MULCH BLANKETS ON THE SLOPES OF THE BASIN. STORM WATER BASIN WILL BE STABILIZED PRIOR TO DIRECTING FLOW TO THE BASIN.
7. INSTALL UTILITIES (WATER MAIN, STORM SEWER, SANITARY SEWER) COMPLETE.
8. INSTALL, AS PER APPROVED PLANS, THE CATCH BASIN INLET FILTERS. INSPECT AND MAINTAIN FILTERS AS DIRECTED TO PREVENT CLOGGING AND UNNECESSARY FLOODING.
9. GRADE ROADWAY LIMITS AND INSTALL PAVEMENT COMPLETE.
10. INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) COMPLETE.
11. STABILIZE TEMPORARILY OR PERMANENTLY ALL DISTURBED AREAS WITHIN FIVE (5) DAYS OF FINAL GRADE. USE 3-4" OF TOPSOIL WHERE VEGETAION IS REQUIRED.
12. INSPECT AND MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. REMOVAL OF CONTROL MEASURES MAY ONLY TAKE PLACE ONCE THE ENTIRE SITE IS FULLY STABILIZED.

SOIL EROSION CONTROL VIOLATIONS/CITATIONS

1. ROUTINE INSPECTIONS WILL BE PERFORMED BY THE CITY OF NOVI OR ITS AGENT ONCE A WEEK.
2. UPON COMPLETION OF INSPECTION, IF THE SITE IS FOUND NOT TO BE IN COMPLIANCE WITH CITY OF NOVI'S SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE, THEN THE PERMIT HOLDER/SIGNER WILL BE ISSUED, BY HAND, MAIL OR FAX. A "NOTICE OF EROSION CONTROL DEFICIENCY" LETTER, THAT WILL INCLUDE ALL CURRENT AND PERTINENT NON-COMPLIANCE ITEMS. THE SITE AND/OR DEVELOPMENT WILL HAVE A PRE-DETERMINED AMOUNT OF TIME, FROM THE DATE OF THE "NOTICE" TO RECTIFY THESE ITEMS.
3. IF ALL OF THE ITEMS HAVE NOT BEEN ADDRESSED AFTER THE ELAPSED TIME SPECIFIED, THE PERMIT HOLDER/SIGNER WILL RECEIVE A "NON-COMPLIANCE" LETTER, WHICH WILL INCLUDE A "NOTICE TO SHOW CAUSE".
4. UPON RECEIPT OF THE "NON-COMPLIANCE" LETTER AND THE "NOTICE TO SHOW CAUSE", THE PERMIT HOLDER/SIGNER WILL ATTEND A SHOW CAUSE HEARING AS WELL AS PAY A RE-INSPECTION FEE IN THE AMOUNT OF $250.00 TO THE CITY OF NOVI FOR ADDITIONAL INSPECTIONS, HEARINGS AND REPORT FOLLOW UP. THE BEFORE MENTIONED ACTIVITIES MUST TAKE PLACE WITHIN 24 HOURS UPON RECEIPT OF THE LETTER. AFTER THE HEARING, THE PROJECT, DEVELOPMENT MAY BE ISSUED A "STOP WORK" ORDER.
5. IF A CITATION IS ISSUED TO THE PERMIT HOLDER/SIGNER AFTER THE SHOW CAUSE HEARING, AN ADDITIONAL $400.00 WILL BE PAID TO THE CITY OF NOVI, FOR FOLLOW-UP INSPECTIONS, MEETINGS AND OTHER EXPENSES INCURRED.

SILT FENCE

SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SPOIL PILE. IF THE FABRIC IS BEING UNDERCUT (i.e. IF THE WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GIVEN PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY. FILTER FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE AREA IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

GROUND WATER NOTES

1. IF THE STATIC GROUNDWATER LEVEL IS HIGHER THAN THE ELEVATION AT WHICH PROPOSED CONSTRUCTION WORK WILL TAKE PLACE, WHETHER DETERMINED BY INITIAL SOIL BORINGS OR DURING CONSTRUCTION, SO THAT IT WILL BE NECESSARY TO DEWATER AN AREA TO CONTINUE CONSTRUCTION, THEN THE CITY OF NOVI WILL REQUIRE A WRITTEN DEWATERING PROCEDURE (AS INDICATED IN CITY OF NOVI ORDINANCE NO. 11-37 (h) (i)) PROVIDED BY THE APPLICANT'S ENGINEER, PRIOR TO COMMENCEMENT OF THE DEWATERING OPERATION.
2. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR MUST CONTACT NOVI DPS IN WRITING SHOWING NEED TO DEWATER PRIOR TO ANY FURTHER CONSTRUCTION.
3. IF PROCEDURES ARE NOT SUBMITTED OR, ONCE APPROVED, ARE NOT ADHERED TO, THEN THE CITY OF NOVI MAY TAKE ACTION TO SUSPEND DEWATERING ACTIVITIES AT THE PROJECT TO REQUIRE THE ADHERENCE TO PROCEDURES.

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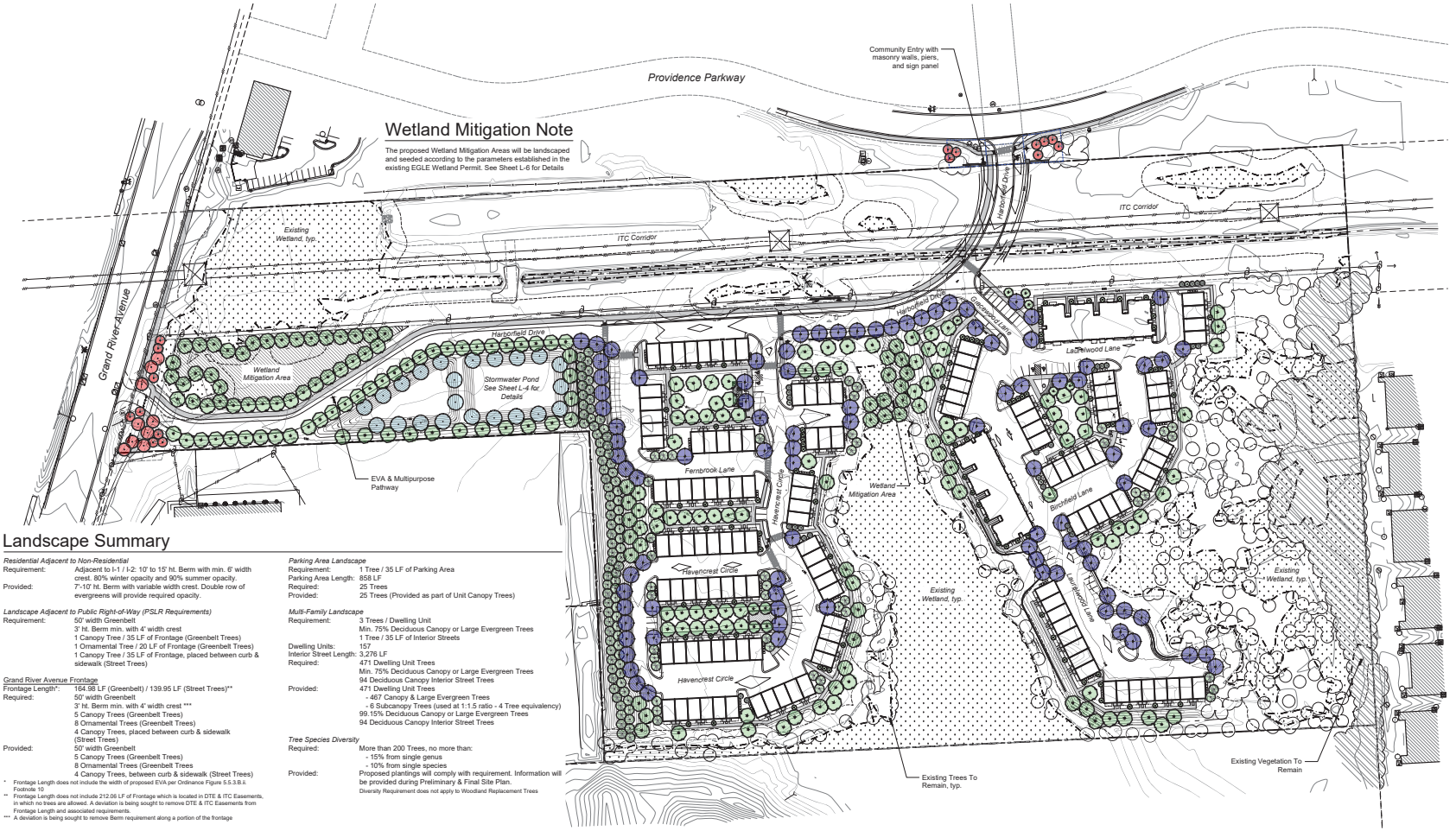
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BLOOMFIELD HILLS, MICHIGAN
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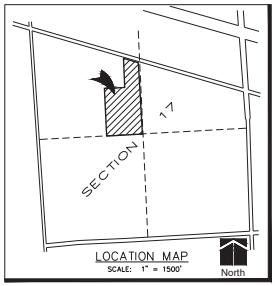
PROJECT NAME:
PROVIDENCE MEADOWS
PART OF SECTION 17
T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
NOTES AND DETAILS

PAGE No.:
C22

CAD File: 24-283 Providence Meadows Novi\CAD Engineering\SITE PLAN\24-283SP-SE.dwg - By: Kristie Smith - Plotted: Jul 18, 2025 - 10:11 PM





Landscape Summary

Residential Adjacent to Non-Residential
Requirement: Adjacent to I-1 / I-2- 10' to 15' ht. Berm with min. 6' width crest. 80% winter opacity and 90% summer opacity.
Provided: 7'-10' ht. Berm with variable width crest. Double row of evergreens will provide required opacity.

Landscape Adjacent to Public Right-of-Way (PSLR Requirements)
Requirement: 50' width Greenbelt
3' ht. Berm min. with 4' width crest
1 Canopy Tree / 35 LF of Frontage (Greenbelt Trees)
1 Ornamental Tree / 20 LF of Frontage (Greenbelt Trees)
1 Canopy Tree / 35 LF of Frontage, placed between curb & sidewalk (Street Trees)

Grand River Avenue Frontage
Frontage Length*: 164.98 LF (Greenbelt) / 139.95 LF (Street Trees)**
Required: 50' width Greenbelt
3' ht. Berm min. with 4' width crest ***
5 Canopy Trees (Greenbelt Trees)
8 Ornamental Trees (Greenbelt Trees)
4 Canopy Trees, placed between curb & sidewalk (Street Trees)
Provided: 50' width Greenbelt
5 Canopy Trees (Greenbelt Trees)
8 Ornamental Trees (Greenbelt Trees
4 Canopy Trees, between curb & sidewalk (Street Trees)

* Frontage Length does not include the width of proposed EVA per Ordinance Figure 5.5.3.B.ii. Footnote 10
** Frontage Length does not include 212.06 LF of Frontage which is located in DTE & ITC Easements, in which no trees are allowed. A deviation is being sought to remove DTE & ITC Easements from Frontage Length and associated requirements.
*** A deviation is being sought to remove Berm requirement along a portion of the frontage

Providence Parkway Frontage
Frontage Length*: 152.00 LF (Greenbelt) / 127.13 LF (Street Trees)
Required: 50' width Greenbelt
3' ht. Berm min. with 4' width crest **
4 Canopy Trees (Greenbelt Trees)
8 Ornamental Trees (Greenbelt Trees)
4 Canopy Trees to be placed between curb and sidewalk (Street Trees)
Provided: 50' width Greenbelt
4 Canopy Trees (4 Existing Trees, See Sheet L-2) (Greenbelt Trees)
8 Ornamental Trees
4 Canopy Trees (4 Existing Trees, See Sheet L-2) (Street Trees) ***

* Frontage Length is calculated as the length of granted access and landscape easements and does not include the width of proposed entry drive per Ordinance Figure 5.5.3.B.ii.Footnote 10
** A deviation is being sought to remove Berm requirement along frontage
*** Trees used to satisfy this requirement are not located between the curb and sidewalk, but are within the Greenbelt. Existing utilities, limited space within the access and landscape easements, and existing monolithic sidewalk in this location prohibit the placement of Street Trees between curb & walk.

Parking Area Landscape
Requirement: 1 Tree / 35 LF of Parking Area
Parking Area Length: 858 LF
Required: 25 Trees
Provided: 25 Trees (Provided as part of Unit Canopy Trees)

Multi-Family Landscape
Requirement: 3 Trees / Dwelling Unit
Min. 75% Deciduous Canopy or Large Evergreen Trees
1 Tree / 35 LF of Interior Streets
Dwelling Units: 157
Interior Street Length: 3,276 LF
Required: 471 Dwelling Unit Trees
Min. 75% Deciduous Canopy or Large Evergreen Trees
94 Deciduous Canopy Interior Street Trees
Provided: 471 Dwelling Unit Trees
- 467 Canopy & Large Evergreen Trees
- 6 Subcanopy Trees (used at 1:1.5 ratio - 4 Tree equivalency)
99.15% Deciduous Canopy or Large Evergreen Trees
94 Deciduous Canopy Interior Street Trees

Tree Species Diversity
Required: More than 200 Trees, no more than:
- 15% from single genus
- 10% from single species
Provided: Proposed plantings will comply with requirement. Information will be provided during Preliminary & Final Site Plan.
Diversity Requirement does not apply to Woodland Replacement Trees

Landscape Deviation Requests

1. *Deviation for the lack of required 3-foot berm along a portion of Grand River Avenue and Providence Parkway due to the existing natural areas to be preserved, wetlands to be preserved, and the presence of the ITC easement.* ***Supported By Staff - Oct. 24, 2025***
2. *Deviation to allow the use of existing trees, located outside of the tree lawn, as street trees along Providence Parkway. This is due to the presence of large existing trees and minimal space for new trees within the granted access and landscape easements, and amongst the existing utilities.*
3. *Deviation to allow a deficiency in internal street trees along Harborfield Drive within the ITC easement due to trees being prohibited within the existing easement* ***Supported By Staff - Oct. 24, 2025***

Tree Legend

= Landscape Adjacent to R.O.W. Deciduous Tree
= Landscape Adjacent to R.O.W. Deciduous Subcanopy Tree
= Interior Street Trees Deciduous Canopy Tree
= Storm Pond Trees Deciduous Canopy Tree
= Multi-Family Dwelling Unit Trees Deciduous Canopy Tree
= Multi-Family Dwelling Unit Trees Ornamental Subcanopy Tree
= Multi-Family Dwelling Unit Trees Columnar Canopy Tree
= Multi-Family Dwelling Unit Trees Large Evergreen Tree
= Multi-Family Dwelling Unit Trees Columnar Evergreen Tree

Woodland Replacement Summary

Total Trees Surveyed:	878
- Total Trees Offsite:	9
Total Onsite Trees:	869
Total Regulated Trees:	6*
Total Trees Saved:	388
- Previously Dead Trees:	14
Total Trees Removed:	481
- Previously Dead Trees:	8
- Trees Requiring Replacement:	3

Removed Tree d.b.h. (In Inches)	Ratio Replacement/ Removed Trees
8 < 11	1
>11 < 20	2
> 20 < 29	3
> 30	4

Required Replacements

DBH of Trees Removed	*Quantity*	*Required Trees* **
8" to 11"	1	1
11.1" to 20"	1	2
20.1" to 29"	1	3
Greater than 30"	0	0

Total Replacements Required: 6 - 2.5" caliper Trees
Total Replacements Proposed: 0 - 2.5" caliper Trees
6 Landscape Credits Used

* Trees with DBH 8" and larger and are located within a Novi Regulated Woodland, according to the Novi Regulated Woodland Map, are regulated by the City of Novi Ordinance Chapter 37
** Required Trees are calculated using the required replacement rate set forth in the City of Novi Ordinance Chapter 37, Article I, Section 37-8.a. See Chart above.

Existing Trees Used for Woodland Replacement Credit

- Trees Saved Onsite: 388
- Saved Trees to be used towards Woodland Replacement*: 122
- **Replacement Credits: 303 Trees**

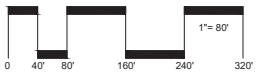
Table 11.b.(1)(f) from Novi Landscape Design Manual:

Diameter of Trunk of Preserved Tree*	Number of Tree Credits	Number of Trees Onsite **
36" or greater caliper	7 trees	0
>29 to 36" caliper	6 trees	0
>23 to 29" caliper	5 trees	0
>17 to 23" caliper	4 trees	5
>12 to 17" caliper	3 trees	21
>7 to 12" caliper	2 trees	108
3 to 7" caliper	1 tree	4

* Per Novi Landscape Design Manual Section 11b.(1)(a)-(f), Woodland Replacement Credit can be acquired for preserved canopy trees if they do not fall within a Novi regulated Wetland or Woodland, are not a prohibited species, or are of poor quality. Credits are determined by the above Table.
** Total quantity of trees in the identified column above equals 138 due to multi-trunk existing trees.

Required Tree Setbacks from Utilities

- Sanitary Sewer: 10' setback min.
- Storm Sewer: 5' setback min.
- Water Main: 5' setback min.



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sheet title:
Overall Landscape Concept

project title:
Providence Meadows
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
24018	07.18.2025

drawn by:	checked by:
EMJ	WTK

revisions:
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07.09.2026 Per Municipal Review

sheet no.
L-1

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Wetland Mitigation Note

The proposed Wetland Mitigation Areas will be landscaped and seeded according to the parameters established in the existing EGLE Wetland Permit. See Sheet L-6 for Details

Tree Legend

- = Landscape Adjacent to R.O.W. Deciduous Subcanopy Tree
- = Interior Street Trees Deciduous Canopy Tree
- = Multi-Family Dwelling Unit Trees Deciduous Canopy Tree
- = Multi-Family Dwelling Unit Trees Ornamental Subcanopy Tree
- = Multi-Family Dwelling Unit Trees Columnar Canopy Tree
- = Multi-Family Dwelling Unit Trees Large Evergreen Tree
- = Multi-Family Dwelling Unit Trees Columnar Evergreen Tree

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0 20' 40' 80' 120' 160'

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sheet title:
Landscape Concept Plan - South

project title:
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City of Novi, Michigan

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Tree Legend

- = Interior Street Trees Deciduous Canopy Tree
- = Multi-Family Dwelling Unit Trees Deciduous Canopy Tree
- = Multi-Family Dwelling Unit Trees Columnar Canopy Tree
- = Multi-Family Dwelling Unit Trees Large Evergreen Tree
- = Multi-Family Dwelling Unit Trees Columnar Evergreen Tree

Wetland Mitigation Note

The proposed Wetland Mitigation Areas will be landscaped and seeded according to the parameters established in the existing EGLE Wetland Permit. See Sheet L-6 for Details

STATE OF MICHIGAN
WILLIAM KREAN
LICENSED LANDSCAPE ARCHITECT
No. 1172

sheet title:
Landscape Concept Plan - Central

project title:
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City of Novi, Michigan

prepared for:
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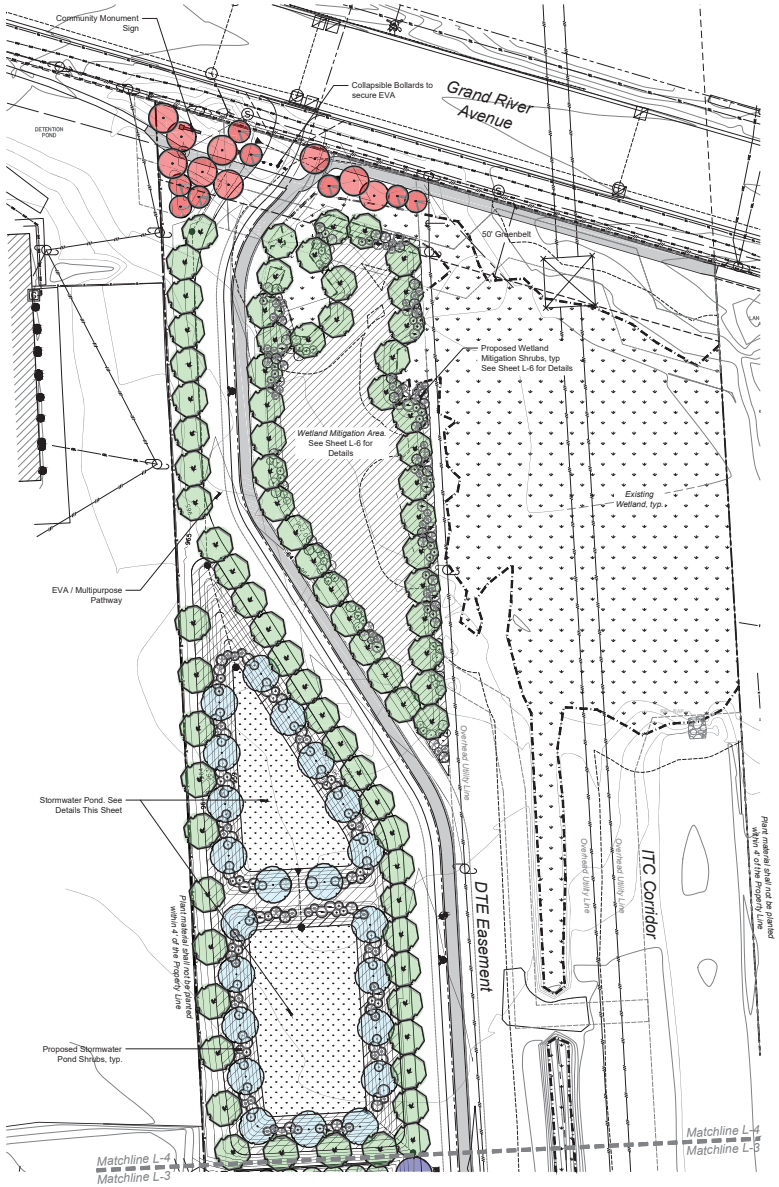
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Stormwater Pond Landscape Summary

Requirement:	1 Canopy Tree / 35 LF of pond edge, measured at the permanent water level, to be located 6'-10' from permanent water level. Large, native shrubs covering 70%-75% of basin perimeter, measured 10' from permanent water level or pond bottom. Bottom & sides of basin, extending 25' from permanent water level to be planted with native seed mix and not mowed.
Length of Water Edge:	760.24 LF
Shrub Length of North:	433.25 LF
Shrub Length of South:	452.65 LF
Required:	22 Canopy Trees Shrubs North: 303.28 LF Shrubs South: 316.86 LF 70%-75% basin perimeter covered by large native shrubs. Native seed mix covering bottom and sides of basin, extending 25' from permanent water level.
Provided:	22 Canopy Trees Shrubs North: 313.06 LF Shrubs South: 320.83 LF 71.55% of basin perimeter covered by large native shrubs. See Seeding Details This Sheet

Detention Pond Seeding Summary

Pond Zone - Pond Bottom - 958.50'

15,207 s.f.
Application Rate: 36.88 lbs. / Ac.
12.88 lbs. of Emergent Wetland Seed Mix
3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area. Use Seed Mat.

Edge Zone - Elevation 958.50' - 964.00'

19,820 s.f.
Application Rate: 36.38 lbs. / Ac.
16.54 lbs. of Stormwater Seed Mix
3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area. Use Seed Mat.

Seed Mixes available from Stantec Native Plant Nursery
- www.stantec.com/en/services/native-plant-nursery
- 574.586.2412
All Seed shall be protected with mulch blanket

Tree Legend

- = Landscape Adjacent to R.O.W. Deciduous Tree
- = Landscape Adjacent to R.O.W. Deciduous Subcanopy Tree
- = Multi-Family Dwelling Unit Trees Deciduous Canopy Tree
- = Multi-Family Dwelling Unit Trees Large Evergreen Tree
- = Storm Pond Trees Deciduous Canopy Tree
- = Storm Pond & Wetland Mitigation Large Shrubs

Native Seed Mix Submittal Note

Prior to seed application, Contractor shall submit photo of the seed bag to be used to City Landscape Architect or City Environmental Consultant for verification and approval.

Wetland Mitigation Note

The proposed Wetland Mitigation Areas will be landscaped and seeded according to the parameters established in the existing EGLE Wetland Permit. See Sheet L-6 for Details

Construction Sequence Note

To avoid unnecessary damage and replacement, all proposed Stormwater Pond Trees and Shrubs shall be installed at the end of the Construction process, after accumulated silt has been removed from pond bottom and required grades / capacity have been restored.

Pond Zone - Emergent Wetland Seed Mix

Botanical Name	Common Name	PLS lbs/Acre
Emergent Grasses/Sedges/Rushes		
Bidens cernua	Nodding Bur Marigold	0.50
Carex comosa	Bristly Sedge	2.00
Carex lacustris	Common Lake Sedge	0.50
Carex lurida	Bottlebrush Sedge	2.00
Carex stricta	Common Tussock Sedge	1.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Eleocharis palustris	Great Spike Rush	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Schoenoplectus acutus	Hard-Stemmed Bulrush	1.50
Schoenoplectus pungens	Chairmaker's Rush	1.50
Schoenoplectus tabernaemontani	Great Bulrush	6.00
	Total	18.50
Temporary Cover		
Avena sativa	Common Oat	512.00
	Total	512.00
Forbs		
Alisma subcordatum	Common Water Plantain	2.00
Asclepias incarnata	Swamp Milkweed	1.00
Bidens spp.	Native Beggar's Ticks	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Iris virginica shrevei	Blue Flag, Shrevei's Iris	4.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.25
Pycnanthemum virginianum	Common Mountain Mint	1.00
Rudbeckia hirta	Black-Eyed Susan	1.00
Sagittaria latifolia	Common Arrowhead	2.00
Verbena hastata	Blue Vervain	1.00
	Total	15.25

Edge Zone - Stormwater Seed Mix

Botanical Name	Common Name	PLS lbs/Acre
Permanent Grasses/Sedges/Rushes		
Andropogon gerardii	Big Bluestem	4.00
Bouteloua curtipendula	Side-Oats Grama	2.00
Elymus virginicus	Virginia Wild Rye	2.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	4.00
Sorghastrum nutans	Indian Grass	2.00
Sporobolus heterolepis	Prairie Dropseed	0.50
	Total	15.50
Temporary Cover		
Avena sativa	Common Oat	512.00
	Total	512.00
Forbs and Shrubs		
Asclepias tuberosa	Butterfly Milkweed	1.00
Baptisia australis	Blue False Indigo	4.00
Coreopsis lanceolata	Sand Coreopsis	2.00
Dalea purpurea	Purple Prairie Clover	1.00
Echinacea purpurea	Purple Coneflower	2.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beardtongue	0.50
Rudbeckia hirta	Black-Eyed Susan	1.00
Silphium perfoliatum	Cup Plant	2.00
Solidago rigida	Stiff Goldenrod	0.50
	Total	14.50

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sheet title:
Landscape Concept Plan - North

project title:
Providence Meadows
City of Novi, Michigan

prepared for:
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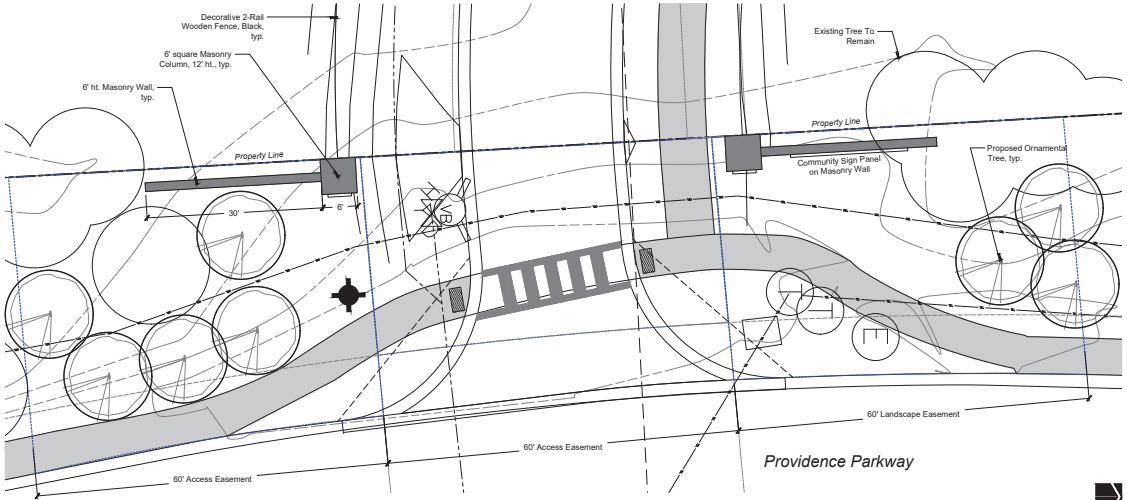
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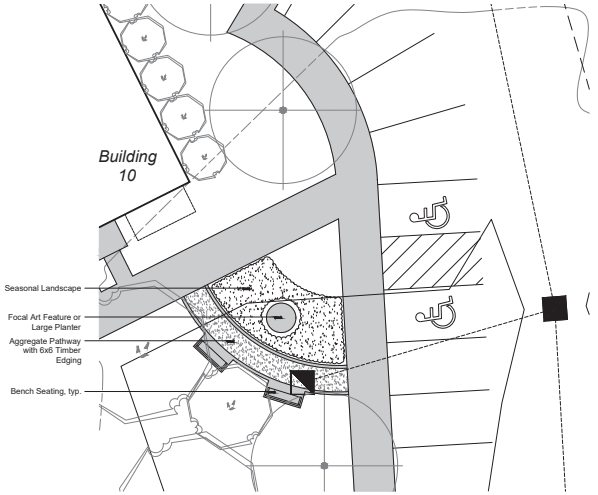
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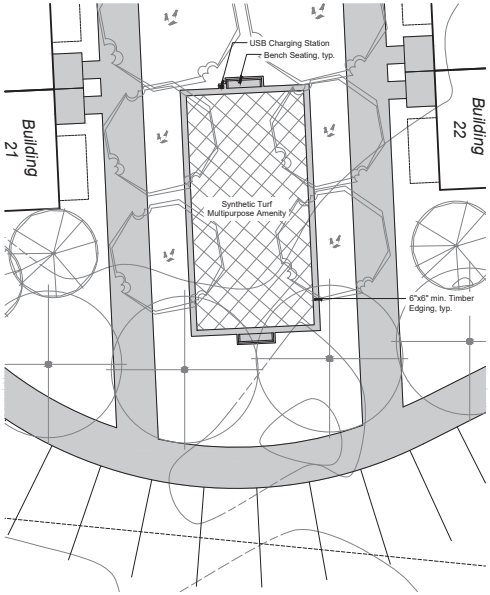


Providence Parkway Entry Concept Enlargement

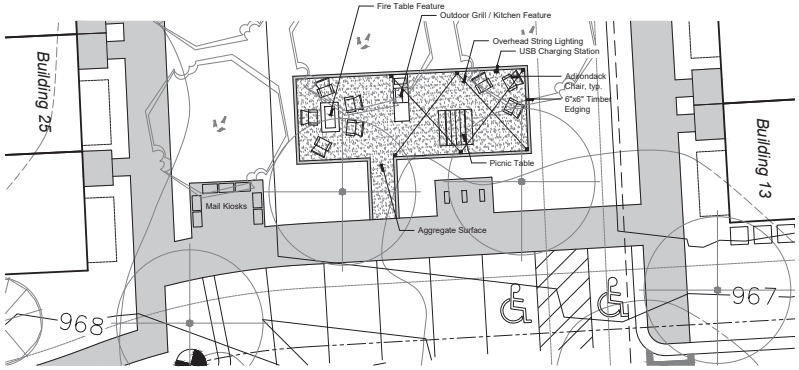
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Focal Garden Amenity Concept



Multipurpose Amenity Concept



Community Gathering Amenity Concept

Proposed Amenity & Entry Concept Plans are conceptual at this time. Final details will be developed for Final Site Plan Approval.

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Amenity & Entry Concept Plans

project title:
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City of Novi, Michigan

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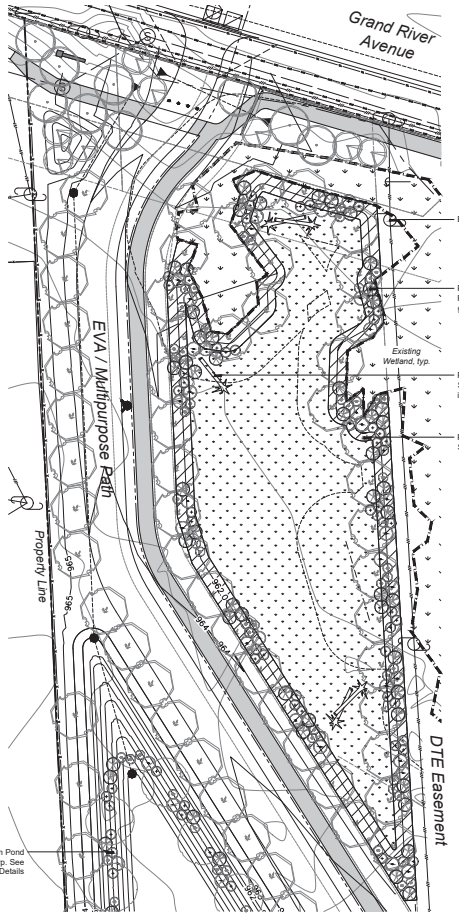
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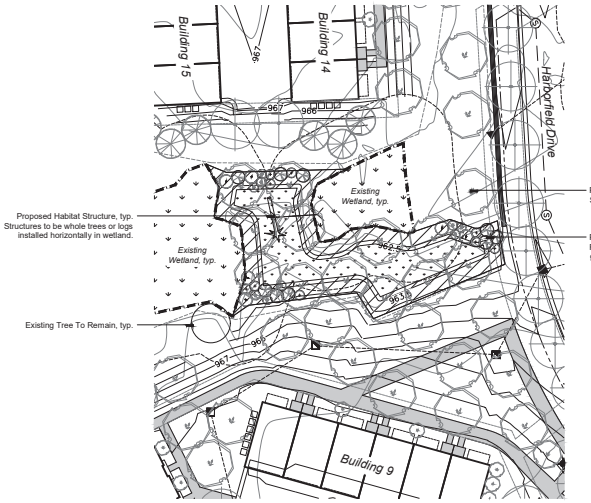
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Wetland Mitigation Area - North



Wetland Mitigation Area - South

Wetland Shrub Plant Schedule

Shrubs

sym.	qty.	botanical name	common name	size	spacing	root
AM	37	*Aronia melanocarpa*	Black Chokeberry	No. 3	per plans	cont.
CA	56	*Cornus amomum sericea*	Silky Dogwood	No. 3	per plans	cont.
CS	55	*Cornus stolonifera*	Red Osier Dogwood	No. 3	per plans	cont.
VL	56	*Viburnum lentago*	Nannyberry	No. 3	per plans	cont.
	204					

Wetland Mitigation Seeding Summary

Emergent Wetland Zone

21,490 s.f.
Application Rate: 36.88 lbs. / Ac.
18.20 lbs. of Emergent Wetland Seed Mix
3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area. Use Seed Mat.

Scrub-Shrub Wetland Zone

12,341 s.f.
Application Rate: 36.38 lbs. / Ac.
10.31 lbs. of Stormwater Seed Mix
3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area. Use Seed Mat.

Seed Mixes available from Stantec Native Plant Nursery
- www.stantec.com/en/services/native-plant-nursery
- 574.586.2412
All Seed shall be protected with mulch blanket

Emergent Wetland Seed Mix

Botanical Name	Common Name	PLS lb/Acre
Perennial Grasses/Sedges/Rushes		
Bolboschoenus fluviatilis	River Bulrush	4.00
Carex comosa	Bristly Sedge	2.50
Carex lacustris	Common Lake Sedge	6.50
Carex lurida	Sallow Lake Sedge	2.50
Carex stricta	Common Tussock Sedge	1.00
Carex vulpinoidea	Brown Fox Sedge	2.50
Eleocharis palustris	Great Spike Rush	1.30
Juncus effusus	Common Rush	1.30
Leersia oryzoides	Rice Cut Grass	3.00
Schoenoplectus acutus	Hard-Stemmed Bulrush	1.50
Schoenoplectus pungens	Chairmaker's Rush	1.50
Schoenoplectus tabernaemontani	Great Bulrush	6.00
	Total	31.30
Supplemental Cover		
Avena sativa	Common Oat	912.00
	Total	912.00
Forbs		
Alnus serrulata	Sweet Flag	1.00
Alisma subcordatum	Common Water Plantain	2.00
Asclepias incarnata	Swamp Milkweed	1.00
Bidens cernua	Nodding Bur Marigold	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Common Sneezeweed	2.00
Iris virginica	Southern Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	1.00
Pontederia cordata	Pickerel Weed	8.00
Rudbeckia laciniata	Cutleaf Coneflower	2.00
Sagittaria latifolia	Common Arrowhead	2.00
Scirpus atrovirens	Common Bulrush	8.00
Verbena hastata	Blue Vervain	1.00
	Total	31.50

Scrub-Shrub Wetland Seed Mix

Botanical Name	Common Name	PLS lb/Acre
Perennial Grasses/Sedges/Rushes		
Bolboschoenus fluviatilis	River Bulrush	4.00
Carex comosa	Bristly Sedge	0.50
Carex lacustris	Common Lake Sedge	2.00
Carex stricta	Common Tussock Sedge	0.50
Carex vulpinoidea	Brown Fox Sedge	2.00
Elymus virginicus	Virginia Wild Rye	14.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Great Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	33.00
Supplemental Cover		
Avena sativa	Common Oat	512.00
	Total	512.00
Forbs and Shrubs		
Alisma subcordatum	Common Water Plantain	2.00
Asclepias incarnata	Swamp Milkweed	2.00
Bidens spp.	Bidens Species	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	2.00
Iris spp.	Blue Flag Species	4.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	1.00
Pontederia cordata	Pickerelweed	8.00
Rudbeckia laciniata	Cutleaf Coneflower	2.00
Sagittaria spp.	Arrowhead Species	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.00
Sagittaria latifolia	Common Arrowhead	1.00
Silene stellata	Starry Campion	2.00
Symphyotrichum lanceolatum	Panicled Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.50
Thalictrum dasycarpum	Purple Meadow Rue	3.00
	Total	34.00

Wetland Mitigation Landscape Summary

Size of Wetland Mitigation: 0.68 Ac.

Habitat Structures
Requirement: Habitat structures installed at a rate of 6 structures per acre of mitigation.
Required: 4 structures
Provided: 4 structures

Shrub Plantings
Requirement: Native shrubs to be installed at a rate of 300 shrubs per acre of mitigation and comprising a min. 4 different species.
Required: 204 Shrubs
Provided: 204 Shrubs

Wetland Seeding
See Seeding Summary this sheet for Details.

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1"= 30'
0 15' 30' 60' 90' 120'

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■ prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

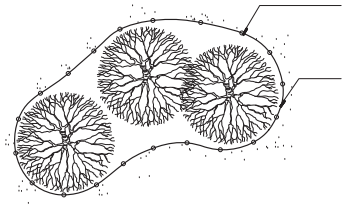
Phone: 248.657.4968

■ job number: 24018
■ date: 10.17.2025
■ drawn by: EMJ
■ checked by: WTK

■ revisions:
07.09.2026 Per Municipal Review

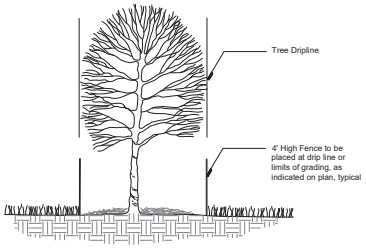
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Tree Protection Detail - Plan

Scale: NTS



Tree Protection Detail - Section

Scale: NTS

Tree Protection Notes

1. Approved tree protection shall be erected prior to the start of construction activities, and shall remain in place until construction is complete.
2. No person may conduct any activity within the drip line, or protected area, of any designated tree to remain, including, but not limited to, placing solvents, building materials, construction equipment, etc.
3. Grade changes may not occur within the drip line of protected trees.
4. During construction, no person shall attach any device or wire to any remaining tree.
5. All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside of the protective fencing.
6. Swales shall be routed to avoid the area within the drip lines of protected trees.
7. Trees located on adjacent properties that may be affected by construction activities must be protected.
8. Trees to be removed shall be flagged by the Owner Representative prior to site grading.
9. Root zones of protected trees should be well marked with bright colors and surrounded with rigidly staked fencing.
10. The parking of idle and running equipment shall be prohibited under the drip line of protected trees.
11. The stripping of topsoil from around protected trees shall be prohibited.
12. Trees to be removed shall be fell away from trees to be saved.
13. Grubbing of understory vegetation in construction areas should be cleared by cutting vegetation at ground level with a chain saw or minimally with a hydro-axe.
14. The Landscape Architect shall be notified immediately if any protected tree is damaged or removed.

Tree Preservation Legend

= Existing Tree, To Remain

= Existing Tree, To Be Removed

= Approximate Location of Tree Protection Fencing

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

1"= 80'

0 40' 80' 160' 240' 320'

North

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STATE OF MICHIGAN
WILLIAM K. WIECZOREK
No. 1172
LICENSED LANDSCAPE ARCHITECT

sheet title:
Tree Preservation Plan - Overall

project title:
Providence Meadows
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
24018	07.18.2025

drawn by:	checked by:
EMJ	WTK

revisions:
10.17.2025 Per Municipal Review
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sheet no.
L-7



Tree Preservation Legend

= Existing Tree, To Remain

= Existing Tree, To Be Removed

= Approximate Location of Tree Protection Fencing

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STATE OF MICHIGAN
WILLIAM T. KRUEGER
LICENSED LANDSCAPE ARCHITECT
No. 1172

sheet title:
Tree Preservation Plan - South

project title:
Providence Meadows
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
24018	07.18.2025

drawn by:	checked by:
EMJ	WTK

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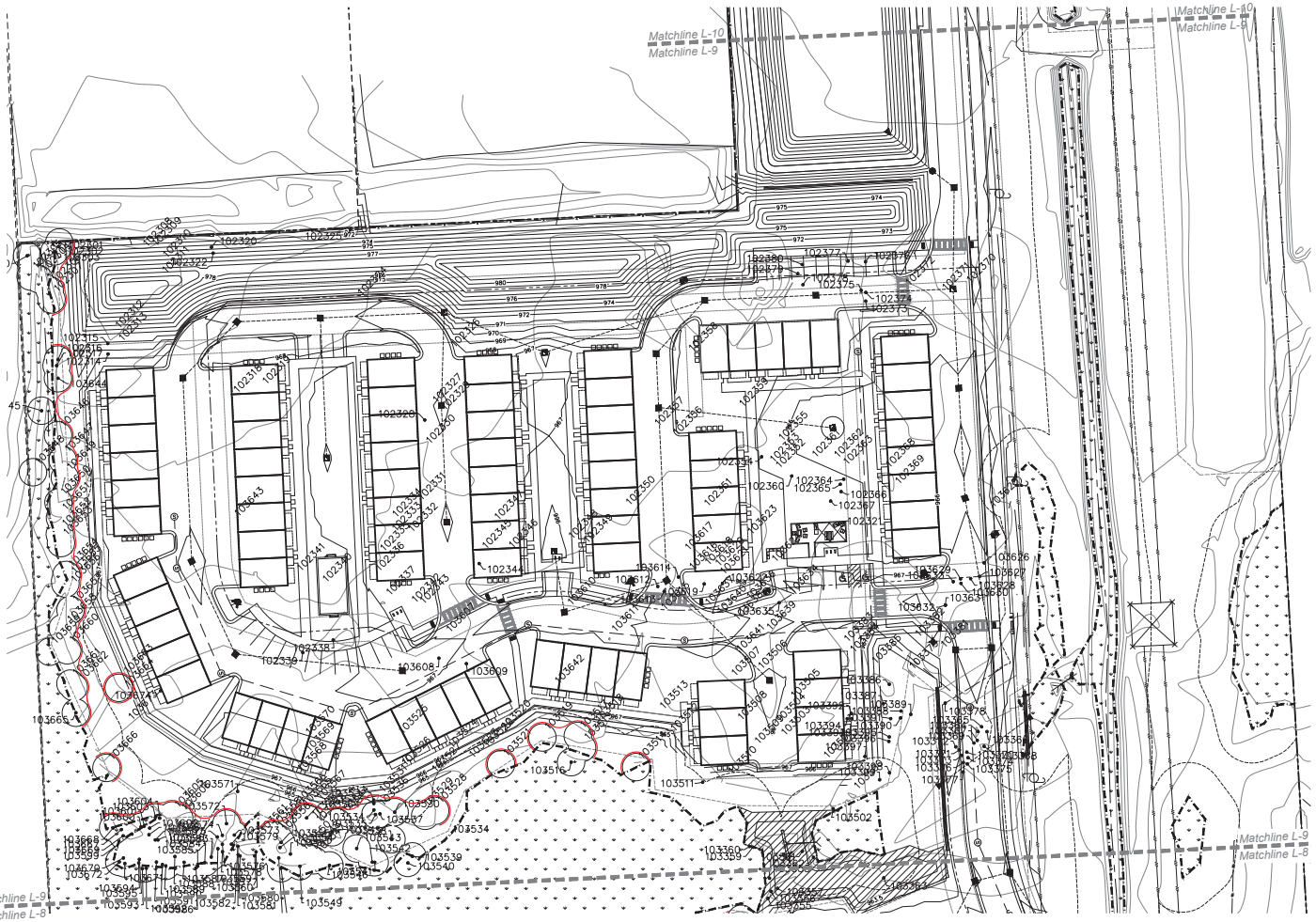
revisions:
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1"= 40'
0 20' 40' 80' 120' 160'

North

sheet no.
L-8

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Tree Preservation Legend

= Existing Tree, To Remain

= Existing Tree, To Be Removed

= Approximate Location of Tree Protection Fencing

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STATE OF MICHIGAN
WILLIAM T. KNAPP
LICENSED LANDSCAPE ARCHITECT
No. 1172

sheet title:
Tree Preservation Plan - Central

project title:
Providence Meadows
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
24018	07.18.2025
drawn by:	checked by:
EMJ	WTK

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

revisions:
10.17.2025 Per Municipal Review
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1"= 40'
0 20' 40' 80' 120' 160'

North

sheet no.
L-9

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TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	IN REGULATED WOODLAND?	IN REGULATED WETLAND?	SAVE/ REMOVE	USED FOR WOODLAND CREDITS?
101327	9"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	SAVE	No
101328	12"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	SAVE	No
101329	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	SAVE	No
101330	14"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	SAVE	No
101331	10"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	SAVE	No
101332	10"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	SAVE	No
101333	8"	*Ulmus americana*	AMERICAN ELM	GOOD	No		SAVE	No
101334	7",8"	*Tilia americana*	BASSWOOD	GOOD	No	No	SAVE	Yes
101335	8"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		SAVE	No
101336	8"	*Quercus alba*	WHITE OAK	GOOD	No	No	SAVE	Yes
101337	8"	*Tilia americana*	BASSWOOD	GOOD	No	No	SAVE	Yes
101338	13"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	SAVE	Yes
101339	12"	*Betula papyrifera*	WHITE BIRCH	GOOD	No	No	SAVE	Yes
101340	2-14"	*Quercus macrocarpa*	BUR OAK	GOOD	No	No	SAVE	Yes
101341	10",12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	SAVE	Yes
101342	12"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	SAVE	Yes
101343	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	SAVE	Yes
101344	10"	*Carya glabra*	PIGNUT HICKORY	GOOD	No	No	SAVE	Yes
101345	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	SAVE	Yes
101346	10"	*Carya glabra*	PIGNUT HICKORY	GOOD	No	No	SAVE	Yes
101347	8"	*Carya glabra*	PIGNUT HICKORY	GOOD	No	No	SAVE	Yes
101348	17",15"	*Tilia americana*	BASSWOOD	GOOD	No	No	SAVE	Yes
101349	10"	*Carya glabra*	PIGNUT HICKORY	GOOD	No	No	SAVE	Yes
101350	8"	*Carya glabra*	PIGNUT HICKORY	GOOD	No	No	SAVE	Yes
101351	9"	*Carya glabra*	PIGNUT HICKORY	GOOD	No	No	SAVE	Yes
101352	8",12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101353	14"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
101354	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101355	12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101356	15",17"	*Tilia americana*	BASSWOOD	GOOD	No		REMOVE	No
101357	12",11",12"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
101358	13"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101359	10"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101360	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101361	10"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101362	10"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101363	12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101364	10"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
101365	8"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
101366	20"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
101367	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
101368	18"	*Prunus serotina*	BLACK CHERRY	GOOD	No		REMOVE	No
101369	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
101370	9"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
101371	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101372	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
101373	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
101374	17"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
101375	11"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
101376	10"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
101377	11"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101378	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101379	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101380	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101381	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
101382	9"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
101383	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
101384	12",10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
101385	11"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101386	12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101387	10"	*Carpinus caroliniana*	AMERICAN HORNBEAM	GOOD	No		REMOVE	No
101388	8"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No		REMOVE	No
101389	10"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101390	10"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101391	10"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101392	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
101393	14",8"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
101394	8"	*Ulmus americana*	AMERICAN ELM	GOOD	No		REMOVE	No
101395	13"	*Tilia americana*	BASSWOOD	GOOD	No		REMOVE	No
101396	11"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
101397	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
101398	16"	*Quercus bicolor*	SWAMP WHITE OAK	GOOD	No		REMOVE	No
101399	15"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	SAVE	No
101400	10"	*Quercus rubra*	RED OAK	GOOD	No	No	SAVE	Yes
102300	7",9"	*Cornus florida*	FLOWERING DOGWOOD	GOOD	No	No	SAVE	Yes
102301	12"	*Juglans nigra*	BLACK WALNUT	GOOD	No	No	SAVE	Yes
102302	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	SAVE	No
102303	13"	*Juglans nigra*	BLACK WALNUT	GOOD	No	No	SAVE	Yes
102304	16"	*Quercus alba*	WHITE OAK	GOOD	No	No	SAVE	Yes
102305	6"	*Prunus serotina*	BLACK CHERRY	GOOD	No	No	SAVE	Yes
102306	11",18",11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	SAVE	No
102307	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	SAVE	No
102308	8",6"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102309	11"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102310	9",6"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102311	6"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102312	19"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102313	18",13",10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102314	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102315	15",7"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102316	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	SAVE	No
102317	5",12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	SAVE	No
102318	9",8"	*Acer rubrum*	RED MAPLE	GOOD	No		REMOVE	No
102319	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102320	13",7"	*Carya glabra*	PIGNUT HICKORY	GOOD	No		REMOVE	No
102321	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102322	6"	*Acer saccharum*	SUGAR MAPLE	FAIR	No		REMOVE	No
102323	4",8",6",9"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102324	8"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No

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STATE OF MICHIGAN
WILLIAM T. KRUEGER
LICENSED LANDSCAPE ARCHITECT
No. 1172

sheet title:
Tree Preservation Plan - North

project title:
Providence Meadows
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
24018	07.18.2025
drawn by:	checked by:
EMJ	WTK

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

revisions:
- 10.17.2025 Per Municipal Review
- 07.09.2026 Per Municipal Review

1"= 40'
0 20' 40' 80' 120' 160'

North

sheet no.
L-10

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	IN REGULATED WOODLAND?	IN REGULATED WETLAND?	SAVE / REMOVE	USED FOR WOODLAND CREDITS?
102325	10"	*Juglans nigra*	BLACK WALNUT	FAIR	No		REMOVE	No
102326	9"	*Acer saccharinum*	SILVER MAPLE	FAIR	No		REMOVE	No
102327	7",5",6"	*Acer saccharinum*	SILVER MAPLE	FAIR	No		REMOVE	No
102328	8",6",3",2"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102329	9"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102330	3-6"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102331	6",7",6"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102332	8",7",5"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102333	6"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102334	6"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102335	9",9"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102336	7"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
102337	7"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
102338	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102339	9"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
102340	9"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102341	7"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102342	6"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102343	6"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102344	16"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
102345	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102346	17"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102347	10"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102348	7",7"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102349	6",3"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102350	21"	*Quercus alba*	WHITE OAK	FAIR	No		REMOVE	No
102351	12",15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102352	14",11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102353	11",12",3",3"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102354	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102355	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102356	2-6"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102357	10",8"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
102358	29",12"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
102359	2-14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102360	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102361	12"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102362	12"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102363	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102364	6"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102365	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102366	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102367	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102368	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102369	16",17"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102370	19"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102371	6",4",13",11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102372	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102373	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102374	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102375	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102376	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102377	9",10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102378	13"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102379	13"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102380	10"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102383	18",8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102384	14"	*Juglans nigra*	BLACK WALNUT	FAIR	No		REMOVE	No
102385	6",9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102386	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102387	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102388	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102389	8",6",4",7",6"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102390	35"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102391	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102392	32",27",28",29"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102393	8"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
102394	2-9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102395	2-12"		UNKNOWN TREE	DEAD	No		REMOVE	No
102396	27"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102397	11",10",15",15"	*Populus deltoides*	EASTERN COTTONWOOD	POOR	No		REMOVE	No
102398	17",17",18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102399	13",6"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102400	10",14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102701	10"	*Quercus rubra*	RED OAK	GOOD	No	No	REMOVE	No
102702	11"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
102703	11",28"	*Acer rubrum*	RED MAPLE	GOOD	No		REMOVE	No
102704	11",10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102705	8"	*Acer rubrum*	RED MAPLE	GOOD	No	No	**SAVE**	Yes
102706	24",8"	*Acer rubrum*	RED MAPLE	GOOD	No	No	**SAVE**	Yes
102707	14"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	**SAVE**	No
102708	12"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	**SAVE**	No
102709	8"	*Tilia americana*	BASSWOOD	GOOD	No	No	**SAVE**	Yes
102710	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
102711	11",10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102712	8"	*Tilia americana*	BASSWOOD	GOOD	No	Yes	**SAVE**	No
102713	10"	*Fraxinus pennsylvanica*	GREEN ASH	GOOD	No	Yes	**SAVE**	No
102714	18"	*Populus grandidentata*	BIGTOOTH ASPEN	DEAD	No	Yes	**SAVE**	No
102715	12"	*Fraxinus americana*	WHITE ASH	GOOD	No	Yes	**SAVE**	No
102716	18"	*Acer rubrum*	RED MAPLE	GOOD	No	No	**SAVE**	Yes
102717	10"	*Quercus alba*	WHITE OAK	GOOD	No	No	**SAVE**	Yes
102718	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102719	11"	*Carpinus caroliniana*	AMERICAN HORNBEAM	GOOD	No		REMOVE	No
102720	8"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
102721	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102722	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
102723	12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
102724	10"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	No	**SAVE**	Yes
102725	14"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	No	**SAVE**	Yes
102726	10"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	IN REGULATED WOODLAND?	IN REGULATED WETLAND?	SAVE / REMOVE	USED FOR WOODLAND CREDITS?
102727	12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
102728	11"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
102729	9"		UNKNOWN TREE	DEAD	No		REMOVE	No
102730	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
102731	10"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
102732	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
102733	9"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
102734	8"	*Acer rubrum*	RED MAPLE	GOOD	No		REMOVE	No
102735	11"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	Yes	**SAVE**	No
102736	10"	*Populus grandidentata*	BIGTOOTH ASPEN	DEAD	No	Yes	**SAVE**	No
102737	10"		UNKNOWN TREE	DEAD	No	Yes	**SAVE**	No
102738	9"		UNKNOWN TREE	DEAD	No		**SAVE**	No
102739	11"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
102740	12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
102741	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
102742	8"	*Quercus alba*	WHITE OAK	GOOD	No	No	**SAVE**	Yes
102743	11"	*Acer saccharum*	SUGAR MAPLE	GOOD	No	No	**SAVE**	Yes
102744	8"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No	No	**SAVE**	Yes
102745	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
102746	9"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102747	9"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102748	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
102749	14"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	No	**SAVE**	Yes
102750	12"		UNKNOWN TREE	DEAD	No		**SAVE**	No
102751	11"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102752	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102753	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102754	7"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	No	**SAVE**	Yes
102755	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102756	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
102757	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
102758	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102759	10"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
102760	13",9"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No	No	**SAVE**	Yes
102761	9",8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102762	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
102763	9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
102764	9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102765	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
102766	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102767	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102768	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102769	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102770	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102771	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102772	20"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
102773	9"	*Fraxinus nigra*	BLACK ASH	GOOD	No	No	**SAVE**	Yes
102774	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
102775	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
102776	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102777	10",11"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102778	8"	*Juglans nigra*	BLACK WALNUT	GOOD	No	No	**SAVE**	Yes
102779	10"		UNKNOWN TREE	DEAD	No		**SAVE**	No
102780	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	Yes	**SAVE**	No
102781	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	Yes	**SAVE**	No
102782	14"	*Quercus macrocarpa*	BUR OAK	GOOD	No	Yes	**SAVE**	No
102783	14"	*Acer rubrum*	RED MAPLE	GOOD	No	Yes	**SAVE**	No
102784	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102785	18",15",20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102786	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102787	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102788	8"		UNKNOWN TREE	DEAD	No		**SAVE**	No
102789	10"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No	No	**SAVE**	Yes
102790	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
102791	11"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No	No	**SAVE**	Yes
102792	12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
102793	17"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102794	14",12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		**SAVE**	No
102795	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102796	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102797	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102798	16",8"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No	Yes	**SAVE**	No
102799	36"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
102800	10"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103001	15",14"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103002	20"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103003	18",12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103004	11"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103005	22",18"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103006	12"	*Fagus grandifolia*	AMERICAN BEECH	GOOD	No	Yes	**SAVE**	No
103007	18"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103008	36"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103009	18"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103010	24",18",15",12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103011	13"	*Quercus macrocarpa*	BUR OAK	GOOD	No	Yes	**SAVE**	No
103012	17",9"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103013	20"	*Tilia americana*	BASSWOOD	GOOD	No	Yes	**SAVE**	No
103014	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	Yes	**SAVE**	No
103015	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	Yes	**SAVE**	No
103016	9"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	Yes	**SAVE**	No
103017	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	Yes	**SAVE**	No
103018	18"	*Acer rubrum*	RED MAPLE	GOOD	No	Yes	**SAVE**	No
103019	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103020	12"	*Tilia americana*	BASSWOOD	GOOD	No	No	**SAVE**	Yes
103021	18"	*Tilia americana*	BASSWOOD	GOOD	No		REMOVE	No
103022	8"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
103023	15"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	No	**SAVE**	No
103024	13"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	No	**SAVE**	No
103025	12",14"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	No	**SAVE**	No
103026	12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No

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STATE OF MICHIGAN
WILLIAM KREAN
No. 1172
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Tree Survey 1 of 4

■ project title:

Providence Meadows

City of Novi, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:	■ date:
24018	07.18.2025

■ drawn by:	■ checked by:
EMJ	WTK

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

■ revisions:

10.17.2025 Per Municipal Review
07.09.2026 Per Municipal Review

sheet no.

L-11

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	IN REGULATED WOODLAND?	IN REGULATED WETLAND?	SAVE / REMOVE	USED FOR WOODLAND CREDITS?
103027	8"	*Acer rubrum*	RED MAPLE	GOOD	No	No	**SAVE**	Yes
103028	12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103029	8"	*Fraxinus americana*	WHITE ASH	GOOD	No	Yes	**SAVE**	No
103030	12"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	**SAVE**	No
103031	12"		UNKNOWN TREE	DEAD	No	Yes	**SAVE**	No
103032	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103033	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103034	11"	*Acer rubrum*	RED MAPLE	GOOD	No	Yes	**SAVE**	No
103035	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103036	20"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103037	11"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103038	16"	*Ulmus americana*	AMERICAN ELM	GOOD	No	Yes	**SAVE**	No
103039	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103040	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
103041	14",16"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	No	**SAVE**	No
103042	15"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103043	15"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103044	10"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No	No	**SAVE**	Yes
103045	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	Yes	**SAVE**	No
103046	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	Yes	**SAVE**	No
103047	9"	*Quercus rubra*	RED OAK	GOOD	No	Yes	**SAVE**	No
103048	8"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No	No	**SAVE**	Yes
103049	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
103050	10"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No	No	**SAVE**	Yes
103051	11"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103052	12"	*Acer saccharinum*	SILVER MAPLE	POOR	No	No	**SAVE**	No
103053	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103054	8"	*Quercus rubra*	RED OAK	GOOD	No	Yes	**SAVE**	No
103055	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103056	10"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103057	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103058	14"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103059	8"	*Quercus alba*	WHITE OAK	GOOD	No	No	**SAVE**	Yes
103060	11"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103061	17",12",12",14"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	No	**SAVE**	No
103062	13"	*Acer saccharum*	SUGAR MAPLE	GOOD	No	No	**SAVE**	Yes
103063	11"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	Yes	**SAVE**	No
103064	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103065	8"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103066	16",9"	*Quercus alba*	WHITE OAK	GOOD	No	No	**SAVE**	Yes
103067	11"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
103068	8"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103069	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
103070	10"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103071	11"	*Quercus alba*	WHITE OAK	GOOD	No	No	**SAVE**	Yes
103072	8"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103073	9"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
103074	11",12"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103075	12"	*Quercus rubra*	RED OAK	GOOD	No	No	**SAVE**	Yes
103076	8",11"	*Pyrus communis*	PEAR	GOOD	No	No	**SAVE**	Yes
103077	10"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	No	**SAVE**	No
103078	2-8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103079	8"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103080	22"	*Quercus velutina*	BLACK OAK	GOOD	No		REMOVE	No
103081	9"	*Carya glabra*	PIGNUT HICKORY	GOOD	No	No	**SAVE**	Yes
103082	12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103083	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
103084	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103085	14"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103086	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103087	12"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103088	11"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103089	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103090	12"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103091	9"	*Fagus grandifolia*	AMERICAN BEECH	GOOD	No	No	**SAVE**	Yes
103092	9"	*Acer saccharum*	SUGAR MAPLE	GOOD	No	No	**SAVE**	Yes
103093	10"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
103094	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103095	12"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103096	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103097	18"	*Pinus sylvestris*	SCOTT PINE	GOOD	No		REMOVE	No
103098	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103099	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103100	17"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103101	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
103102	10"	*Fagus grandifolia*	AMERICAN BEECH	GOOD	No	No	**SAVE**	Yes
103103	8"	*Quercus rubra*	RED OAK	GOOD	No	Yes	**SAVE**	No
103104	8"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No	Yes	**SAVE**	No
103105	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103106	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103107	9"	*Quercus rubra*	RED OAK	GOOD	No	Yes	**SAVE**	No
103108	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103109	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103110	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103111	9"	*Pinus sylvestris*	SCOTT PINE	GOOD	No	Yes	**SAVE**	No
103112	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103113	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103114	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103115	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103116	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103117	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103118	16",11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103119	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103120	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	**SAVE**	No
103121	12"	*Quercus rubra*	RED OAK	DEAD	No	No	**SAVE**	No
103122	12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103123	9"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No	Yes	**SAVE**	No
103124	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103125	12"		UNKNOWN TREE	DEAD	No	No	**SAVE**	No
103126	14",12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	IN REGULATED WOODLAND?	IN REGULATED WETLAND?	SAVE / REMOVE	USED FOR WOODLAND CREDITS?
103127	22"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103128	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103129	8"	*Fraxinus nigra*	BLACK ASH	GOOD	No	Yes	**SAVE**	No
103130	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103131	8"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103132	8"	*Fraxinus nigra*	BLACK ASH	GOOD	No	No	**SAVE**	Yes
103133	13"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103134	10"	*Populus grandidentata*	BIGTOOTH ASPEN	DEAD	No		REMOVE	No
103135	12",10"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103136	12"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No		REMOVE	No
103137	9"	*Fraxinus nigra*	BLACK ASH	GOOD	No	No	**SAVE**	Yes
103138	8",8",9"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103139	13"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103140	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103141	13"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103142	10"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103143	10"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103144	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103145	12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103146	8"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
103147	8",9",10"	*Malus sylvestris*	CRAB APPLE	GOOD	No		REMOVE	No
103148	11"	*Cornus florida*	FLOWERING DOGWOOD	GOOD	No		REMOVE	No
103149	14"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103150	13"	*Quercus rubra*	RED OAK	DEAD	No		REMOVE	No
103151	16"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103152	40"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103153	30"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103154	9"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103155	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103156	10"	*Carya glabra*	PIGNUT HICKORY	GOOD	No		REMOVE	No
103157	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103158	11"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103159	9"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103160	9"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103161	12"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103162	12"	*Fraxinus americana*	WHITE ASH	DEAD	No		REMOVE	No
103163	12"	*Fraxinus americana*	WHITE ASH	DEAD	No		REMOVE	No
103164	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103165	11",10",9"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103166	12"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103167	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103168	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103169	12"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103170	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
103171	14"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
103172	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
103173	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
103174	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
103175	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
103176	9"	*Fraxinus americana*	WHITE ASH	GOOD	No	No	**SAVE**	Yes
103177	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103178	11"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103179	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
103180	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103181	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103182	10"	*Pinus sylvestris*	SCOTT PINE	GOOD	No		REMOVE	No
103183	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103184	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103185	24",13",14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103186	13"	*Prunus serotina*	BLACK CHERRY	GOOD	No		REMOVE	No
103187	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103188	13",10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103189	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103190	8"	*Prunus serotina*	BLACK CHERRY	GOOD	No		REMOVE	No
103191	13"	*Pinus sylvestris*	SCOTT PINE	FAIR	No		REMOVE	No
103192	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103193	9"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103194	10",8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103195	12"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103196	12"	*Pinus sylvestris*	SCOTT PINE	GOOD	No		REMOVE	No
103197	10"	*Pinus sylvestris*	SCOTT PINE	POOR	No		REMOVE	No
103198	8"	*Pinus sylvestris*	SCOTT PINE	GOOD	No		REMOVE	No
103199	8"	*Pinus sylvestris*	SCOTT PINE	GOOD	No		REMOVE	No
103200	12"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103201	8"	*Pyrus communis*	PEAR	GOOD	No		REMOVE	No
103202	12"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103203	10"		UNKNOWN TREE	DEAD	No		REMOVE	No
103204	10"	*Pinus sylvestris*	SCOTT PINE	GOOD	No		REMOVE	No
103205	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103206	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103207	9"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103208	9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103209	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103210	12",13",8",10"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103211	8"	*Quercus alba*	WHITE OAK	FAIR	No		REMOVE	No
103212	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103213	8"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103214	8"	*Carya cordiformis*	BITTERNUT HICKORY	POOR	No		REMOVE	No
103215	10"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103216	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103217	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103218	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103219	10",8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103220	10",12",11"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103221	10"	*Prunus serotina*	BLACK CHERRY	GOOD	No		REMOVE	No
103222	10"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103223	10"	*Pinus sylvestris*	SCOTT PINE	GOOD	No		REMOVE	No
103224	10"	*Quercus bicolor*	SWAMP WHITE OAK	GOOD	No		REMOVE	No
103225	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103226	13"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No

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STATE OF MICHIGAN
WILLIAM KRUEGER
No. 1172
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Tree Survey
2 of 4

■ project title:

Providence Meadows

City of Novi, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:	■ date:
24018	07.18.2025

■ drawn by:	■ checked by:
EMJ	WTK

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

■ revisions:

10.17.2025 Per Municipal Review
07.09.2026 Per Municipal Review

sheet no.

L-12

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	IN REGULATED WOODLAND?	IN REGULATED WETLAND?	SAVE/ REMOVE	USED FOR WOODLAND CREDITS?
103227	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103228	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103229	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103230	10"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103231	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103232	10"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103233	10"	*Fraxinus pennsylvanica*	GREEN ASH	GOOD	No		REMOVE	No
103234	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103235	13"/18/12/14/8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103236	20",14",18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103237	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103238	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103239	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103240	12"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103241	12"	*Fraxinus nigra*	BLACK ASH	GOOD	No		REMOVE	No
103242	12",14"	*Pyrus communis*	PEAR	GOOD	No		REMOVE	No
103243	12"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103244	8"	*Acer nigrum*	BLACK MAPLE	GOOD	No		REMOVE	No
103245	38"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103246	10"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103247	13"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103248	13"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103249	14"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103250	15"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103251	10"	*Juniperus virginiana*	EASTERN RED CEDAR	GOOD	No		REMOVE	No
103252	12"	*Juniperus virginiana*	EASTERN RED CEDAR	GOOD	No		REMOVE	No
103253	14"	*Juniperus virginiana*	EASTERN RED CEDAR	GOOD	No		REMOVE	No
103254	13"	*Juniperus virginiana*	EASTERN RED CEDAR	GOOD	No		REMOVE	No
103255	8"	*Quercus alba*	WHITE OAK	GOOD	No		REMOVE	No
103256	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103257	14"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103258	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103259	9"	*Pinus sylvestris*	SCOTT PINE	GOOD	No		REMOVE	No
103260	12"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103261	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103262	10"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103263	12"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103264	9"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103265	12"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103266	8"	*Fraxinus pennsylvanica*	GREEN ASH	GOOD	No		REMOVE	No
103267	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103268	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103269	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103270	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103271	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103272	9"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103273	9"	*Carya glabra*	PIGNUT HICKORY	GOOD	No		REMOVE	No
103274	18"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103275	9"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103276	8"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No		REMOVE	No
103277	8"	*Prunus serotina*	BLACK CHERRY	GOOD	No	No	**SAVE**	Yes
103278	10"	*Acer saccharum*	SUGAR MAPLE	GOOD	No	No	**SAVE**	Yes
103279	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103280	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	No	**SAVE**	Yes
103281	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103282	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	No	**SAVE**	Yes
103283	24",14",8"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103284	20"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103285	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103286	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103287	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103288	8"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
103289	14"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
103290	16"	*Carya laciniosa*	SHELLBARK HICKORY	GOOD	No		REMOVE	No
103291	9"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103292	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103293	20"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103294	28"	*Quercus rubra*	RED OAK	GOOD	No		REMOVE	No
103295	14"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
103296	20"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
103297	8"	*Populus grandidentata*	BIGTOOTH ASPEN	GOOD	No		REMOVE	No
103298	8"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103299	16"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103300	15"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103301	22",15"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103303	8"	*Acer saccharum*	SUGAR MAPLE	GOOD	No	Yes	**SAVE**	No
103304	10",11"	*Acer saccharum*	SUGAR MAPLE	GOOD	No	Yes	**SAVE**	No
103305	10",10"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103306	8"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No
103307	12"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103308	10"	*Acer rubrum*	RED MAPLE	GOOD	No		REMOVE	No
103309	20"	*Acer rubrum*	RED MAPLE	GOOD	No		REMOVE	No
103310	10"	*Acer rubrum*	RED MAPLE	GOOD	No		REMOVE	No
103311	24"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
103312	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103313	13",14",12"	*Prunus serotina*	BLACK CHERRY	GOOD	No		REMOVE	No
103314	8"	*Carpinus caroliniana*	AMERICAN HORNBEAM	GOOD	No		REMOVE	No
103315	28"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
103316	28",24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103317	15"	*Prunus serotina*	BLACK CHERRY	GOOD	No		REMOVE	No
103318	8"	*Fraxinus nigra*	BLACK ASH	GOOD	No		REMOVE	No
103319	12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		**SAVE**	No
103320	24",20"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		**SAVE**	No
103321	30",12",12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
103322	30"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103323	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
103324	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
103325	13",10"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103326	32"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
103327	24"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	Yes	**SAVE**	No

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	IN REGULATED WOODLAND?	IN REGULATED WETLAND?	SAVE/ REMOVE	USED FOR WOODLAND CREDITS?
103328	14"	*Pyrus communis*	PEAR	GOOD	No	No	**SAVE**	Yes
103329	10"	*Quercus alba*	WHITE OAK	DEAD	No		**SAVE**	No
103330	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103332	10"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103333	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103334	10"	*Fraxinus americana*	WHITE ASH	GOOD	No	No	**SAVE**	Yes
103335	8"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No	Yes	**SAVE**	No
103336	32",13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103337	8"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103338	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103339	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103340	18",12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103341	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103342	14",16"	*Salix babylonica*	WILLOW	DEAD	No		REMOVE	No
103343	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103344	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103345	9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		**SAVE**	No
103346	8"	*Acer rubrum*	RED MAPLE	GOOD	No	Yes	**SAVE**	No
103347	15"		UNKNOWN TREE	DEAD	No	Yes	**SAVE**	No
103348	11"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	Yes	**SAVE**	No
103349	10"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No		REMOVE	No
103350	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103351	10"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103352	10",8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103353	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103354	12"	*Platanus occidentalis*	SYCAMORE	GOOD	No	No	**SAVE**	Yes
103355	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103356	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103357	28",20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103358	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103359	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103360	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103361	8"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103362	28",24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103363	10"	*Fraxinus americana*	WHITE ASH	GOOD	No		REMOVE	No
103364	20",22",15"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103365	10"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103366	12",10"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103367	9"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103368	28"	*Carpinus caroliniana*	AMERICAN HORNBEAM	GOOD	No		REMOVE	No
103369	10"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103370	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103371	10"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103372	9"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103373	14"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
103374	9"	*Acer saccharum*	SUGAR MAPLE	GOOD	No		REMOVE	No
103375	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103376	10"	*Carya ovata*	SHAGBARK HICKORY	GOOD	No		REMOVE	No
103377	12"	*Acer saccharinum*	SILVER MAPLE	GOOD	No		REMOVE	No
103378	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103379	14",12"	*Carpinus caroliniana*	AMERICAN HORNBEAM	GOOD	No	No	REMOVE	No
103380	14"	*Ulmus rubra*	SLIPPERY ELM	GOOD	No		REMOVE	No
103381	28"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103382	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103383	8"	*Ostrya virginiana*	HOP HORNBEAM	GOOD	No		REMOVE	No
103384	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103385	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103386	16",14",12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103387	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103388	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103389	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103390	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103391	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103392	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103393	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103394	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103395	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103396	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103397	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103398	12"	*Ulmus americana*	AMERICAN ELM	GOOD	No		REMOVE	No
103399	18",16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103500	18",15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	REMOVE	No
103501	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103502	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103503	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103504	9"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103505	8"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103506	10"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103507	8"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103508	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103509	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103510	10"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103511	38"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103512	40"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103513	36"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103514	25",24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103515	24",18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103516	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103517	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103518	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103519	30"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103520	28"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103521	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103522	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103523	28"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103524	8"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103525	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103526	28"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103527	8"	*Pyrus communis*	PEAR	GOOD	No		REMOVE	No
103528	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No

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STATE OF MICHIGAN
WILLIAM KREAN
LICENSED LANDSCAPE ARCHITECT
No. 1172

■ sheet title:

Tree Survey 3 of 4

■ project title:

Providence Meadows

City of Novi, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:	■ date:
24018	07.18.2025
■ drawn by:	■ checked by:
EMJ	WTK

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

■ revisions:

10.17.2025	Per Municipal Review
07.09.2026	Per Municipal Review

sheet no.

L-13

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	IN REGULATED WOODLAND?	IN REGULATED WETLAND?	SAVE / REMOVE	USED FOR WOODLAND CREDITS?
103529	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103530	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103531	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103532	22"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103533	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103534	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103535	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103536	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103537	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103538	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103539	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103540	18"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No	Yes	**SAVE**	No
103541	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103542	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103543	12"	*Acer saccharum*	SUGAR MAPLE	GOOD	No	Yes	**SAVE**	No
103544	18"	*Populus deltoides*	EASTERN COTTONWOOD	DEAD	No	No	**SAVE**	No
103545	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103546	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103547	20"	*Carpinus caroliniana*	AMERICAN HORNBEAM	DEAD	No	Yes	**SAVE**	No
103548	9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103549	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103550	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103551	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103552	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103553	14"	*Carpinus caroliniana*	AMERICAN HORNBEAM	GOOD	No	Yes	**SAVE**	No
103554	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103555	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103556	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103557	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103558	18", 12", 10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103559	10", 12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103560	18", 8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103561	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103562	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103563	9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103564	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103565	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	REMOVE	No
103566	8"	*Quercus alba*	WHITE OAK	GOOD	No	No	REMOVE	No
103567	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103568	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103569	22"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103570	12"	*Populus deltoides*	EASTERN COTTONWOOD	FAIR	No		REMOVE	No
103571	8"	*Tilia americana*	BASSWOOD	GOOD	No	No	REMOVE	No
103572	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103573	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103574	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103575	19"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103576	28"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103577	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103578	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103579	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103580	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103581	10"	*Carpinus caroliniana*	AMERICAN HORNBEAM	GOOD	No	Yes	**SAVE**	No
103582	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103583	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103584	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103585	20"	*Carpinus caroliniana*	AMERICAN HORNBEAM	FAIR	No	Yes	**SAVE**	No
103586	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103587	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103588	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103589	10", 9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103590	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103591	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103592	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No	Yes	**SAVE**	No
103593	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No	Yes	**SAVE**	No
103594	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103595	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103596	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103597	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103598	16"	*Carpinus caroliniana*	AMERICAN HORNBEAM	GOOD	No	No	**SAVE**	Yes
103599	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103600	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103601	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103602	18"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No	No	**SAVE**	No
103603	15"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103604	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103605	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103606	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103607	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103608	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103609	11"	*Carya glabra*	PIGNUT HICKORY	GOOD	No		REMOVE	No
103610	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103611	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103612	8"	*Carya cordiformis*	BITTERNUT HICKORY	GOOD	No		REMOVE	No
103613	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103614	8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103615	11"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103616	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103617	2-8"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103618	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103619	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103620	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103621	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103622	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103623	10"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103624	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103625	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103626	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	REMOVE	No
103627	16", 14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	REMOVE	No
103628	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	IN REGULATED WOODLAND?	IN REGULATED WETLAND?	SAVE / REMOVE	USED FOR WOODLAND CREDITS?
103629	36"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103630	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103631	30"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103632	30"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103633	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103634	8"	*Acer negundo*	BOX ELDER	GOOD	No		REMOVE	No
103635	12"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103636	14"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103637	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103638	16"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103639	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103640	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103641	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103642	8"	*Robinia pseudoacacia*	BLACK LOCUST	GOOD	No		REMOVE	No
103643	8", 9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103644	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103645	16", 16"	*Sassafras albidum*	SASSAFRAS	GOOD	No	No	**SAVE**	Yes
103646	22"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103647	22", 18", 10", 12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103648	8"	*Prunus serotina*	BLACK CHERRY	GOOD	No	No	**SAVE**	Yes
103649	38"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103650	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103651	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103652	24", 18", 18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103653	24", 20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103654	42"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103655	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103656	13"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	No	**SAVE**	No
103657	9"	*Acer nigrum*	BLACK MAPLE	GOOD	No	No	**SAVE**	Yes
103658	10"	*Acer saccharinum*	SILVER MAPLE	GOOD	No	No	**SAVE**	No
103659	10", 9", 8"	*Acer saccharinum*	SILVER MAPLE	POOR	No	Yes	**SAVE**	No
103660	20"	*Salix babylonica*	WILLOW	GOOD	No	No	**SAVE**	No
103661	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103662	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103663	24"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103664	10"	*Liriodendron tulipifera*	TULIP TREE	GOOD	No	No	**SAVE**	Yes
103665	20"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103666	18", 10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103667	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103668	18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103669	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103670	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103671	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103672	10"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No	Yes	**SAVE**	No
103673	8"	*Tilia americana*	BASSWOOD	GOOD	No		REMOVE	No
103674	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
103901	12"		DECIDUOUS	DEAD	Offsite	Offsite	**SAVE**	No
103902	10"	Acer rubrum	RED MAPLE	GOOD	No	No	**SAVE**	Yes
103903	15", 15"	Pyrus communis	PEAR	GOOD	No	No	**SAVE**	Yes
103904	20"	Pyrus communis	PEAR	GOOD	No	No	**SAVE**	Yes
103905	14"	Pyrus communis	PEAR	GOOD	No	No	**SAVE**	Yes
103906	8"	Pyrus communis	PEAR	GOOD	No	No	**SAVE**	Yes
103907	8"	Pyrus communis	PEAR	GOOD	No		REMOVE	No
103908	8"	Pyrus communis	PEAR	GOOD	No		REMOVE	No
103909	8"	Acer negundo	BOX ELDER	GOOD	No		REMOVE	No
103910	8"	Pyrus communis	PEAR	GOOD	No		REMOVE	No
103911	2-8"	Acer saccharum	SUGAR MAPLE	GOOD	No		REMOVE	No
103912	8", 15"	Populus deltoides	EASTERN COTTONWOOD	GOOD	Yes		REMOVE	No
103913	13"	Carya laciniosa	SHELLBARK HICKORY	GOOD	Yes		REMOVE	No
103914	8"	Carya laciniosa	SHELLBARK HICKORY	GOOD	Yes		REMOVE	No
103915	28"	Quercus macrocarpa	BUR OAK	GOOD	Yes	No	**SAVE**	No
103916	18"	Carya ovata	SHAGBARK HICKORY	GOOD	Yes	No	**SAVE**	No
103917	12", 16"	Acer saccharum	SUGAR MAPLE	GOOD	Yes	No	**SAVE**	No
103918	15"	Acer saccharum	SUGAR MAPLE	GOOD	Yes	Offsite	**SAVE**	No
103919	8"	Carya laciniosa	SHELLBARK HICKORY	GOOD	Yes	Offsite	**SAVE**	No
103920	18"	Ulmus americana	AMERICAN ELM	GOOD	Yes	Offsite	**SAVE**	No
103921	19"	Ulmus americana	AMERICAN ELM	GOOD	Yes	Offsite	**SAVE**	No
103922	22"	Ulmus americana	AMERICAN ELM	GOOD	Yes	Offsite	**SAVE**	No
103923	32"	Carya laciniosa	SHELLBARK HICKORY	GOOD	Yes	Offsite	**SAVE**	No
103924	14"	Juglans nigra	BLACK WALNUT	GOOD	Yes	Offsite	**SAVE**	No
103925	12	Juglans nigra	BLACK WALNUT	GOOD	Yes	Offsite	**SAVE**	No
104501	12"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
104502	25", 7"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
104503	13"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
104504	9"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
104505	10", 18"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
104506	7", 11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No
104507	13"	*Juglans nigra*	BLACK WALNUT	GOOD	No		REMOVE	No
104508	11"	*Populus deltoides*	EASTERN COTTONWOOD	GOOD	No		REMOVE	No

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STATE OF MICHIGAN
WILLIAM KRUEGER
No. 1172
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Tree Survey
4 of 4

■ project title:

Providence Meadows

City of Novi, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:	■ date:
24018	07.18.2025
■ drawn by:	■ checked by:
EMJ	WTK

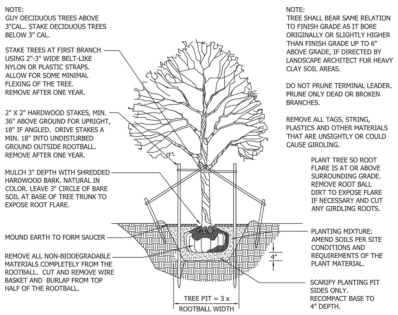
811
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■ revisions:

10.17.2025 Per Municipal Review
07.09.2025 Per Municipal Review

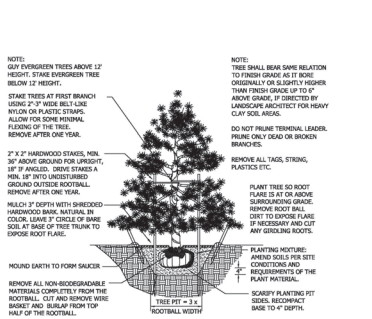
sheet no.

L-14



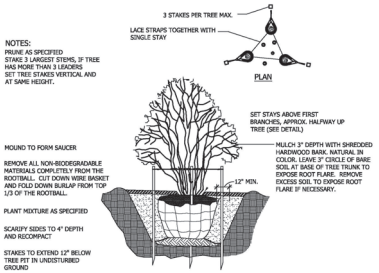
DECIDUOUS TREE PLANTING DETAIL

Not to scale



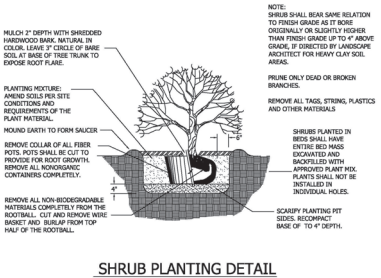
EVERGREEN TREE PLANTING DETAIL

Not to scale



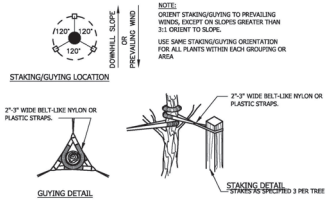
MULTI-STEM TREE PLANTING DETAIL

Not to scale



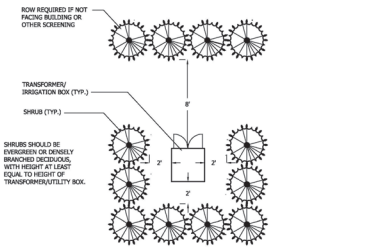
SHRUB PLANTING DETAIL

NOT TO SCALE



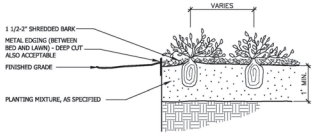
TREE STAKING DETAIL

Not to scale



TRANSFORMER SCREENING DETAIL

Not to scale

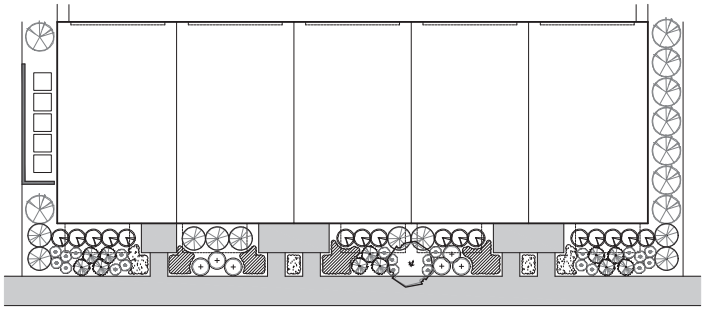


PERENNIAL PLANTING DETAIL

Not to scale

City of Novi Landscape Notes

1. The proposed landscape shall be installed between March 15 & November 15
2. It is intended to guarantee the plant material for 2 years from the date of acceptance and to maintain all such landscaped areas in accordance with the requirements set forth in the City of Novi Ordinance.
3. The plant material should be grown in a nursery located in the Upper Midwest or Great Lakes region.
4. The property's landscape shall be maintained per the approved final site plan in perpetuity, per Zoning Ordinance Section 5.5.7, including replacement of all dead or failing plant material within three (3) months of its discovery, or the next appropriate time as determined by the City Landscape Architect.
5. Any plant species substitutions from the approved plan shall be approved in writing by the City Landscape Architect.



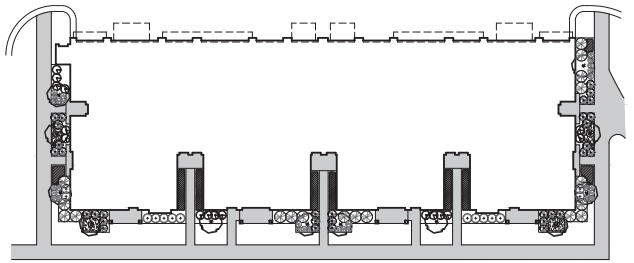
20' Width Unit Typical Unit Landscape Concept Plan

Scale: 1" = 10'

20' Width Building Foundation Summary

Requirement: Min. 35% of Unit Facade, less paved entry points, adjacent to foundation landscape

	Length	Required	Provided
Central Units:	14'	4.90'	14.00' (100%)
End Unit:	48.67'	17.03'	48.67' (100%)



Stacked Ranch Typical Landscape Concept Plan

Scale: 1" = 20'

Stacked Ranch Building Foundation Summary

Requirement: Min. 35% of Unit Facade, less paved entry points, adjacent to foundation landscape

Facade Length:	186'
Required:	65.10'
Provided:	186' (100%)

Landscape Notes

1. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedure.
2. Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris.
3. All unhealthy or dead material shall be replaced within three (3) months of damage or death or the next appropriate planting period, whichever comes first.
4. All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
5. Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion, and shall be redistributed on regraded surfaces to be landscaped, and provide a minimum of four (4) inches of even cover.
6. Plants shall be mulched with shredded hardwood bark mulch at a depth of three (3) inches. Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
7. All plant material shall be true to name and free from physical damage and wind burn.
8. Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
9. Plants shall be watered before and after planting is complete.
10. All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
11. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
12. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
13. "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
14. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 compost.
15. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
16. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
17. The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
18. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
19. The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plan and specifications, if requested by the owner.
20. The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
21. The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
22. A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
23. The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
24. All Lawn areas shall be Sodded

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STATE OF MICHIGAN
WILLIAM T. KRUEGER
LICENSED LANDSCAPE ARCHITECT
No. 1172

sheet title:
Building Foundation Concept & Details

project title:
Providence Meadows
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
24018	07.18.2025

drawn by:	checked by:
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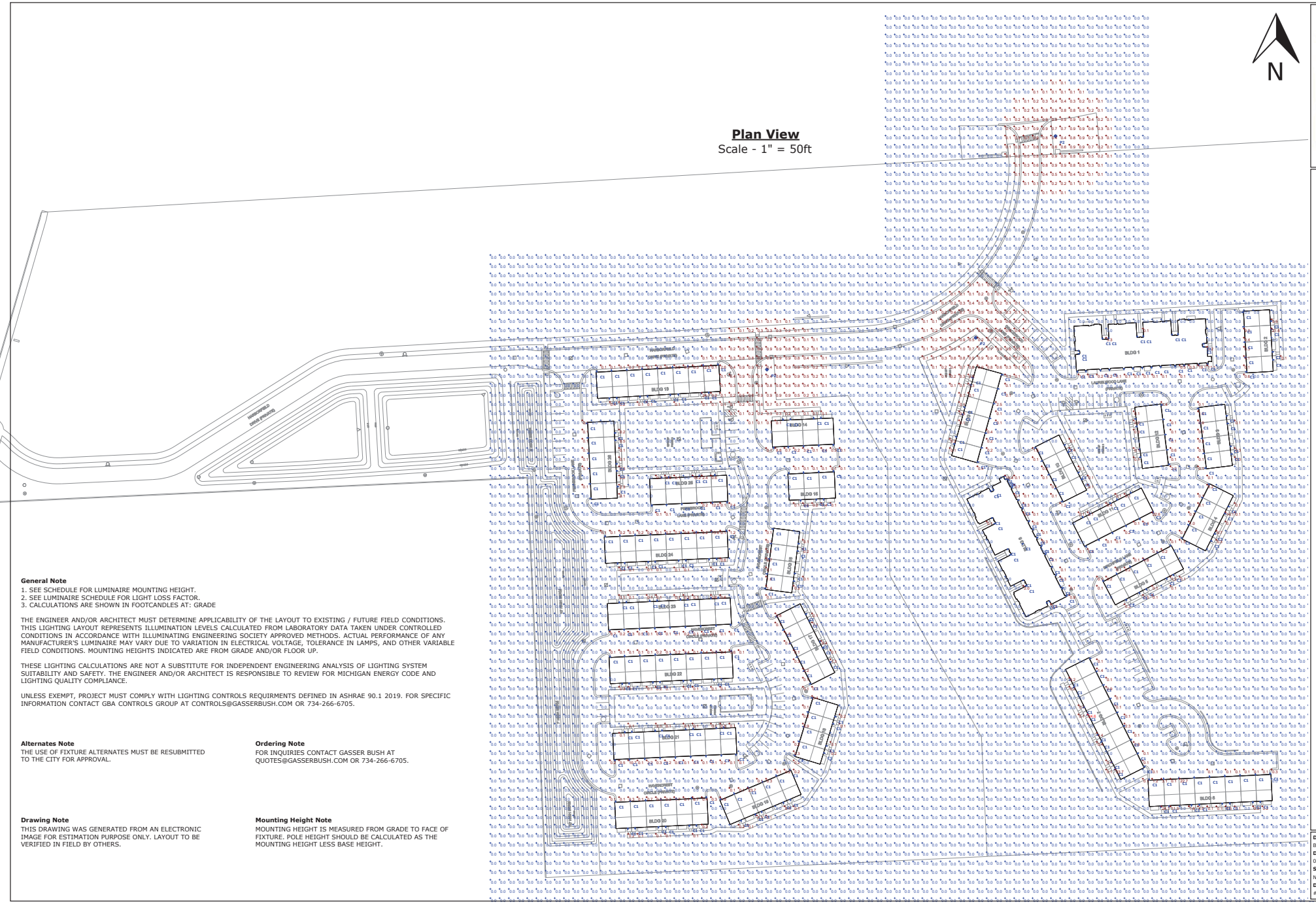
revisions:
10.17.2025 Per Municipal Review
07.09.2026 Per Municipal Review

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sheet no.
L-15

Plan View

Scale - 1" = 50ft



General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

PROVIDENCE MEADOWS
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

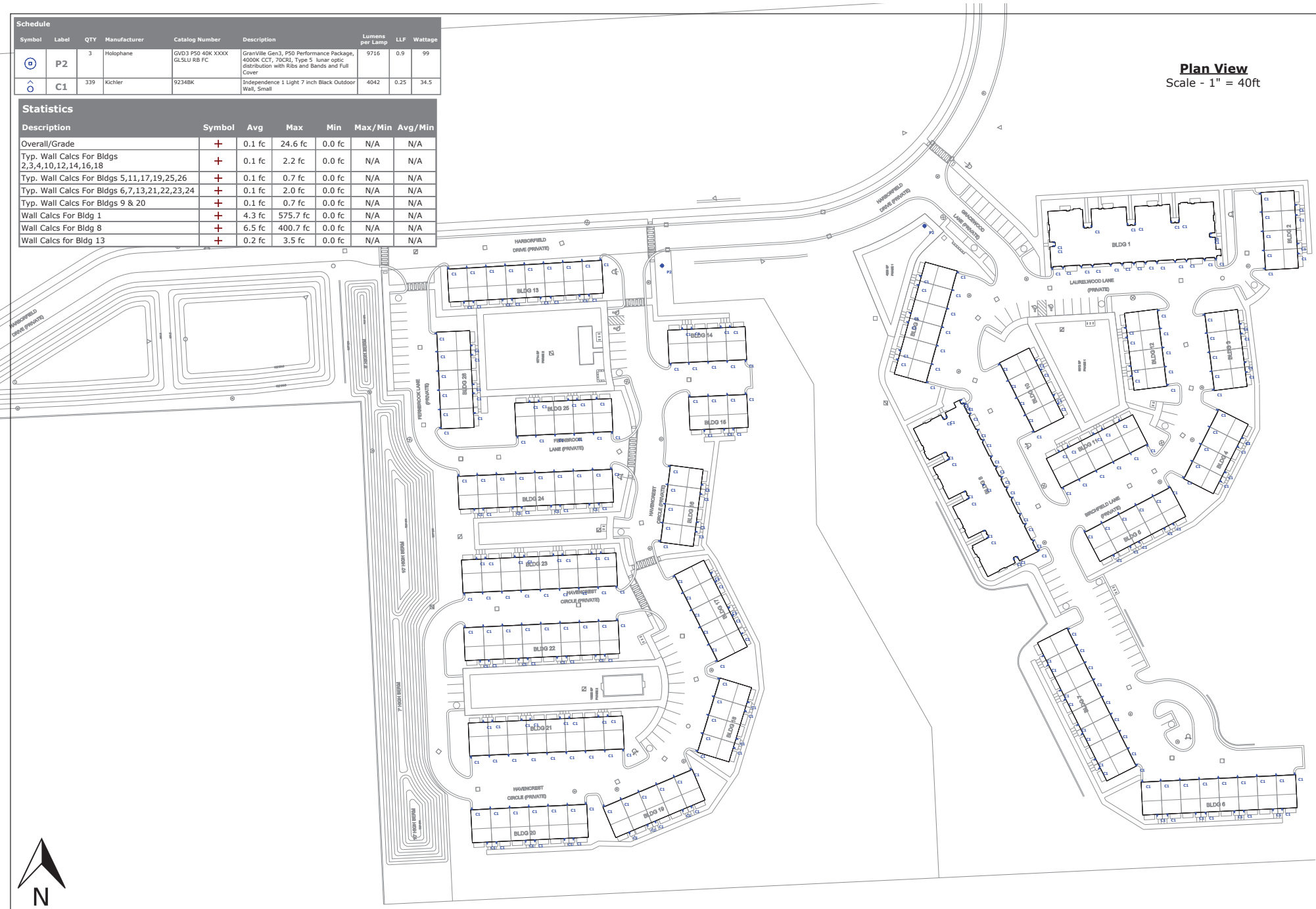
Designer
BK
Date
07/06/2026
Scale
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Drawing No.
#25-46077 V3

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
⊡	P2	3	Holophane	GVD3 P50 40K XXXX GLSLU RB FC	GranVille Gen3, P50 Performance Package, 4000K CCT, 70CRI, Type 5 lunar optic distribution with Ribs and Bands and Full Cover	9716	0.9	99
⌂	C1	339	Kichler	9234BK	Independence 1 Light 7 inch Black Outdoor Wall, Small	4042	0.25	34.5

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.1 fc	24.6 fc	0.0 fc	N/A	N/A
Typ. Wall Calcs For Bldgs 2,3,4,10,12,14,16,18	+	0.1 fc	2.2 fc	0.0 fc	N/A	N/A
Typ. Wall Calcs For Bldgs 5,11,17,19,25,26	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A
Typ. Wall Calcs For Bldgs 6,7,13,21,22,23,24	+	0.1 fc	2.0 fc	0.0 fc	N/A	N/A
Typ. Wall Calcs For Bldgs 9 & 20	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A
Wall Calcs For Bldg 1	+	4.3 fc	575.7 fc	0.0 fc	N/A	N/A
Wall Calcs For Bldg 8	+	6.5 fc	400.7 fc	0.0 fc	N/A	N/A
Wall Calcs for Bldg 13	+	0.2 fc	3.5 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 40ft

PROVIDENCE MEADOWS
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
07/06/2026
Scale
Not to Scale
Drawing No.
#25-46077 V3

ROBERTSON BROTHERS
PROVIDENCE PARK WEST

PROVIDENCE PRKWY
NOVI, MI 48374

SHERWOOD MASTER SET

ARCHITECT
4545 ARCHITECTURE | DESIGN
TIMOTHY FLINTOFF
2761 E. JEFFERSON, SUITE 302
DETROIT, MI 48207

CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD., SUITE 200
BLOOMFIELD HILLS, MI 48301

PROJECT DATA

BUILDING CODE AUTHORITY:
CITY OF NOVI

APPLICABLE CODES:

BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN RESIDENTIAL BUILDING CODE"
2021 MICHIGAN RESIDENTIAL BUILDING CODE (MRC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2021 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2021 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2023 NATIONAL ELECTRIC CODE (NEC) AS AMENDED & MICHIGAN AMMENDMENTS PART 8.

ENERGY CODE
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

PROJECT DESCRIPTION
RESIDENTIAL TOWNHOUSE BUILDINGS

BUILDING DATA:
STORIES: 3 STORIES

SPRINKLERED: NO

ENERGY EFFICIENCY
COMPLY WITH SECTION N102 OF THE 2015 MICHIGAN RESIDENTIAL CODE
CLIMATE ZONE: 5A

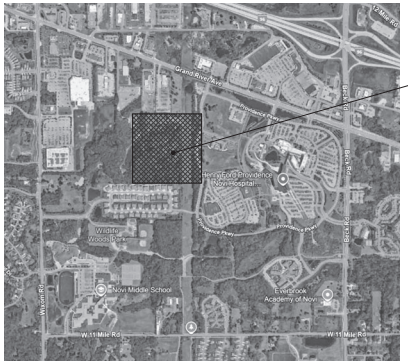
CEILING:	R-38
WOOD FRAMED WALL:	R-20 OR R-13(CAVITY)+R5(SHEATHING)
MASS WALL:	R-20/R-17
FLOOR:	R-20 OR FILL CAVITY, R-19 MIN.
SLAB:	R-10 (2'-0" DEEP)

BUILDING HEIGHTS:	FROM GRADE	CEILING HEIGHT
FIRST FLOOR	0'-8"	7'-10"
SECOND FLOOR	10'-0"	8'-10"
THIRD FLOOR	20'-4"	8'-0"
ROOF (MID-POINT)	33'-1"	
ALLOWABLE	35'-0" (MID-POINT)	

PARKING
GARAGE: 2 SPACES PER UNIT

BUILDING AREAS (CONDITIONED NET):

LEVEL	UNIT(NET)
FIRST FLOOR	227 NSF
SECOND FLOOR	680 NSF
THIRD FLOOR	737 NSF
TOTAL UNIT	1644 NSF



1 LOCATION PLAN

SHEET INDEX

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TS1.3	STANDARD DETAILS
TS1.4	STANDARD DETAILS
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A1.1-4	4-UNIT BUILDING PLANS
A1.1-5	5-UNIT BUILDING PLANS
A1.1-6	6-UNIT BUILDING PLANS
A1.1-8	8-UNIT BUILDING PLANS
A1.2-8	8-UNIT BUILDING PLANS
A2.0	TYPICAL UNIT REFLECTED CEILING PLANS AND POWER PLAN
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A3.1-4	4-UNIT BUILDING EXTERIOR ELEVATIONS
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A3.1-6	6-UNIT BUILDING EXTERIOR ELEVATIONS
A3.1-8	8-UNIT BUILDING EXTERIOR ELEVATIONS
A3.2-3	3-UNIT BUILDING EXTERIOR ELEVATIONS
A3.2-4	4-UNIT BUILDING EXTERIOR ELEVATIONS
A3.2-5	5-UNIT BUILDING EXTERIOR ELEVATIONS
A3.2-6	6-UNIT BUILDING EXTERIOR ELEVATIONS
A3.2-8	8-UNIT BUILDING EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	WALL SECTIONS
A4.3	WALL SECTIONS
A4.5	DETAIL SECTIONS
A4.6	TYPICAL DEMISING WALL SECTION
S1.1	FOUNDATION AND STRUCTURAL FRAMING PLANS
S1.2	FOUNDATION AND STRUCTURAL FRAMING PLANS
S2.3	OVERALL BUILDING FOUNDATION PLAN
S2.4	OVERALL BUILDING FOUNDATION PLAN
S2.5	OVERALL BUILDING FOUNDATION PLAN
S2.6	OVERALL BUILDING FOUNDATION PLAN
S2.8	OVERALL BUILDING FOUNDATION PLAN
M1.0	HVAC LAYOUT PLANS

SYMBOL LEGEND

Drawing Navigation Symbols

Elevation Callout



Section Callout



Detail Callout



Other Symbols



ABBREVIATIONS

@	At
ACOUST	Acoustical
ACT	Acoustic Ceiling Tile
ADJ	Adjacent
AFF	Above Finish Floor
ALUM	Aluminum
ANOD	Anodized
BD	Board
BLDG	Building
BLK	Block
BLKG	Blocking
CEM	Cement
CJ	Control Joint
CLG	Ceiling
CL	Centerline
CO	Clean Out
COL	Column
CONC	Concrete
CG	Corner Guard
CONST	Construction
CONT	Continuous
CORR	Corrugated
CPT	Carpet
CT	Ceramic Tile
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
DO	Door Opening
DR	Door
DWG	Drawing
EA	Each
ELEV	Elevation
EW	Each Way
EXG	Existing
EXIST	Existing
EXP	Expansion, Exposed
FD	Floor Drain
FDN	Foundation
FRP	Fiber Reinforced Panels
FIN	Finish
FLR	Floor
FO	Face Of
FOS	Face of Stud
FR	Frame
FTG	Footing
FV	Field Verify
GA	Gauge
GALV	Galvanized
GYP	Gypsum
HDW	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HT	Height
ID	Inside Diamtere
INSUL	Insulation
INT	Interior
JT	Joint
LAV	Lavatory
LG	Long
LLO	Long Leg Outstanding
LLV	Long Leg Vertical
MAX	Maximum
MECH	Mechanical
MET	Metal
MEZZ	Mezzanine
MI	Miscellaneous Iron
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
NIC	Not In Contract
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
OPNG	Opening
OPP	Opposite
PLG	Plate Glass
PLS	Plate Steel
PLAM	Plastic Laminate
PLAS	Plaster
PREFAB	Prefabricated
PROJ	Project, Projection
PSF	Pounds per Square Foot
PT	Paint, Point, Pressure Treated
R	Riser
RA	Return Air
RB	Rubber Base
RC	Roof Conductor
RCP	Reflected CEiling Plan
RD	Roof Drain
RF	Rubber Flooring
REINF	Reinforced, Reinforcing
REQD	Required
RFG	Roofing
RM	Room
RS	Roof Sump
RT	Rubber Tile
SAN	Sanitary
SCHED	Schedule
SHT	Sheet
SIM	Similar
SPEC	Specification
SS	Service Sink
STL	Steel
STD	Standard
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SW	Switch
SYM	Symmetrical
T	Tread
T&B	Top and Bottom
TEL	Teelephone
TERR	Terrazzo
T&G	Tongue and Groove
THK	Thick, Thickness
THRES	Threshold
TOS	Top Of STeel
TYP	Typical
UC	Undercut
UNO	Unless Noted Otherwise
VB	Vinyl Base
VCT	Vinyl Composition Tile
VIF	Verify In Field
W	Wide
VERT	Vertical
WAINS	Wainscot
WC	Water Closet
WD WIN	Wood Window
WT	Wight
WWF	Welded Wire Fabric

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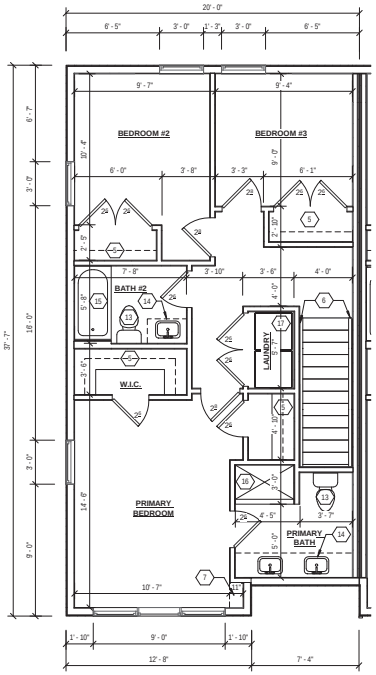
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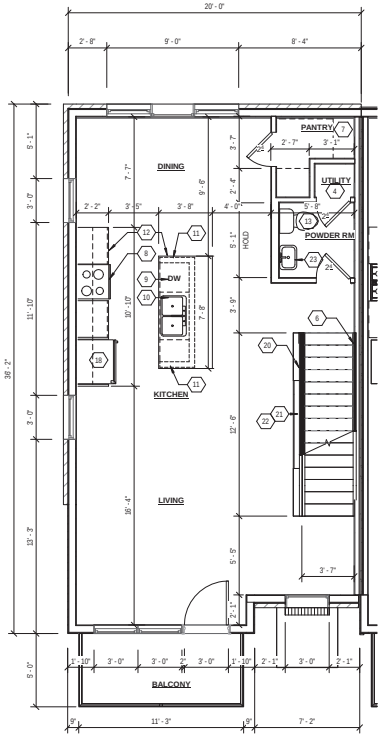
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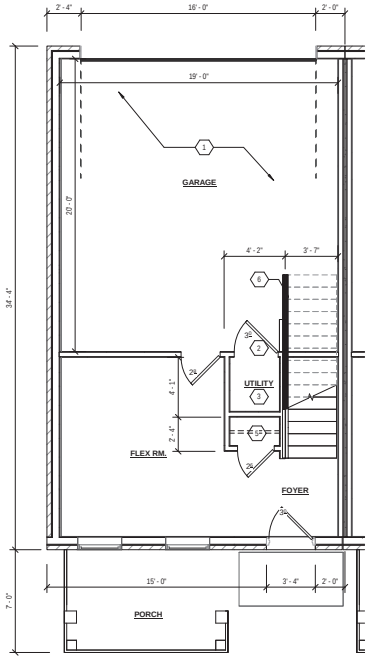
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3 THIRD FLOOR
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. ANY DIMENSIONAL VARIANCES CAUSED BY ACTUAL WALL CONSTRUCTION OR LAYOUT MODIFICATIONS IN THE FIELD ARE RESPONSIBILITY OF CONTRACTOR.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE FLOOR PLAN KEYNOTES FOR AWLL CONSTRUCTION.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
6. ALL POSTS CONTINUOUS TO FOUNDATION
7. SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015

FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

1. GARAGE FLOOR: CONC. SLAB ON GRADE. SLOPE TOWARD DOOR
2. INSULATED DOORS AT UTILITY CLOSET
3. FORCED AIR FURNACE. MECHANICAL CONTRACTOR TO COORDINATE EXHAUST ROUTING.
4. WATER HEATER
5. HANGING ROD AND SHELF @ 6'-0" A.F.F.
6. DECORATIVE WOOD HANDRAIL
7. BUILT-IN WALL SHELVING MILLWORK
8. GAS RANGE
9. UNDERCOUNTER DISHWASHER
10. PROVIDE AIRSWITCH IN COUNTERTOP FOR GARBAGE DISPOSAL
11. FINISHED PANEL AT EXPOSED SIDES OF ISLAND CABINETS
12. WOOD CABINETS WITH STONE COUNTERTOP. FINISHES TBD.
13. TOILET
14. VANITY WITH STONE COUNTERTOP. INSTALL FLOATING FRAMLESS MIRROR ABOVE BACKSPLASH.
15. TUB. SEE A1.1 FOR FINISH CHOICE
16. SHOWER, SEE A1.1 FOR FINISH CHOICE
17. INSTALL WASHING MACHINE WALL BOX IN LAUNDRY CLOSET.
18. REFRIGERATOR. PROVIDE WATERLINE FOR ICEMAKER/WATER DISPENSER
19. NOT USED
20. 3'-6" HIGH WALL WITH WOOD HANDRAIL
21. 50" LINEAR ELECTRIC FIREPLACE (OPTIONAL)
22. PACK OUT WALL 6" FOR ELECTRIC FIREPLACE (OPTIONAL)
23. PEDESTAL SINK. NO MIRROR TO BE INSTALLED
24. 2x4 PRIVACY WALL WITH 1/2" SHEATHING AND VINYL SIDING

UNIT SQUARE FOOTAGE	
GROUND FLOOR LEVEL	227 SQFT
SECOND LEVEL	680 SQFT
THIRD LEVEL	737 SQFT
TOTAL UNIT AREA:	1,644 SQFT

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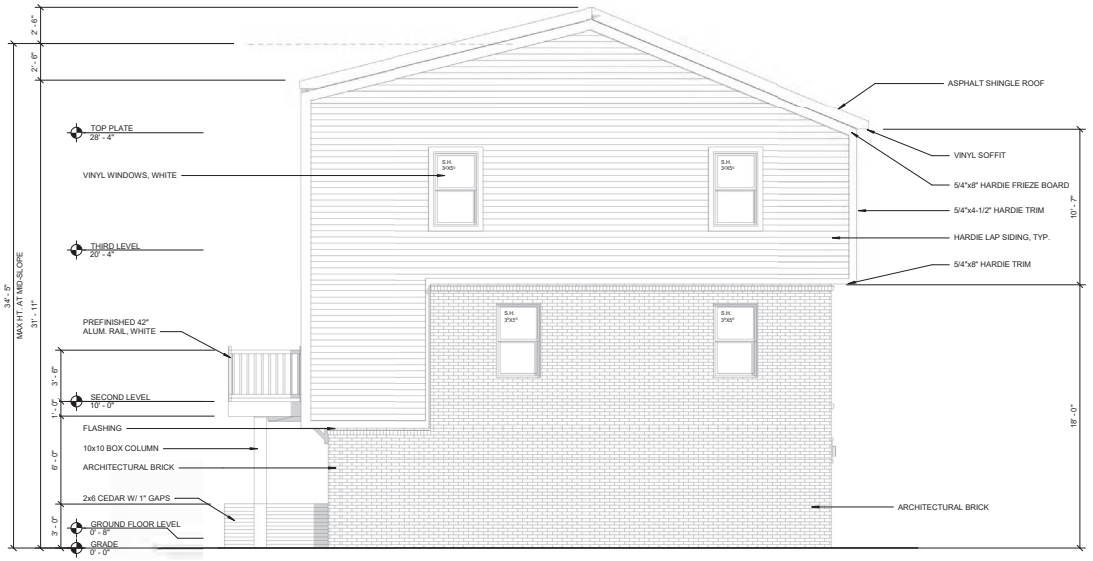
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TYPICAL UNIT PLANS

Project No. :
2025045

Sheet No. :
A1.0

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BLIND STRIP - OPTIONAL



2 TYP. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION/SECTION NOTES:

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4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM

ELEVATION MATERIAL BREAKDOWN

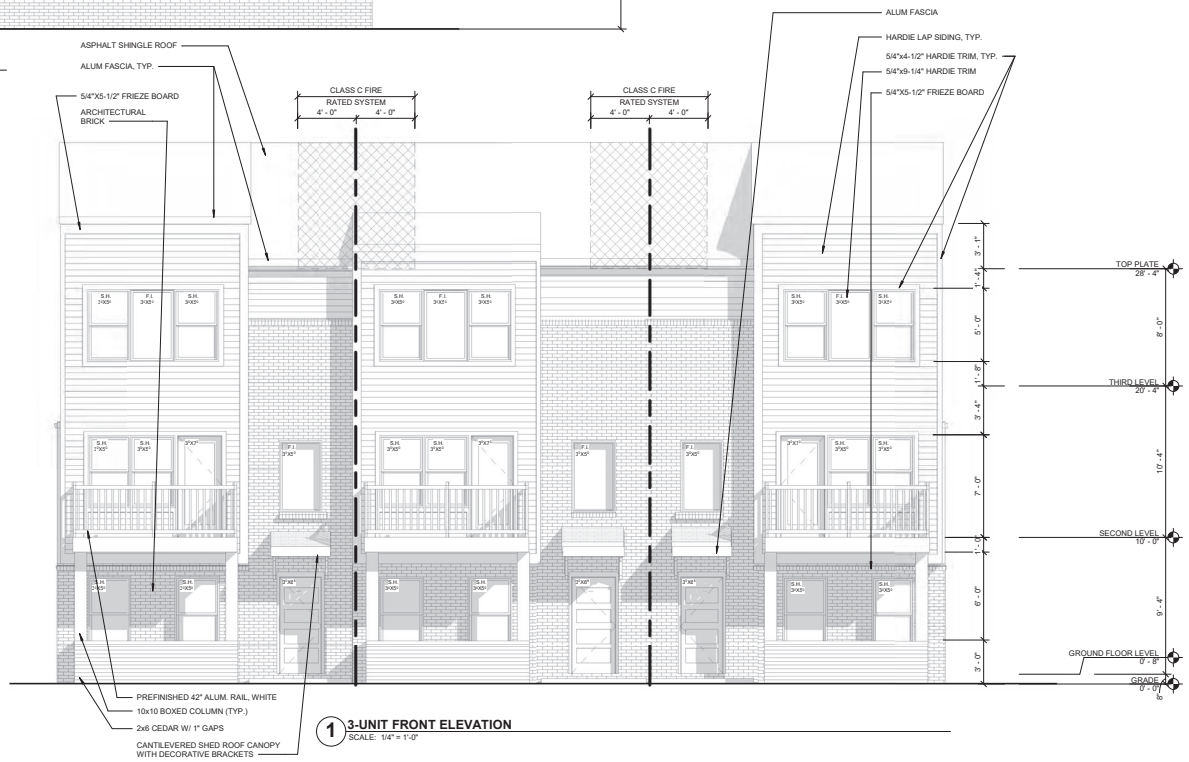
SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

ELEVATION MATERIAL BREAKDOWN

3-UNIT BUILDING FRONT ELEVATION

TOTAL AREA:	1,732 SQFT	
BRICK AREA:	646 SQFT	37%
HARDIE LAP SIDING AREA:	590 SQFT	34%
TRIM:	138 SQFT	8%
ASPHALT SHINGLE AREA:	358 SQFT	21%



1 3-UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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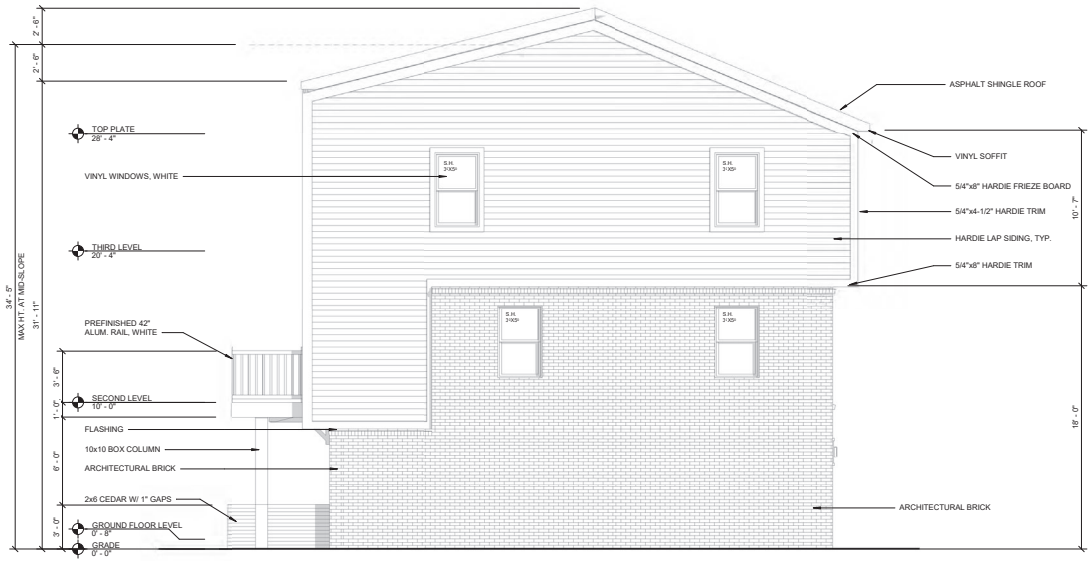
Sheet Title :
3-UNIT BUILDING EXTERIOR ELEVATIONS

Project No. :
2025046

Sheet No. :
A3.1-3

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BUILDER & TRADE CONTRACTOR



2 TYP. SIDE ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL ELEVATION/SECTION NOTES:

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4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM

ELEVATION MATERIAL BREAKDOWN

SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

ELEVATION MATERIAL BREAKDOWN

4-UNIT BUILDING FRONT ELEVATION

TOTAL AREA:	2,323 SQFT	
BRICK AREA:	882 SQFT	38%
HARDIE LAP SIDING AREA:	718 SQFT	31%
TRIM:	191 SQFT	8%
ASPHALT SHINGLE AREA:	532 SQFT	23%



1 4-UNIT FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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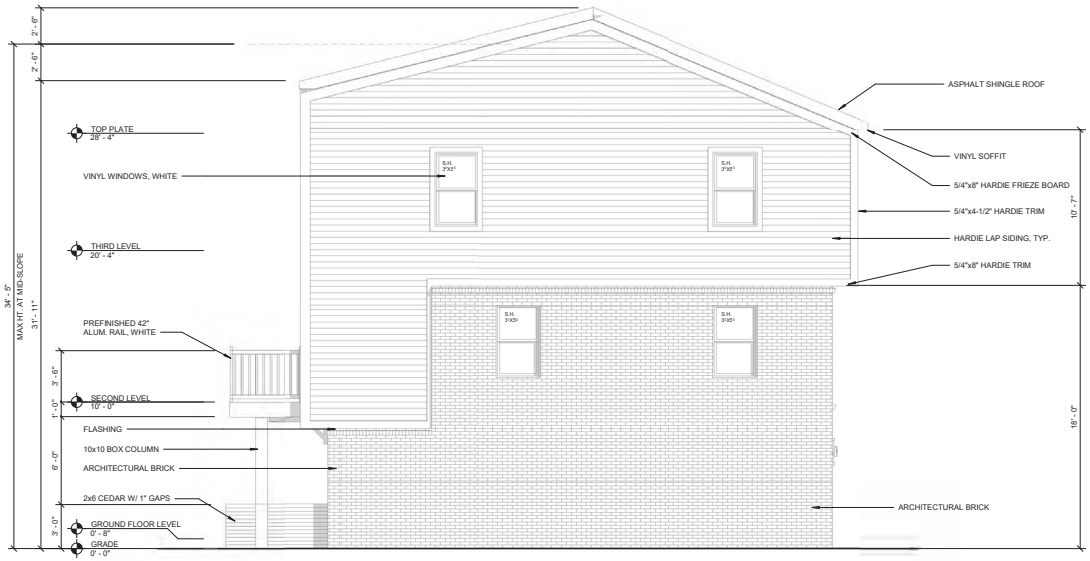
Sheet Title :
4-UNIT BUILDING EXTERIOR ELEVATIONS

Project No. :
2025046

Sheet No. :
A3.1-4

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BUILDER & TRADE CONTRACTOR



2 TYP. SIDE ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL ELEVATION/SECTION NOTES:

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6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM

ELEVATION MATERIAL BREAKDOWN

SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

ELEVATION MATERIAL BREAKDOWN

5-UNIT BUILDING FRONT ELEVATION

TOTAL AREA:	2,900 SQFT	
BRICK AREA:	1,101 SQFT	38%
HARDIE LAP SIDING AREA:	882 SQFT	30%
TRIM:	190 SQFT	9%
ASPHALT SHINGLE AREA:	676 SQFT	23%



1 5-UNIT FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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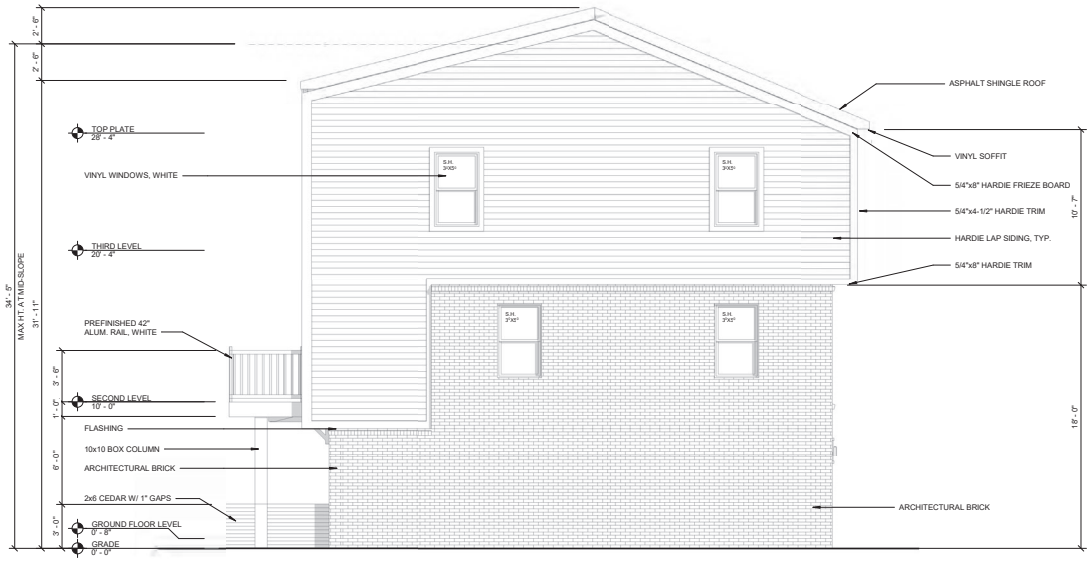
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5-UNIT BUILDING
EXTERIOR
ELEVATIONS

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2 TYP. SIDE ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL ELEVATION/SECTION NOTES:

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6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM

ELEVATION MATERIAL BREAKDOWN

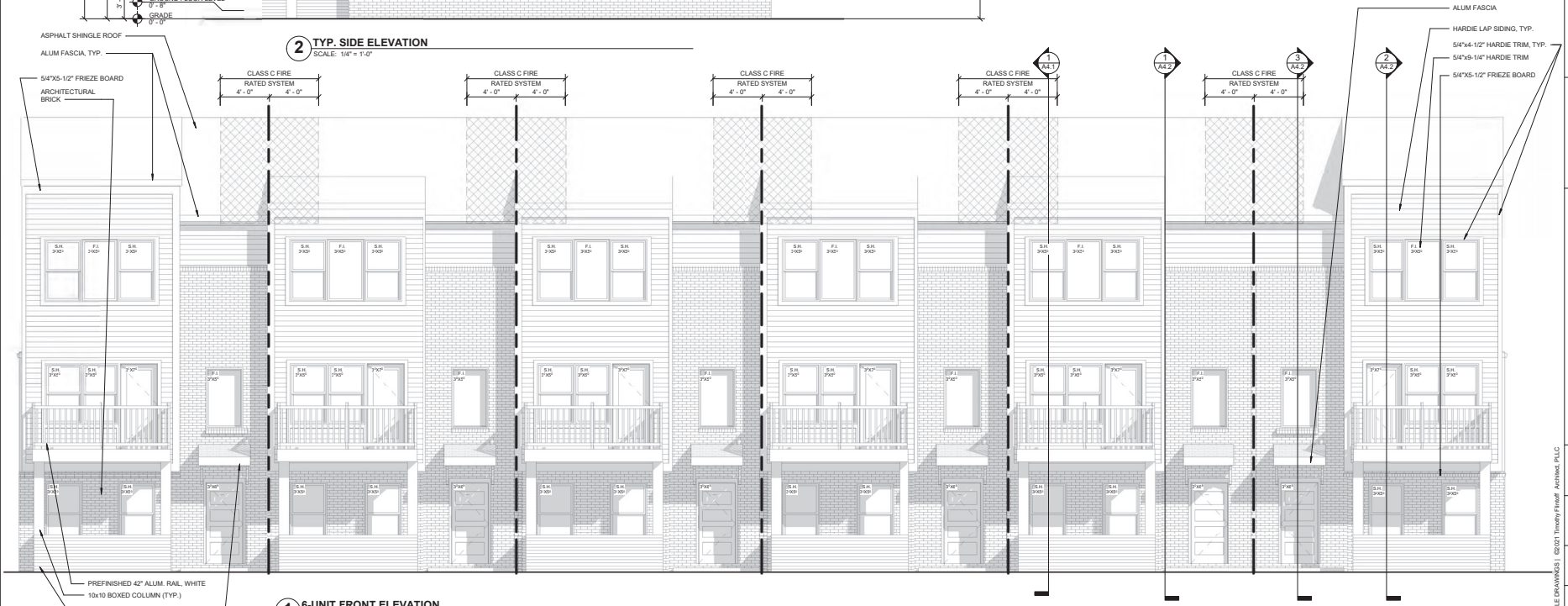
SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

ELEVATION MATERIAL BREAKDOWN

6-UNIT BUILDING FRONT ELEVATION

TOTAL AREA:	3,474 SQFT	
BRICK AREA:	1,320 SQFT	38%
HARDIE LAP SIDING AREA:	1,057 SQFT	30%
TRIM:	277 SQFT	8%
ASPHALT SHINGLE AREA:	820 SQFT	24%



1 6-UNIT FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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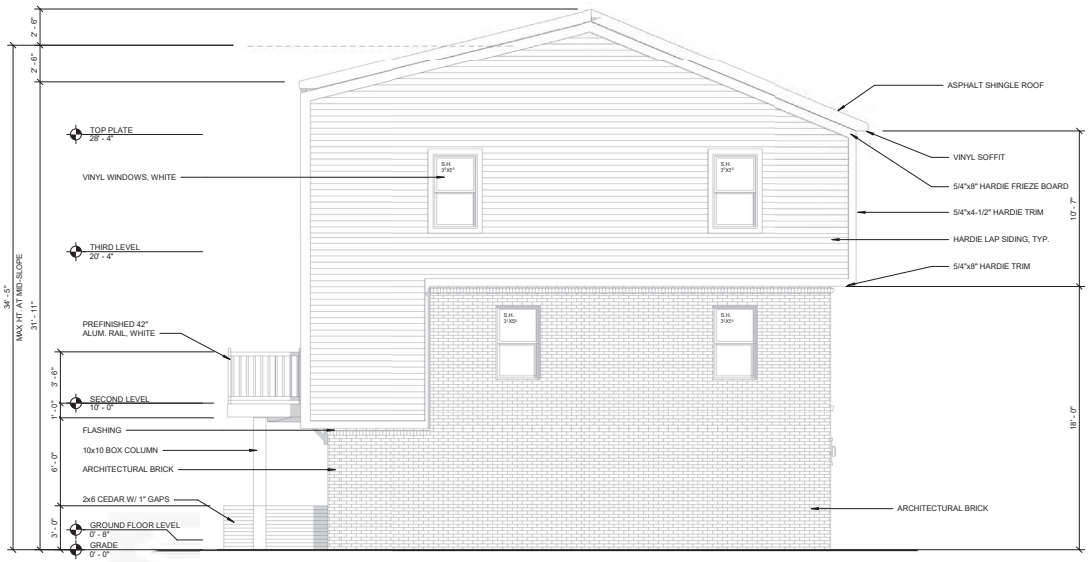
Sheet Title :
6-UNIT BUILDING EXTERIOR ELEVATIONS

Project No. : 2025046

Sheet No. : A3.1-6

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BIDDER'S REPRODUCTION



2 TYP. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION/SECTION NOTES:

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4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM

ELEVATION MATERIAL BREAKDOWN

SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

ELEVATION MATERIAL BREAKDOWN

8-UNIT BUILDING FRONT ELEVATION

TOTAL AREA:	4,636 SQFT	
BRICK AREA:	1,767 SQFT	38%
HARDIE LAP SIDING AREA:	1,398 SQFT	30%
TRIM:	361 SQFT	8%
ASPHALT SHINGLE AREA:	1,110 SQFT	24%



1 8-UNIT FRONT ELEVATION
SCALE: 3/16" = 1'-0"

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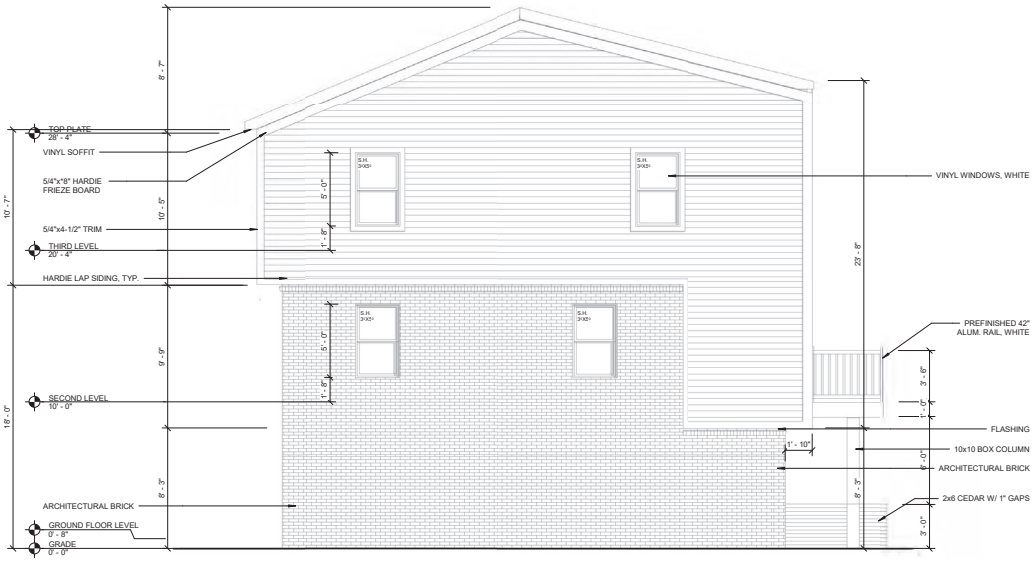
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Sheet Title :
8-UNIT BUILDING
EXTERIOR
ELEVATIONS

Project No. :
2025046

Sheet No. :
A3.1-8

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2 SIDE ELEVATION 2
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION/SECTION NOTES:

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4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM

ELEVATION MATERIAL BREAKDOWN

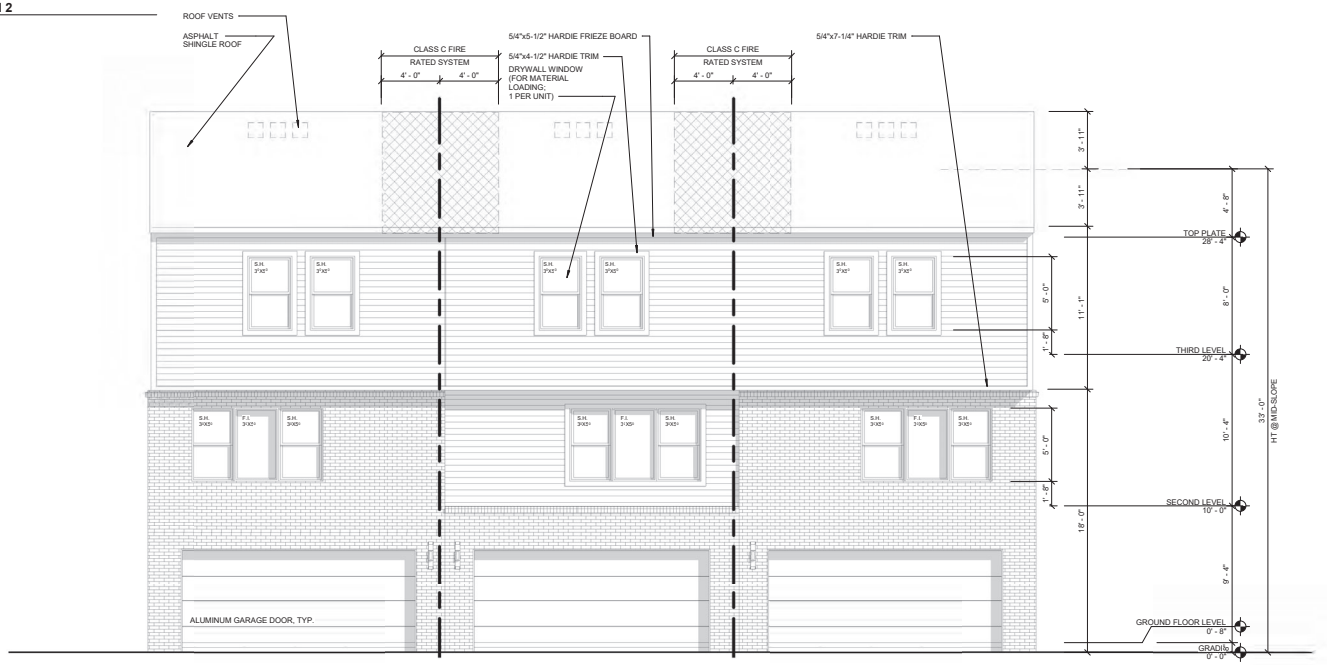
SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

ELEVATION MATERIAL BREAKDOWN

3-UNIT BUILDING REAR ELEVATION

TOTAL AREA:	1,664 SQFT	
BRICK AREA:	497 SQFT	30%
HARDIE LAP SIDING AREA:	609 SQFT	37%
TRIM:	84 SQFT	5%
ASPHALT SHINGLE AREA:	474 SQFT	28%



1 3-UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECT:
4545 architecture
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P: 313-656-4545
INFO@4545ARCHITECTURE.COM

CONSULTANT:

Project :
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PROVIDENCE PARK WEST
NOVI, MI 48374
SHERWOOD MASTER SET

Issued for :
MASTER SET 10/03/2025

Drawn by :
JRM
Checked by :
JRM

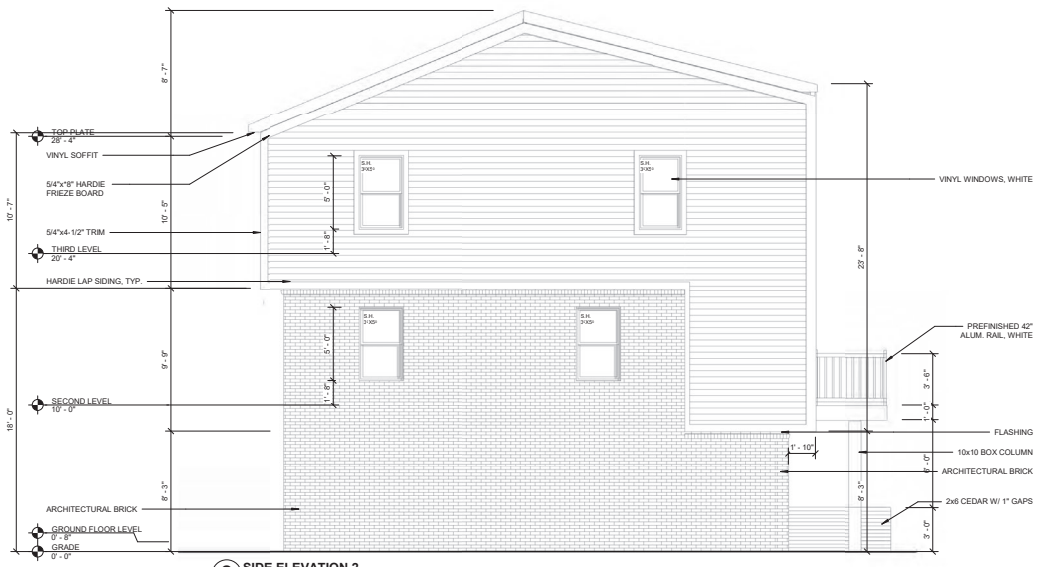
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3-UNIT BUILDING
EXTERIOR
ELEVATIONS

Project No. :
2025046

Sheet No. :
A3.2-3

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BUILDER & TRADE CONTRACTOR



2 SIDE ELEVATION 2
SCALE: 1/4" = 1'-0"

ELEVATION MATERIAL BREAKDOWN

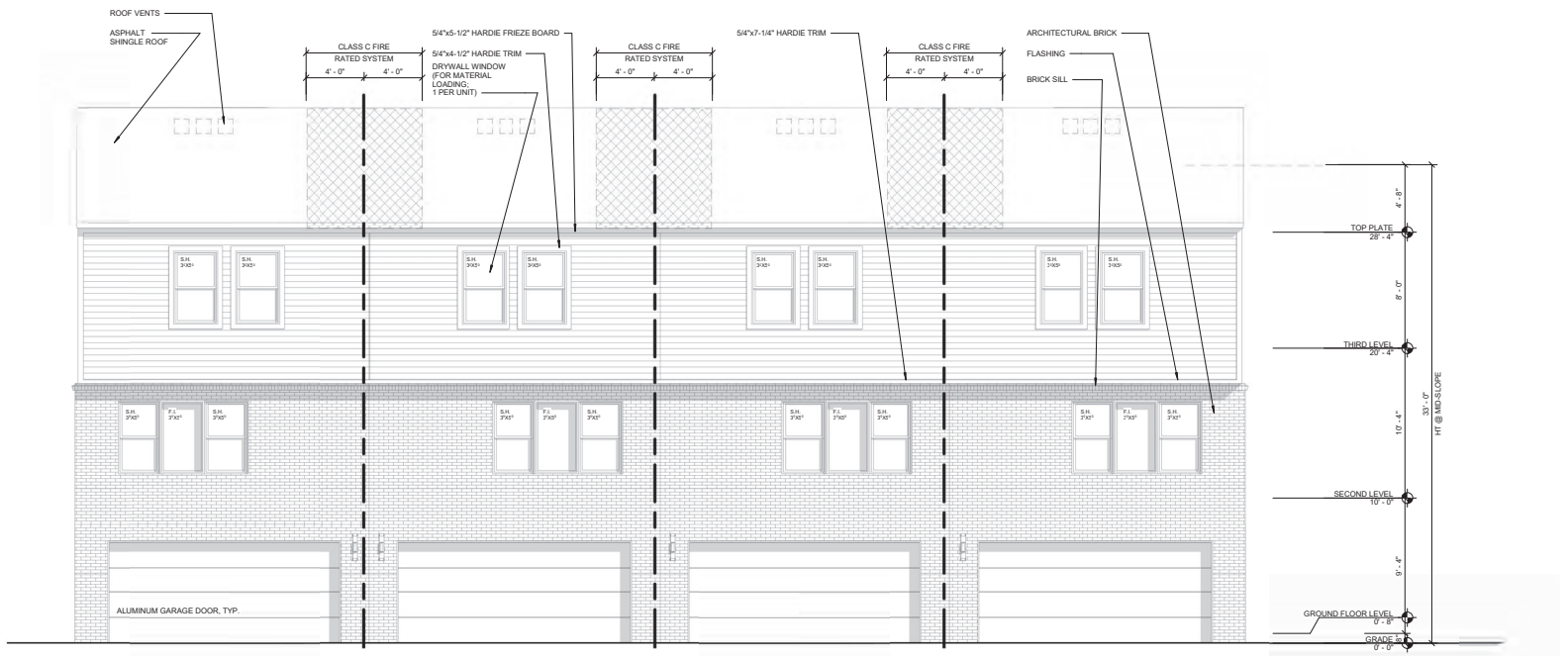
SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

ELEVATION MATERIAL BREAKDOWN

4-UNIT BUILDING REAR ELEVATION

TOTAL AREA:	2,221 SQFT	
BRICK AREA:	820 SQFT	37%
HARDIE LAP SIDING AREA:	677 SQFT	30%
TRIM:	93 SQFT	5%
ASPHALT SHINGLE AREA:	631 SQFT	28%



1 4-UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"

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CONSULTANT:

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SHERWOOD MASTER SET

Issued for :
MASTER SET 10/03/2025

Drawn by :
JRM
Checked by :
JRM

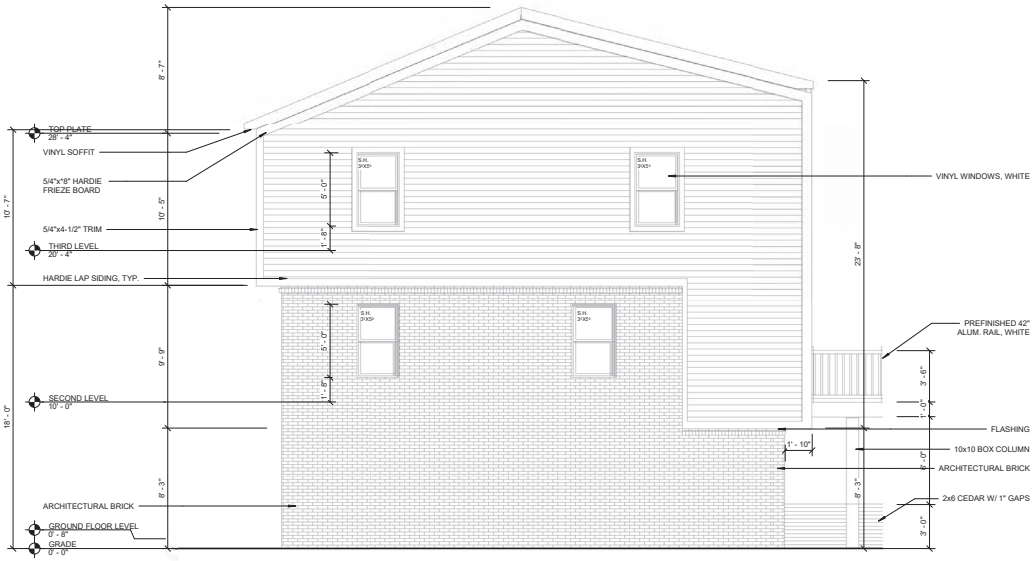
Sheet Title :
4-UNIT BUILDING
EXTERIOR
ELEVATIONS

Project No. :
2025046

Sheet No. :
A3.2-4

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BUILDER & TRADE CONTRACTOR



2 SIDE ELEVATION 2

SCALE: 1/4" = 1'-0"

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ELEVATION MATERIAL BREAKDOWN

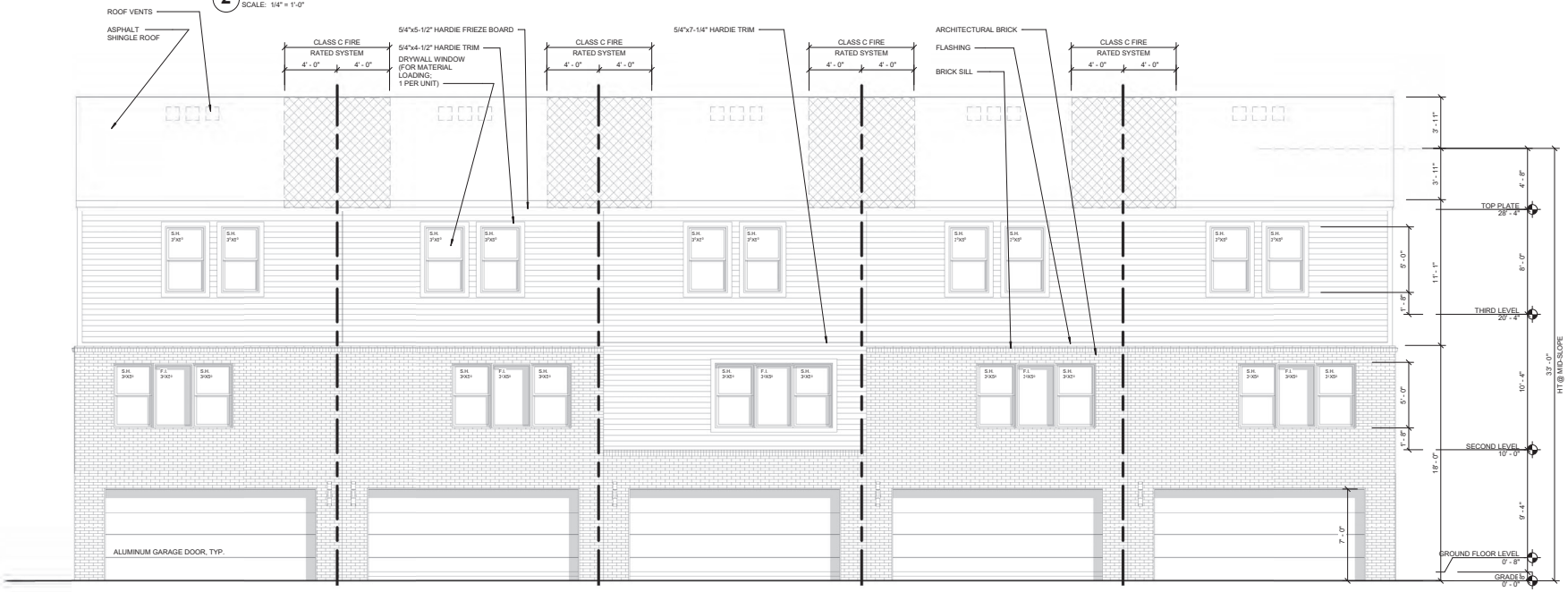
SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

ELEVATION MATERIAL BREAKDOWN

5-UNIT BUILDING REAR ELEVATION

TOTAL AREA:	2,776 SQFT	
BRICK AREA:	907 SQFT	33%
HARDIE LAP SIDING AREA:	956 SQFT	34%
TRIM:	126 SQFT	5%
ASPHALT SHINGLE AREA:	787 SQFT	28%



1 5-UNIT REAR ELEVATION

SCALE: 1/4" = 1'-0"

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CONSULTANT:

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ROBERTSON BROTHERS
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SHERWOOD MASTER SET

Issued for :
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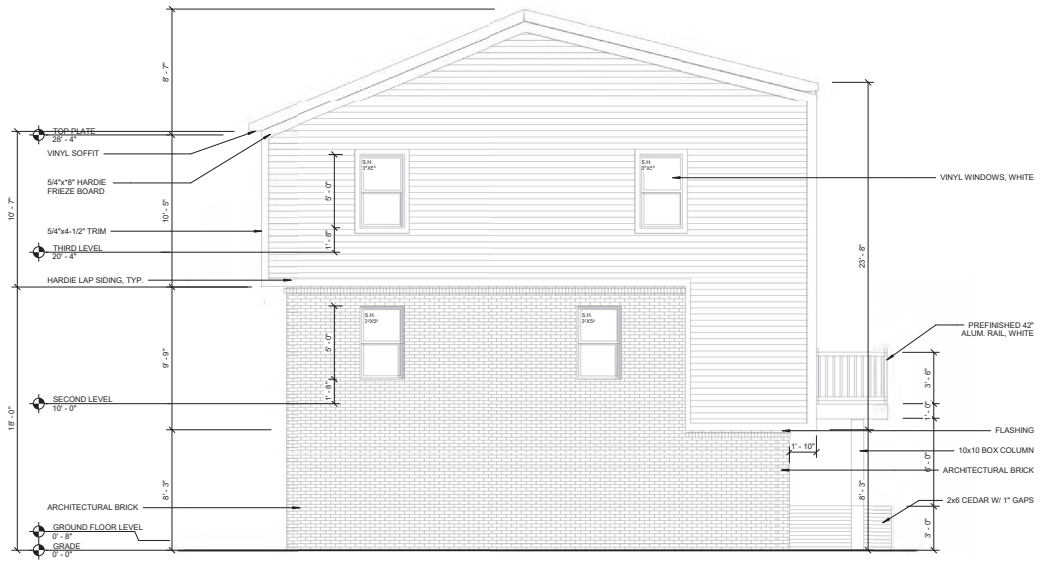
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JRM
Checked by :
JRM

Sheet Title :
5-UNIT BUILDING
EXTERIOR
ELEVATIONS

Project No. :
2025046

Sheet No. :
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ELEVATION MATERIAL BREAKDOWN

SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

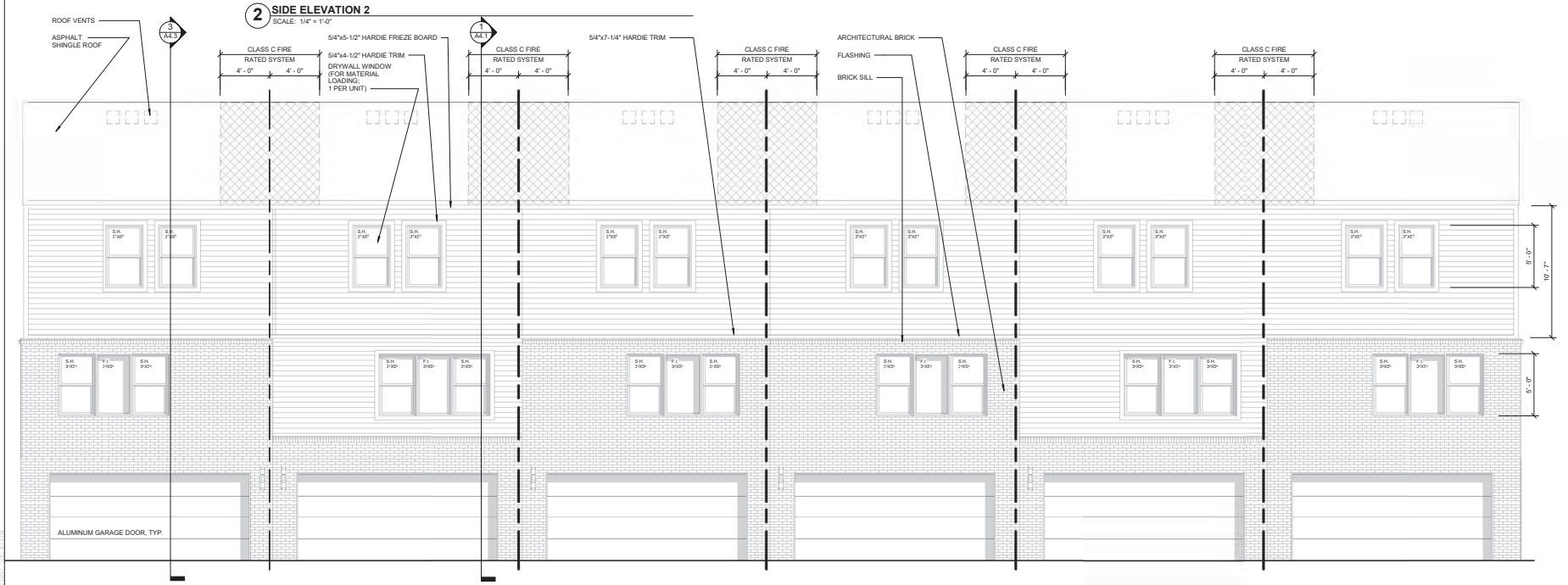
ELEVATION MATERIAL BREAKDOWN

6-UNIT BUILDING REAR ELEVATION

TOTAL AREA:	3,326 SQFT	
BRICK AREA:	998 SQFT	30%
HARDIE LAP SIDING AREA:	1,221 SQFT	37%
TRIM:	163 SQFT	5%
ASPHALT SHINGLE AREA:	944 SQFT	28%

2 SIDE ELEVATION 2

SCALE: 1/4" = 1'-0"



1 6-UNIT REAR ELEVATION

SCALE: 1/4" = 1'-0"

ARCHITECT:
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2761 E. JEFFERSON
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CONSULTANT:

Project :
ROBERTSON BROTHERS
PROVIDENCE PARK WEST
NOVI, MI 48374
SHERWOOD MASTER SET

Issued for :
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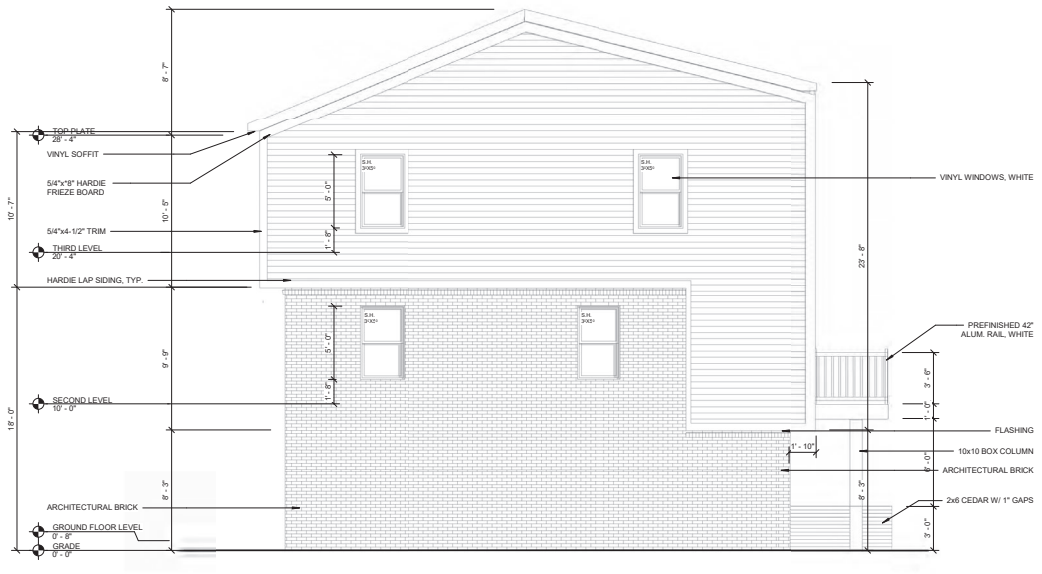
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ANJ
Checked by :
ANJ

Sheet Title :
6-UNIT BUILDING
EXTERIOR
ELEVATIONS

Project No. :
2025046

Sheet No. :
A3.2-6

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2 SIDE ELEVATION 2
SCALE: 1/4" = 1'-0"

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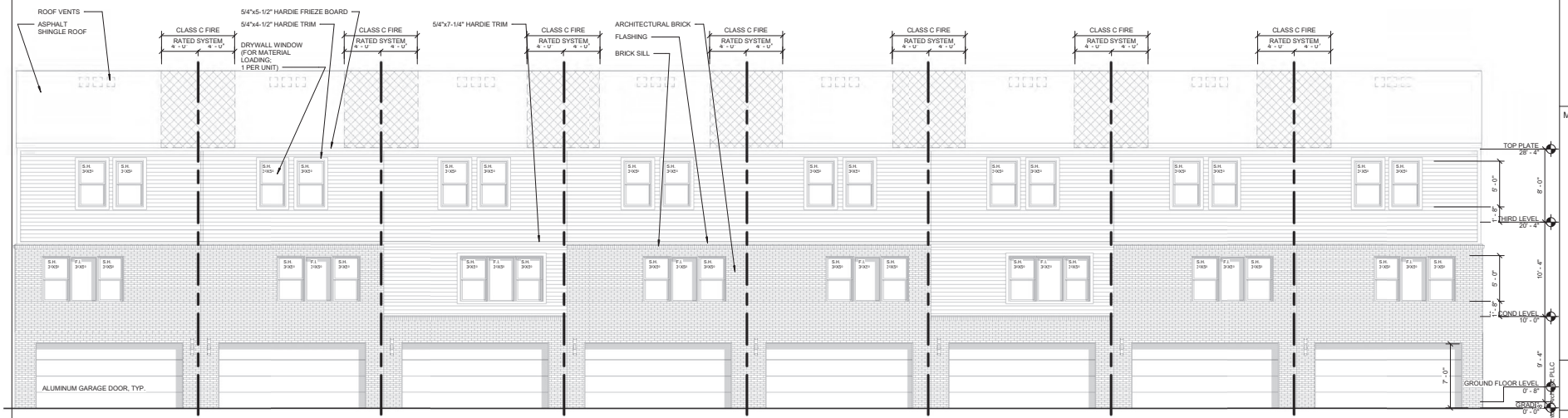
SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	518 SQFT	44%
HARDIE SIDING AREA:	559 SQFT	48%
TRIM:	96 SQFT	8%

ELEVATION MATERIAL BREAKDOWN

8-UNIT BUILDING REAR ELEVATION

TOTAL AREA:	4,429 SQFT	
BRICK AREA:	1,402 SQFT	32%
HARDIE LAP SIDING AREA:	1,565 SQFT	35%
TRIM:	208 SQFT	5%
ASPHALT SHINGLE AREA:	1,254 SQFT	28%



1 8-UNIT REAR ELEVATION
SCALE: 3/16" = 1'-0"

ARCHITECT:
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2761 E. JEFFERSON
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SHERWOOD MASTER SET

Issued for :
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Checked by :
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ELEVATIONS

Project No. :
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Sheet No. :
A3.2-8

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BUILDER, STOP. LOCATION.

SITE PLAN RENDERING

Site Data:

Gross Site Area:	31.32 Ac.
Net Site Area:	24.61
Proposed Units:	157
Proposed Density:	6.38 Du./Ac.
Building Setbacks:	
- Front Yard:	50’ min.
- Building Separation:	16’-6” min.
Parking:	
- Garage Parking:	298 spaces
- Guest Parking:	87 spaces
- Apron Parking:	38 spaces
- Parking Distribution:	2.69 spaces / Du.
Wetland Impact:	0.45 Ac.
Total Open Space:	24.95 Ac. (79.66% of Gross Site Area)

* Open Space includes all areas of the Site except buildings, roads, and driveways

Providence Meadows

City of Novi, Michigan
Robertson Brothers Homes

July 2026

0 30' 60' 120' 180' 300'

North

RB ROBERTSON BROTHERS HOMES 70 Years

Community Monument Sign
Grand River Avenue
Wetland Mitigation Area
Existing Wetland
EVA & Multipurpose Pathway
Stormwater Pond
Stormwater Pond
ITC Corridor
8' - 10' ht. Berm
Building 26
Building 20
Building 21
Building 22
Building 23
Building 24
Building 25
Building 13
Havencrest Circle
Fernbrook Lane
Harborfield Drive
Community Gathering Amenity
Building 19
Building 18
Building 17
Building 16
Building 15
Building 14
Existing Wetland
Wetland Mitigation Area
Multipurpose Amenity
Existing Wetland
Building 9
Building 8
Gracewood Lane
Providence Parkway
Community Entry with masonry walls, piers, and sign panel
Building 10
Building 7
Laurelwood Lane
Birchfield Lane
Building 11
Building 12
Focal Garden Amenity
Building 5
Building 6
Building 4
Building 3
Building 1
Building 2

PLANNING REVIEW

ZONING MAP AMENDMENT

PLANNING REVIEW

Providence Meadows
JZ26-0030 with ZMA 18.754
August 20, 2026

PETITIONER:

Robertson Homes | Tim Loughrin

REVIEW TYPE:

Zoning Map Amendment to add PSLR Overlay

PROPERTY CHARACTERISTICS

Section	17	
Location	South side of Grand River Avenue, west of Providence Pkwy;	
School District	Novi Community School District	
Zoning	I-1: Light Industrial	
Zoning Proposed	I-1: Light Industrial with a PSLR Overlay	
Size	Gross: 31.26 Acres; Net: 24.47 acres (Wetlands > 2: 6.79)	
Parcel ID	22-17-101-010 (10.47 acres) and 22-17-101-012 (20.79 acres)	
Current Use	Vacant	
Adjoining Zoning	North	I-2: General Industrial and B-3: General Business
	East	OCS: Office Service Commercial
	West	I-1: Light Industrial and I-2: General Industrial
	South	I-2: General Industrial w/ PSLR Overlay and RA: Residential Acreage
Adjoining Uses	North	Vacant and ITC
	East	Henry Ford Providence Hospital
	West	Vacant/Wetland Complex
	South	Residential (Villas at Stonebrook) and ITC
Plan Date	06/30/26	

PROJECT SUMMARY

The applicant is requesting a Zoning Map amendment to rezone 31.53 acres of property located south of Grand River Avenue and west of Providence Parkway from I-1 Light Industrial to I-1 Light Industrial with a Planned Suburban Low Rise (PSLR) Overlay. The proposed zoning map amendment would provide an option to develop the property under the PSLR Overlay uses and standards while maintaining the underlying zoning of Light Industrial.

The applicant previously submitted a proposed Planned Rezoning Overlay (PRO) concept plan with an underlying RM-2 High Density Mid-Rise Multiple Family District for this site (JZ25-24 Providence Meadows PRO).

PSLR OVERLAY SUMMARY

The Suburban Low-Rise concept was initially developed as part of the City's 2009 Master Plan review, with related goals and implementation strategies incorporated into the 2010 Master Plan Update. The Planned Suburban Low-Rise (PSLR) Overlay District was established through Text Amendment 18.253.

The intent of the PSLR Overlay district is to promote high-quality development consisting of uses such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities. These uses are intended to serve as transitional areas between lower-intensity detached one-family residential and higher-intensity office and retail uses.

The PSLR Overlay district also seeks to protect the character of neighboring areas by encouraging high-quality development that incorporates single-family residential design features and promotes a residential character along the streetscape.

For properties with an underlying I-1 Light Industrial zoning designation, the I-1 district remains in place and continues to permit its underlying principal and special land uses. The PSLR Overlay provides an alternate development framework that allows additional or alternate uses while establishing standards intended to support more residential oriented development and design.

Under the PSLR regulations, any proposed use is treated as a Special Land Use and is therefore subject to the applicable review and approval requirements of Section 3.21, including a development agreement to be approved by City Council after Planning Commission review and recommendation.

COMPARISON OF ZONING DISTRICTS

Figure 1 shows the current zoning of the subject parcel and surrounding parcels.

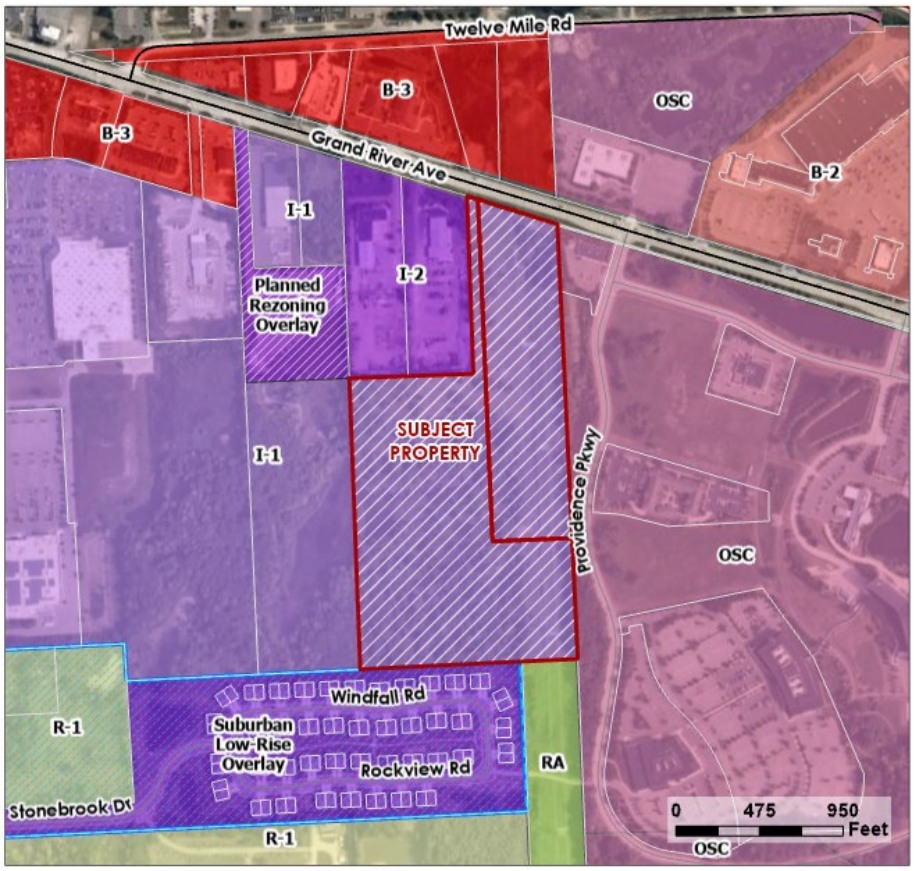


Figure 1: Current Zoning

The following table provides a comparison of the current (I-1) and proposed (I-1 with PSLR Overlay) zoning classifications. It is not a direct comparison between the two uses, since the I-1 classification would remain the underlying zone. It is a change from strictly Light Industrial to permit an optional list of uses, including Residential.

Category	Existing Zoning: I-1 Light Industrial	Proposed Zoning: I-1 Light Industrial with PSLR Overlay
Intent	The I-1 district is designed so as to primarily accommodate research, office, and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner negatively affect any of the surrounding districts.	The intent of the PSLR, Planned Suburban Low-Rise Overlay district is to promote the development of high quality uses, such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities that can serve as transitional areas between lower-intensity detached one-family residential and higher-intensity office and retail uses while protecting the character of neighboring areas by encouraging high-quality development with single-family residential design features that will promote a residential character to the streetscape.
Principal Permitted Uses	Professional office, office sales and service, medical offices; Publicly owned and operated parks, parkways and outdoor recreational facilities; Public or private health and fitness facilities and clubs; Research & Development, technical training and design of pilot/experimental products; Data processing & computer centers; Warehousing & wholesale establishments; Manufacturing; Industrial office sales, service and industrial office related uses; Trade or industrial schools; Laboratories experimental, film or testing; Greenhouses; Public utility, telephone exchange, electrical transformer stations and substations, etc. Public or private indoor, private outdoor recreation facilities; Pet boarding facilities; Veterinary hospitals and clinics; Motion picture, television, ratio and photographic production facilities; **See Section 3.1.18.B for full list	All Principal Uses Permitted in the underlying zoning district, as regulated in the underlying zoning district; All Principal Uses Permitted Subject to Special Conditions in the underlying zoning district, as regulated in the underlying zoning district
Special Land Uses	The following uses shall be permitted where the proposed site does not abut a residentially zoned district: Metal plating, buffing, polishing and molded rubber products; Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows: a. Financial institutions, unions, union halls, and trade or industrial schools or industrial clinics b. Industrial tool and equipment sales, service, storage and distribution c. Eating and drinking establishments (restaurants: sit-down, fast food carryout, fast food sit-down, or fast food drive-through) and motels Automobile service establishment;	Subject to requirements in Section 3.21: Low-rise multiple-family residential uses; Independent and congregate elderly living facilities; Assisted living facilities, convalescent homes, and hospice care facilities; Live/work units; Day care centers and adult day care centers; Professional offices; Medical offices, including laboratories and clinics; Places of worship; Public, parochial and private elementary, intermediate or secondary schools, offering courses in general education; Colleges, universities, business training schools, and trade schools;

Category	Existing Zoning: I-1 Light Industrial	Proposed Zoning: I-1 Light Industrial with PSLR Overlay
	Self-storage facilities; Retail sales activities, ancillary; Central dry cleaning plants or laundries; Railroad transfer, classification and storage yards; Tool, die, gauge and machine shops; Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies; Municipal uses; Motion picture, television, radio and photographic production facilities; Outdoor space for parking of licensed rental motor vehicles; Accessory buildings, structures and uses customarily incident to any of the above permitted uses	Publicly owned and operated parks, parkways and recreation facilities; Non-profit community buildings and cultural facilities; Mixed-use buildings with two (2) or more of the above permitted uses; Uses similar to those listed above, as determined by the City Council; Accessory buildings, structures and uses customarily incidental to the above uses
Lot Size - Minimum Lot Area - Minimum Lot Width	Section 3.6.2.D: Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	Section 3.6.2.D: Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements
Building Setbacks	Front Yard: 40 feet Rear Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H) Side Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H)	Minimum front yard: 30 feet* Minimum rear yard: 30 feet Minimum side yard: - Exterior side yard adjacent to roads and drives : 30 feet* - Exterior side yard adjacent to planned or existing section line road ROW: 50 feet - Interior side yard: 30 feet Minimum other building: - Building to building: 30 feet - Corner to corner: 15 feet *The maximum front and exterior side yard setback requirement when adjacent to roads and drives (other than planned or existing section line road right-of-way) is 75 feet
Building Height	40 feet; 25 feet when abutting residential (Section 3.14.5.C)	35 feet or 2.5 stories, whichever is less
Parking Setbacks	Front Yard: 40 feet (Section 3.6.2.E) Rear Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F) Side Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F)	Front yard: not permitted, except that parking spaces for townhouse developments shall be permitted in the front yard setback when the parking area is also a driveway access to a parking garage contained within the unit. Exterior side yard adjacent to a section line road - minimum of 50 feet Exterior side yard adjacent to a local street - minimum of 30 feet Interior side yards adjacent to single family residential districts - minimum of 30 feet Interior side yards not adjacent to a single-family residential district - minimum of 15 feet

LOCATION AND CONTEXT

The appropriateness of the proposed PSLR Overlay should be considered in the context of the Overlay's original planning purpose and its application elsewhere in the City. The PSLR Overlay was established to facilitate high-quality, predominantly low-rise development in locations that can serve as a transition between lower-intensity residential neighborhoods and higher-intensity office, commercial, or other nonresidential uses. Accordingly, the question is not solely whether development under the PSLR Overlay can be accommodated on the subject property, but whether the property's location and surrounding development pattern are consistent with the circumstances for which the Overlay was established.

Existing areas designated with the PSLR Overlay are shown in Figure 2 below. Several properties surrounding the hospital campus have been planned and developed under the Suburban Low-Rise designation. The Villas at Stonebrook is an existing PSLR development with an underlying zoning of I-2 General Industrial, and Camelot Parc is a PSLR project that abuts both I-1 and I-2 zoned properties although the underlying zoning is R-1 Single Family. Other properties that have developed under the PSLR Option are the Rose Senior Living facility on Beck Road, and the Everbrook Academy early education center, also on Beck Road. The underlying zoning for both of the Beck Road projects is R-3. None of the other PSLR-designated properties are located directly along Grand River Avenue.

The City's zoning pattern generally separates residential development from I-2 General Industrial uses. The subject property presents a somewhat different context, as it is located along Grand River Avenue. However, it is adjacent to an established PSLR area (Villas at Stonebrook) and is similarly located adjacent to the hospital campus like other PSLR areas. The appropriateness of the proposed Overlay should be evaluated based on whether this location provides a similar transitional opportunity or represents a departure from the City's established application of the PSLR district.



Figure 2: Suburban Low-Rise Locations in the City

COMPATIBILITY WITH SURROUNDING LAND USE

The subject property is surrounded by a mix of medical, residential, industrial, and natural land uses. The Henry Ford Health campus, including Providence Hospital and related medical and hotel uses, is located to the east, while the Villas at Stonebrook duplex community is located to the south. Properties to the west and northwest are zoned industrial. The undeveloped industrial property directly adjacent to the southwest contains wetlands, while the industrial properties to the north contain heavy machinery sales and rental operations with outdoor storage.



Figure 3: Surrounding Land Use

The proposed PSLR Overlay is generally compatible with the residential development to the south and the medical campus to the east, since the intent of the Overlay is to serve as a transitional zone. The applicant identifies employees associated with the adjacent medical campus as a target market for a residential development, and the proximity of housing to the medical campus could provide a convenient housing option for the local healthcare workforce. The City has also previously recognized the potential for residential and senior housing in proximity to the Providence medical campus as a compatible land use relationship. With the availability of SMART bus service along Grand River Avenue, uses such as multi-family residential, elderly living facilities, and assisted living or convalescent homes could benefit from proximity to transit for either occupants or employees.

The primary compatibility concern is the adjacent I-2 development, which could generate noise, odors, truck traffic, and views of outdoor storage as shown in Figure 4. These concerns, as well as the potential effects of establishing the PSLR Overlay adjacent to the I-2 properties, are discussed further in the Compatibility with Adjacent Uses section.

Overall, the PSLR Overlay has a reasonable relationship to the surrounding residential and medical uses, with the primary compatibility concern being the interface with the adjacent I-2 properties.



Figure 4: Outside storage of heavy machinery on adjacent I-2 parcels

Land Use and Zoning: Subject Property and Adjacent Properties

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

Property	**Existing Zoning**	**Master Plan Land Use Designation**	**Existing Land Use**
Subject Property	I-1: Light Industrial	IO: Industrial Office	Vacant
Northern Parcels	B-3: General Business	PQP: Public/Quasi-Public	Court House, Construction Equipment Yards
Eastern Parcels	OSC: Office, Service, Commercial	OSC: Office, Service, Commercial	Medical Campus: Hospital, Offices and Hotel
Western Parcels	I-1 and I-2	IO: Industrial Office	Towing facility/ undeveloped wetland area
Southern Parcels	RA and I-2 with PSLR Overlay	SLR: Suburban Low-Rise and PQP: Public/Quasi-Public	Attached Single Family

2025 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The City adopted the 2025 Master Plan in June 2025. As shown in Figure 5, the Future Land Use map designates the subject area and those to the north and west as Industrial/Office.

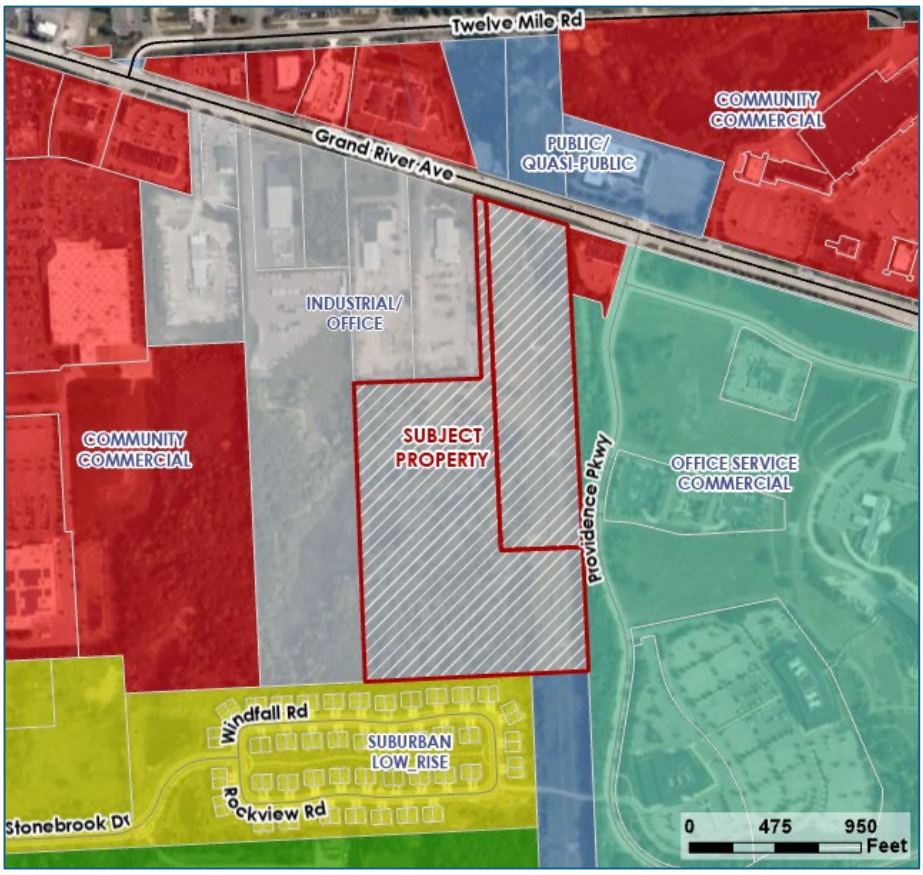


Figure 5: Future Land Use

Map 17: Potential Opportunities (page 94) identifies the subject site as an area for potential new development; however, the Master Plan does not specifically identify the site for Suburban Low Rise or residential development. The proposed zoning map amendment to add the PSLR Overlay would represent a departure from the adopted future land use vision for this portion of the City. This is particularly relevant given the two immediately adjacent parcels to the north are developed with general industrial uses, including outside heavy equipment storage.

At the same time, the broader land use pattern includes the Villas at Stonebrook residential development immediately to the south of the subject property and the nearby Rose senior housing community, which both developed as PSLR Overlay projects. While the proposed PSLR Overlay is not consistent with the designated Industrial/Office future land use, it would not be entirely inconsistent with the existing mix of land uses in the surrounding area.

The Master Plan for Land Use does not anticipate residential development on the subject property, and therefore, as indicated in the Industrial/Office description shown below does not provide density guidelines or other residential development parameters for the site.

LIGHT INDUSTRIAL/OFFICE		
Purpose	This Industrial land use category designates property that is, or will be, used for research or light industrial uses including warehousing and wholesale activities. Industrial activities, such as processing, packaging, assembly, or treatment of finished or semi-finished products are found within this category.	
Regulated Uses	**Non-Residential** » Research and Development » Warehousing and Wholesale Establishments » Manufacturing » Laboratories » Data and Information Processing Centers » Medical Offices	**Residential** » None
Built Form	Buildings are typically single-site developments with support facilities, such as loading and unloading areas and docks. Often located along the CSX Rail corridor with access to major arterials and the Interstate. Buildings vary in size with maximum heights regulated to 40 feet.	

The following Action Plan items identified in the Master Plan could be applicable to the proposed zoning map amendment.

1. **General Goal A: Quality and Variety of Housing.** *The City of Novi is known for its high-quality residential neighborhoods. It should strive to ensure the availability of a wide range of attractive housing choices protected from noise, traffic, and other impacts of non-residential development. Encourage the development of neighborhood open space and neighborhood commercial goods and services to minimize motorized travel.*

   A5: Amend the zoning ordinance to encourage "age-in-place" housing types, considering experts' recommendations, to include affordable options such as low-maintenance detached single-family homes, attached single-family homes and townhouses.

   A6: Explore opportunities to increase housing density in the proposed mixed-use planned unit development area to create "walkable density" environments.

2. **General Goal B: Community Identity.** *The City's identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should supplement that identity by enhancing the preservation of its historic resources and expanding its cultural opportunities. New development of land should continue to be of high-quality design and materials.*

   B1: Encourage the use of high-quality right-of-way plantings, site landscaping, and building materials to enhance the appearance of the community.

   B2: As development and redevelopment occur, incentivize the use of LEED-certified buildings, water resources, and energy-efficient best practices, and green infrastructure techniques through zoning and permit bonuses.

3. **General Goal C: Environmental Stewardship.** *The City of Novi is significantly enhanced by the preservation of natural resources in both residential and non-residential areas. Maintain public and private stewardship of the natural environment using low-impact development techniques.*

C3: Utilize a general Planned Unit Development ordinance provision to encourage the preservation of natural features, such as woodlands, wetlands, and wildlife habitats.

C4: Implement the Active Mobility Plan's Near-Term Network recommendations to create continuous walking and biking networks to reach key destinations.

C5: Implement the recommendations of the Active Mobility Plan with a focus on reducing vehicle miles traveled (VMT) and providing residents with alternative modes of transportation.

4. **General Goal D: Infrastructure.** *Invest wisely in the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network. Ensure that new development appropriately relates to the City's existing and planned infrastructure. Support the entire transportation network through the development and enhancement of non-motorized transportation facilities and amenities*.

   D4: Apply the Active Mobility Plan's Long-Term Network recommendations to public and private development projects to continue to enhance safety and connectivity of the non-motorized network.

5. **General Goal E: Economic Development.** *The City's developed land, infrastructure, and natural resources are interconnected and collectively impact the daily lives of the City's residents and business owners. The City should strive to maintain the balance between the economy, the environment, and the community to ensure sustainable development that meets the needs of today while ensuring that the needs of future generations can be met.*

DEVELOPMENT POTENTIAL

Like much of the City of Novi, this area was formerly agricultural land until at least 1950. Based on available aerial imagery, the land was cleared in the 1970s which impacted the woodland and wetlands previously present. Over time, the property remained largely undeveloped, allowing portions of the site to naturally reestablish woodland and wetland areas.

The applicant's Community Impact Statement provides additional information regarding the environmental history of the property. According to the statement, a PM Environmental Phase I Environmental Site Assessment (ESA) conducted in February 2022 determined that a significant portion of the property had been filled during the 1970s and 1980s. The fill material reportedly included plastic, brick, glass, asphalt, metal, clay tile, and concrete. Filling activities appear to have ceased between 1987 and 1993, after which the property remained vacant. The applicant further reports that a Phase II ESA conducted in July 2025 found no elevated levels of contamination that would preclude residential use.

Development Under Existing Zoning

Under the current I-1 zoning designation, the property could potentially accommodate a substantial amount of Office or Research & Development building space given its size. However, development of the site is subject to significant physical constraints. Most notably, the entire eastern side of the property is encumbered with a 200-foot-wide easement containing the International Transmission Company's (ITC) high voltage wires. The submittal does not include a conceptual I-1 development plan or building layout that would allow staff to evaluate the extent to which the property could reasonably be developed under its existing zoning.

There have been a few conceptual development proposals submitted for the subject property in the last 30 years, although none proceeded to a formal site plan submittal. The most recent concept included approximately 75,000 square feet of medical office in two buildings requiring 426 parking spaces.

The applicant has submitted an undated letter from CBRE indicating that there has been limited market interest for I-1-type development on the property. The letter identifies the site's lack of visibility from Grand River Avenue, the availability of more attractive locations, and the environmental constraints as factors affecting the site's marketability. The extensive presence of both woodland and wetland areas on the property limit the amount of developable land and increase the costs associated with site development, making the property less attractive for office, research and development, or similar uses.

Compatibility with Adjacent I-2 Uses

Under the PSLR Overlay, the list of potential uses that could be developed on the site that would not be permitted under the I-1 District include: Low-rise multiple family uses; Independent and congregate elderly living facilities, Assisted living facilities, convalescent homes, and hospice care facilities; Live/work units; Day care centers and adult day care centers; Places of Worship; Public, parochial and private elementary, intermediate or secondary schools; Colleges, universities, business training schools and trade schools; and Non-profit community buildings and cultural facilities.

A significant consideration in evaluating the proposed addition of the PSLR Overlay is the relationship to the heavy industrial development to the northwest, which is zoned I-2 and would remain so following the proposed zoning map amendment. The proximity of some of the permitted uses to these industrial properties could result in conflicts associated with noise, truck traffic, loading and unloading activities, and other operational impacts. While introducing a residential zoning designation adjacent to the I-2 properties could impose additional restrictions on the existing and future use of those properties, by implementing the PSLR Overlay the property is not strictly a residential district as it allows a wider range of uses and the underlying zoning remains Industrial.

The City's Zoning Ordinance establishes specific standards for development in I-1 and I-2 districts when those properties abut a residential zoning district. Section 3.6.2.H requires a building in an I-1 or I-2 district to provide a horizontal setback from a residential district of five feet for each foot of building height, or 100 feet, whichever is greater, unless the site is separated from the residential district by a qualifying thoroughfare or railroad right-of-way. Since the ordinance does not specify a residential use applies the same restrictions, by using the PSLR Overlay the effects on the I-2 properties adjacent are minimized compared to the previously proposed RM-2 District.

Potential Future Industrial Impacts

The potential long-term impacts on both the proposed residents and the adjacent I-2 property owners should be considered as part of the zoning map amendment decision. The existing industrial properties may continue to operate under their current zoning and permitted uses, and future property owners could seek to utilize the full range of uses available within the I-2 district, subject to applicable zoning and site development requirements.

As a worst-case scenario, Southeastern Equipment Company could repurpose or sell it's I-2-zoned property for a more intensive use permitted within the district, including uses such as a central dry-cleaning plant, metal plating, buffing, polishing and molded rubber products, or ready-mix or transit-mix concrete operations. Such uses illustrate the range of industrial activities that could potentially occur in proximity to a residential development. From the perspective of future homeowners within the proposed development, this is an important consideration as it would establish residential uses in close proximity to properties that are legally designated for general industrial activity. Future residents could therefore experience noise, truck traffic, loading activity, odors, lighting, or other impacts associated with lawful industrial operations.

The decision to amend the zoning map to add the PSLR Overlay to the property therefore requires consideration of both the potential benefits of providing additional uses and the potential constraints that would be imposed on existing and future industrial development.

The applicant provides some reasonable justification for the map amendment to allow additional uses under the PSLR Option with a site that appears unsuitable to larger office-type uses. However, staff has concerns about the potential negative impacts to residents if the property is developed with residential.

RECOMMENDATION

Approval is not recommended at this time. Staff has concerns regarding the appropriateness of applying the PSLR Overlay to this location, given the property's proximity to I-2 uses. The subject property differs from most existing PSLR Overlay areas, which generally serve as transitions between residential use and nonresidential use without directly abutting an I-2 district.

NEXT STEP: MASTER PLANNING AND ZONING COMMITTEE (MPZ) MEETING

As the proposed zoning district is not consistent with the Future Land Use designation for the property, the proposal will be scheduled for review by the Master Plan & Zoning Committee. The applicant must attend the meeting, and will have an opportunity to present the project to the members and hear their feedback.

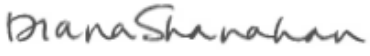
FUTURE STEP: PLANNING COMMISSION PUBLIC HEARING

The Planning Commission will hold the public hearing, review the zoning map amendment application, and recommend approval or denial of the amendment to City Council. Alternatively, the Planning Commission may elect to table the request for further study.

FUTURE STEP: CITY COUNCIL FOR ZONING MAP AMENDMENT AND PSLR CONCEPT

Following the Planning Commission's recommendation, the zoning map amendment request will go before the City Council for consideration. City Council will consider the proposed amendment and PSLR Concept Plan through the required First and Second Readings before taking final action on the request.

If you have any questions concerning the above review or the process in general, please contact me at (248)347-0483 or dshanahan@cityofnovi.org.



Diana Shanahan – Planner

PLANNING REVIEW

PSLR REVIEW

PLANNING REVIEW

Providence Meadows
JSP26-0027 with ZMA 18.754
August 24, 2026

PETITIONER:

Robertson Homes | Tim Loughrin

REVIEW TYPE:

PSLR Review

PROPERTY CHARACTERISTICS

Section	17	
Site Location	South side of Grand River Avenue, west of Providence Pkwy;	
Site School District	Novi Community School District	
Site Zoning	I-1: Light Industrial	
Site Zoning Proposed	I-1: Light Industrial with a PSLR Overlay	
Site Size	Gross: 31.26 Acres; Net: 24.47 acres (Wetlands > 2: 6.79)	
Parcel ID	22-17-101-010 (10.47 acres) and 22-17-101-012 (20.79 acres)	
Current Site Use	Vacant	
Adjoining Zoning	North	I-2: General Industrial and B-3: General Business
	East	OCS: Office Service Commercial
	West	I-1: Light Industrial and I-2: General Industrial
	South	I-2: General Industrial w/ PSLR Overlay and RA: Residential Acreage
Adjoining Uses	North	Vacant and ITC
	East	Henry Ford Providence Hospital
	West	Vacant/Wetland Complex
	South	Residential (Villas at Stonebrook) and ITC
Plan Date	06/30/26	

PROJECT SUMMARY

The applicant is requesting a Zoning Map amendment to rezone 31.53 acres of property located south of Grand River Avenue and west of Providence Parkway from I-1 Light Industrial to I-1 Light Industrial with a Planned Suburban Low Rise (PSLR) Overlay.

The applicant previously submitted a Planned Rezoning Overlay (PRO) concept plan with a proposed underlying RM-2 High Density Mid-Rise Multiple Family District for this site (JZ25-24 Providence Meadows PRO).

The proposed rezoning would accommodate development under the PSLR Overlay of a 157-unit residential community consisting of two phases. Phase 1 would include 76 units in 12 buildings, while Phase 2 with 81 units in 14 buildings. The development would utilize a private street network with one primary access point from Providence Parkway and one emergency-only access to Grand River Avenue.

The revised proposal incorporates several changes, including removal of the northernmost building, a reduction in overall density from 163 units to 157, and a more diversified housing mix consisting of 133 traditional townhomes and 24 stacked ranch units to allow single-level living.

RECOMMENDATION

Approval is **not recommended** at this time. Staff supports consideration of the PSLR Overlay as a development framework for the property, however, additional revisions and information are needed before the proposed residential development can be recommended for approval.

The applicant should address the outstanding Planning, Engineering, Landscape, Woodland, and Façade review comments. Additional information is also needed regarding the proposed public benefits, including long-term public trail access and the attainable housing component.

PSLR OVERLAY SUMMARY

The intent of the PSLR Overlay district is to promote high-quality development consisting of uses such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities. These uses are intended to serve as transitional areas between lower-intensity detached one-family residential and higher-intensity office and retail uses.

The PSLR Overlay district also seeks to protect the character of neighboring areas by encouraging high-quality development that incorporates single-family residential design features and promotes a residential character along the streetscape.

For properties with an underlying I-1 Light Industrial zoning designation, the I-1 district remains in place and continues to permit its underlying principal and special land uses. The PSLR Overlay provides an alternate development framework that allows additional or alternate uses while establishing standards intended to support more residential oriented development and design.

Under the PSLR regulations, all uses, including low-rise multiple family residential, are treated as a Special Land Use and are therefore subject to the applicable review and approval requirements of Section 3.21.

PSLR OVERLAY STANDARDS AND PROCEDURES

The PSLR Overlay District requires approval of a PSLR Overlay Development Agreement and Concept Plan by the City Council following a public hearing and recommendation from the Planning Commission.

Planning Commission Review Criteria

In making its recommendation to City Council, the Planning Commission shall consider the following factors. *[Staff comments and analysis are provided in brackets.]*

a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community.

The applicant proposes the following public benefits:

- **Public Trail Access Through the Site:** A dedicated pedestrian pathway will be constructed to provide public access from the future sidewalk paralleling Grand River Avenue through the development to Providence Parkway. This pathway will feature landscape plantings and offer scenic views of the site's natural features and will create a vital connection between the Grand River corridor and the Henry Ford and ITC trail systems.

  [The proposed pathway would run parallel and in close proximity to the existing sidewalk along Providence Parkway, which has a public access easement. Because the pathway would traverse a residential development, the applicant should provide additional details regarding the mechanisms that will ensure continued public access and prevent future restrictions on public use by homeowners or a homeowners' association. The applicant should provide more details as to how public access to this pathway would be protected in the long term. Alternatively, since the pathway does not offer significant enhancement over the path on

Providence Parkway, alternative benefits to the public could be considered such as those recommended in the Active Mobility Plan.]

- **Trailhead Connection and Signage:** Development of a new trailhead that links to the larger Henry Ford and ITC trail system.

  [Staff agrees this would be an enhancement that would benefit the greater public. The applicant should provide additional information regarding the ownership and maintenance of the trailhead improvements. A public access easement granted by Henry Ford Health may be necessary.]

- **Attainable Housing Option:** The development will offer 157 for-sale townhomes and stacked ranch homes specifically designed to meet the demand for attainable housing in Novi. These homes will offer a more accessible price point for young professionals, first-time buyers, and essential workers, including nurses, doctors, and administrative staff employed at the adjacent Henry Ford Health campus, as well as offer new single level living at a price point not available elsewhere in Novi.

  [The applicant should provide additional information regarding how the proposed attainability will be measured. For example, will the PSLR Agreement contain a condition establishing a minimum sales price, an affordability standard, or another mechanism to ensure the units remain attainable? If not, the applicant should explain what assurance the City has that these units will be offered at a price point that meaningfully differs from fully market rate housing and therefore fulfills the stated public benefit.]

b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment.

[The number of daily vehicle trips projected to be generated is 1004, which required a Traffic Study as it is over the City's threshold. The proposed use is expected to have minimal impacts on the use of public services, facilities and utilities over what the underlying zoning would allow. The concept plan impacts about 0.433 acre of existing 6.79 acres of wetlands and proposes 0.68 acre of mitigated wetlands on site. Additional revisions to the plan are needed to fully account for woodland impacts.]

c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties.

[The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use can serve as a transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]

d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan and will be consistent with the requirements of this Article [Article 3.1.27].

[The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north as well as the SMART transit stop, which is recommended in the City's 2025 Master Plan for land use.]

City Council Review and Approval

Following review of the Planning Commission's recommendation, consideration of public hearing input, and review of other information relevant to the PSLR Overlay Development Agreement and the PSLR Plan, the City Council may grant tentative approval of the application and concept plan. Alternatively, the City Council may deny the proposed PSLR Plan.

If the City Council grants tentative approval, the City Administration and City Attorney shall work with the applicant to prepare a PSLR Agreement for review and approval by the City Council. Following preparation of the proposed Development Agreement, the City Council shall make a final determination regarding approval of the PSLR Plan and Development Agreement.

Subsequent Site Plan Review

After approval of the PSLR Plan and Agreement, site plans shall be reviewed in accordance with the requirements of Section 6.1 and Section 3.21 of the Ordinance and for general compliance with the approved PSLR Agreement and PSLR Plan.

SPECIAL LAND USE CONSIDERATIONS

Within the PSLR District, low-rise multiple family residential uses are subject to Special Land Use approval by the Planning Commission. When a site plan includes a use permitted subject to special conditions – or any Special Land Use or planned development requiring a public hearing under Section 6.2 – the Planning Commission (or City Council when applicable) must also apply the review factors in Section 6.1.2.C of the Zoning Ordinance:

1. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
2. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
3. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
4. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
5. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
6. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
7. Whether, relative to other feasible uses of the site, the proposed use is:
    a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
    b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

ORDINANCE DEVIATIONS

Section 3.21.1.D permits deviations from the strict interpretation of the Zoning Ordinance within a PSLR Overlay agreement. These deviations can be granted by the City Council on the condition that "*there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District.*" **The applicant shall provide substitute safeguards for each item that does not meet the strict requirements of the Zoning Ordinance.**

The concept plan submitted with an application for a PSLR Overlay is not required to contain the same level of detail as a preliminary site plan, but the applicant needs to provide enough detail for the staff to identify the deviations from the Zoning Ordinance are currently shown. The following are deviations from the Zoning Ordinance and other applicable ordinances:

1. Minor Drive Length (Section 5.10.1.B.iv-vi) Deviation required for minor roads exceeding 600 feet in length.
2. Parking along Curves (Section 5.10) Deviation required to allow on-street parking on curves with less than 230' radius (100 foot radius proposed).
3. Parking Distance to Buildings (Section 3.8.2.F and Section 3.21.2.A.iv.c) Deviation required to allow parking within 25-feet of dwelling structures (minimum of 12.5' feet proposed).
4. Right-of-Way Landscaping (Section 5.5.3.B.ii) Deviation required for the lack of required 3-foot berm along Grand River and Providence Parkway as natural features and wetland mitigation are shown in that area.
5. Right-of-Way Landscaping (Section 5.5.3.B.iii) Deviation required to allow the use of existing trees, located outside of the tree lawn, as street trees along Providence Parkway.
6. Right-of-Way Landscaping (Section 5.5.3.B.iii) Deviation required for the number of street trees along Harborfield Drive within the ITC easement.
7. Parking Lot Lighting (Section 5.7.3.J) Deviation required for providing lack of the minimum illumination necessary to ensure adequate vision and comfort.
8. Interior street trees (Section 5.5.3.Fiii.b.2) Landscape deviation required for interior street tree placement. *Staff would not support this waiver.*
9. Greenbelt (Section 5.5.3.B.ii) Greenbelt deviation required from portions of the greenbelt along the frontage (Providence Parkway) due to limited landscape easement space. *Staff would support this waiver.*
10. Foundation Landscaping (Section 5.5.3.Fiii.b.2.3) Deviation required to allow no plantings along the buildings facing the interior drive. *Staff would not support this waiver.*
11. Principal Building Height to Midpoint (Section 3.1.27.D) Deviation required for additional half story in building height.
12. Sidewalks (Section 11-256. Requirement (c) & Subdivision Ordinance Section 4.05) Deviation required for lack of sidewalk on both sides of Harborfield Drive and for missing segments.

Additional deviations may be identified as additional information is provided during the process.

ADDITIONAL 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), and any other applicable provisions of the Zoning Ordinance.

Please see the attached chart for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the revised PSLR Concept Plan submittal:

1. Public Benefit (Section 3.21.3.B): A recognizable and substantial benefit to the ultimate users of the project and to the community is required. **The applicant should further clarify the benefits to be provided to the community. If conservation easements are proposed over regulated natural features that could be considered a benefit to the community.**

2. Building Design (Section 3.21.2.C.ii): Buildings must be designed with a "single-family residential character". The Façade review notes that overall elevations were provided for the 3-, 4-, 5- and 6-unit buildings, however, elevations for the stacked ranch units were not provided therefore measurements of façade materials could not be performed. **Additional information is required, including detail in the narrative indicating how the elevations meet the PSLR architectural standards.**

3. Density (Section 4.70): In the PSLR district, low-rise multiple-family residential uses are permitted as a special land use up to a maximum of 6.5 dwelling units per net acre, excluding existing road rights-of-way." The current concept plan proposes 6.42 units/net acre (ROW is excluded from the gross parcel size), which is less than what is allowed under PSLR zoning requirements.

4. Traffic Impacts: As indicated in the Traffic Review letter, the proposed development is estimated to generate 68 peak hour trips in the morning, 83 peak-hour trips in the evening, and approximately 1004 daily trips. **The applicant has provided a Traffic Study which has been reviewed by the City's consultant, who has recommended approval of the study.**

5. Connection to neighboring properties**:** Full-time access drives shall be connected only to non-section line roads. New roads should provide public access connections to neighboring properties at location(s) acceptable to the City and the neighboring property. The development is proposing access off Providence Parkway and emergency access off Grand River Avenue. There are no other logical connection points at this time.

6. Driveway Apron Parking**: Please identify and delineate any proposed parking spaces located in front of garages on the site plan. A dashed line may be used if these spaces are not intended to be striped. The site plan should clearly indicate the dimensions, locations, and layout of these spaces.**

7. **Plan Review Chart: Please refer to the Planning Review Chart for other comments that need to be included on the site plan.**

2025 Master Plan for Land Use Goals and Objectives

The following Action Plan items identified in the Master Plan are applicable to the proposed development. **Staff comments, and any recommended revisions, are provided in bold.**

1. **General Goal A: Quality and Variety of Housing.** *The City of Novi is known for its high-quality residential neighborhoods. It should strive to ensure the availability of a wide range of attractive housing choices protected from noise, traffic, and other impacts of non-residential development. Encourage the development of neighborhood open space and neighborhood commercial goods and services to minimize motorized travel.*

   A5: Amend the zoning ordinance to encourage "age-in-place" housing types, considering experts' recommendations, to include affordable options such as low-maintenance detached single-family homes, attached single-family homes and townhouses. **The proposed stacked ranch units provide smaller, more attainable units that also create opportunities for senior homebuyers or those that seek a single-level floorplan.**

   A6: Explore opportunities to increase housing density in the proposed mixed-use planned unit development area to create "walkable density" environments. **The development is not in a proposed mixed-use planned unit area, however, it proposes an 8-foot sidewalk along one side of the major private street (Providence Parkway), as well as utilizing the emergency access route to allow pedestrians and bikes to get to/from Grand River Avenue with a SMART bus stop nearby.**

2. **General Goal B: Community Identity.** *The City's identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should*

supplement that identity by enhancing the preservation of its historic resources and expanding its cultural opportunities. New development of land should continue to be of high-quality design and materials.

B1: Encourage the use of high-quality right-of-way plantings, site landscaping, and building materials to enhance the appearance of the community. **The proposed elevations are compliant with Façade Ordinance, however they do not meet the additional design standards in the PSLR Overlay. The landscaping has been improved to comply with standards, however additional work should be done to further address all unsupported deviations.**

B2: As development and redevelopment occur, incentivize the use of LEED-certified buildings, water resources, and energy-efficient best practices, and green infrastructure techniques through zoning and permit bonuses.

3. **General Goal C: Environmental Stewardship.** *The City of Novi is significantly enhanced by the preservation of natural resources in both residential and non-residential areas. Maintain public and private stewardship of the natural environment using low-impact development techniques.*

C3: Utilize a general Planned Unit Development ordinance provision to encourage the preservation of natural features, such as woodlands, wetlands, and wildlife habitats. **While the City does not currently have a PUD ordinance, the PSLR ordinance provides a similar mechanism for the City to authorize a master-planned development tied to a development agreement. As a condition of the PSLR, the applicant is proposing protection of a significant portion of existing and mitigated woodland and wetland areas.**

C4: Implement the Active Mobility Plan's Near-Term Network recommendations to create continuous walking and biking networks to reach key destinations. **The Concept plan proposes to provide public pedestrian access from Grand River through the site to Providence Parkway. The existing pathway on Providence Parkway connects into the pedestrian network on the medical campus, which in turn connects to the City's ITC Trail and Beck Road. In addition, the applicant offers to build a new trailhead on the Henry Ford Health property. It is unclear who would take responsibility for ongoing maintenance of the trail head.**

C5: Implement the recommendations of the Active Mobility Plan with a focus on reducing vehicle miles traveled (VMT) and providing residents with alternative modes of transportation. **The 305 and 740 SMART bus lines have a stop just east of Providence Parkway on Grand River Avenue. This stop could be enhanced by having sheltered seating and bike racks to allow riders a more comfortable place to wait for the bus.**

4. **General Goal D: Infrastructure.** *Invest wisely in the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network. Ensure that new development appropriately relates to the City's existing and planned infrastructure. Support the entire transportation network through the development and enhancement of non-motorized transportation facilities and amenities***.**

D4: Apply the Active Mobility Plan's Long-Term Network recommendations to public and private development projects to continue to enhance safety and connectivity of the non-motorized network. **The 305 and 740 SMART bus lines have a stop just east of Providence Parkway on Grand River Avenue.**

5. **General Goal E: Economic Development.** *The City's developed land, infrastructure, and natural resources are interconnected and collectively impact the daily lives of the City's residents and business owners. The City should strive to maintain the balance between the economy, the environment, and the community to ensure sustainable development that meets the needs of today while ensuring that the needs of future generations can be met.*

OTHER PSLR CONCEPT PLAN REVIEWS

- Engineering Review: **Approval <u>not</u> recommended.** See attached Engineering review for details.
- Landscape Review: **Approval <u>not</u> recommended.** See attached Landscape review for details.

- Wetland Review: **Conditional approval recommended**. See the attached Wetland review for details.
- Woodland Review: **Approval not recommended**. See attached Woodland review for details.
- Traffic Review: **Approval recommended**. See attached Traffic review for details.
- Façade Review: **Approval not recommended.** See attached Façade review for details.
- Fire Review: **Approval recommended.** See attached Fire review for details.

NEXT STEP: MASTER PLANNING AND ZONING COMMITTEE (MPZ) MEETING

As the proposed zoning district is not consistent with the Future Land Use designation for the property, the proposal will be scheduled for review by the Master Plan & Zoning Committee on September 23, 2026. The applicant must attend the meeting, and will have an opportunity to present the project to the members and hear their feedback.

NEXT STEP: REVISED PSLR CONCEPT PLAN REVIEW

The PSLR Concept Plan requires further revisions as noted in this letter and the attached Plan review chart prior to Planning Commission consideration. Please submit the following for revised review:

- Site Plan Revision Submittal Form
- A response letter addressing all comments and **referring to sheet numbers where change is reflected.**
- Five copies of the revised PSLR Concept Plan, and one electronic copy, addressing all comments from ALL review letters.

FUTURE STEP: PLANNING COMMISSION PUBLIC HEARING

Once all reviewers are recommending approval of the PSLR Concept Plan, the project will be scheduled to appear before the Planning Commission. The following should be submitted one week prior to the TBD Planning Commission meeting for consideration:

1. Site Plan submittal in PDF format (maximum of 10MB) **NO CHANGES MADE TO APPROVED PLAN**
2. A response letter addressing ALL comments from ALL review letters and a request for waivers/ variances as you see fit.
3. A color rendering of the Site Plan (to be used for Planning Commission presentation)

FUTURE STEP: CITY COUNCIL

Following the Planning Commission's recommendation, the zoning map amendment request and PSLR Concept Plan will be scheduled for City Council for consideration. If the City Council grants tentative approval at that time, the next step is to develop the PSLR Agreement. Following approval of the PSLR Concept Plan and Agreement, the applicant would then begin the site plan approval process.

If you have any questions concerning the above review or the process in general, please contact me at (248)347-0483 or dshanahan@cityofnovi.org.

Diana Shanahan – Planner

PLANNING REVIEW CHART: PSLR Planned Suburban Low-Rise Overlay

Review Date: August 24, 2026
Project Name: **JSP26-0027 PROVIDENCE MEADOWS** (50-22-17-101-010 and -012)
Review Type: PSLR Concept Plan
Plan Date: July 9, 2026
Prepared By: Diana Shanahan, Planner dshanahan@cityofnovi.org (248) 347-0483

NOTES

- This chart serves as a working summary and is not intended to replace any Ordinance, requirement, or standard of the City of Novi.
- References to relevant ordinance sections are indicated in parenthesis. Please refer to the City of Novi Ordinance for complete details.
- Comments highlighted in **bold** must be addressed prior to the approval of the Preliminary Site Plan.

NEXT STEPS

1. Master Plan Zoning Committee Meeting
2. Revised PSLR concept plan submittal and review
3. Planning Commission PSLR concept plan review, public hearing, and recommendation to City Council
4. City Council review and consideration of concept plan and PSLR Agreement
5. Review and approval of Preliminary (Planning Commission) and Final Site Plans submittals per Section 6.1

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan *(adopted June 25, 2025)*	Industrial/Office	Suburban Low-Rise	Yes	**The proposed rezoning is not supported by the Master Plan**
Area Study	The site does not fall under any special category		N/A	
Zoning *(Effective Jan. 8, 2015)*	I-1: Light Industrial	I-1: Light Industrial with PSLR overlay	Yes	**PSLR Agreement and Concept Plan must be approved by City Council after recommendation by Planning Commission**
Uses Permitted *(Section 3.1.27)*	B: Principal Permitted Uses C: Special Land Uses	157 dwelling units	TBD	**The proposed map amendment would allow multi-family with Special Land Use**
Low-Rise Multiple-Family Residential Uses in the PSLR District *(Section 4.70)*	In the PSLR district, low-rise multiple-family residential uses are permitted as a special land use up to a maximum of 6.5 dwelling units per net acre, excluding existing road rights-of way	157 Units on 24.47 net acres = 6.42 dwelling units per acre	Yes	Gross acres = 20.79+10.47 = 31.26 ac Wetland area = 6.79 ac Net = 24.47 ac
Phasing *(Ordinance Section 11-7 – Phased Construction)*	Projects on which phasing of construction is intended shall provide a separate plan which breaks down all improvement quantities	Plans show Phase 1 on the southern portion of the site and Phase 2 on the northern portion	TBD	**Proposed phasing – each phase must be able to operate independently and meet all applicable requirements without**

Item	Required Code	Proposed	Meets Code	Comments
	by item; sidewalks, storm sewer, landscaping, pavement, and utilities for each phase. Phasing limits shall match those approved or to be approved by the Planning Commission.			**relying on future phases**
PSLR Required Conditions *(Section 3.21)*				
PSLR Overlay Concept Plan *(Section 3.21.1)*				
PSLR Overlay Concept Plan: Required Items *(Section 3.21.1.A)*	i. Legal description and dimensions	Provided on topographic survey Sheet C3	Yes	**Please add to cover sheet**
	ii. Existing zoning of site/ adjacent properties	Provided on cover sheet	Yes	
	iii. Existing flood plains, lakes, waterways and wetlands, and proposed impacts	Provided – Sheet C20	Yes	
	iv. Existing woodlands and proposed impacts	Tree survey provided on L-10 – L-14	Yes	**Refer to Woodland Review letter**
	v. Existing and proposed rights-of-way and road layout	Provided	Yes	
	vi. Bicycle/pedestrian facilities plan	Provided – Sheet C7	Yes	
	vii. Conceptual storm water management plan	Provided – Sheet C18	Yes	
	viii. Conceptual utility plan	Provided – Sheet C12-14	Yes	
	ix. Building, parking and wetland setback requirements	Provided	Yes	
	x. Conceptual building size, use, type, footprint and location plan	Provided	Yes	
	xi. Conceptual open space/recreation plan	Provided – Sheet C8	Yes	
	xii. Conceptual streetscape and landscape plan	Provided – Sheet L-1	No	**Refer to Landscape review letter**
PSLR Overlay Concept Plan: Optional Items When Applicable *(Section 3.21.1.A)*	xiii. Parking plan	Provided – Sheet C7	Yes	
	xiv. Building size, use, type, footprint and location details	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	xv. Residential density calculations and type of units	6.42 dwelling units per acre	Yes	
	xvi. Detailed open space/recreation	Provided – Sheet C8	Yes	Concept Amenity Plans – Sheet L-5
	xvii. Detailed streetscape landscape plan	Provided	Yes	
	xviii. Graphic description of each deviation from the applicable ordinance requested	Provided	Yes	
	xix. Phasing plan	Phase 1 and 2 indicated	Yes	
Community Impact Statement *(Section 3.21.1.B)*	Required when the petition area is 10 acres or larger	Provided	Yes	31.26 acres
Traffic Impact Study *(Section 3.21.1.C)*	Study as required by the City of Novi Site Plan and Development Manual	Study provided	Yes	
Proposed Ordinance Deviations *(Section 3.21.1.D)*	List all proposed ordinance deviations with supporting narrative	Narrative provided – Deviations noted	Yes	See charts and letters for all deviations
City Council may approve deviations from the Ordinance standards as part of a PSLR Overlay Development Agreement provided there are specific, identified features or planning mechanisms deemed beneficial to the City which are designed into the project for the purpose of achieving the objectives for the District. Safeguards shall be provided for each regulation where there is noncompliance on the PSLR Overlay Concept Plan.				
Required PSLR Overlay Use Standards/Conditions for Special Land Uses *(Section 3.21.2)*				
Site Standards *(Section 3.21.2.A)*				
Building Frontage *(Section 3.21.2.A.i)*	Buildings shall front on a dedicated non-section line public street or an approved private drive	Buildings front on proposed private drives	Yes	Private streets
Building Setbacks *(Section. 3.21.2.A.ii) & (Section 3.1.27.D)*	a. Front yard or exterior side yard adjacent to roads and drives (other than planned or existing section line road rights-of-way) - minimum setback of 30 ft and a maximum of 75 ft		Yes	
	b. Exterior side yard adjacent to planned or existing section line road right-of-way - minimum 50 ft setback		N/A	
	c. Other interior side and rear yards – min. 30 ft	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	d. Other buildings - minimum 30 ft. Corner-to-corner relationships shall be a minimum of 15 ft.	Phase 1: Complies Phase 2: Complies	Yes	
Landscape Buffer *(Section 3.21.2.A.iii)* **and Berms** *(Section 5.5.3)*	All buildings, parking lots and loading areas shall be separated from section line road rights-of-way by a **50 ft. landscape buffer** containing an undulating 3-5 ft tall landscaped berm		N/A	No building, parking lots, or loading areas on section line roads
Parking Spaces for All Uses in the District (except for townhouse style multiple-family dwellings that provide private garages for each dwelling unit) *(Section 3.21.2.A.iv)*	a. Off-street parking shall be located only in the rear yard or interior side yard	Complies	Yes	
	b. Screened by 3-5 ft undulating berm from adjacent streets per Section 5.5.3.		Yes	**Deviation required for lack of berm along Grand River and Providence Parkway**
	c. All parking and access aisles shall be minimum 15 ft from all buildings	12.5 ft minimum shown	Yes	**Deviation required**
Parking Setbacks *(Section 3.21.2.A.iv.d)* *****except that parking spaces for townhouse developments shall be permitted in the front yard setback when the parking area is also a driveway access to a parking garage contained within the unit.	1. Front yard parking is not permitted*	None proposed	N/A	
	2. Exterior side yard adjacent to a section line road – 50 ft min		N/A	
	3. Exterior side yard adjacent to a local street – 30 ft min		N/A	
	4. Interior side yards adjacent to single family residential districts – 30 ft min		N/A	
	5. Interior side yards not adjacent to a single family residential district – 15 ft min		N/A	
Open Space Recreation Requirements for Multi-Family Residential Developments *(Section 3.21.2.A.v)*	a. Each dwelling unit shall have a minimum of 200 sq ft of private open space adjacent to and accessible directly from the dwelling unit. This open space may include	Phase 1: 76 units = 15,200 sf Provided = 15,732 sf Phase 2: 81 units = 16,200 sf Provided = 16,767 sf	Yes	207 sf/unit: 22 sf private porch 130 sf private patio 55 sf private balcony

Item	Required Code	Proposed	Meets Code	Comments
	covered porches, patios and balconies.			
	b. All residential developments shall provide common open space areas, enhanced with play structures, furniture, and landscaping as central to the project as possible.	10 active open spaces proposed Sheet C8 Phase 1: 0.79 acre Phase 2: 1.88 acres Total proposed = 2.66 acres	TBD	**Show programming in next submittal**
	c. Active recreation areas shall be provided in all residential developments, with at least 50% of the open space area provided to be designed for active recreation.	Amenity concept Sheet L-5	TBD	
	d. Active recreation shall consist of a minimum of 10% of the site area **(2.45 acre total required)**	Phase 1: 0.79 acre Phase 2: 1.88 acres Total proposed = 2.66 acres	No	Net site area: 24.47 acres 10%: 2.45 acre **Provide net acreage for each Phase to determine if 10% requirement is met**
Loading/Unloading *(Section 3.21.2.A.vi)*	Loading and unloading per Section 5.4	Loading spaces are not required	N/A	
Off-Street Parking *(Section 3.21.2.A.vii* and Section 5.2 and 5.3*)*	– 2 ½ spaces per dwelling unit with 3 bedroom – 2 spaces per dwelling unit with 2 bedrooms	See Parking Requirements below		
Building Length *(Section 3.21.2.A.viii)*	Maximum building length shall not exceed **180 ft.**	Typical 8-plex building length = 160'-8"	Yes	
	City Council may modify the minimum length up to a maximum of 360 ft. if: a) Building includes recreation space for min. 50 people b) Building is setback 1 ft. for every 3 ft. in excess of 180 ft. from all residential districts.		N/A	
Landscaping *(Section 3.21.2.A.ix)*	Landscaping per Section 5.5. All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc.		No	**Provide streetscape amenities in next submittal**

Item	Required Code	Proposed	Meets Code	Comments
Outdoor Lighting *(Section 3.21.2.A.x)*	Maximum height of light fixtures: 20 ft			
	Cut-off angle of 90° or less			
	No direct light source shall be visible at any property line abutting a section line road right-of-way at ground level			
	Maximum Illumination at property line: 0.5fc			
Circulation Standards *(Section 3.21.2.B)*				
Full Time Access *(Section 3.21.2.B)*	Full-time access drives shall be connected only to non-section line roads	Access provided off Providence Parkway	Yes	
Emergency Access *(Section 3.21.2.B)*	Emergency access with gate may be connected to section line roads when no other practical location is available	Emergency access road with gate proposed to Grand River Avenue	Yes	
Connection to Neighboring Properties *(Section. 3.21.2.B.i)*	New roads should provide public access connections to neighboring properties at location(s) acceptable to the City and the neighboring property	Connection to Providence Parkway	Yes	**Impractical to connect to west or north due to natural features present**
Public Pedestrian and Bicycle Facilities *(Section. 3.21.2.B.ii)*	a. All new streets shall be designed as bicycle/ pedestrian focused corridors as outlined in the City of Novi Non-Motorized Master Plan	Sidewalks provided	Yes	
	b. All buildings and active recreation open space areas to be connected to the City's existing or planned bicycle and pedestrian facilities	Complies	Yes	
	c. Where existing non-motorized facilities do not exist on adjacent neighboring properties, facilities to be stubbed to the property line	Connections to Providence Parkway and Grand River sidewalks shown, no other connections likely	Yes	
Building Design Standards *(Section 3.21.2.C)*				
Building Height *(Section 3.21.2.C.i)*	Maximum 35 ft or 2 ½ stories	3 stories, 34'-2"	No	**Deviation required for additional half story**

Item	Required Code	Proposed	Meets Code	Comments
Building Design *(Section 3.21.2.C.ii)*	Buildings must be designed with a "single-family residential character"	Residential style shown	Yes	
	Footprint/shape shall meet the requirements in Section 3.21.2.C.ii.a		TBD	
	Roofs shall meet the requirements in Section 3.21.2.C.ii.b		TBD	
	Windows shall meet the requirements in Section 3.21.2.C.ii.c		TBD	
	Façade materials shall meet the requirements in Section 3.21.2.C.ii.d		TBD	
Maximum % of Lot Area Covered *(Section 3.1.27.D)*	25%	10.6% proposed	Yes	
PSLR Development Agreement Application Review and Approval *(Section 3.21.3)*				
Meeting *(Section 3.21.3.A)*	Prior to submittal of a PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, a pre-application meeting is required.		Yes	
Narrative *(Section 3.21.3.A)*	A narrative demonstrating how the development meets or exceeds the requirements of the ordinance is required	Narrative provided	Yes	
Planning Commission Review / Public Hearing and Recommendation to City Council *(Section 3.21.3.B)*	i. **Public Benefit:** A recognizable and substantial benefit to the ultimate users of the project and to the community is required			**See Planning Review for detailed comments**
Note To District Standards *(Section 3.6.2)*				
Off-Street Parking in Front *Yard* *(Section 3.6.2.E)*	Off-street parking not permitted in the front yard	No front yard parking proposed	N/A	
Parking Setback Screening *(Section 3.6.2.P)*	Required parking setback area shall be landscaped per Section 5.5.3.		N/A	
Modification of Parking Setback Requirements	The Planning Commission may modify setback requirements where it	No modifications requested	N/A	

Item	Required Code	Proposed	Meets Code	Comments
(Section 3.6.2.Q)	determines that such modification may result in improved use of the site			
Additional Road Design, Building Setback, Parking Setback Requirements: Multiple-Family Uses *(Section 5.10)*				
Public Roads and Private Drives *(Section 5.10.1.A)*	All uses and developments shall include a public road network or private drive network.	Private drives proposed	Yes	
Road Standards *(Section 5.10.1.B)*	A private drive network within a cluster, two-family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards	Complies	Yes	
Major Drives *(Section 5.10.1.B.i)*	A private drive network shall have a "major drive" width = 28 ft	Harborfield Drive	Yes	
Minor Drive *(Section 5.10.1.B.ii)*	– Minimum width = 24 ft – Cannot exceed 600 ft – Width: 24 ft with no on-street parking – Width: 28 ft with parking on one side – Parking on two sides is not allowed – Needs turn-around if longer than 150 ft	Birchfield Lane Fernbrook Lane Gracewood Lane Havencrest Circle Laurelwood Lane	No	**Deviation required for some minor roads exceeding 600 ft**
Parking on Major and Minor Drives	– Angled and perpendicular parking, permitted on minor drive, but not from a major drive;	Parking on minor drives	Yes	
	– Minimum centerline radius: 100 feet			**Refer to Traffic Review**
	– Adjacent parking and on-street parking shall be limited near curves with less than 230 feet of centerline radius	Parking on curves with less than 230 ft radius proposed	No	**Deviation required**
	– Minimum building setback from the end of a parking stall shall be 15* feet in residential districts. **See Section 3.21.2.A.iv.c*	12.5 ft minimum shown	No	**Deviation required**

Item	Required Code	Proposed	Meets Code	Comments
Parking Requirements				
Number of Parking Spaces Required **Multiple Family** *(Section 5.2.12.A)*	– 2 ½ spaces per dwelling unit with 3 bedroom – 2 spaces per dwelling unit with 2 bedrooms	Phase 1 – 76 units 60 - 3 bdrm = 150 16 - 2 bdrm = 32 (bldg 1&8) Total required = 182 Total provided = 190 Phase 2 – 81 units 81 - 3 bdrm = 203 Total required = 203 Total provided = 204	Yes	Phase 1 Parking: Attached garage = 136 Driveway = 5 (bldg 9 &11) Guest = 49 Phase 2 Parking: Attached garage = 162 Driveway = 4 (bldg 8) Guest = 38 **Please clarify driveway parking spaces/locations**
Parking Space Dimensions and Maneuvering Lanes *(Section 5.3.2)* *(Section 5.5.3.C.ii.i)*	- 90° parking: 9 ft x 19 ft - 24 ft two-way drives 9 ft x 17 ft parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	- 90° parking: 9 ft x 18 ft with 2' overhang - 24 ft two-way drives		
Parking Stall Located Adjacent to a Parking Lot Entrance (public or private) *(Section 5.3.13)*	No parking stall located adjacent to a parking lot entrance from a street (public or private) shall be located closer than 25 feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		N/A	
End Islands *(Section 5.3.12)*	- End islands with raised curbs and landscaping are required at the end of all parking bays that abut traffic circulation aisles. - End islands shall generally be at least 10' wide, have a 15' major radius, a 2' minor radius, and be constructed 3' shorter than the adjacent stall.		N/A	
Minimum Barrier Free Spaces Required *Barrier Free Code*	Phase 1: 49 guest spaces = 2 barrier free required Phase 2: 38 guest spaces = 2 barrier free required	Phase 1: 2 spaces Phase 2: 2 spaces	Yes	**Refer to Traffic Review letter**
Minimum Barrier Free Van Accessible Spaces Required *Barrier Free Code*	For every six or fraction of six accessible parking spaces, at least one shall be van-accessible	All barrier free spaces are van accessible	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Space Dimensions *Barrier Free Code*	Van accessible: - 8 ft wide with an 8 ft wide access aisle (preferred) – or – - 11 ft wide with a 5 ft wide access aisle Standard accessible: 8 ft wide with a 5 ft wide access aisle	All barrier free spaces: 9 ft wide with 9 ft access aisle	Yes	
Barrier Free Signs *Barrier Free Code*	One sign for each accessible parking space		TBD	
Bicycle Parking Requirements *(Section 5.16)*				
Minimum Number of Bicycle Parking *(Section 5.16.1)*	One (1) space for each five (5) dwelling units: **Phase 1 – 76 units/5 = 16** **Phase 2 – 81 units/5 = 16**	Phase 1: 16 bike parking spaces proposed Phase 2: 16 bike parking spaces proposed	Yes	
Bicycle Parking Location *(Section 5.16.1.E)*	No farther than 120' from the entrance being served		N/A	
Bicycle Parking - Multiple Locations *(Section 5.16.1.F)*	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be in multiple locations	Provided in 3 locations for each phase	Yes	**Bike rack near building 5 should be moved adjacent to the sidewalk**
Bicycle Parking Facility Layout *(Section 5.16.5.B)*	Spaces to be paved. Bike rack shall be inverted "U" design, min 3 ft in height	Complies	Yes	Detail on C7
Bicycle Parking Accessibility *(Section 5.16.5.C)*	All bicycle parking shall be accessible from adjacent street(s) and pathway(s) via a minimum 6 ft wide paved route	5 ft sidewalks proposed	No	**Access to the bike parking spaces needs to be via 6 ft sidewalk from access road**
Bicycle Parking Lot Layout *(Section 5.16.6)*	- Maneuvering lane width: 4' - Parking space depth: 32" - Parking space width: 7' - One tier width: 11' - Two tier width: 18'		TBD	**Provide bicycle parking layout**
Accessory Uses *(Section 4.19)*				
Dumpster *(Section 4.19.2.F)*	Located in rear yard or interior side yard in case of double frontage		N/A	Individual trash pick-up proposed
	Attached to the building or no closer than 10 ft if not attached		N/A	

Item	Required Code	Proposed	Meets Code	Comments
	Not to be located in parking setback		N/A	
	If no setback, then not any closer than 10 ft, from property line		N/A	
	As far away from barrier free spaces as possible		N/A	
Dumpster Enclosure *(Section 21-145. (c))*	Screen from public view		N/A	
	Screening shall consist of a wall or fence 1 ft higher than height of refuse bin, minimum 5 ft on three sides		N/A	
	Provide posts or bumpers within the enclosure to protect from damage of refuse bin		N/A	
	Inside dimensions shall permit adequate access as well as completely enclose bins		N/A	
	Screening materials: Masonry, wood or evergreen shrubbery		N/A	
Sidewalk Requirements				
Chapter 11 - Article XI. Off-Road Non-Motorized Facilities *(Section 11-256. Requirement (c) & Subdivision Ordinance Section 4.05)*	- In the case of new streets and roadways to be constructed as part of the project, a sidewalk shall be provided on both sides of the proposed street or roadway.	5' internal sidewalks provided 8' sidewalk along east side of Harborfield Drive	N/A	**<u>Deviations required for missing segments (Laurelwood Drive near bldg. 5)</u>** **<u>Deviation required for lack of sidewalk on both sides of Harborfield Drive</u>**
	- Sidewalks along arterials and collectors shall be 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," but not along industrial service streets per Subdivision Ordinance - Sidewalks along local streets and private roadways shall be 5 feet wide	8' wide sidewalk along Harborfield Dr and Grand River Ave 5' internal sidewalks proposed	TBD	
Pedestrian Connectivity	Assure safety/convenience of both vehicular and pedestrian traffic both	Appears to comply	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	within the site and in relation to access streets			
Building Code	Building exits must be connected to sidewalk system or parking lot.	Appears to comply	Yes	
Lighting and Photometric Plan *(Section 5.7)*				
Exterior Lighting Plan *(Section 5.7.2.A.i)*	A site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures.	Provided Three light poles proposed, wall lantern on each unit	Yes	
Photometric Plan *(Section 5.7.2.A.ii)*	Provide a photometric plan illustrating the levels of illumination at ground level accounting for all light sources that impact the subject site. Include specifications for all proposed and existing lighting fixtures.	Provided	Yes	**Show location of all P2 fixtures on all photometric sheets**
Building Lighting *(Section 5.7.2.A.iii)*	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Downlight wall lantern on front of each unit	Yes	
Maximum Height *(Section 5.7.3.A)*	Height not to exceed 25 ft *Superseded by Section 3.21.2.A.x (20-ft max)*		TBD	**Indicate fixture height**
Electrical Service *(Section 5.7.3.B)*	Electrical service to light fixtures must be underground		TBD	**Provide note on plan**
Flashing Light *(Section 5.7.3.C)*	No flashing light permitted		TBD	**Provide note on plan**
Glare Control *(Section 5.7.3.D)*	Shall be accomplished through the proper selection and application of lighting equipment.		TBD	**Indicate any glare control devices**
Outdoor Lighting: Average Light Levels *(Section 5.7.3.E)*	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1 foot-candles		TBD	**Areas with 0 fc should be excluded from the calculation, so the average to minimum ratio can be accurately calculated**
Color Spectrum Management	Non-Res and Multifamily: For all permanent lighting	70 CRI 4000K CCT	No	**Revise CCT to meet ordinance standards**

Item	Required Code		Proposed	Meets Code	Comments
(Section 5.7.3.F)	installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin				
After Hours Lighting *(Section 5.7.3.G)*	Only necessary lighting for security purposes shall be permitted after hours.			N/A	
Indoor Lighting *(Section 5.7.3.H)*	Shall not be the source of exterior glare or spillover			N/A	
Security Lighting *(Section 5.7.3.I)* Lighting for security purposes shall be directed only onto the area to be secured	- All fixtures shall be located, shielded, and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky - Building mounted fixtures designed to illuminate the facade are preferred			N/A	
Parking Lot Lighting *(Section 5.7.3.J)*	Design to provide minimum illumination necessary to ensure adequate vision and comfort in parking areas. Use full cut-off fixtures to prevent glare.			TBD	**<u>Deviation required</u>** **Could bollards be used to provide safety lighting?**
Minimum Illumination Levels (foot-candles) *(Section 5.7.3.L)*	Parking areas:	0.2 min		TBD	**Indicate minimum fc levels**
	Loading and unloading areas:	0.4 min		N/A	
	Walkways:	0.2 min		TBD	
	Building entrances, frequent use:	1.0 min		TBD	
	Building entrances, infrequent use:	0.2 min		TBD	
Maximum Illumination Adjacent to Non-Residential *(Section 5.7.3.L)*	Where a site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot-candle			TBD	
Maximum Illumination Adjacent to Residential *(Section 5.7.3.M)*	- Fixture height not to exceed 25 feet - Cut off angle of 90 degrees or less - No direct light source shall be visible at the property line adjacent to residential at ground level			N/A	

Item	Required Code	Proposed	Meets Code	Comments
	- Maximum illumination at the prop line not to exceed 0.5 fc.			
Residential Developments *(Section 5.7.3.O)*	- Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare - Residential projects may deviate from the min. illumination levels and uniformity requirements of 5.7.3.L so long as site lighting for parking lots, property lines and security lighting is provided		No	**Deviation required for not providing lighting at parking areas** Not required at Grand River Avenue (emergency access only)
Fences *(Section 5.11)*				
Fences (Residential) *(Section 5.11.1.A)*	Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots shall not exceed 8 feet in height, measured from the surface of the ground, and shall not obstruct vision to an extent greater than 25% of their total area	8 foot fence proposed along northwest property line adjacent to I-2 district	Yes	**Fence proposed in lieu of required berm – see Section 5.5.3.B**
Building Code and Other Design Standard Requirements				
Woodlands *(City Code Ch. 37)*	Replacement of removed trees		TBD	**Refer to Woodland Review letter**
Wetlands *(City Code Ch. 12, Art. V)*	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands		TBD	**Refer to Wetland Review letter**
Design and Construction Standards Manual	Legal description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).		TBD	**Add legal description and parcel ID to cover sheet** **Add City project number JSP26-0027 to bottom right side of cover sheet**
General Layout and Dimension of Proposed Physical Improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq ft), location of		TBD	**Refer to all review letters for more information**

Item	Required Code	Proposed	Meets Code	Comments
	proposed parking and parking layout, streets, drives, indicate sq ft of pavement area (indicate public or private).			
Property Split or Combination *(Code of Ordinances - Chapter 32)*	Proposed property splits and combinations must be submitted to the Assessing Department for approval	Parcels are proposed to be combined	TBD	Lot splits and combinations are to be completed prior to Stamping Set approval; new parcel ID numbers to be indicated on the Stamping Set Please submit this application to the Assessing Department
Economic Impact	- Total cost of the proposed building and site improvements - Number of anticipated jobs created (during construction and after building is occupied, if known)	Not provided	TBD	
Legal Documents	PSLR Development Agreement is required if approved. Conservation Easements for wetlands/woodlands areas; ROW dedication with Final Site Plan review	PSLR Agreement Conservation Easements Master Deed	TBD	**A PLSR agreement would be required if City Council approves the Concept Plan**
Development/ Business Sign	Signage if proposed requires a permit		TBD	For permit information, contact Ordinance at (248) 735-5678.
Project and Street Naming	Must be approved by the Project and Street Naming Committee	Project and street names approved on August 21, 2025	Yes	**Project and Street Name Request Form**

ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

8/17/2026

Engineering Review

Providence Meadows
JSP26-0027

APPLICANT

Robertson Brothers

REVIEW TYPE

PSLR Concept Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the south side of Grand River Avenue wet of Providence Parkway located in section 17 of the City of Novi
- Site Size: 31.32 acres
- Plan Date: 07/09/2026
- Design Engineer: Jason Rickard, SKE Group

PROJECT SUMMARY

- Construction of a 157-unit residential development and associated parking, with site access provided via Providence Parkway.
    - Phased Site Plan:
        - Phase 1: Buildings 1-12 along with detention basin, and water main connection to Grand River Avenue.
        - Phase 2: Buildings 13-26.
- Water service would be provided by 8-inch extension from the existing 12-inch water main along the west side of Providence Parkway and connect to the existing 12-inch water main on the north side of Grand Rive Avenue.
- Sanitary sewer service would be provided by an extension from the existing 10-inch sanitary sewer along the east side of Providence Parkway.
- Storm water would be collected by a single storm sewer collection system and discharged to an on-site detention basin.

RECOMMENDATION

Approval of the PSLR Concept Plan is **NOT recommended**. At this time, the plans do not meet the general requirements of Chapter 11 of the City of Novi Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual. The following items must be addressed prior to resubmittal:

COMMENTS

1. Applicant has provided REU calculations for proposed zoning, REU calculations should also be provided under the existing zoning. Provide comparison of proposed zoning REUs vs existing Light Industrial zoning . Zoning REU comparison is needed for PSLR concept plan approval.
2. A sidewalk easement will be required for sidewalk proposed outside of right-of-way on Grand River Avene.
3. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark, refer to City of Novi Survey Benchmarks Arch Map.
4. Provide sight distance measurements for the Providence Parkway entrance in accordance with Figure VIII-E of the Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances.
5. Provide a traffic control sign table listing the quantities of each ***permanent*** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
6. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
7. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
8. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from water main and storm sewer and 10-foot horizontal separation from sanitary sewer. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
9. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
10. A Right-of-Way Permit will be required from the City of Novi and Oakland County.
11. According to the EGLE Ride Mapper, the adjacent site Villas at Stonebrook has a Part 201 permit for on-site contamination. (Site ID: **63005259**) Applicant should be aware of this for future EGLE water main and sanitary sewer submittals.
12. No part of a commercial, industrial, or multiple residential area shall be more than 300 feet from a hydrant.
13. Water Systems must have the ability to serve at least three thousand (3,000) gallons per minute in apartment, cluster residential and similar complexes, institutional and school areas is essential.
14. Swales should be provided in rear yards to capture all stormwater run-off for the site rather than sheet flowing into the wetlands.
15. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.

STORM WATER MANAGEMENT PLAN

16. 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 and the Oakland County Stormwater Design Standards.

17. Per the City of Novi's MS4 permit, make sure the site plan includes the following:
    a. Change in impervious area, pervious area by cover type, total area by site
    b. Channel protection volume control (CPVC) volume provided by the site (post development runoff volume from a 1.3-inch rainfall event should be retained onsite)
    c. Difference between required and provided CPVC volume by site
    d. Percent of site in each hydrologic soil group (Type A,B,C,D). Use NRCS/USDA Online Soil Survey Map to determine soil type.
    e. **Channel protection rate control (CPRC) Extended Detention-VED** volume provided at the site (should provide extended detention for the post development runoff volume from a 1.9-inch rainfall event.
    f. Difference between required and provided **CPRC** volume by site.

18. Applicant must fill out the WRC Stormwater Engineering Design Standards Design Checklist at time of Preliminary Site plan submittal.

19. Infiltration tests are required for all sites, for sites that cannot achieve Channel Protection Volume Control (CPVC) utilizing infiltration, evapotranspiration, water harvesting, or water reuse SMPs, alternative practices must be used to meet this standard to the maximum extent practicable (MEP). In these conditions, MEP has been defined as addressing stormwater for an area equivalent to 15% of the proposed impervious area.

20. Applicant is responsible for providing a Stormwater Management Practice (SMP) table with the square footage and number of SMP that are proposed (Trees, native plantings, wetland preservation areas, woodland preservation areas, vegetated roofs, and natural ponds).
    a. Existing trees can be considered as a Tree SMP. To be eligible to earn MEP credit, any existing trees must be inspected by an ISA-certified arborist. The ISA-certified arborist must confirm that the trees are free of disease and healthy. They must also measure and report the existing tree's canopy to be counted towards the MEP area. For tree canopy areas not certified by an arborist, the MEP area for each tree will be based on the relative tree size. Any existing tree used for MEP credit must be included in the stormwater agreement.
    b. Preservation of Trees, Preservation of wetlands and woodlands can only account for 50% of the MEP area. At time of preliminary site plan submittal applicant must include all information about proposed native plantings, trees and vegetated roofs.
    c. For this site, total impervious area is 6.45 acres, a total of 42,144 square feet of MEP area is required, only 21,072 of this can be preservation areas.

21. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
22. The SWMP must address the discharge of storm water into the right-of-way, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates. The area being used for this discharge should be delineated and the ultimate location of discharge shown.
23. Rather than a sediment forebay, a permanent water surface and storage volume are preferred. Refer to section 5.6.1 A. of the Engineering Design Manual for depth and volume requirements for wet detention basins.
24. Required forebay volume V_F= 545*C*A (equation 19 Oakland County Stormwater standards), calculations show water quality control volume use for the forebay volume.
25. Irregular basin shapes are preferred with flow entering the basin being evenly distributed to minimize stagnant zones. Distance between inlet and outlet should be maximized to obtain greatest flow distance during periods of low flow.
26. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment H25 loading). Verify the access route does not conflict with proposed landscaping.
27. Provide a 5-foot-wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
28. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
29. At time of preliminary site plan submittal. Provide release rate calculations for the three design storm events (V_{CP-R}, V_{ED} and V_{100}). Outlet Control Structure calculations should show storage and outlet elevations for CPRC – Extended Detention (V_{ED}) and 100-Year Storage Volume (V_{100}).
30. The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the outlet standpipe from clogging.
31. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high-water elevation of the groundwater table. Note the bottom of the detention facility must be a minimum of **three (3) feet** above the groundwater elevation.
32. **A 25-foot vegetated buffer shall be provided around the perimeter of the storm water basin.** This buffer cannot encroach onto adjacent lots or property. No lawn care chemicals should be applied within the buffer area, this requirement

should be sited in Subdivision Restrictions, Maintenance Agreement or Master Deed documents.

PAVING & GRADING

33. Indicate if Harborfield Drive will be a private road or if it will be an emergency access only. Emergency access drives do not require stop signs, speed limit signs or no parking fire lane signs.
34. A pedestrian pathway is required along the Grand River Avenue frontage.
35. Provide at least 3-foot buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
36. Rather than removable bollards, provide an emergency access gate at both ends of the proposed emergency access drive. The City's break-away gate detail (Figure VIII-K) can be found in Section 11-194 of the Code of Ordinances.
37. Provide a note on the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first building permit in the subdivision.
38. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
39. A 2-foot overhang shall be provided where 17-foot parking stalls are proposed, bike racks should not be placed where overhang is provided. In future submittals show 2-foot overhang line to ensure there are no conflicts.
40. A License Agreement will be required for the proposed retaining wall or entrance monument sign within any utility easements. A plan view and cross-section shall be included with the agreement showing the relationship between the wall foundation and the existing/proposed utility. Walls shall be relocated where possible to avoid a license agreement.
41. Retaining walls that are 48-inches or larger shall need a permit from Building Department.
42. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.
43. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards.
44. 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]".

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

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

Please contact Humna Anjum at (248) 735-5632 or email at hanjum@cityofnovi.org with any questions.

Humna Anjum, EIT
Project Engineer

cc: Diana Shanahan, Planner
Lindsay Bell, Director of Planning
Stacey Choi, Planning Assistant
Kate Purpura, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW

Providence Meadows
August 19, 2026
PSLR CONCEPT – Landscape Review

Review Type
PSLR CONCEPT PLAN Landscape Review

City Project Number #
JSP26-0027

Property Characteristics

- Site Location: SW corner of Providence Parkway and Grand River Ave.
- Site Acreage: 31 acres
- Site Zoning: PSLR
- Adjacent Zoning: North: I-1 East: OSC West: I-1 South: I-2
- Plan Date: 07/09/2026

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 PSLR Concept 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 **not** recommended for approval.

LANDSCAPE WAIVERS REQUIRED FOR THE PROPOSED LAYOUT AND LANDSCAPING:

1. **Landscape deviation from interior street tree placement, waiver needed (Sec. 5.5.3.Fiii.b.2).** *Staff would **not** support this waiver.*
2. **Providence Parkway greenbelt deviation from portions of the greenbelt along the frontage due to limited landscape easement space (Section 5.5.3.B.ii.f). Waiver needed.** *Staff would support this waiver*
3. **Foundation Landscaping deviation shown (Sec. 5.5.3.Fiii.b.2.3). waiver required to allow no plantings facing the interior drive.** Staff would **not** support this waiver.
4. ***Right-of-Way Landscaping (Sec. 5.5.3.B.ii) deviation shown. Waiver required for the lack of required 3-foot berm along Grand River and Providence Parkway. Please provide variation of crest width for waiver support details.*** *Staff would support this waiver.*
5. ***Right-of-Way Landscaping (Sec. 5.5.3.B.iii) deviation shown. Waiver required to allow the use of existing trees, located outside of the tree lawn, as street trees along Providence Parkway.*** *Staff would support this waiver.*
6. ***Right-of-Way Landscaping (Sec. 5.5.3.B.iii) deviation shown. waiver required for the number of street trees along Harborfield Drive within the ITC easement.*** *Staff would support this waiver.*

Please show the City Project number as JSP26-0027.

Ordinance Considerations

Zoning *(LDM 2.f.)*

1. Please show zoning of adjacent parcels on Sheet L-1

Existing plant material, existing woodlands or wetlands (LDM 2.e.(2))

1. Please clearly show all trees to be removed on the Demolition Plan, which also needs to provided.
2. See the environmental consultant's review for a complete discussion of the trees and wetlands.
3. Please be sure that proper buffers and protection for wetlands are indicated in plans

Snow deposit *(LDM.10.9)*

1. Please show areas for snow deposit

Plantings around fire hydrants (LDM 7)

1. Please add a note to all sheets with plantings clearly stating that trees must be planted at least 10 feet from utility structures and 5 feet from underground utility lines.
2. Please add dimensions around hydrants and other utility structures for clarity.

Landscaped area (*5.5.3.c.ii.m)*

1. Please label lawn/groundcover areas within parking fields to ensure compliance.

Clear Zones (LDM 10.8 + Zoning Sec. 5.9)

1. Please show the Road Commission for Oakland County required clear vision zone at the 8 Mile Road entry since it is under their jurisdiction and locate trees per that clear vision zone.

Berm requirements *(Zoning Sec 5.5.A.ii)*

1. Please provide variation of crest width for waiver support details.

Planting requirement *(LDM 1.a.)*

1. Please provide note or include with berm details (cross sections).

Building Landscaping *(Zoning Sec 5.5.3.E.ii.)*

1. Include the number of first floor dwelling units in the calculations (157 units on the first floor?)

Interior street landscaping

1. **Landscape deviation from interior street tree placement needed.** *Staff would not support*
2. Please review design strategies to more closely accommodate interior street trees where lacking. Shift utilities, reduce unit density, alter drives, to get more planting space

Foundation landscaping

1. Intent is to provide landscape visible from interior street
2. Please revise percentage and design driveway/building strategy.

Setbacks from Utlitlities

1. Please show all overhead utilities – existing or proposed, and dimension closest trees.

Material, height and type of construction footing

1. Please provide masonry wall detail
2. 6' ht masonry wall to be designed and sealed by engineer.

Greenbelt width (2)(3) (5)

1. **Grand River greenbelt deviation to not include area of property line where DTE and ITC easements exist** *Staff would support this waiver*
2. **Providence Parkway greenbelt deviation to not include portions of the greenbelt along**

the frontage due to maintaining existing landscape and easements *Staff would support this waiver*

Canopy deciduous or large evergreen trees (Sec 5.5.3.B)

1. Please add 2 more canopy trees at Providence Parkway

Street Trees (Sec 5.5.3.B and LDM 2)

1. **Providence Parkway greenbelt deviation for 1 missing canopy tree due to lack of space in landscape easement** *Staff would support this waiver*

Transformers/Utility boxes *(LDM 1.e from 1 through 5)*

1. When location of transformer/utility boxes is determined, add landscaping per city requirements.
2. Add a note to this effect to the plans.

Phragmites and Japanese Knotweed Control (Sec 5.5.6.B.i)

1. Please survey the site for any populations of Phragmites australis and show its location on the topographic survey or landscape plan.
2. If found, add plans for its removal. If none is found, please indicate that on the survey.

Maintenance & Statement of intent *(LDM 2.m & Zoning Sec 5.5.6)*

1. Please add cultivation note

Plant source *(LDM 2.n & LDM 3.a.(2))*

1. Please add "no.1 grade" to the plant material note (#3)

Irrigation plan *(LDM 2.s.)*

1. Irrigation plans needed at the time of Final Site Plan

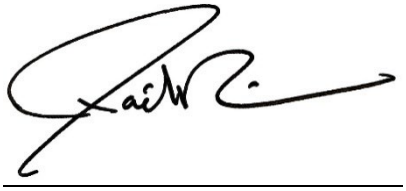
Plant List (LDM 4,11) Quantities and Sizes

1. Plant list required at the time of Final Site Plan
2. Please clearly indicate which areas are to be seeded with which type of seed on plan view
3. **At the time of Final Site Plan, please add using these standard costs (new as of 7/2026):**
   - **Canopy tree: $500 ea**
   - **Subcanopy tree: $450 ea**
   - **Shrub: $75 ea.**
   - **Perennial: $25 ea.**
   - **Mulch: $80/cyd**
   - **Lawn Seed: $4/sy**
   - **Sod: $8/sy**

Plant Sizes for ROW, Woodland replacement and others (*LDM 3.c)*

1. Please include in plant list at the time of Final Site Plan submittal

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.598.5170 or drichards@giffelswebster.



David Richards – Landscape Architect
Giffels Webster

LANDSCAPE REVIEW SUMMARY CHART – PSLR CONCEPT REVIEW

Project name: JSP26-0027: Providence Meadows
Property size: 31 acres
Plan Date: 07/09/2026
Review Date: 8/19/2026
Reviewed by: David Richards drichards@giffelswebster.com; 248.598.5170
Francesca Schovers fschovers@giffelswebster.com; 248.852.3100

Items in **Bold** need to be addressed by the applicant on a revised PSLR Concept Plan

LANDSCAPE WAIVERS REQUIRED FOR PROPOSED PLAN:

1. **Landscape deviation from interior street tree placement, waiver needed (Sec. 5.5.3.Fiii.b.2).** *Staff would **not** support this waiver.*
2. **Providence Parkway greenbelt deviation from portions of the greenbelt along the frontage due to limited landscape easement space. Waiver needed.** *Staff would support this waiver*
3. **Foundation Landscaping deviation shown (Sec. 5.5.3.Fiii.b.2.3). waiver required to allow no plantings facing the interior drive.** Staff would **not** support this waiver.
4. ***Right-of-Way Landscaping (Sec. 5.5.3.B.ii) deviation shown. Waiver required for the lack of required 3-foot berm along Grand River and Providence Parkway. Please provide variation of crest width for waiver support details.*** *Staff would support this waiver.*
5. ***Right-of-Way Landscaping (Sec. 5.5.3.B.iii) deviation shown. Waiver required to allow the use of existing trees, located outside of the tree lawn, as street trees along Providence Parkway.*** *Staff would support this waiver.*
6. ***Right-of-Way Landscaping (Sec. 5.5.3.B.iii) deviation shown. waiver required for the number of street trees along Harborfield Drive within the ITC easement.*** *Staff would support this waiver.*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2)				
Landscape Plan *(Zoning Sec 5.5.2, LDM 2.e.)*	▪ 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	Yes ▪ Enlargements and details 1"=10' to 1"=40'	Yes	
Project Information *(LDM 2.d.)*	Name and Address	Yes	Yes	
Owner/Developer Contact Information *(LDM 2.a.)*	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information *(LDM 2.b.)*	Name, Address and telephone number of	▪ Land Design Studio	Yes	

Item	Required	Proposed	Meets Code	Comments
	RLA/PLA/LLA who created the plan			
Sealed by LA. *(LDM 2.g.)*	Requires original signature	Signed and sealed	Yes	
Miss Dig Note (800) 482-7171 *(LDM.3.a.(8))*	Show on all plan sheets	Yes	Yes	
Zoning *(LDM 2.f.)*	Include all adjacent zoning	Site: PSLR North: I-1 East: OSC West: I-1 South: I-2	No	**Please show zoning of adjacent parcels on Sheet L-1**
Survey information *(LDM 2.c.)*	▪ Legal description or boundary line survey ▪ Existing topography	▪ Legal description on C3 ▪ Topographic information on sheet C2	▪ Yes ▪ Yes	
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands *(LDM 2.e.(2))*	▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none exists.	▪ Tree survey information provided ▪ Wetlands are marked on plans ▪ Trees to be demo'd are not marked on plans but marked in chart	▪ Yes ▪ No	**1. Please clearly show all trees to be removed on the Demolition Plan, which also needs to provided.** **2. See the environmental consultant's review for a complete discussion of the trees and wetlands.** **3. Please be sure that proper buffers and protection for wetlands are indicated in plans.**
Soil types *(LDM.10.g)*	▪ As determined by Soils survey of Oakland Co. ▪ Show types, boundaries	Soils are shown on cover sheet	Yes	
Landscape Plan Requirements (LDM (2)				
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))*	Overhead and underground utilities, including hydrants	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Proposed grading. 2' contour minimum *(LDM 2.e.(1))*	Provide proposed contours at 2' interval	Yes	Yes	
Snow deposit *(LDM.10.9)*	Show snow deposit areas on plan	No	No	**Please show areas for snow deposits.**
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements *(LDM 1.c)*	▪ Clear sight distance within parking islands ▪ No evergreen trees	N/A		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	N/A		
General *(Zoning Sec 5.5.3.C.ii)*				
Parking lot Islands *(a, b. i)*	▪ A minimum of 300 SF to qualify ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC	N/A		
Curbs and Parking stall reduction *(c)*	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	N/A		
Contiguous space limit *(i)*	Maximum of 15 contiguous spaces	N/A		
Plantings around Fire Hydrant *(LDM 7)*	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.	TBD	**1. Please add a note to all sheets with plantings clearly stating that trees must be planted at least 10 feet from utility structures and 5 feet from underground utility lines.** **2. Please add dimensions around hydrants and other utility structures for clarity.**
Landscaped area *5.5.3.c.ii.m*	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Square footage not provided. Groundcover/lawn not labeled	TBD	**Please label lawn/groundcover areas within parking fields to ensure compliance.**

Item	Required	Proposed	Meets Code	Comments
Clear Zones (LDM 10.8 + Zoning Sec. 5.9)	▪ Corner clearances at driveways and road intersections. See Oakland County Road Commission for clear vision requirements.	Corner Clearance zones not indicated on plans	TBD	**Please show the Road Commission for Oakland County required clear vision zone at the 8 Mile Road entry since it is under their jurisdiction and locate trees per that clear vision zone.**
Berms, Walls and ROW Planting Requirements				
Berms				
▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours ▪ Berm should be located on lot line except in conflict with utilities. ▪ Berms should be constructed with 6" of topsoil.				
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)				
Berm requirements *(Zoning Sec 5.5.A.ii)*	Adjacent Zoning is I-1: 10-15' ht berm, 6ft crest 80% winter/90% summer opacity	• 7'-10' ht. Berm with variable width crest. Double row of evergreens will provide required opacity.	No	**This would require a landscape waiver. Please provide variation of crest width for waiver support details.**
Planting requirements *(LDM 1.a.)*	Berms shall be of loam soils with 6" top layer of topsoil	Not specified	TBD	**Please provide note or include with berm details (cross sections).**
Building Landscaping *(Zoning Sec 5.5.3.E.ii.)*	• 3 deciduous canopy trees or large evergreen trees per dwelling unit <u>on the first floor.</u> • 157 (?) units * 3 = 471 trees • Up to 25% of requirement can be subcanopy trees	471 Dwelling Unit Trees - 467 Canopy & Large Evergreen Trees - 6 Subcanopy Trees (used at 1:1.5 ratio - 4 Tree equivalency) 99.15% Deciduous Canopy or Large Evergreen Trees	Yes	**1. Include the number of first floor dwelling units in the calculations (157 units on the first floor?)**
Interior Street Landscaping	• 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. • Trees in boulevard islands do not count toward street tree	Calculations are provided. Trees are not placed every 35ft along the interior roads.	No	**1. Landscape deviation from interior street tree placement needed.** Staff would **<u>not</u>** support **2. Please review design strategies to more closely accomm-odate interior street trees where lacking. Shift utilities, reduce**

Item	Required	Proposed	Meets Code	Comments
	requirement			**unit density, alter drives, to get more planting space**
Foundation Landscaping	35% of building façades facing road must be landscaped	Façade length: 186' Required: 65.1' Provided: 186' 100% of building not screened as listed.	No	**1. Intent is to provide landscape visible from interior street.** **2. Please revise percentage and design driveway/building strategy.**
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)	▪ Label contour lines ▪ Maximum 33% slope ▪ Min. 4 feet crest	None provided	No	**Please provide a standard cross-section for the right-of-way greenbelt berms.**
Type of Ground Cover		Native seed mix is provided for the stormwater pond and wetland mitigation areas.	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Overhead utilities are shown on plans. Dimensions to closest trees are not provided.	No	**Please show all overhead utilities – existing or proposed, and dimension closest trees.**
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	Entry masonry wall 6'	TBD	**Please provide masonry wall detail**
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		6' masonry entry wall on landscape sheets	TBD	**6' ht masonry wall to be designed and sealed by engineer.**
ROW Landscape Screening Requirements*(Sec 5.5.3.B. ii)*				
Greenbelt width (2)(3)(5)	• Adj to parking: 20 ft • Not adj to parking: 34 ft	▪ Grand River: 50' W x 540' L ▪ Providence Parkway: 50' W x 224' L	▪ No ▪ No	**Grand River greenbelt deviation to not include area of property line where DTE and ITC easements exist** *Staff would support this waiver* **Providence Parkway greenbelt deviation to not include portions of**

Item	Required	Proposed	Meets Code	Comments
				the greenbelt along the frontage due to maintaining existing landscape and easements *Staff would support this waiver*
Min. berm crest width	2 ft.	Notes indicate a 3 foot berm with 4 foot crest.	Yes	
Minimum berm height (9)	3 ft.	Notes indicate a 3 ft berm with a 4 ft crest	Yes	
3' wall (4) (7)		N/A		
Canopy deciduous or large evergreen trees (Sec 5.5.3.B)	1 canopy tree per 35 LF of frontage • Grand River: 195LF - 20 /35 = 5 canopy trees • Providence Parkway: 180-28 LF / 35 = 6	Grand River: 5 canopy trees Providence Parkway: 4 canopy trees	▪ Yes ▪ No	**Please add 2 more canopy trees at Providence Parkway**
Sub-canopy deciduous trees (Sec 5.5.3.B)	1 subcanopy Tree / 20 LF of Frontage • Grand River: 195 /25 = 7 trees • Providence Parkway: 180-28LF / 25 = 6 Trees	Grand River: 8 trees Providence Parkway: 8 trees	▪ Yes ▪ Yes	
Street Trees (Sec 5.5.3.B and LDM 2)	1 canopy tree per 35 LF of frontage • Grand River: 195LF - 20 /35 = 5 canopy trees • Providence Parkway: 180-28 LF / 35 = 6	Grand River: 5 canopy trees Providence Parkway: 4 canopy trees	▪ Yes ▪ No	**Providence Parkway greenbelt deviation for 1 missing canopy tree due to lack of space in landscape easement** *Staff would support this waiver*
Island & Boulevard Planting *(Zoning Sec & LDM 1.d.(1)(e))*	▪ Must be landscaped & irrigated ▪ Mix of canopy/sub-canopy trees, shrubs, groundcovers, etc. ▪ No plant materials between heights of 3-6	Trees shown in all islands, additional plantings in entry islands		Please add some shrubs or other smaller plantings where feasible

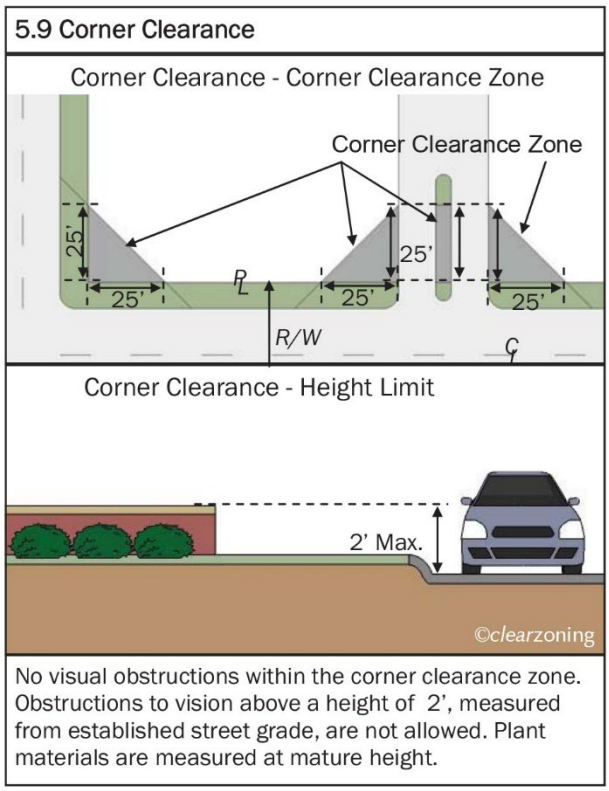
Item	Required	Proposed	Meets Code	Comments
	feet as measured from street grade			
Transformers/Utility boxes *(LDM 1.e from 1 through 5)*	▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors	Transformers/utilities not labeled, but screening detail shown on L-15	TBD	1. **When location of transformer/utility boxes is determined, add landscaping per city requirements.** 2. **Add a note to this effect to the plans.**
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements *(Sec. 5.5.3.E.iv)*	▪ Clusters of large shall cover 70-75% of the basin rim area at 10 feet from the bottom or permanent water level. ▪ Canopy trees at 1/35 lf measured at 10 feet above the bottom or permanent water level -woodland replacement trees may be used to meet this requirement. ▪ Seed mix noted	▪ It appears that less than 71.55% of the basins have the required shrubs. ▪ It appears that the woodland replacements, as placed, meet the requirement for the trees.	▪ Yes	
Phragmites and Japanese Knotweed Control (Sec 5.5.6.B.i)	▪ 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.	None indicated	TBD	**1. Please survey the site for any populations of Phragmites australis and show its location on the topographic survey or landscape plan.** **2. If some is found, add plans for its removal.** **3. If none is found, please indicate that on the survey.**
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date *(LDM 2.l. & Zoning Sec 5.5.5.B)*	Intended dates of planting should be between Mar 15 – Nov 15	Yes	Yes	
Maintenance & Statement of intent *(LDM 2.m & Zoning Sec 5.5.6)*	▪ Include statement of intent to install and guarantee all materials for 2 years.	▪ Yes ▪ No	Yes No	1. **Please add cultivation note.**

Item	Required	Proposed	Meets Code	Comments
	▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period.			
Plant source *(LDM 2.n & LDM 3.a.(2))*	Shall be northern nursery grown, No.1 grade	Yes "Upper Midwest or Great Lakes Region"	No	**Please add "no.1 grade" to the plant material note (#3)**
Irrigation plan *(LDM 2.s.)*	A fully automatic irrigation system and a method of draining is required with Final Site Plan or alternative means of providing sufficient water for plant establishment and long-term survival	No	TBD	**Irrigation plans needed at the time of Final Site Plan**
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	None provided	TBD	**Plant list required at the time of Final Site Plan submittal.**
Root type	▪ B&B or Cont	None provided	TBD	
Botanical and common names	▪ Species native to Michigan shall constitute at least 50% (preferably more) of the plants used, not including woodland replacements or seed mix species. ▪ Non-woodland replacement trees shall conform to the LDM Section 4 standards for diversity o 15% of trees per genus o 10% of trees per species	None provided	TBD	

Item	Required	Proposed	Meets Code	Comments
Type and amount of lawn	Seed of various types is proposed	None provided	TBD	**Please clearly indicate which areas are to be seeded with which type of seed on plan view**
Cost estimate *(LDM 2.t)*	For all new plantings, mulch and sod as listed on the plan	None provided	TBD	**<u>At the time of Final Site Plan submittal, please add using these standard costs (new as of 7/2026):</u>** • **Canopy tree: $500 ea** • **Subcanopy tree: $450 ea** • **Shrub: $75 ea.** • **Perennial: $25 ea.** • **Mulch: $80/cyd** • **Lawn Seed: $4/sy** • **Sod: $8/sy**
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				
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions *(LDM 3.a)*	Plant materials shall not be planted within 4 ft. of property line	Yes – noted near property line	Yes	
Plant Materials & Existing Plant Material *(LDM 3.b)*	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit *(LDM3.b.(d))*	Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands	Yes – indicated on tree survey charts		

Item	Required	Proposed	Meets Code	Comments
	should be approved by LA. Refer to Landscape tree Credit Chart in LDM			
Plant Sizes for ROW, Woodland replacement and others *(LDM 3.c)*	Refer to Chapter 37, LDM for more details	Not shown	TBD	**Please include in plant list for final site plan submittal**
Plant size credit *(LDM 11.b.1.f)*		Yes – tree replacement credit chart on L-1	Yes	
Prohibited plants *(LDM 11.b(2)b)*	No plants on City Invasive Species List	No Plant list provided	TBD	
Recommended trees for planting under overhead utilities *(LDM 3.e)*	Label the distance from the overhead utilities	N/A	N/A	
Collected or Transplanted trees *(LDM 3.f)*		N/A		
Nonliving Durable Material: Mulch *(LDM 4)*	▪ 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. ▪ Refer to section for additional information	Yes	Yes	

NOTES:
1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.



Irrigation System Requirements

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

WOODLAND/WETLAND REVIEW

merjent

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August 12, 2026

Diana Shanahan
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to lbell@cityofnovi.org

Re: Providence Meadows Townhomes Planned Suburban Low-rise Overlay (PSLR) Initial Concept Plan (ICP) Woodland and Wetland Review (JSP26-0027)

Dear Diana,

Merjent, Inc. (Merjent) has conducted a review of the proposed Planned Suburban Low-rise Overlay (PSLR) Initial Concept Plan for the Providence Meadows Townhomes (Project), prepared by Seiber Keast Lehner (Applicant; date 7/9/2026). A landscape portion of the submittal was prepared by LAND Design Studio and is dated 7/9/2026. Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The Project is located southwest of the intersection of Providence Parkway and Grand River Avenue (parcels 50-22-17-101-010 and 50-22-17-101-012) in Section 17 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

Merjent conducted two prior reviews of this project under its earlier name, Providence Park West. An Initial Planned Rezoning Overlay (PRO) review (August 14, 2025) and a Revised Initial PRO review (November 10, 2025, following the project's renaming to Providence Meadows). Both reviews recommended **against approval on woodlands** and **for approval on wetlands**, subject to comments; the November review carried the woodland comments forward unchanged, noting the applicant had not yet addressed them.

Woodlands: Across both submittals, Merjent found that the City's regulated woodlands GIS layer likely omitted this site. Merjent's August 12, 2025 site visit determined the majority of on-site trees should be regulated due to stand density and connectivity to woodlands west of the parcel and identified a consistent set of unresolved deficiencies, including the lack of an accurate woodland survey/tree key, an unsummarized woodland impact and replacement count (only six replacements shown, which needed revisiting), missing critical root zone delineation, absence of a replacement plan or Tree Fund payment, and outstanding tree protection fencing and conservation easement requirements.

Wetlands: Total regulated wetland impact decreased slightly between submittals, from 0.538 acre (August) to 0.528 acre (November), with proposed mitigation exceeding the required ratio in both cases (0.89 acre required/1.57 proposed in August; 0.881 required/1.24 proposed in November); the November review additionally flagged a reversed buffer-impact/mitigation symbology on Sheet C19 and requested that temporary versus permanent impacts be clearly distinguished. Both reviews also noted the absence of on-site delineation flagging during the August 12, 2025 site visit, the need for a Wetland Financial Performance Guarantee cost estimate on the plan, and outstanding conceptual mitigation plan and conservation

easement requirements, though the applicant had provided a copy of the EGLE-approved permit (expiring 2028) in both submittals.

Some comments below have been preserved from the previous reviews due to their applicability to this re-submittal.

Woodlands

Woodland Recommendation: Merjent **does not recommend approval** of the Providence Meadows PSLR Initial Concept Plan. Woodland Review comments have been 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)	Required
Tree Replacement (Chapter 37, Section 37-8)	Required
Tree Protection (Fence; Chapter 37, Section 37-9)	Required
Woodland Conservation Easement (Chapter 37-30[e])	Required

Please note – some comments may look similar to the August 2025 PRO review but have been altered to reflect the PSLR submittal. The applicant should address these comments in a future submittal.

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are not depicted as being present onsite. However, it should be noted that both the woodlands and property limits depicted on the City map are considered approximations. Additionally, the City of Novi Woodland interactive map disclaims that "Map information depicted is not intended to replace or substitute for any official or primary source. Specific determination of the limits of a regulated woodland are made on a site-specific basis by the City's woodland consultant or Community Development staff."
    a. Merjent conducted a site visit on August 12, 2025 to review the site conditions relative to the previous Providence Initial PRO submittal, which has not changed drastically since the previous submittals. Site photographs are included in **Attachment A**. The on-site conditions do not reflect the conditions listed in the City's Woodland map and the project parcels may have been missed during the initial City woodland inventory mapping, due to all surrounding parcels having accurately mapped regulated woodlands. Multiple tree tags were found affixed to individual trees on-site, indicating that multiple tree surveys have occurred at the site. Additionally, pursuant to Section 37-2 and Section 37-4 of Chapter 37, Woodlands Protection, woodland areas can be identified by additional features such as soil quality, habitat quality, tree species and diversity, health and vigor of tree stand, understory species and quality, presence of wildlife, and other factors such as the value of the woodland area as a scenic asset, wind block, noise buffer, healthy environment, and the value of historic or specimen trees. Based on the site visit conducted on August 12, 2025, Merjent has determined that the majority of the trees on-site should be considered regulated woodland due to the stand density and connectivity to other regulated woodland areas – specifically, connection to regulated woodland areas west of the project parcel. Merjent has previously discussed this issue with the City of Novi's (now retired) Landscape Architect and Geospatial Application Services Manager, and it

is likely that the parcel(s) may have been missed when creating the original regulated woodland layer.

b. An updated outline of regulated woodland areas is provided in **Figure 1** and the shapefile (.shp) was provided to the City of Novi in previous reviews and can be provided to the applicant upon request. The regulated woodland area on-site is relatively consistent with the "Tree Line" and "Heavily Wooded Area" provided on Sheet C2 in the Site Plan.

Pursuant to Chapter 37, Section 37-28, an accurate woodland survey should be provided and be accompanied by a separate key identifying the location of all trees eight inches at diameter at breast height (DBH) and greater, by size, common, genus and species names (i.e. Red Maple/*Acer rubrum*), and condition. Such information shall be provided by a registered landscape architect, certified arborist, or registered forester, through an onsite inspection, who must verify the contents by seal and/or registration number with signature, whichever applies. The dripline of affected trees shall be clearly indicated on the plan (see Comment 7).

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.

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 DBH.

4. The plan has not summarized any impacts to regulated woodlands on-site. However, to implement the proposed project, it will require the loss of forested areas, which could impact overall forest stand quality in nearby areas. A **Woodland Use Permit** is required to perform construction on any site proposing impacts to regulated woodlands.

5. **Woodland Replacement**. Based on a review of the plan, Merjent is unable to determine the number of Woodland Replacements required. The number of trees to be cut that have a DBH of eight inches or more should be summarized by replacement category (Section 37-8) on the plan, in a style similar or equivalent to the table provided below. The applicant must update the landscape plans to accurately identify which trees are within the updated regulated woodland boundary.

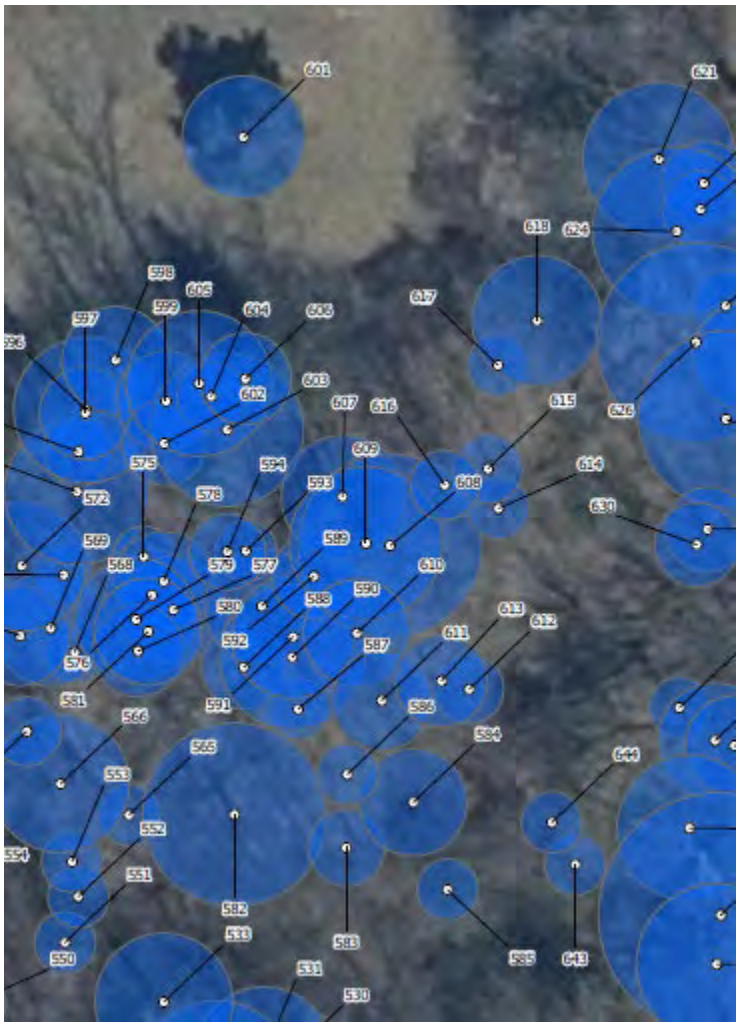
Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	#	1	#
12-20	#	2	#
21-29	#	3	#
30+	#	4	#
Multi-stem	#	Sum of Stem DBH/8 (rounded up)	#
Total	**Sum**	**-**	**Sum**

a. The current provided site plan listed only shows six required replacements. The number of replacements required should be revisited based on the presence of regulated woodlands on-site.

6. 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 $500/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 non-refundable rate of $500/woodland replacement credit.
    c. Combination of on-site tree planting and payment (non-refundable) into the City of Novi Tree Fund ($500/woodland replacement credit).

    The applicant has not proposed planting trees on-site for the impacts nor has proposed payment into the City of Novi Tree Fund. The applicant should clarify impacts to woodland areas (Comments 1, 5, and 6)

7. **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. Section 37-2 defines a critical root zone as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one foot.
    a. The applicant has not accurately depicted critical root zones on the site plan. All driplines around trees are the same size. Updating accurate Critical Root Zones will be necessary for Final Site Plan Approval and can be addressed in the site plan review process should this project receive a future PSLR approval.
    b. A standard industry buffer for estimating root zones is a one-foot radius for every inch of DBH. In future submittals, the applicant shall illustrate these protective zones by generating circular buffers based on this 1:1 ratio (e.g., a 20-inch DBH tree requires a 20-foot radius [40-foot diameter] buffer).To maintain plan legibility given the density of these buffers, this data can be presented on a dedicated "Tree Preservation" sheet within the plan set. While a calculated buffer often underestimates the extent of the actual biological drip line, this method provides a quantifiable metric to estimate tree replacement requirements and potential impacts before final approval is granted. An example graphic demonstrating these approximate buffers is provided below.

c. 

8. 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.
    a. Pursuant to Chapter 37, Section 37-9, the location and extent of tree protection fence should be added to the site plan prior to final site plan approval.
        i. Tree fence locations should protect critical root zones, and if not, these trees will be considered as fully impacted.
    b. Tree protection areas are noted on the site plan but may be affected by Comment 7.

9. **Woodland Replacement Inspection** (if tree replacements are planted on-site) – 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.

10. **Woodland Guarantee Inspection** (if tree replacements are planted on-site) **–** 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.

11. If tree replacements are planted on-site, the Applicant may be required 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.

Wetlands

Wetland Recommendation: Merjent **recommends approval, with conditions** of the Providence Meadows Townhomes PSLR Initial Concept Plan based on the comments provided below. **The applicant must clarify wetland classifications based on present wetland types on-site and previous reviews indicating forested wetlands were on-site**.

Merjent visited the Site on August 12, 2025 to observe the conditions on-site relative to the previously provided Initial PRO Plan. Merjent found conditions on-site consistent with the plan. Photos from the site visit are included in **Attachment A**. The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is Merjent's opinion that all wetlands on-site provide the functional characteristics of stormwater storage capacity and/or wildlife habitat. Accordingly, the wetlands on-site meet the criteria for essential wetlands as noted above.

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 2**).

☒ 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 (provided

in pre-app 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 (provided in pre-app review).

Permits and Regulatory Status

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

Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	Required, non-minor
Wetland Mitigation	Required
Environmental Enhancement Plan	Required, mitigation plan
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Required*
Wetland Conservation Easement	Required

*EGLE is the final authority over wetlands and water resources in the State of Michigan.

Wetland Review Comments

1. Impacts have been proposed to five wetlands on-site, totaling approximately 0.443 acre loss of wetland. The impacts are summarized below.

Table 1. Wetland Summary and Impact Table

Wetland ID	Classification*	Acres On-site	Wetland Impact Area (acre)	Wetland Impact Volume (cu. yd.)	Permanent Buffer Impact Area (acre)	Temporary Buffer Impact Area (acre)	Temporary Buffer Impact Volume (cu. yd.)	Permanent Buffer Impact Volume (cu. yd.)
A1	Emergent/scrub-shrub	2.45	0.00	0.00	0.00	0.19	484	0.00
C2	Emergent/scrub-shrub	0.03	0.00	0.00	0.00	0.00	0.00	0.00
C3/D3	Emergent/scrub-shrub	1.64	0.003	27	0.00	0.10	224	0.00
D4	Emergent/scrub-shrub	0.38	0.00	0.00	0.00	0.02	48	0.00
B5/C5	Emergent/scrub-shrub	0.01	0.00	0.00	0.00	0.00	0.00	0.00
B6	Emergent/scrub-shrub	0.13	0.00	0.00	0.00	0.00	0.00	0.00
B7	Emergent/scrub-shrub	0.02	0.00	0.00	0.00	0.00	0.00	0.00
B8	Emergent/scrub-shrub	0.12	0.00	0.00	0.00	0.00	0.00	0.00
A9/B9	Emergent/scrub-shrub	1.83	0.26	1,407	0.88	0.00	0.00	2,433
A11	Emergent/scrub-shrub	0.10	0.10	484	0.26	0.00	0.00	839

Wetland ID	Classification*	Acres On-site	Wetland Impact Area (acre)	Wetland Impact Volume (cu. yd.)	Permanent Buffer Impact Area (acre)	Temporary Buffer Impact Area (acre)	Temporary Buffer Impact Volume (cu. yd.)	Permanent Buffer Impact Volume (cu. yd.)
A10	Emergent/scrub-shrub	0.04	0.04	547 (cut)	0.06	0.00	0.00	1,410 (cut)
A13	Emergent/scrub-shrub	0.04	0.04	34	0.13	0.00	0.00	141
Total	-	**6.79**	**0.443**	**1,952 (fill) 547 (cut)**	**1.33**	**0.31**	**756 (fill)**	**3,413 (fill) 1,410 (cut)**

*Classification per Sheet C20

Requested Edit/Clarification: It is assumed that all wetland impacts are permanent. However, if any wetland impacts are temporary, please note as such in the site plan (i.e., on sheet C20 in the column headers of wetland impacts).

2. 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.
    a. Appropriate setbacks have been incorporated into the site plans. If possible, wetland buffer impacts should be reduced to the maximum extent practicable to avoid additional natural resource impacts and to allow for maintenance of a buffer area that will not be allowed to be mowed or altered by future potential residents.

3. The City of Novi requires the boundary lines of any watercourses or wetlands on the Site to be clearly flagged or staked and such flagging/staking shall remain in place throughout the conduct of permit activity. During Merjent's site visit on August 12, 2025 it was noted that no flagging from the delineation was present. The site will need to be re-flagged during the site plan review process, and prior to granting a Wetland Use Permit, the wetlands should be verified as being accurately staked or flagged.

4. The cost to perform any wetland protection and restoration shall be listed on the site plan, per Chapter 26.5, Section 26.5-7 (b) of the City of Novi Code of Ordinances. A **Wetland Financial Performance Guarantee** in the amount of 120% of the cost to perform any wetland protection, restoration, and development will be collected prior to the granting of a Wetland Use Permit.

5. When a project permanently impacts 0.25 acre or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands. Current wetland classifications in **Table 1** above reflect the classifications noted on Sheet C20. It is requested that the applicant clarify wetland classifications. **Specifically, in previous submittals, some wetlands were partially identified as forested wetlands.** Because of the extent of mixed forested wetlands on-site, a conservative ratio of 2:1 may need to be used for some wetlands. The total proposed impact to City-regulated wetlands is approximately 0.443 acre. The applicant is proposing the construction of 0.68 acre of mitigated wetlands on-site. **In future submittals, the applicant must**

accurately classify all wetlands on-site, specifically identifying forested portions of wetlands. **For example, Wetlands C2 and C3/D3 occupy predominantly forested areas and are identified on some plan sheets as being heavily wooded areas – such wetlands should be identified as forested wetlands**. **Additionally, Wetland A1 may have forested components that may be impacted by the proposed project.**

6. According to the City Ordinance Section 12-176 (Mitigation), "Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical."
    a. The applicant is required to provide 0.68 acre (**Pending clarification on wetland classifications**) of mitigation on-site and has proposed constructing 0.68 acre.
    b. City-regulated mitigations will follow the City of Novi Mitigation Performance Standards (**Attachment B**), which are similar to EGLE's typical Mitigation Performance Standards.
    c. During the preliminary site plan review process, the applicant will need to provide a conceptual mitigation plan. The conceptual mitigation plan should contain the following information:
        - The location of the proposed wetland mitigation site in relation to the proposed Providence Meadows site. A location map for the mitigation site should be provided with the nearest crossroads and/or identifiable landmarks.
        - The total acreage and ecological type of the wetland that will be created and/or expanded.
        - A brief description of existing conditions at the proposed mitigation site. Existing conditions include but are not limited to, general topography, soils, vegetation, and any existing hydrology.
        - A brief description of the method with which the mitigated wetland will be created and/or expanded. A detailed engineering design is not required, but the source of water for the mitigated wetland should be identified.
    d. For final site plan approval, the applicant will need to provide all required criteria stated in Section 12-176 in the final site plan or appended to the final site plan review submission.
    e. **The proposed wetland mitigation area in the northern portion of the site is adjacent to a wetland heavily dominated by the invasive *Phragmites australis*. The applicant will need to develop an aggressive invasive monitoring and treatment plan to avoid this invasive plant from spreading into the mitigation wetland**.

7. 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 (if necessary). Additionally, EGLE may request conservation easements around remaining wetlands on-site if a permit is required from EGLE. This requirement would be unrelated to the requirements of the City of Novi Wetland Use Permit. 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 Use Permit.
    a. An existing conservation easement is present northeast of the site associated with an off-site mitigation for the Innova Apartment Complex and south of the site associated with the Villas of Stonebrook. A map of conservation easements is provided as **Attachment C**.

b. **It is requested that around all areas where a conservation easement is placed (including the remaining wetland buffer areas) that signage be placed indicating that no mowing, cutting, or additional activities may occur within the conservation easement areas and subsequent wetland buffers. Such signage locations and example signs should be added to future site plan submittals.**

8. The applicant has provided a copy of the EGLE-approved permit for the proposed project, which expires in 2028.

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 Map
Figure 2 – City of Novi Wetlands Map
Attachment A – Site Photos
Attachment B – City of Novi Wetland Mitigation Performance Standards
Attachment C – Conservation Easement Map

Figure 1. City of Novi Regulated Woodlands Map

City of Novi Woodlands

Providence Park West



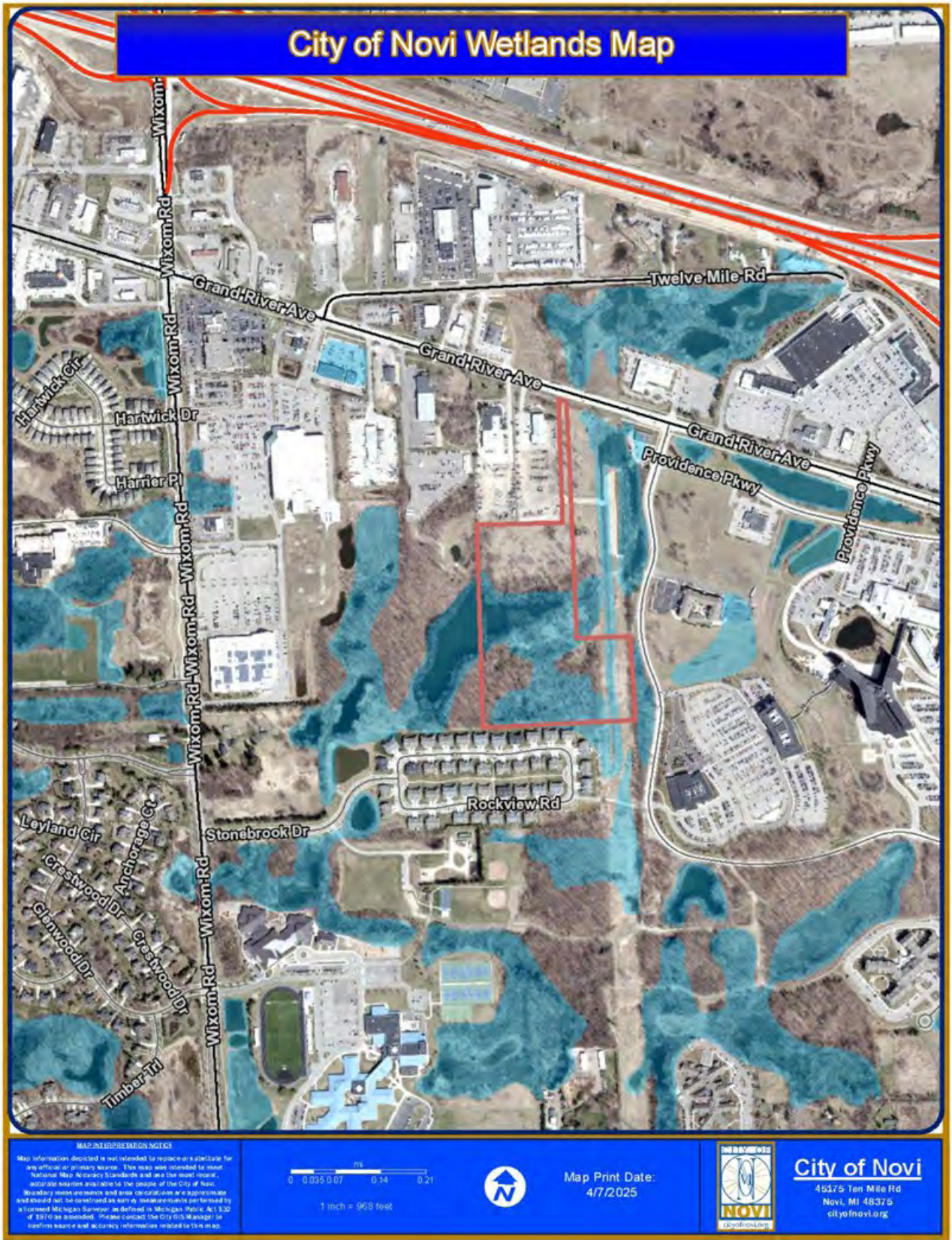
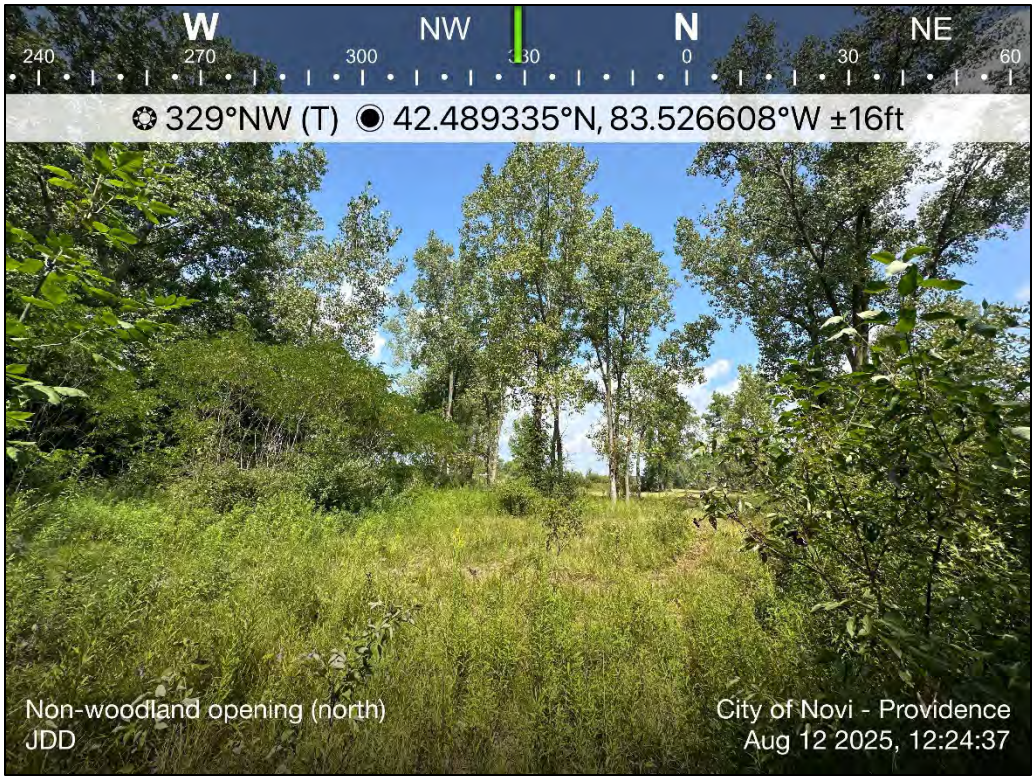


Figure 2. City of Novi Regulated Wetlands Map
Approximate Site boundary is shown in Red.
Approximate Regulated Wetland areas are shown in blue.

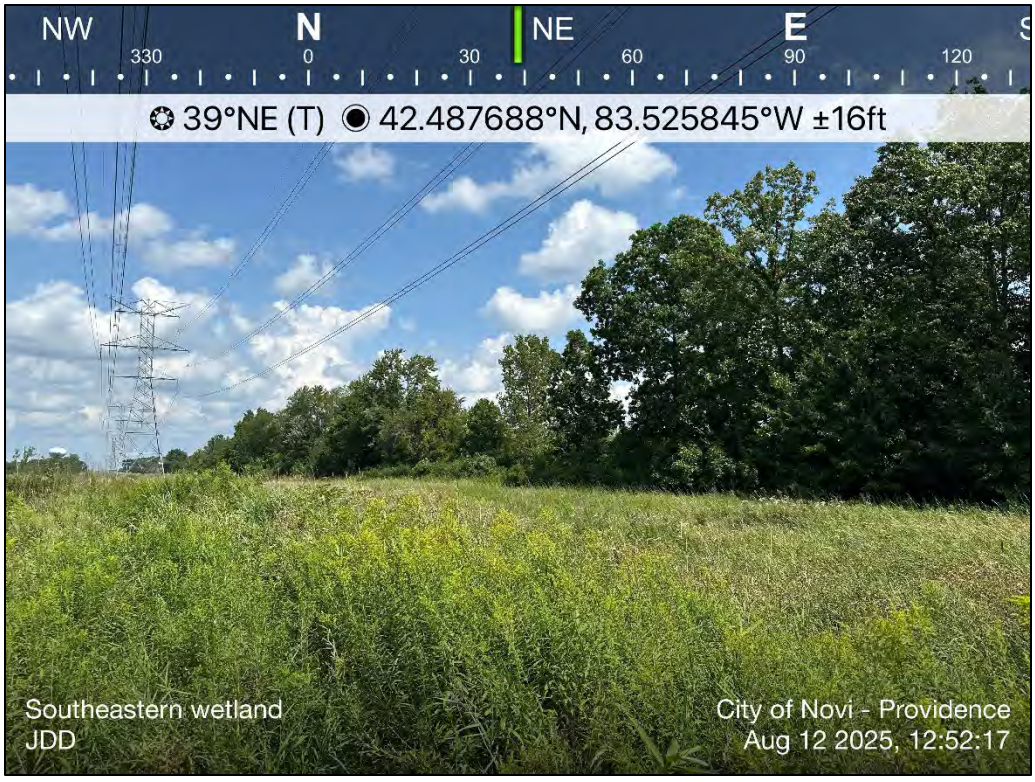
Attachment A
Site Photographs



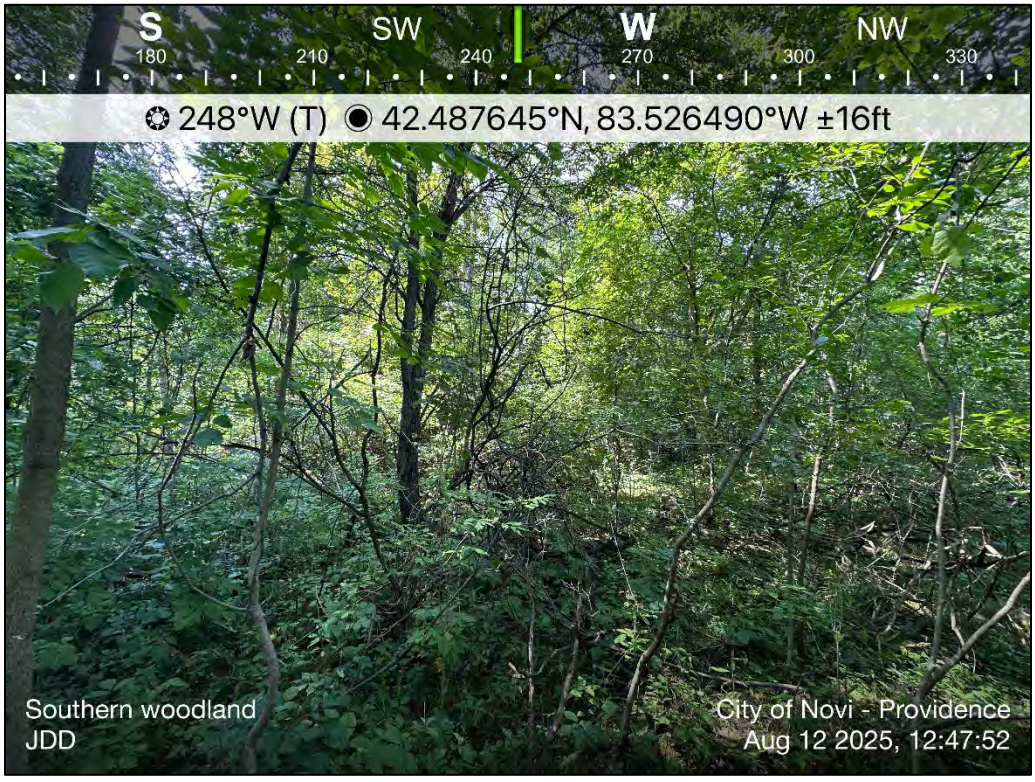
Overview of the northern non-regulated woodland opening



Overview of the north-central woodland area



Overview of southeastern wetland area (not flagged)



Overview of southern woodland area



Overview of southern woodland area



Overview of typical tree tags on-site (Tree 3621)



Overview of typical tree tags on-site (Tree 3628)



Overview of western wetland and woodland area



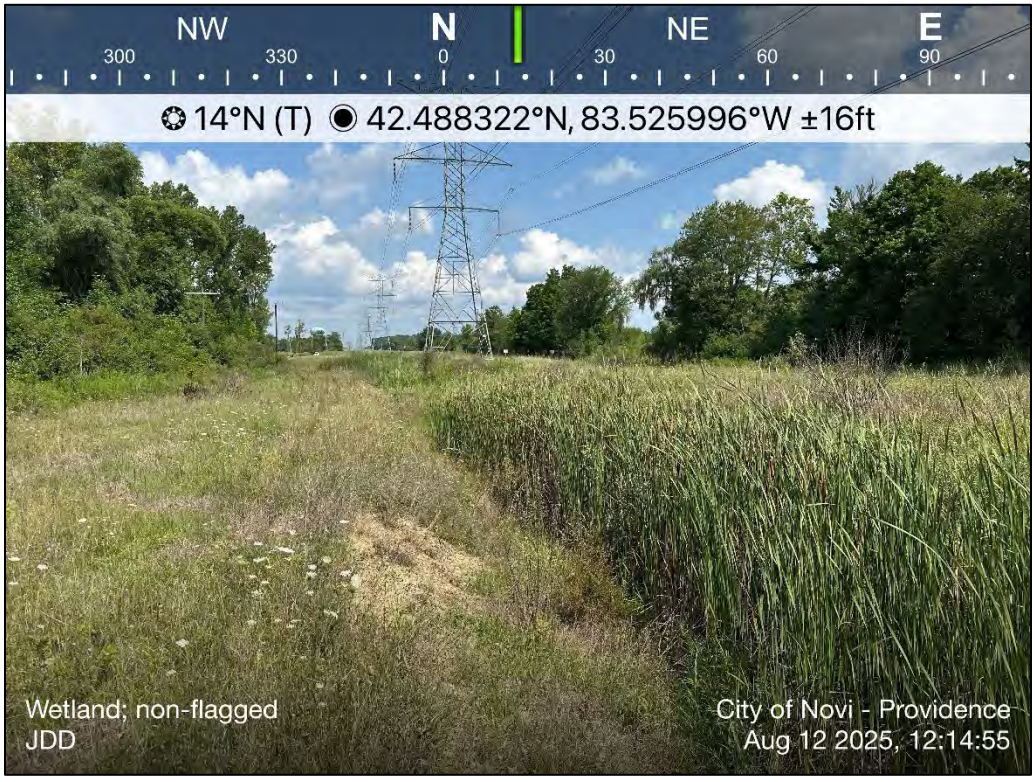
Overview of western wetland and woodland area



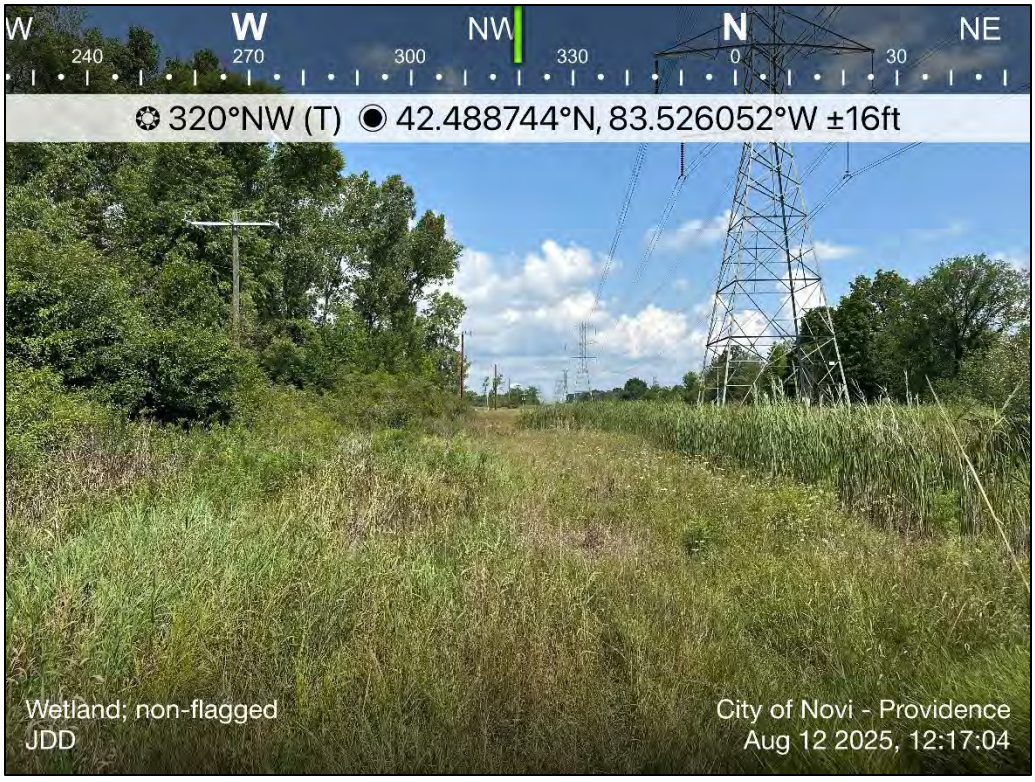
Overview of mowed and non-flagged wetland



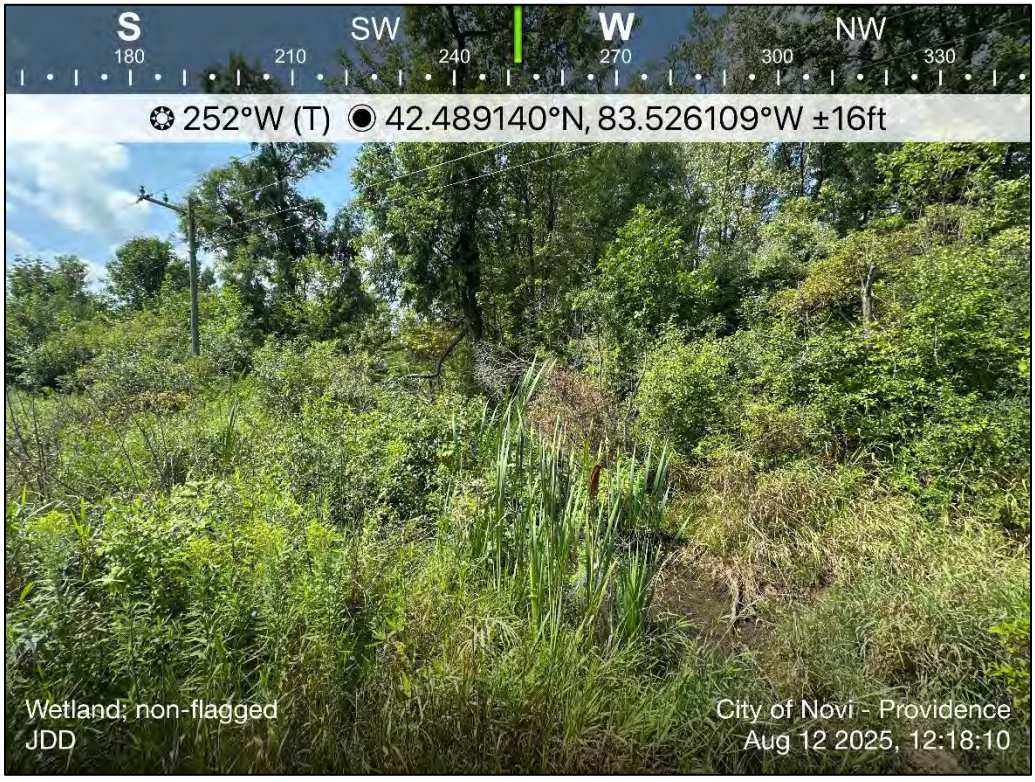
Overview of non-flagged wetland



Overview of non-flagged wetland



Overview of non-flagged wetland



Overview of non-flagged wetland



Overview of non-flagged wetland

Attachment B
City of Novi Wetland Mitigation Performance Standards

a. Construction has been completed in accordance with the City of Novi's approved plans and specifications included in the permit and mitigation plan (and associated approved site plan).

b. The mitigation wetland is characterized by the presence of water at a frequency and duration sufficient to support a predominance of wetland vegetation and the wetland types specified at the end of the monitoring period. The monitoring period will follow the U.S. Army Corps of Engineers definition of the growing season as stated in the 1987 *Wetland Delineation Manual*:

    i. "The portion of the year when soil temperatures at 19.7 inches (50 cm) below the soil surface are higher than biological zero (5°C [41°F]). For ease of determination, this period can be approximated by the number of frost-free days."

    ii. "Estimating starting and ending dates for the growing season are based on 28°F (-2.2°C) air temperature thresholds at a frequency of five years in 10."

c. A layer of high-quality topsoil, from the A horizon of an organic or loamy surface texture soil, is placed (or exists) over the entire wetland mitigation area at a minimum thickness of six inches.

d. The mitigation wetland shall be free of oil, grease, debris, and all other contaminants.

e. A minimum of six wildlife habitat structures, consisting of at least three types, have been placed per acre of mitigation wetland. At least 50 percent of each structure shall extend above the normal water level. The types of acceptable wildlife habitat structures are:

    i. Tree stumps laid horizontally within the wetland area. Acceptable stumps shall be a minimum of six feet long (log and root ball combined) and 12 inches in diameter.

    ii. Logs laid horizontally within the wetland area. Acceptable logs shall be a minimum of 10 feet long and six inches in diameter.

    iii. Whole trees laid horizontally within the wetland area. Acceptable whole trees shall have all of their fine structure left intact (i.e., not trimmed down to major branches for installation), be a minimum of 20 feet long (tree and root ball), and a minimum of 12 inches in diameter.

    iv. Snags which include whole trees left standing that are dead or dying, or live trees that will be flooded and die, or whole trees installed upright into the wetland. A variety of tree species should be used for the creation of snag habitat. Acceptable snags shall be a minimum of 20 feet tall (above the ground surface) and a minimum of 12 inches in diameter at breast height. Snags should be grouped together to provide mutual functional support as nesting, feeding, and perching sites.

    v. Sand mounds at least 18 inches in depth and placed so that they are surrounded by a minimum of 30 feet of water measuring at least 18 inches in depth. The sand mound shall have at least a 200 square foot area that is 18 inches above the projected high-water level and oriented to receive maximum sunlight.

f. The mean percent cover of native wetland species in the herbaceous layer at the end of the monitoring period is not less than:

    i. 60 percent for emergent wetland.

    ii. 80 percent for scrub-shrub wetland.

iii. 80 percent for forested wetland.

g. Extensive areas of open water and submergent vegetation areas having no emergent and/or rooted floating vegetation shall not exceed 20 percent of the mitigation wetland area. Extensive areas of bare soil shall not exceed five percent of the mitigation wetland area. For the purposes of these performance standards, extensive refers to areas greater than 0.01 acre (436 square feet) in size.

h. The total percent cover of wetland species in each plot shall be averaged for plots taken in the same wetland type to obtain a mean percent cover value for each wetland type. For the purposes of this standard, total percent cover is the percent cover of the ground surface covered by vegetation, bare soil, and open water, when viewed from above. Total percent cover cannot exceed 100 percent. Plots within identified extensive open water and submergent areas, bare soil areas, and areas without a predominance of wetland vegetation shall not be included in this average. Wetland species refers to species listed as facultative and wetter (FAC, FACW, OBL) on the U.S. Army Corps of Engineer's 2020 Regional Plant List (version 3.5) for the Midwest Region.

i. The mitigation wetland supports a predominance of wetland (hydrophytic) vegetation (as defined in the 2010 U.S. Army Corps of Engineers “Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region [Version 2.0]”) in each vegetative layer, represented by a minimum number of native wetland species, at the end of the monitoring period. The minimum number of native wetland species per wetland type shall not be less than:

   i. 15 species within the emergent wetland.

   ii. 15 species within the scrub-shrub wetland.

   iii. 15 species within the forested wetland.

   The total number of native wetland plant species shall be determined by a sum of all species identified in sample plots of the same wetland type.

j. At the end of the monitoring period, the mitigation wetland supports a minimum of:

   i. 300 individual surviving, established, and free-to-grow trees per acre in the forested wetland that are classified as native wetland species and consisting of at least three different species.

   ii. 300 individual surviving, established, and free-to-grow shrubs per acre in the scrub-shrub wetland that are classified as native wetland species and consisting of at least four different species.

   iii. *Optional*: Eight native wetland species of grasses, sedges, or rushes per acre in the wet meadow wetland.

k. Physiognomic classification of trees and shrubs shall be in accordance with the most updated resource from the following list:

   i. The Michigan Floristic Quality Assessment

   ii. Michigan Flora (also referred to as the University of Michigan Herbarium)

   iii. The U.S. Army Corps of Engineer's Regional Plant List for the Midwest Region.

l. The mean percent cover of invasive species including, but not limited to, *Phragmites australis* (Common Reed), *Lythrum salicaria* (Purple Loosestrife), and *Phalaris arundinacea* (Reed Canary Grass) shall in combination be limited to no more than 10 percent within each wetland type. Invasive species shall not dominate the vegetation in any extensive area of the mitigation wetland. A more exhaustive list of invasive species that are known to be in Michigan can be found on the State of Michigan’s Invasive Species plant list (https://www.michigan.gov/invasives/id-report/plants)

If the mean percent cover of invasive species is more than 10 percent within any wetland type or if there are extensive areas of the mitigation wetland in which an invasive species is one of the dominant plant species, the permittee shall submit an evaluation of the problem to the City of Novi and/or the. If the permittee determines that it is infeasible to reduce the cover of invasive species to meet the above performance standard, the permittee must submit an assessment of the problem, a control plan, and the projected percent cover that can be achieved for review by the City of Novi. Based on this information, the City of Novi may approve an alternative invasive species standard. Any alternative invasive species standard must be approved in writing by the City of Novi.

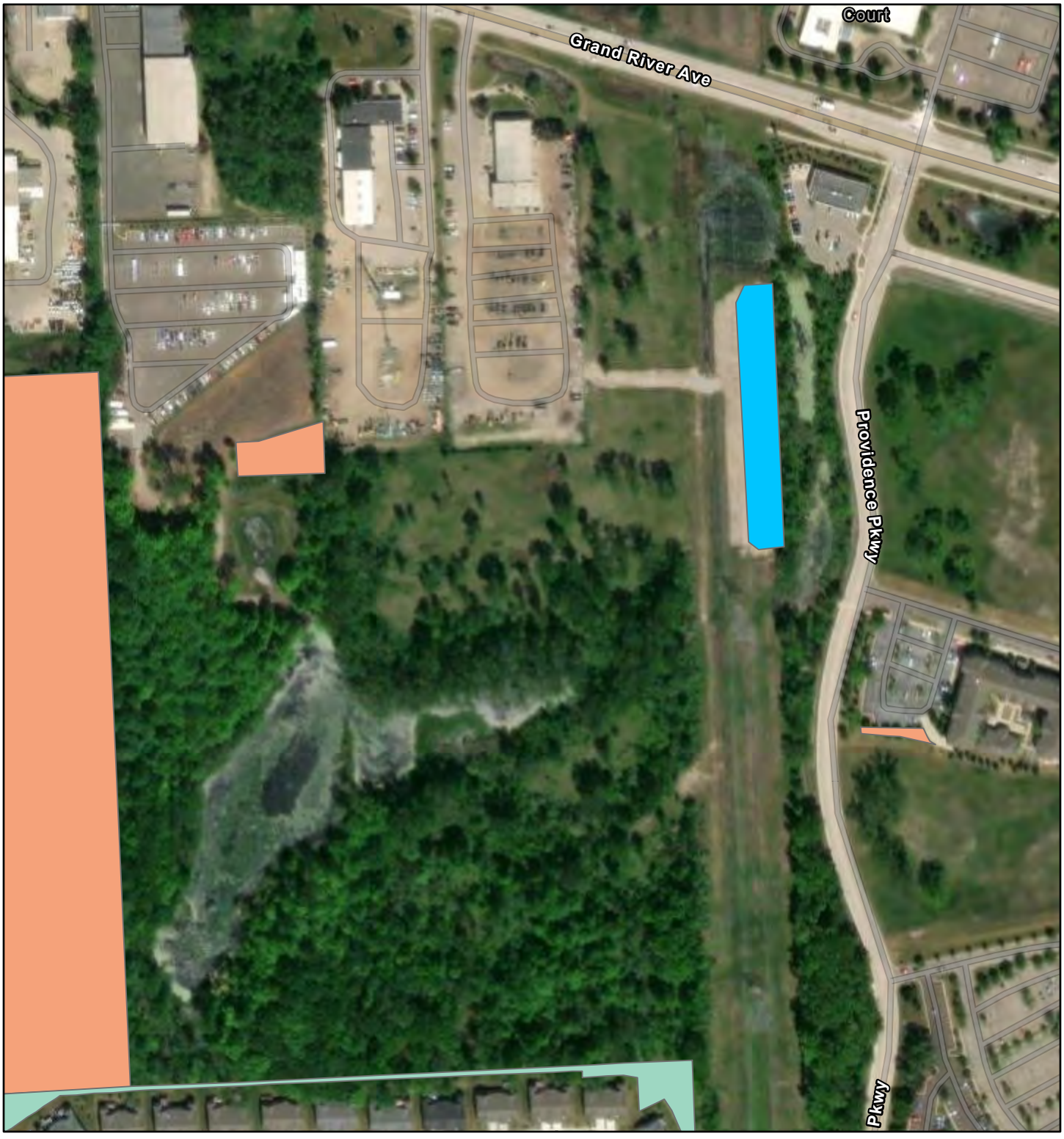
If the mitigation wetland does not satisfactorily meet these standards by the end of the monitoring period, or is not satisfactorily progressing during the monitoring period, the permittee will be required to take corrective

Consultant review of Monitoring Reports will be split into the following sections:

1. Vegetation
2. Invasive Species
3. Hydrology
4. Wildlife Observations
5. Topsoil
6. Pollutants
7. Signage
8. Wetland Recommendations (as applicable)
    a. Financial Guarantee Release

Attachment C
Conservation Easement Map

City of Novi Conservation Easements



8/14/2025

Conservation Easement

- Wetland
- Open Space Preservation
- Other

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1:4,523

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

TRAFFIC REVIEW

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

Project name:
JSP26-27 – Providence Meadows PSLR Concept Traffic Review

To:
Lindsay Bell, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

From:
AECOM

Date:
August 12, 2026

CC:
Diana Shanahan, Stacey Choi, Humna Anjum, Kate Purpura, Brad Doane

Memo

Subject: JSP26-27 – Providence Meadows PSLR Concept Traffic Review

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

GENERAL COMMENTS

1. The applicant, Robertson Brothers Home, is proposing 157 townhomes.
2. The development is located on the west side of Providence Parkway, south of Grand River Avenue. Providence Parkway is classified as a private street and Grand River Avenue is under the jurisdiction of the Road Commission for Oakland County (RCOC).
3. The site is zoned I-1 (Light Industrial). The applicant is proposing a PSLR (Planned Suburban Low-Rise) Overlay District.
4. The following traffic-related deviation is being requested by the applicant:
    a. Parking along street with centerline radius less than 230'.
5. The following traffic-related deviation may be required if changes are not made to the plans:
    a. Sidewalk only proposed on one side of roadway.

TRAFFIC IMPACTS

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

    ITE Code: 220 – Multifamily Housing (Low-Rise)
    Development-specific Quantity: 157 Units
    Zoning Change: I-1 with PSLR Overlay

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	68	52	100	No
PM Peak-Hour Trips	83	51	100	No
Daily (One-Directional) Trips	1004	-	750	Yes

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**
Traffic Impact Statement (TIS)	The applicant submitted a revised TIS that was reviewed under a separate letter.

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	25' and 15' at emergency access drive	Met	
2	Driveway Width | O Figure IX.3	28' and 20' at emergency access drive	Met	
3	Driveway Taper | O Figure IX.11			
3a	Taper length	None proposed	N/A	
3b	Tangent	None proposed	N/A	
4	Emergency Access | O 11-194.a.19	2 access points	**Partially Met**	The applicant should get approval for the proposed removable bollards at each end of the emergency access road instead of the standard emergency break-away gate.
5	Driveway Sight Distance | O Figure VIII-E	500' minimum	Met	
6	Driveway Spacing	-	N/A	Proposed driveway not on a major arterial.
6a	Same-side | O 11.216.d.1.d	-	N/A	
6b	Opposite side | O 11.216.d.1.e	-	N/A	

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
7	External Coordination (Road Agency)	Not indicated	**Inconclusive**	Coordination with RCOC will be required for work along Grand River Avenue.
8	External Sidewalk | Master Plan & EDM	8' proposed on the east side of Harborfield Drive	Met	
9	Sidewalk Ramps | EDM 7.4 & R-28-K	Indicated and detail provided	**Partially Met**	**Sidewalk is proposed on only one side of Harborfield Drive, a deviation will be required.**
10	Any Other Comments:	Phase 1 consists of buildings 1-12, Phase 2 consists of buildings 13-26.		

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
11	Loading Zone | ZO 5.4	-	N/A	
12	Trash Receptacle | ZO 5.4.4	Curbside trash pick-up indicated	Met	
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane | ZO 5.3.2	24'	Met	
15	End Islands | ZO 5.3.12	Dimensioned	Met	
15a	Adjacent to a travel way			
15b	Internal to parking bays			
16	Parking Spaces | ZO 5.2.12	190 spaces in Phase 1, 204 spaces in Phase 2		See Planning review letter.
17	Adjacent Parking Spaces | ZO 5.5.3.C.ii	<15 spaces per bay	Met	
18	Parking Space Length | ZO 5.3.2	17'	Met	
19	Parking Space Width | ZO 5.3.2	9'	Met	
20	Parking Space Front Curb Height | ZO 5.3.2	4" in detail	**Partially Met**	4" required in front of 17' parking spaces, 6" required everywhere else
21	Accessible Parking – number | ADA	2 proposed in each phase	Met	
22	Accessible Parking – size | ADA	9' with 9' aisle	Met	
23	Number of Van Accessible Space | ADA	2 proposed in each phase	Met	
24	Bicycle Parking			
24a	Requirement | ZO 5.16.1	16 proposed in each phase	Met	
24b	Location | ZO 5.16.1	Multiple locations indicated	Met	

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
24c	Clear Path from Street | ZO 5.16.1	7' in front of parking and not indicated, 6' required	**Not Met**	With the 2' overhang at 17' spaces, there is only 5' of clear space in front of some of the locations. The location near building 5 does not have a clear path. 5' sidewalk at location between building 11 and 12.
24d	Height of Rack | ZO 5.16.5.B	3'	Met	
24e	Other (Covered / Layout) | ZO 5.16.1, Text Amendment 18.301	Provided	Met	
25	Sidewalk – min 5' wide | Master Plan	5' and 7'	Met	
26	Sidewalk Ramps | EDM 7.4 & R-28-K	Indicated and detail provided	Met	
27	Sidewalk – distance back of curb | EDM 7.4	6'	Met	
28	Cul-De-Sac | O Figure VIII-F	-	N/A	
29	EyeBrow | O Figure VIII-G	28' wide, ≥100' radius	Met	
30	Turnaround | ZO 5.10	Partially dimensioned	**Partially Met**	Dimension all radii in future submittal.
31	Any Other Comments:	**Per Section 5.10.1.B.iv – "Adjacent parking and on-street parking shall be limited near curves with less than 230' centerline radius". The applicant is requesting a deviation to allow on-street parking on curves with a centerline radius of less than 230'.**		

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
32	Signing - sizes | MMUTCD	Provided	Met	
33	Signing Table - quantities and sizes	Provided	Met	Could provide pedestrian crossing signs (W11-2/W16-7p) at mid-block crosswalks.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post | MMUTCD	Provided	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post | MMUTCD	Provided	Met	
36	Sign bottom height of 7' from final grade | MMUTCD	Provided	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	Provided	Met	
38	FHWA Standard Alphabet series used for all sign language | MMUTCD	Provided	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD	Provided	Met	
40	Parking space striping notes | MMUTCD	Provided	Met	

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
41	The international symbol for accessibility pavement markings | ADA | MMUTCD	Provided	Met	
42	Crosswalk Pavement Marking Detail | MMUTCD	Provided	Met	
43	Any Other Comments:			

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

TRAFFIC IMPACT STUDY

AECOM
39575 Lewis Drive Suite 400
Novi, MI 48377
USA
aecom.com

Project name:
Providence Parkway Development TIS Review
From:
AECOM

Date:
August 6, 2026

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

CC:
Lindsay Bell, Diana Shanahan, Brad Doane, Humna Anjum, Kate Purpura

Memo

Subject: Providence Parkway Development TIS Review

The Traffic Impact Study was reviewed to the level of detail provided, and AECOM recommends **approval** of the Traffic Impact Study.

GENERAL COMMENTS

1. The memo will provide summary of the report findings section-by-section basis following the format of the submitted report with review comments wherever applicable.
2. The project is generally located on the southwest quadrant of the Grand River Avenue and Beck Road intersection.
3. The proposed access plan includes one (1) full access driveway located off Providence Parkway with emergency vehicle access provided via Grand River Avenue.
4. The development consists of 163 single-family attached dwelling units.

BACKGROUND DATA

1. The following roadways were included in the study:
    a. Grand River Avenue: East/West, 50 mph, 5-lanes with two lanes of travel in each direction and a two-way left turn lane (TWLTL).
    b. Wixom Road: North/South
        i. South of Grand River Avenue: 35 mph, 4-lanes with two northbound lanes, one southbound lane, and a center TWLTL.
        ii. North of Grand River Avenue: 45 mph, 5-lanes with two lanes of travel in each direction and a TWLTL.
    c. Beck Road: North/South
        i. South of Providence South Drive: 45 mph, 3-lanes with one lane of travel in each direction and a TWLTL.
        ii. Between Providence South Drive and Grand River Avenue: 45 mph, 4-lanes with one northbound lane, two southbound lanes, and a center TWLTL.
        iii. North of Grand River Avenue: 40 mph, 4-lanes with two lanes of travel in each direction.
    d. 12 Mile Road: East/West, 55 mph, 2-lanes with one lane of travel in each direction.
    e. Providence Parkway: Loop around Providence Hospital Campus, 25 mph, 3-lanes with one lane of travel in each direction and a center TWLTL.
    f. Providence South Drive: East/West
        i. West of Beck Road: 4-lane divided cross-section with two lanes of travel in each direction.
        ii. East of Beck Road: 2-lanes with one lane of travel in each direction.

   g. W. Market Square: North/South, 2-lanes with one lane of travel in each direction.
2. Turning movement counts were taken on Tuesday, June 24, 2025.
   a. AM peak hour was identified as 8:00 AM to 9:00 AM and the PM peak hour was identified as 4:30 PM to 5:30 PM.
   b. Novi Schools were not in session when the counts were taken, however, historical SCATS data was obtained and evaluated, and the results showed the collected traffic volumes were higher than the historical school day volumes. Therefore, no adjustments were applied.

EXISTING (2025) CONDITIONS

1. Timing permits run off SCAT, applicant input base phasing timing and optimized the phasing times based on the cycle length.
2. Grand River Avenue and Wixom Road experienced the following failing LOS:
   a. AM Peak Hour:
      i. LOS F – Westbound left-turn and northbound left-turn movements
      ii. LOS E – Eastbound left-turn, northbound shared through/right, and southbound left-turn movements
      iii. Significant queues were observed for the eastbound left-turn, northbound through/right, and southbound left-turn throughout the AM peak hour.
      iv. SimTraffic Review: Queues observed for the westbound/northbound left-turn movements but were processed through the intersections within 1-2 cycle lengths.
   b. PM Peak Hour:
      i. LOS F – Westbound left-turn movements, northbound approach, and southbound approach.
      ii. LOS E – Eastbound left-turn movements and the westbound right-turn movements.
      iii. Throughout the PM peak hour long queues were observed for the eastbound left-turn, westbound through, and northbound through/right movements.
      iv. SimTraffic Review: Queues were observed but dissipated throughout the PM peak hour for the westbound left-turn & right-turn, northbound left-turn and the southbound left-turn movements.
3. Grand Avenue and Providence Parkway experienced the following failing LOS:
   a. PM Peak Hour:
      i. LOS E – Southbound approach
      ii. LOS F – Northbound shared through/left movement
      iii. SimTraffic Review: Occasional periods of vehicle queues were observed along the minor street approaches; the queues were observed to dissipate and not be present throughout the peak hours.
      iv. TMC video review confirms that adequate gaps were present within the traffic along Grand River Avenue for vehicles existing along Providence Parkway.
4. Grand River Avenue and Beck Road experienced the following failing LOS:
   a. AM Peak Hour:
      i. LOS E – Westbound/northbound/southbound left-turn movements
      ii. SimTraffic Review: Queues observed for the eastbound left-turn, northbound shared through/right, and southbound left-turn movements, but were processed through the intersections within 1-2 cycle lengths.
   b. PM Peak Hour:
      i. LOS E – All left-turn, westbound right-turn, and the northbound shared through/right movements
      ii. Throughout the majority of the peak hour, long queues were observed for the eastbound left-turn and westbound right-turn movements.
      iii. SimTraffic Review: Queues were observed but dissipated throughout the peak hour for the westbound left-turn, northbound shared through/right, and southbound left-turn movements.
5. Beck Road and Providence South Drive experienced the following failing LOS:
   a. AM Peak Hour:
      i. LOS E – Eastbound left-turn movement
      ii. SimTraffic Review: No residual queueing was observed

BACKGROUND CONDITIONS 2033

1. An annual growth rate of 0.5% was applied to the existing traffic to determine the 2033 build year data, based on the SEMCOG population and employment forecasts.
2. One background development was identified within the vicinity of the project (El Car Wash – 48648 Grand River Avenue).
    a. Projected trip generated by the background development was applied to the study roadway network.
3. The LOS was impacted in a negative manner at the following intersection movements:
    a. Grand River Avenue & Wixom Road: PM Peak Hour – Eastbound left-turn (E to F)
        i. Change of 17.0 seconds
    b. Grand River Avenue & Providence Parkway: AM Peak Hour – Northbound through/left (D to E)
        i. Change of 5.8 seconds
    c. Grand River Avenue & Beck Road: AM Peak Hour – Northbound through/right (D to E)
        i. Change of 0.9 seconds
    d. Grand River Avenue & Beck Road: PM Peak Hour – Northbound left-turn (E to F)
        i. Change of 1.8 seconds

TRIP GENERATION

1. ITE Trip Generation Manual, 11th Edition was utilized to calculate the trip generation. Land Use Code 215 Single-Family Attached Housing fitted curve was used.
    a. 1,192 trips daily
    b. 79 trips in the AM peak hour (20 In and 59 Out)
    c. 94 trips in the PM peak hour (55 In and 39 Out)
2. The subject property is proposed to be rezoned from I-1 (Light Industrial District) zoning to RM-2 (High-Density, Mid-Rise Multiple Family District) zoning.
3. Study state that “Review of the ITE land use descriptions indicates that the Warehouse (LUC 720) and Research and Development (LUC 760) use generates the highest number of trips and best matches the uses defined by the Ordinance and permitted by right under the existing I-1 zoning.”
    a. LUC 720 resulted in 2,574 trips for the weekday, 205 trips in the AM peak hour, and 224 trips in the PM peak hour
    b. LUC 760 resulted in 984 trips for the weekday, 92 trips in the AM peak hour, and 89 trips in the PM peak hour.
4. The rezoning trip generation comparison resulted in -1,382 trips for the average daily traffic, -126 trips for the AM peak hour, and -130 trips for the PM peak hour.

SITE TRIP DISTRIBUTION

1. Trip distribution was calculated based on the proposed site access plan, existing peak hour traffic patterns, and methodologies published by ITE.
    a. The largest portion of traffic is assumed to be entering/exiting to the north via Beck Road.
2. Site-generated traffic intending to travel outbound to the west was assumed to utilize the existing signalized intersection at Grand River Avenue & West Market Street with the justification provided:
    a. More efficient and safe route in comparison to the stop-controlled intersection of Grand River Avenue & Providence Parkway.

The additional traffic being distributed at the intersection of Grand River Avenue and West Market Square impacted the northbound approach very minimally when compared to the previous distribution.

FUTURE (2033) CONDITIONS

1. The future conditions analysis indicates the proposed site driveway is expected to operate at an acceptable LOS during both peak periods.

2. All approaches and movements are expected to operate in a similar manner to the background condition analysis with the exception of the following:
    a. Grand River Avenue & Wixom Road: PM Peak Hour – Westbound left-turn movement (LOS F: +4.6 sec)
    b. Grand River Avenue & Providence Parkway: PM Peak Hour – Southbound approach (LOS F: +19.8 sec)
    c. Grand River Avenue & Providence Parkway: PM Peak Hour – northbound approach (LOS F: + 66.9 sec)
3. The site driveways are expected to operate at LOS A during the AM peak period and LOS B during the PM peak period.
4. SimTraffic simulation resulted in generally acceptable operations during both peak periods. Queues along Providence Parkway were observed to dissipate within peak periods.
    a. Applicant suggested a “Do Not Block Intersection” sign on the northbound Providence Parkway approach.

FUTURE OPERATIONS WITH IMPROVEMENTS

1. Grand River Avenue Intersections (Wixom Road and Beck Road)
    a. Applicant states the recent improvements to the I-96 flex lanes are anticipated to reduce the demand on the Grand River corridor.
    b. No mitigation measures were recommended.
2. Grand River Avenue & Providence Parkway
    a. A signal warrant study was carried out, and study indicates that a traffic signal is currently warranted at the Grand River Avenue & Providence Parkway intersection.
    b. The applicant presented Gap study findings in the updated TIS report as follows:
        i. A gap study was performed on the traffic counts videos captured on Tuesday, June 24, 2025, on Grand River Avenue at the intersection of Providence Parkway.
        ii. Based on the AASHTO Green Book Table 9-5, the critical headway required for northbound left-turning vehicles is 8.5 seconds.
            a. 220 gaps were available during the AM peak hour
            b. 172 gaps were available during the PM peak hour
        iii. Study suggests sufficient gaps were present to accommodate the northbound left-turning vehicles on Providence Parkway.

CRASH ANALYSIS

1. Five years of crash data was analyzed, and five crashes were reported at the intersection of Grand River Avenue and Providence Parkway.
2. No fatal, type A, or type B injuries were reported.

CONCLUSIONS

1. The existing conditions indicate the following study intersections have at least one or more approaches/movements operating at a failing LOS:
    a. Grand River Avenue & Wixom Road
    b. Grand River Avenue & Providence Parkway
    c. Grand River Avenue & Beck Road
    d. Beck Road & Providence South Drive / Central Park Boulevard
2. The background conditions indicated that all approaches and movements at the study intersections are projected to operate in a similar manner to the existing conditions with the exception of the following:
    a. Grand River Avenue & Wixom Road
    b. Grand River Avenue & Providence Parkway
    c. Grand River Avenue & Beck Road
3. The building conditions indicated that all approaches and movements at the study intersections are projected to operate in a similar manner to the background conditions with the exception of the following:
    a. Grand River Avenue & Wixom Road
    b. Grand River Avenue & Providence Parkway

c. Grand River Avenue & Beck Road

4. No mitigation measures were recommended at the intersections of Wixom Road and Beck Road along the Grand River Avenue corridor. Applicant suggested a “Do Not Block Intersection” sign on the northbound Providence Parkway approach.

COMMENTS FROM RCOC

RCOC has no plans to signalize this intersection. The delays observed at this intersection occur on Providence Park Dr, a private roadway. Since the delays occur on this private roadway, the costs of signalizing this intersection would be the responsibility of the private property owners not the RCOC.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Carlie delaPaz
Traffic Engineer



Saumil Shah
Project Manager

FAÇADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

August 12, 2026

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Façade Review Status:
- **Section 5.15 – Not Approved, Insufficient information on the Stacked Ranch units.**
- **Section 3.21 – Not Approved due to significant deviations.**

Attn: Lindsay Bell, Director of Planning

Re: FACADE ORDINANCE
Providence Meadows JSP25-27 (PLSR)
Façade Region: 1

Dear Mrs. Bell,

The following Facade Review is based on the drawings prepared by 4545 Architecture dated 10/3/25. This project is subject to the Façade Ordinance Section 5.15, and the Planned Suburban Low-Rise Ordinance (PLSR) Section 3.21. The percentages of materials proposed for each façade are as shown in the tables below. Materials and designs in non-compliance are highlighted. I should be noted that elevations for the 3, 4, 5, 6 & 8 - unit Townhomes were provided. Elevations for the Stacked Ranch units (Buildings 1 & 8) were not provided, therefor measurements of façade materials could not be performed. Comment related to the Stacked Ranch units are based only on the small rendering included in the Site Plan Narrative.

3 Unit Building	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	37%	44%	44%	30%	100% (30% Minimum)
Cement Fiber Siding, Horizontal	34%	48%	48%	37%	50%
Trim	8%	8%	8%	5%	15%
Asphalt Shingles	21%	0%	0%	28%	50% (Footnote 14)

4 Unit Building	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	38%	44%	44%	37%	100% (30% Minimum)
Cement Fiber Siding, Horizontal	31%	48%	48%	30%	50%
Trim	8%	8%	8%	5%	15%
Asphalt Shingles	23%	0%	0%	28%	50% (Footnote 14)

5 Unit Building	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	38%	44%	44%	33%	100% (30% Minimum)
Cement Fiber Siding, Horizontal	30%	48%	48%	34%	50%
Trim	9%	8%	8%	5%	15%
Asphalt Shingles	23%	0%	0%	28%	50% (Footnote 14)

6 Unit Building	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	38%	44%	44%	30%	100% (30% Minimum)
Cement Fiber Siding, Horizontal	30%	48%	48%	37%	50%
Trim	8%	8%	8%	5%	15%
Asphalt Shingles	24%	0%	0%	28%	50% (Footnote 14)

8 Unit Building	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	38%	44%	44%	32%	100% (30% Minimum)
Cement Fiber Siding, Horizontal	30%	48%	48%	35%	50%
Trim	8%	8%	8%	5%	15%
Asphalt Shingles	24%	0%	0%	28%	50% (Footnote 14)

Façade Ordinance 5.15 - As shown above all Townhome facades are in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for the Townhomes. Compliance of the Stacked Ranch units could not be determined due to the lack of elevations.

Planned Suburban Low-Rise Ordinance (PLSR Overlay District, Section 3.21)
Section 3.21.C requires that certain additional Building Design Standards be met, as follows;

(viii) All buildings shall have a maximum length of 180 feet. The largest building proposed (Buildings 1 & 8) are 170’ long. Complies

(i) Maximum Height 35’, 2.5 Stories. The Townhomes are 32’ measured to the midpoint of the sloped roof. Complies.

(ii.a.1) Offsets of 4’ minimum shall be provided every 50’. The Townhomes do not comply. The Stacked Ranch units (Buildings 1 & 8) appear to comply.

(ii.a.2) The front and rear elevations shall have entrance doors spaced not more than 60'. Complies.

(ii.a.3) The entrances shall be recessed 4' minimum and be located under a covered porch 6' minimum in depth. The townhomes do not comply. The Stacked Ranched appear to comply.

(ii.b.1) Roofs shall be designed with gables and/or hip roof lines. The Townhomes do not comply, only shed rooflines are used on the front façade. The Stacked Ranch units appear to comply.

(ii.b.2) Roof shall include multiple dormers and or gables to limit the amount of roofing material to a maximum of 70%. The townhomes do not comply. The Stacked Ranched appear to comply.

(ii.b.3) Roofs shall have a 1' minimum overhang. Complies.

(ii.b.3) Roofs shall have minimum slope of 6:12. The Townhomes do not comply. The roof slopes appear to be 1:5. The Stacked Ranched appear to comply.

(ii.b.4) All roofs shall be shingles or tile design of fiberglass, asphalt, wood, slate ceramic tile or metal. Complies.

(ii.b.5) Solar collectors are allowed. No solar collectors are indicated. Complies.

(ii.c.1) Windows shall be of a multiple pane or divided lite design. The maximum undivided lite shall not exceed 6 square feet in size. Does not comply.

(ii.c.2) Windows shall not exceed 15' in width. Complies.

(ii.c.3) Windows shall have trim such as shutters or decorative moldings. Does not comply.

Summary – It is our recommendation that the proposed designs for both the Townhomes and Stacked Ranch units have significant deviations from the minimum Design Standards set forth in the PLSR Ordinance.

Sincerely,
DRN & Associates, Architects PC

Douglas R. Necci, AIA

FIRE REVIEW

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

Aaron Martinez

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

July 29, 2026

TO: Lindsay Bell – Director of Planning
Brad Doane - Planner
Diana Shanahan – Planner
Stacey Choi – Planning Assistant

RE: **Providence Meadows**

PSP26-034
JSP26-0027
JZ25-24 (FKA - Providence Park West – revised 10/2025)

Project Description:
Build 33 Multi-tenant residential structures off Providence Parkway

Comments:

1. **Corrected from previous review on 10/29/25** - Plan Set page C-21 was CORRECTED for revised for Fire Truck turning radii and is now acceptable.
2. All fire hydrants MUST be installed and operational prior to any combustible material is brought on site. IFC 2015 3312.1
3. For new buildings and existing buildings, you MUST comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
4. **The location of all "fire lane – no parking" signs are to be shown on the site plans. (Fire Prevention Ord.). Add locations on Plan Set Sheet C-21 to coordinate with Fire Truck turning radii., and common area public parking spaces.**
5. 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).)
6. All new multi-residential buildings shall be numbered. Each number shall be a minimum 10 inches high, 1 inch wide and be posted at least 15 feet above the ground on the building where readily visible from the street. (Fire Prevention Ord.)
7. 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.
8. **No part of a commercial, industrial, or multiple residential area shall be more than 300 feet from a hydrant. (D.C.S. Sec. 11-68 (f)(1)c.1) – NOTE – 2 hydrants may need to be added to the water main(s), on Plan set C-10.**
   #1- near the north side of area between Buildings #22 & #23.
   #2 – near the north side of Building #26.
9. A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary

Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

10. Water mains and fire hydrants shall be installed prior to construction above the foundation. Note this on all plans.
11. The building address is to be posted facing the street throughout construction. The address is to be at least 3 inches high on a contrasting background. Note this on all plans.
12. 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.

Recommendation:

The Fire Dept. does not have any objections, as long as the above comments are met for final review.

Items #4 & #8, will need to be addressed for next review.

Sincerely,



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

APPLICANT RESPONSE LETTER

LAW OFFICES
LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.
37000 GRAND RIVER AVENUE, SUITE 200
FARMINGTON HILLS, MICHIGAN 48335
www.lmdlaw.com
Office: (248) 476-6900

D. B. LANDRY
dlandry@lmdlaw.com
Direct: (248) 919-3783
Fax: (248) 476-6564

August 27, 2026

Lindsay Bell
Planning Director
City of Novi Planning Department
45175 10 Mile Rd
Novi, MI 48375

Via E-Mail: L bell@cityofnovi.org

Re: **Providence Meadows JZ26-0030 with ZMA 18.754** MPZ Narrative
Property south of Grand River west of Providence Parkway
Parcel Numbers 22-17-101-012 and 22-17-101-010
Novi, MI

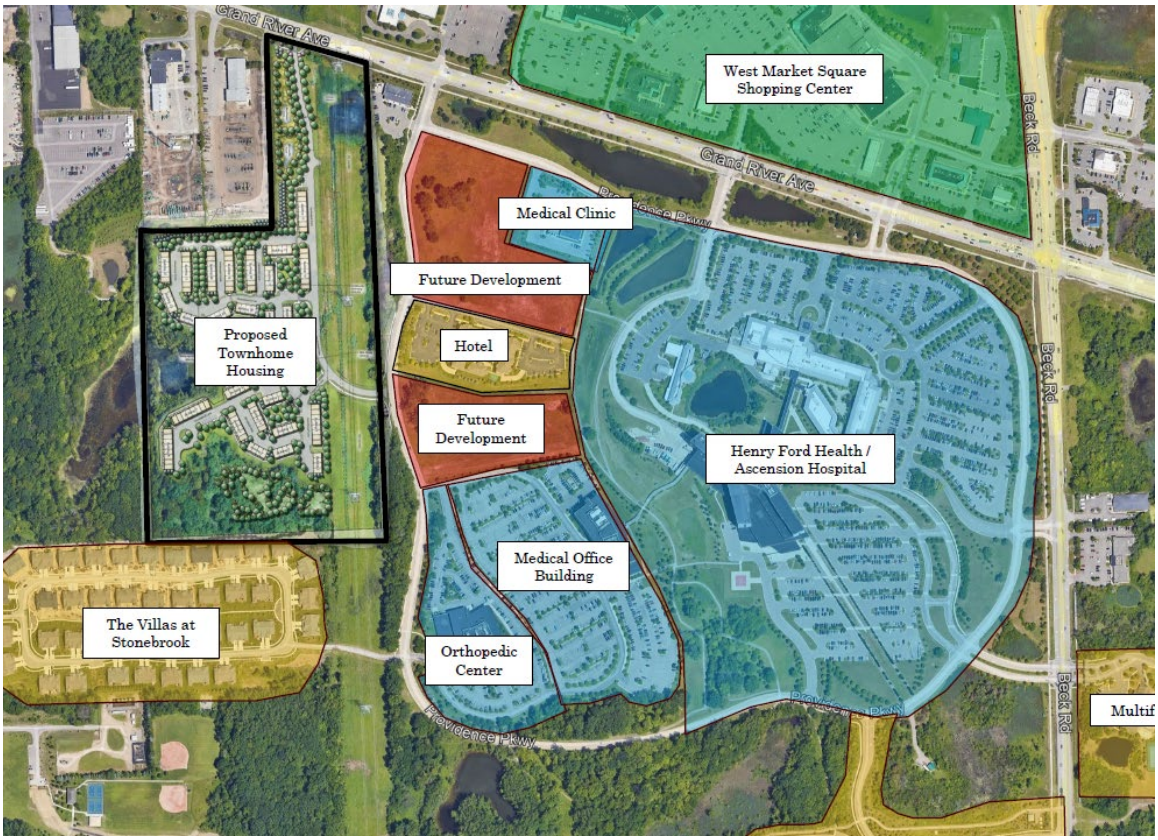
Whitehall Real Estate Interests and Robertson Brothers Homes request consideration from the Master Planning Committee for a rezoning proposal for the approximately 31-acre property south of Grand River Avenue and west of Providence Parkway. We are requesting approval under the Planned Suburban Low-Rise Overlay District (PSLR) to allow a for-sale residential community with townhomes and stacked ranch (single-level living) homes.

We have been working with the city administration on this project for some time. We initially proposed this as a rezoning with a Planned Rezoning Overlay (PRO). We have made significant progress. However, one issue which has come up is that with a rezoning with PRO the two parcels to the north, as zoned I-1, would become in some respects a non-conforming use with respect to parking setbacks, etc. A means of avoiding that would be to develop the project under the Planned Suburban Low-Rise Overlay District (PSLR). Under that avenue the underlying zoning remains and thus, the two parcels to the north would not be affected. This is exactly the process that was used when the parcel to the south was developed from Industrial to Residential, i.e., The Villas at Stonebrook.

We are requesting consideration from the Planning Commission Master Plan and Zoning committee of this proposal.

CONTEXT OF THE SITE

The parcel is south of Grand River Ave and immediately west of Providence Parkway, adjacent to Henry Ford Providence Hospital. Below is an overhead view of the site to provide context:



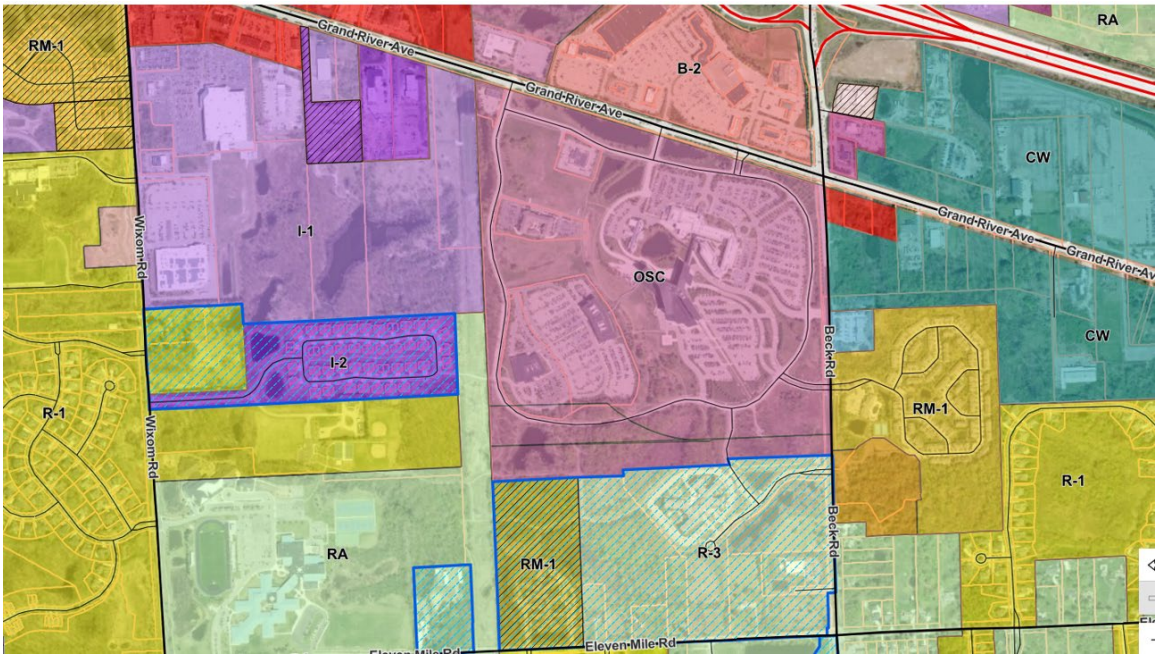
MASTER PLAN CONSIDERATIONS

The property is currently zoned I-1. It is included in the current Master Plan as Industrial/Office. We believe the current Industrial zoning and Industrial/Office designation are no longer the best use of the site reflecting market demand. Industrial zoning has been significantly reduced in the area and this parcel is particularly not well suited for Industrial development regardless. The surrounding area has evolved significantly, with much of the property surrounding the Henry Ford Providence Hospital campus planned for and developed as Suburban Residential uses, including single-family neighborhoods and senior housing. Residential development on this site would logically continue that existing pattern rather than introduce another industrial use, and

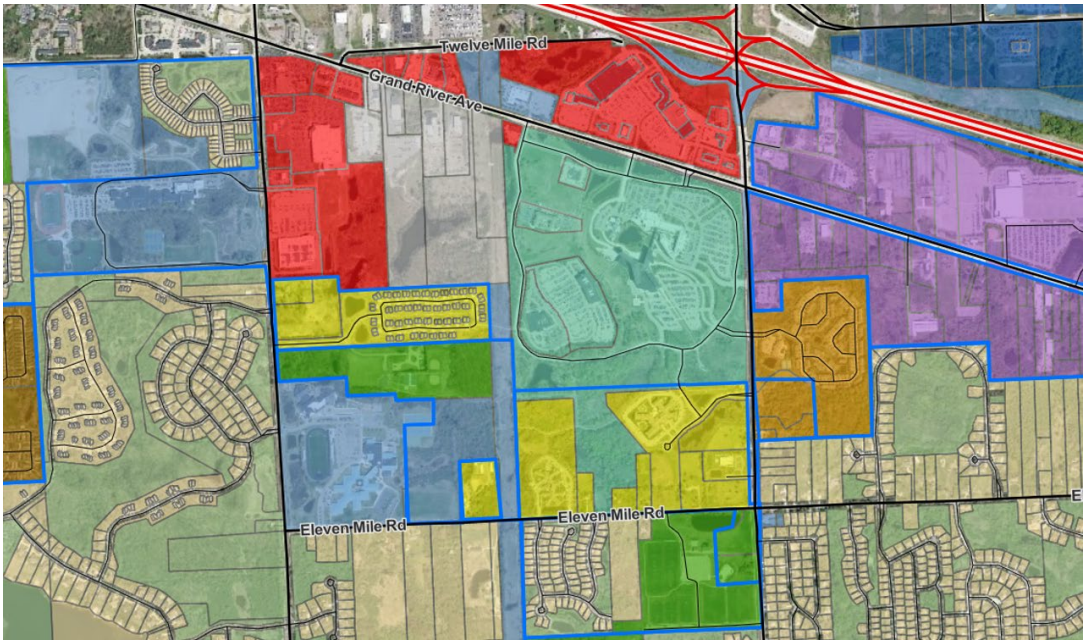
Providence Meadows will provide for a more attainable price point than other developments soon to be built in Novi.

Below are two maps depicting the properties currently zoned Industrial in this area and the Future Land Use Map for this area.

ZONING MAP



FUTURE LAND USE MAP



As you can see the Industrial uses are shrinking. The property immediately to the south, while zoned I-2, has been developed as residential, The Villas at Stonebrook, under the PSLR overlay. The parcel to the immediate west of the Villas at Stonebrook is also being developed residential. The large parcel to the west at the corner of Wixom Rd and Grand River, while zoned Industrial, has long been developed as commercial under a Consent Judgment and one site has remained vacant. The industrial uses in this area of the City have shrunk significantly.

Moreover, the potential for this site to ever be developed Industrial is virtually nil. There are two reasons for this. First, there is little demonstrated market demand for industrial or office development at this location. The property has been marketed by CBRE since 2009 without meaningful interest from industrial, research, or office users. The site's limited frontage and visibility along Grand River Avenue and other physical constraints make it a challenging location for these uses. Secondly, to develop this property as Industrial would require developing an Industrial roadway out to Grand River Ave. That has in fact been explored and the results are that to develop such a roadway would cost more than the value of the property. Thus, this parcel will never be developed as Industrial property.

As anticipated by the City years ago, the development of Henry Ford Providence Hospital has changed the character of this area of the City. The areas to the east, south and west of the Hospital have developed mainly as residential. Residential development is well suited to this area given its proximity to the hospital, major employment centers, transportation routes, and surrounding neighborhoods. The current Master Plan housing analysis suggests to “Identify specific areas in the city in proximity to healthcare and recreational facilities to enable the population of Novi to age in place.” (MP page 45). A Planned Suburban Low-Rise Overlay District (PSLR) would allow a for-sale residential community with townhomes and stacked ranch (single-level living) homes as proposed. This planned, lower-intensity residential development provides a more appropriate transition than higher-intensity commercial or industrial development.

Finally, Henry Ford Providence Hospital supports the proposed residential use and full vehicular access from Providence Parkway. With more than 2,000 employees at the campus, the development provides an opportunity to add attainable housing close to a major employment center and offers a convenient housing option for hospital employees, young professionals, first-time buyers, and active adults. An access easement is now in place providing full access to Providence Parkway. Overall, we believe the PSLR rezoning is a logical next step for this property. It reflects the area's current residential land-use pattern, responds to market conditions, preserves the development rights of the properties to the north, provides an appropriate transition from

the hospital to the existing industrial properties, protects the neighboring residential community to the south, and has the support of the adjacent hospital campus.

We look forward to discussing this project with the Planning Commission MPZ Committee on September 23, 2026. Thank you.

CONCEPT PLAN



Very Truly yours:

LANDRY, MAZZEO, DEMBINSKI & STEVEN, PC

David B. Landry

CORRESPONDENCE

COMMERCIAL REAL ESTATE SERVICE

Edward Wujek

Vice Chairman
Advisory & Transaction Services

2000 Town Center
Suite 2200
Southfield, MI 48075

+1 248 351 2058 Office
edward.wujek@cbre.com

August 27, 2026

Gary Steven Jonna
President, Whitehall Community Management
39525 13 Mile Road
Suite 250
Novi, MI 48377

Dear Gary,

As you know, West Park has been actively marketed by our firm for upwards of 13+ years. A lot has occurred during that timeframe, with most of the build to suit and spec activity at the earlier end. We've presented the site to several interested users over that timeframe but were overlooked for other more competitive sites that do not have the same challenges that we have.

Per our discussion, I've compiled several sites that would be considered "competition" with our West Park site at Grand River west of Beck. As you can see, there are several sites within the City of Novi that would compete head to head on new build-to-suit light industrial projects where their land costs are substantially lower (given West Tech's entrance road challenge off Grand River) not to mention the fact that there are several "pad ready" sites with utilities stubbed and are essentially shovel ready. These sites are several months ahead and lower cost options and arguably superior locations. Given the current appetite for new construction and the associated costs, we foresee a very long window to absorb light industrial land sites with a heavy concentration on the lower cost, better located sites below placing West Tech in a second-tier category with a much longer development window. Of note, when we reviewed the market in April 2025, the same sites were referenced (i.e. there has been no change and no new development on the "pad ready" sites mentioned).

This does not include any of the vacant land along Meadowbrook between 11 Mile and 12 Mile, OST land owned by Northern Equities nor does it include any of the individual sites along Grand River. There are also several sites in Wixom not included in this mix that would also be considered competitive.

They are attached and summarized below:

- Campus Park @ 11 Mile/Meadowbrook (Whitehall) – pad ready site for a 50KSF BTS w/ freeway ramp visibility
- Novi Corporate Campus (Dembs) – site plan approved for a 76KSF footprint on 12 Mile adjacent to Nachi as well as two sites in the park that are pad ready.
- 12 Mile (General Development) – Marketing two sites on the south side of 12 Mile, one for up to 85KSF and the other for up to 125KSF.
- Mahle Land on Haggerty North of 9 Mile – 9.08 acres zoned OS4.

If you have any questions or are in need more information, please feel free to reach out.

Sincerely,



Edward Wujek CBRE, Inc.

12 MILE ROAD | NOVI, MICHIGAN

FOR SALE OR LEASE

40,000 - 85,000 +/- SF



NEW CONSTRUCTION BY GENERAL DEVELOPMENT COMPANY

PROPERTY FEATURES

- For Research, Office, or Manufacturing
- Quick access to I-696, I-275, M-14 and I-96
- Possible tax abatement
- 2-story elevation
- Next to Hino's facility (Toyota Heavy Truck Division)



BRUCE BRICKMAN
(248) 357.3777 (office)
bruceb@gendev.com

ETHAN WEISMAN
(248) 514.1169 (cell)
ethanw@gendev.com

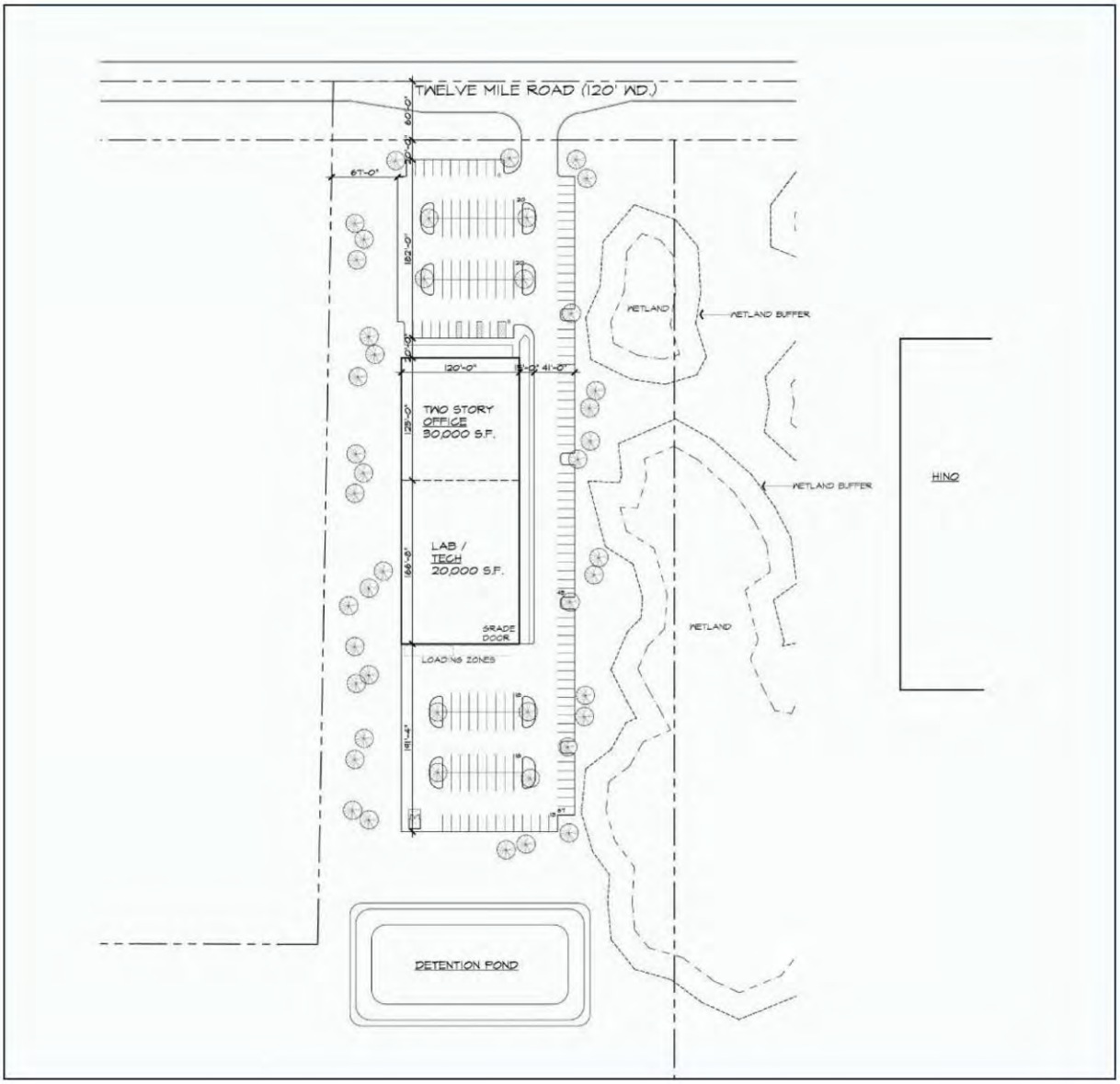
We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease

GENERAL DEVELOPMENT COMPANY

www.gendev.com

12 MILE ROAD | NOVI, MICHIGAN

SAMPLE SITE PLAN



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GENERAL DEVELOPMENT COMPANY

www.gendev.com

12 MILE & WEST PARK | NOVI, MICHIGAN

FOR SALE OR LEASE

75,000 - 125,000 +/- SF



NEW CONSTRUCTION BY GENERAL DEVELOPMENT COMPANY

PROPERTY FEATURES

- Quick access to I-96, I-696, I-275, M-5
- For Research, Office, or Light Industrial
- Zoning - OST



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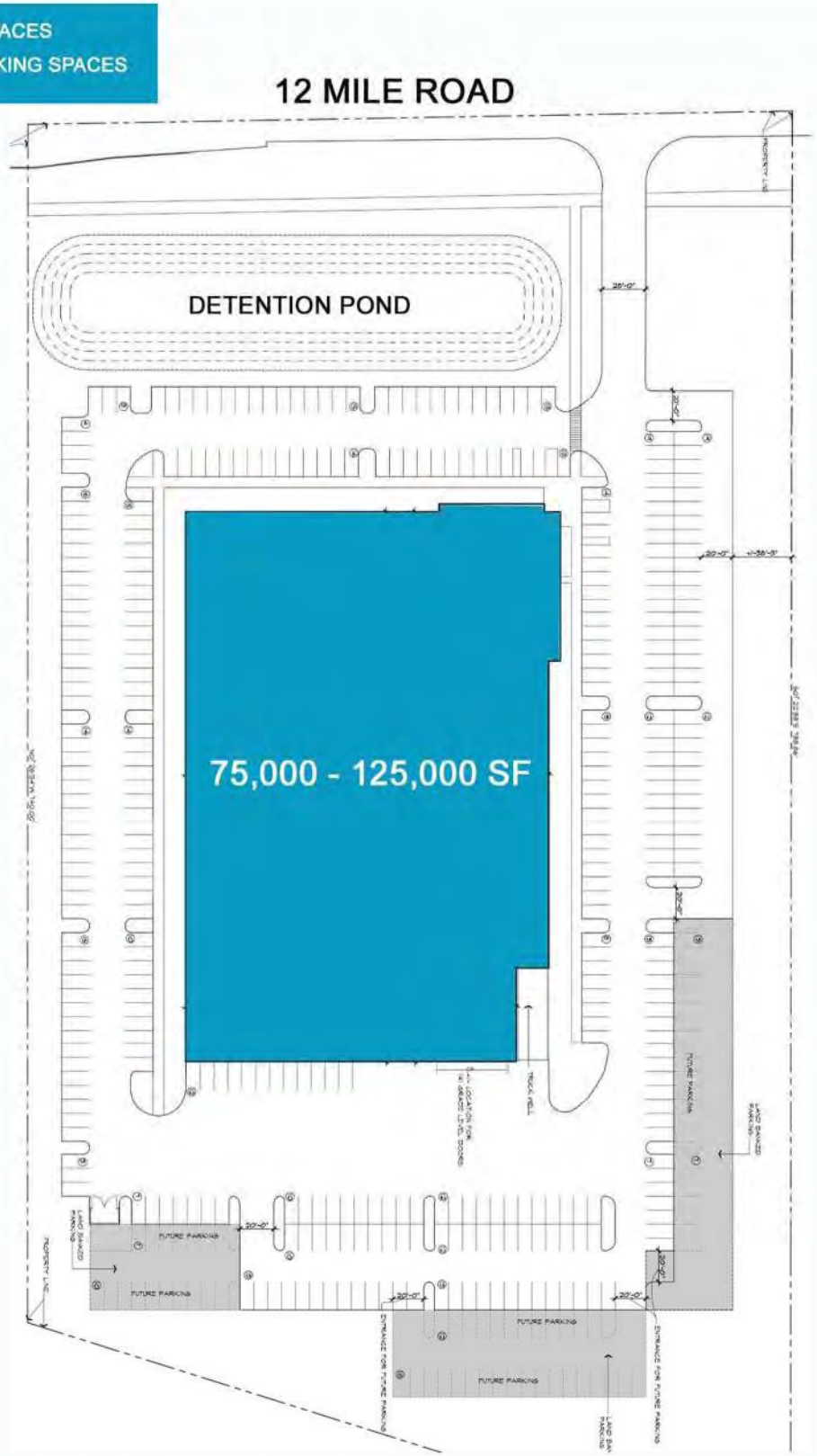
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GENERAL DEVELOPMENT COMPANY

www.gendev.com

12 MILE & WEST PARK | NOVI, MICHIGAN

+/- 359 PARKING SPACES
+/- 69 FUTURE PARKING SPACES



INTERSTATE 96

BUILD TO SUIT OPPORTUNITY

BECK NORTH CORPORATE PARK

CARTIER DRIVE, NOVI, MI



PROPERTY FEATURES

- Up to 7.67 Acres
- Outstanding build-to-suit opportunity within Beck North Corporate Park, one of Novi's Premier International Corporate Campuses
- Join notable companies such as Denso, Mando, Creform, BLM Group, Metalsa, Broad Ocean and More
- Close Proximity to Amenities and Shopping Destinations including Twelve Oaks Mall and West Oaks Shopping Center
- Beck Road and Novi Road Interchanges Offer Quick, Convenient Access to I-96
- Zoned: Light Industrial



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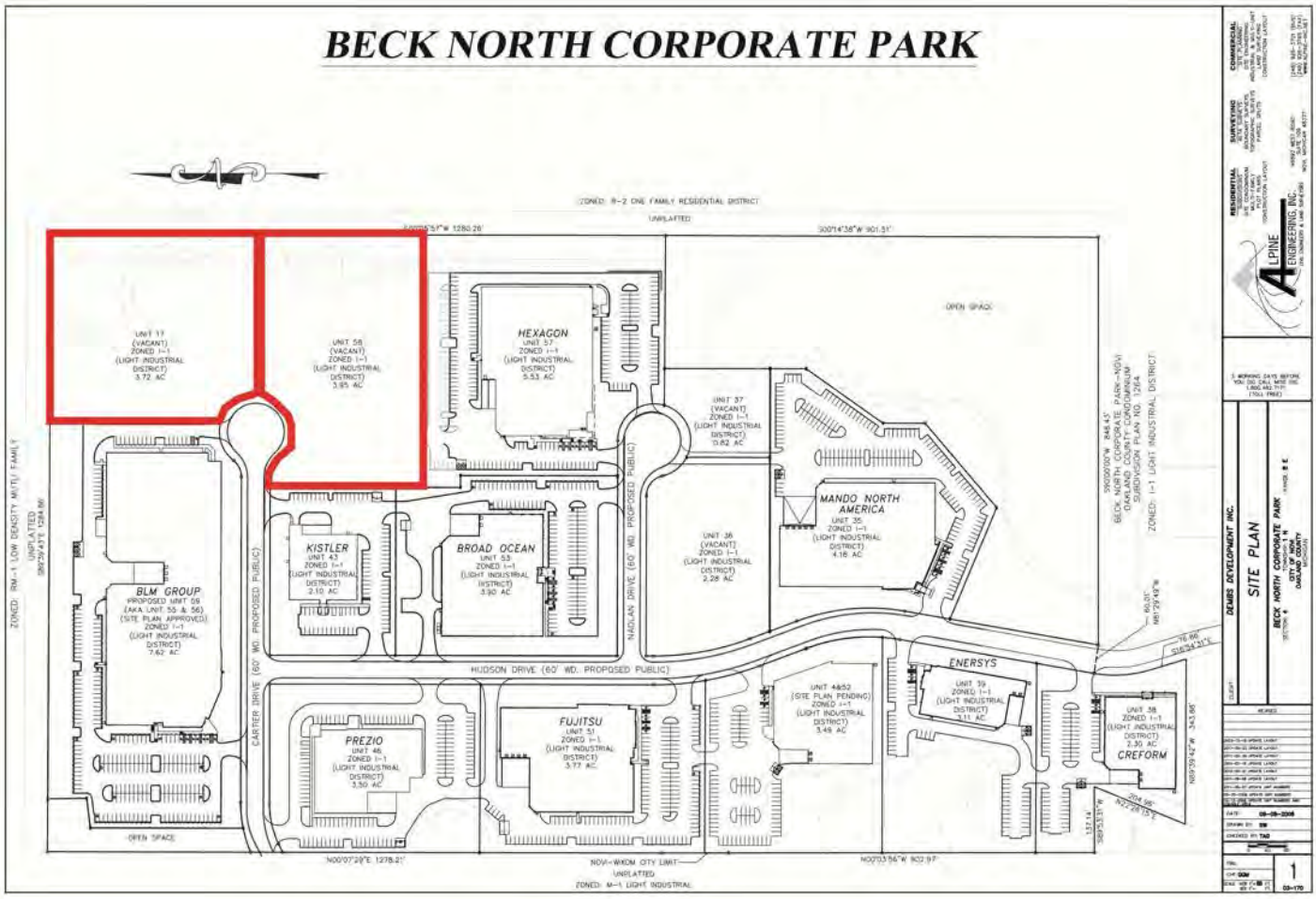
CBRE

BUILD TO SUIT OPPORTUNITY

BECK NORTH CORPORATE PARK

CARTIER DRIVE, NOVI, MI

SITE PLAN
7.67 ACRES



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BUILD TO SUIT OPPORTUNITY

BECK NORTH CORPORATE PARK

CARTIER DRIVE, NOVI, MI

AERIAL



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CBRE



NOVI CORPORATE CAMPUS

NOVI, MI

DEMBS
Development Inc

CBRE

NOVICORPORATECAMPUS

Goodman Networks

EMERSON

Nitto

TOYOTA BOSHOKU AMERICA

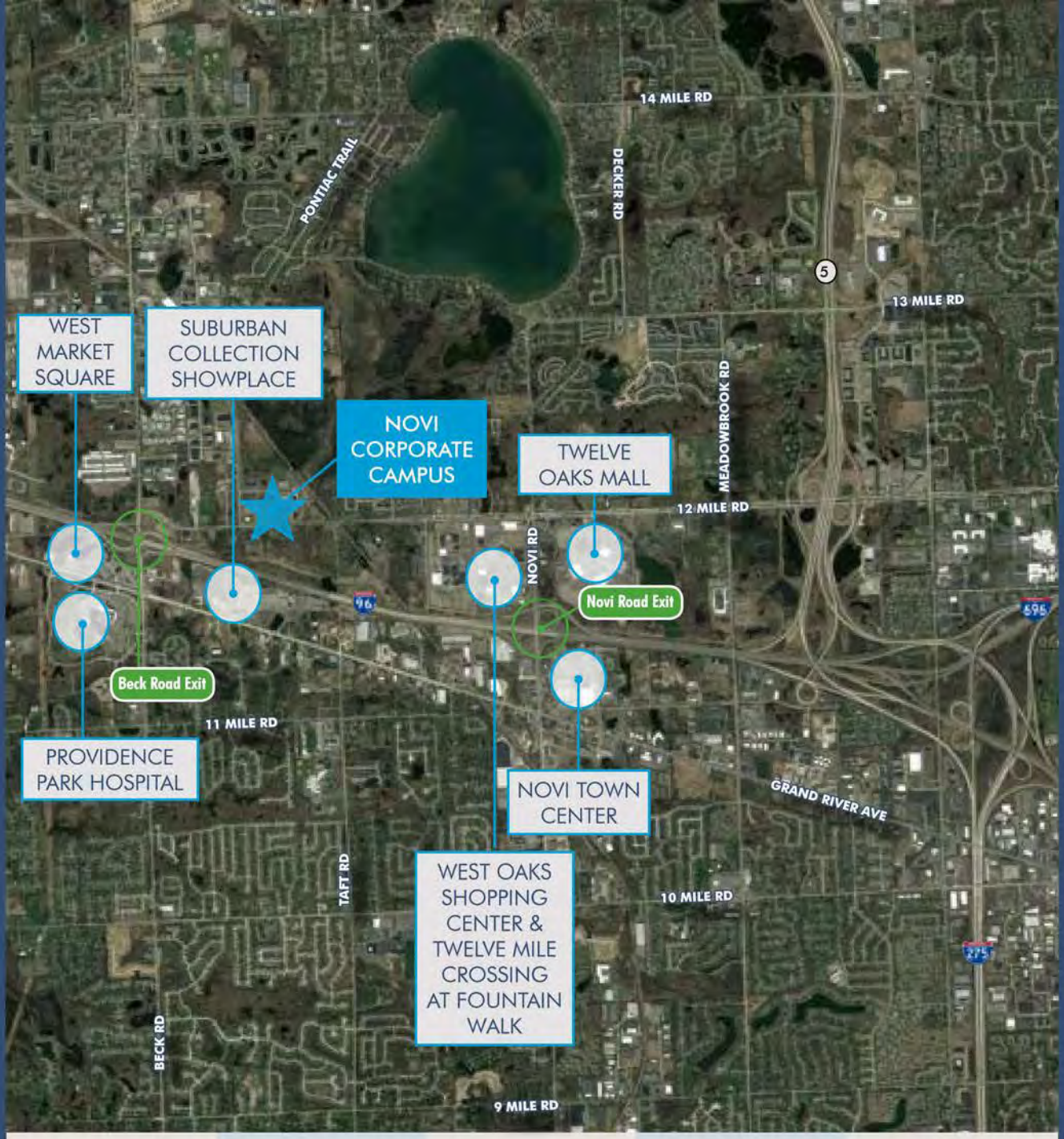
NACHI

TRIGO
THE PIC GROUP

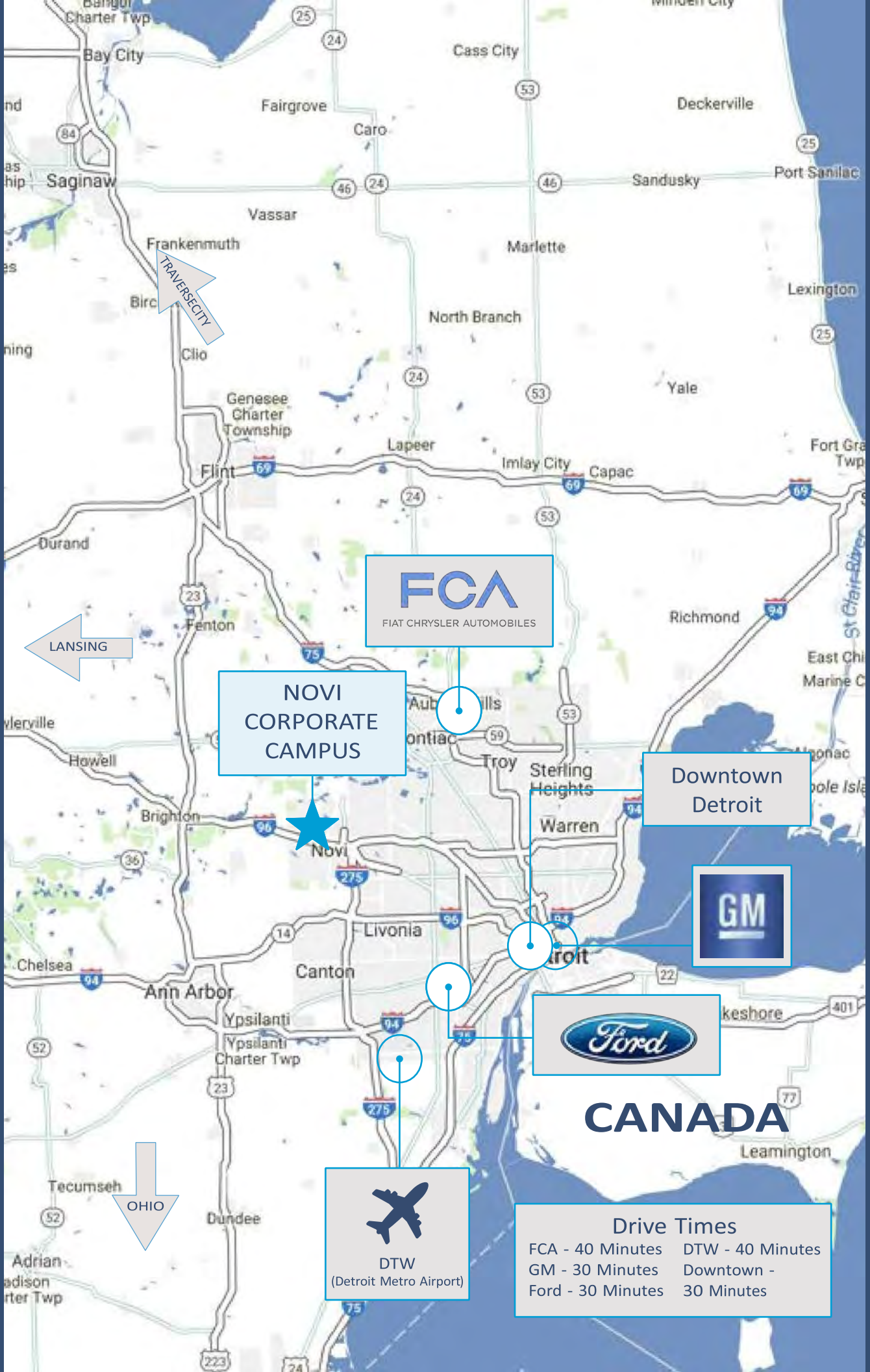
Novi Corporate Campus is located north of Twelve Mile Road and east of Beck Road in northern Novi near the border of Wixom. Novi Corporate Campus currently houses notable tenants such as Numatics, Nitto Automotive, Multiband (Goodman Networks), Nachi Robotic Systems, and Toyota Boshoku.


AVAILABLE
PARCEL 10
PARCEL 10
23,000 SF
PARCELS 4 & 5
20,000 SF to 80,000 SF
PARCEL 1
76,000 SF to 93,000 SF
PARCEL 8
34,165 SF
PARK DR
EMERSON
AVAILABLE
PARCEL 8
Nitto
DYLAN DR
AVAILABLE
PARCELS 4 & 5
MULTIBAND
NACHI
AVAILABLE
PARCEL 1
PIC
UNDER CONSTRUCTION
TWELVE MILE RD
HINO
Keystone
TAFT RD
96

LOCAL AMENITIES



NOODLES & COMPANY
Bar Louie
BONEFISH GRILL
steve & ROCKY'S
Buddy's Restaurant Pizzeria
Applebee's
Olive Garden
Jim Brady's EST. 1954
The Cheesecake Factory
OUTBACK STEAKHOUSE
Hilton Garden Inn
Red Robin GOURMET BURGERS AND BREWS
TOASTED OAK Grill & Market
COURTYARD Marriott
STAYBRIDGE SUITES
Residence INN
DOUBLETREE HOTEL
FOUR POINTS BY SHERATON
THE BARONETTE RENAISSANCE


REGIONAL MAP
FCA
FIAT CHRYSLER AUTOMOBILES
NOVI CORPORATE CAMPUS
Downtown Detroit
GM
Ford
CANADA
DTW
(Detroit Metro Airport)
Drive Times
FCA - 40 Minutes
GM - 30 Minutes
Ford - 30 Minutes
DTW - 40 Minutes
Downtown - 30 Minutes
LANSING
OHIO
TRAVERSECITY
Bay City
Saginaw
Fairgrove
Cass City
Caro
Deckerville
Port Sanilac
Sandusky
Vassar
Frankenmuth
Marlette
Lexington
North Branch
Clio
Yale
Genesee Charter Township
Lapeer
Imlay City
Capac
Flint
Durand
Fenton
Richmond
Howell
Brighton
Novi
Troy
Sterling Heights
Warren
Livonia
Canton
Ann Arbor
Chelsea
Ypsilanti
Ypsilanti Charter Twp
Tecumseh
Dundee
Adrian
Leamington

AREAACCOLADES

- NOVI IS TRULY AN INTERNATIONAL CORPORATE AND RESIDENTIAL COMMUNITY - SERVING AS DETROIT'S HUB FOR EXPATS FROM ASIA, EUROPE, AND SOUTH AMERICA
- OAKLAND COUNTY'S TOP COMMUNITIES FOR RESEARCH, TECHNOLOGY, AND SERVICE COMPANIES
- MEDIAN HOME PRICE (2016): $260,000
- HOME TO MAJOR SHOPPING CENTERS INCLUDING TWELVE OAKS MALL, FOUNTAIN WALK, AND NOVI TOWN CENTER
- AMONG THE TOP TEN HIGHEST INCOME COUNTIES (OAKLAND COUNTY) IN THE UNITED STATES WITH POPULATION OVER 1 MILLION
- HIGHLY EDUCATED WORKFORCE

LARGE EMPLOYERS IN THE METRO AREA

HARMAN

Ryder

COMAU

CooperStandard

GM

KONGSBERG AUTOMOTIVE

ITC

FCA FIAT CHRYSLER AUTOMOBILES

LEAR CORPORATION

MAGNA

BOSCH

faurecia

HANON SYSTEMS

DELPHI

KELLY SERVICES

APTIV

For more than 30 years, Dembs Development has focused on the construction, development, ownership, and hands-on management of quality industrial real estate projects and parks throughout Southeast Michigan. They provide a comprehensive range of services including development, acquisition and site selection due diligence, construction management, space planning coordination, and facility and property management.

Their early roots as a respected and successful general contractor in this highly specialized area of development clearly differentiates Dembs from their peers and provides their clients with the vision, solutions, and accountability that can only be delivered through a partnership with a time-tested and fully-integrated team.

Whether it's a build to suit facility, the redevelopment of an existing building, or the vision for a master planned park, the Dembs team works collectively and collaboratively with their clients to provide the best planning, cost analysis, due diligence, construction, development, management services, and support available in the industry.









DEMBSDEVELOPMENT

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DEMBS
Development Inc

CBRE

BUILD TO SUIT OR SALE

CAMPUS PARK

41000 BRIDGE STREET
NOVI, MICHIGAN



ABOUT CAMPUS PARK:

- Located in Novi, MI, on the south side of I-96 just west of the M-5 interchange just east of Meadowbrook Road at 11 Mile
- Can accommodate 50,000 to 80,000 SF
- Flexible Zoning (Office, R&D, Light Industrial)
- Excellent Freeway Visibility (115,000 VPD)
- Site is graded and shovel ready for construction
- All utilities stubbed to site
- Parking for up to 250 cars
- Acreage: 5.04 gross, 3.26 net
- No offsite improvements required
- Asking Price: $1.2 Million

NOVI IS HOME TO:

COMAU

Ryder

ITC Limited

TWELVE OAKS

CooperStandard

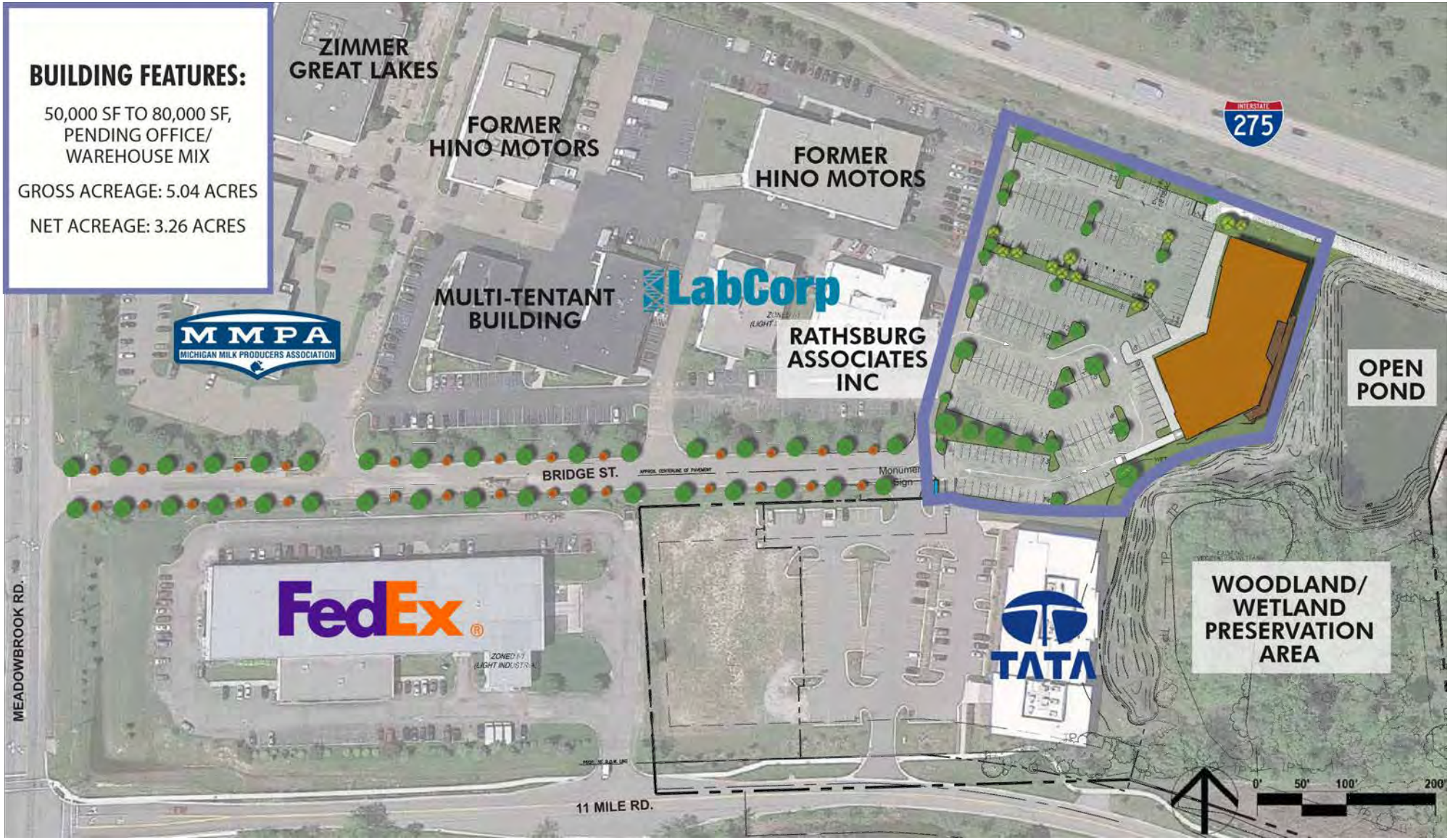
TOYOTA BOSHOKU

HANON SYSTEMS

HARMAN

MAGNA

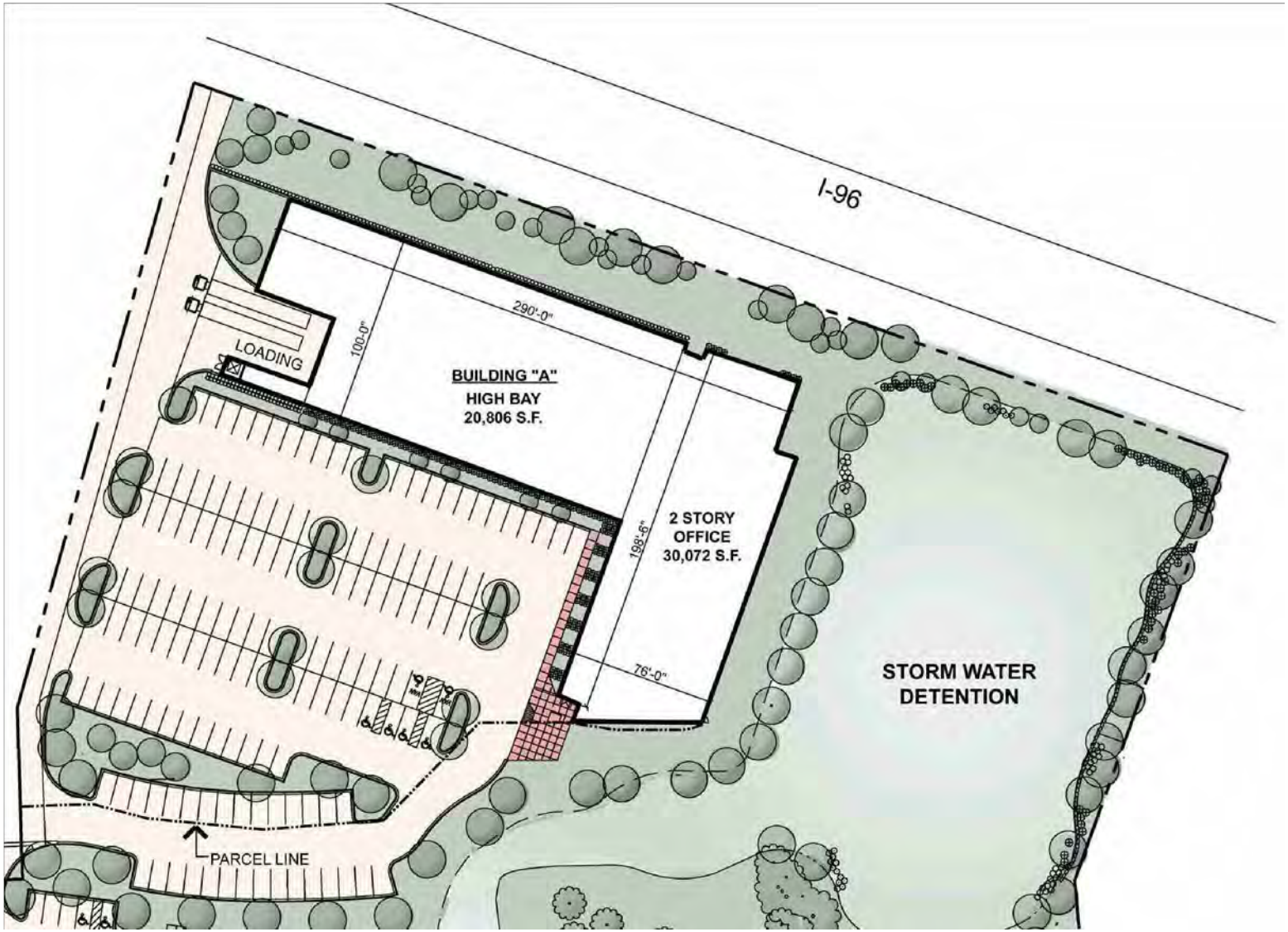



BUILDING FEATURES:
50,000 SF TO 80,000 SF, PENDING OFFICE/ WAREHOUSE MIX
GROSS ACREAGE: 5.04 ACRES
NET ACREAGE: 3.26 ACRES
ZIMMER GREAT LAKES
FORMER HINO MOTORS
FORMER HINO MOTORS
MULTI-TENTANT BUILDING
LabCorp
RATHSBURG ASSOCIATES INC
MMPA
MICHIGAN MILK PRODUCERS ASSOCIATION
INTERSTATE 275
OPEN POND
BRIDGE ST.
FedEx
TATA
WOODLAND/ WETLAND PRESERVATION AREA
MEADOWBROOK RD.
11 MILE RD.
0' 50' 100' 200'



WHITEHALL REAL ESTATE INTERESTS

CBRE

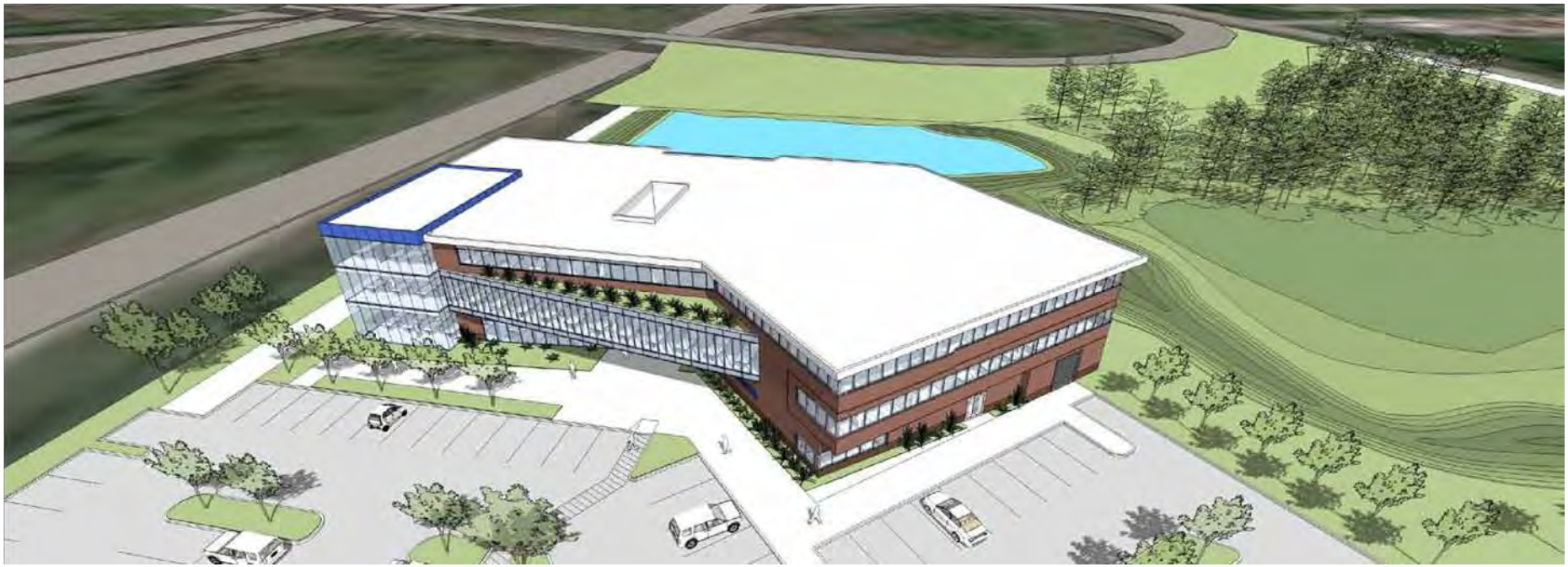


WHITEHALL
REAL ESTATE INTERESTS

CBRE







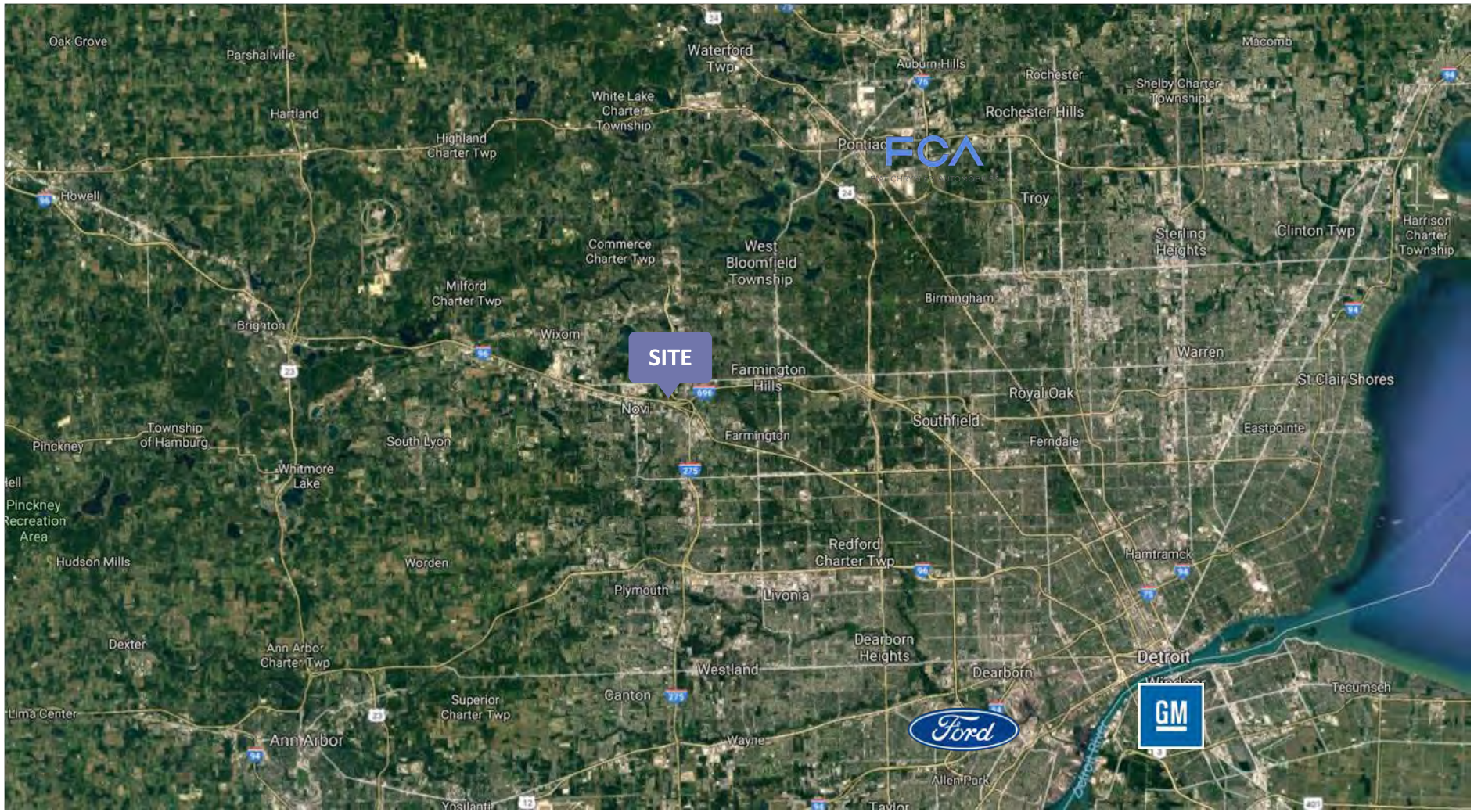
WHITEHALL
REAL ESTATE INTERESTS

CBRE



WHITEHALL REAL ESTATE INTERESTS

CBRE



DRIVE TIMES (MINUTES)

FORD HQ	FIAT CHRYSLER HQ	GENERAL MOTORS HQ	ANN ARBOR	DETROIT
30	40	35	40	35

WHITEHALL
REAL ESTATE INTERESTS

Development Opportunity

±9.08 Acres | Haggerty Road | Farmington Hills, MI

PRICE: $4,500,000



The Offering

+ **Zoned OS - 4 - Office Service District**

This zoning is considered optimal for future office/research-based use with close proximity to commuter traffic from both I-275 and Haggerty Road.

+ **Excellent Visibility**

Approximately 650’ of frontage on Haggerty Road which experiences over 20,000 vehicles per day.

+ **Strong Demographics**

Populations in surrounding areas have increased since 2010, and are expected to expand further over the next five years.

+ **Desirable Location**

Close proximity to Twelve Oaks Mall, Schoolcraft College, and Ascension Providence Hospital-Novi campus.

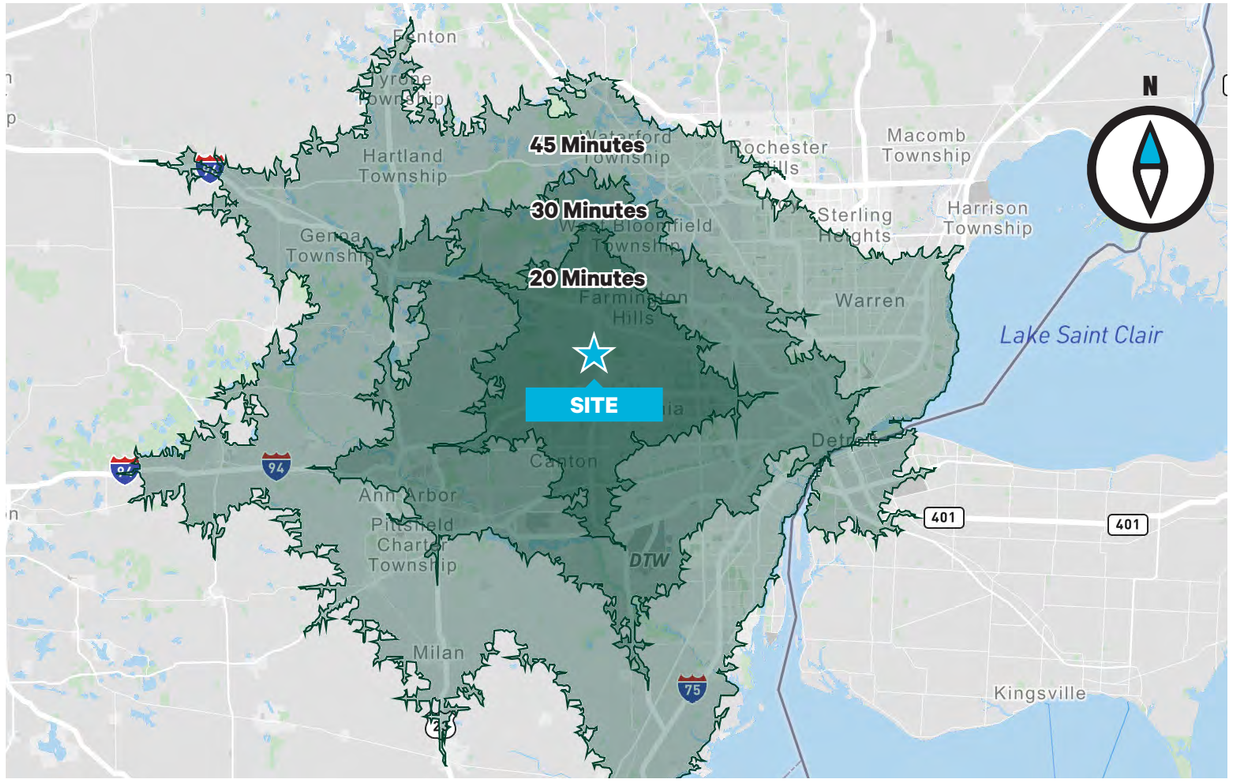


Site Aerial

The property consists of three adjacent tax parcels which form a +/- 9.08 Acre site.

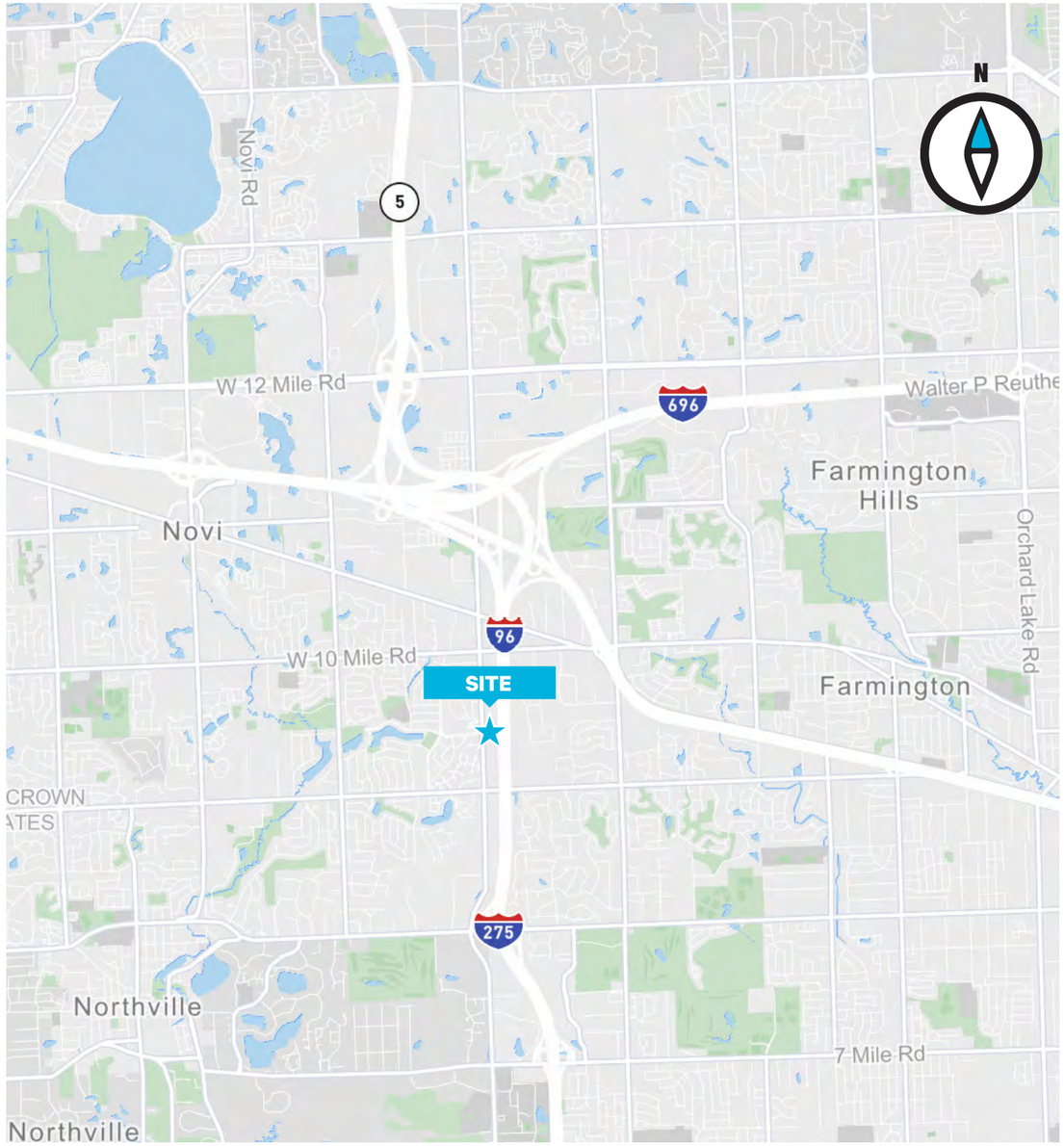


Drive Times



Location	Miles	Minutes
Ann Arbor	26 Miles	30 Minutes
Auburn Hills	31 Miles	45 Minutes
Detroit Metro Airport (DTW)	22 Miles	25 Minutes
Downtown Detrotit	28 Miles	30 Minutes
Pontiac	21 Miles	40 Minutes
Southfield	15 Miles	21 Minutes
Troy	33 Miles	42 Minutes

Area Overview



Nearby Amenities

+ **Twelve Oaks Mall**

  +/- 1,500,000 SF Shopping Center anchored by Nordstrom, Macy's and JCPenny.

+ **Laurel Park Place Mall**

  +/- 506,685 SF Shopping Center anchored by Von Maur, Eddie Bauer, and Bar Louie.

+ **Schoolcraft College**

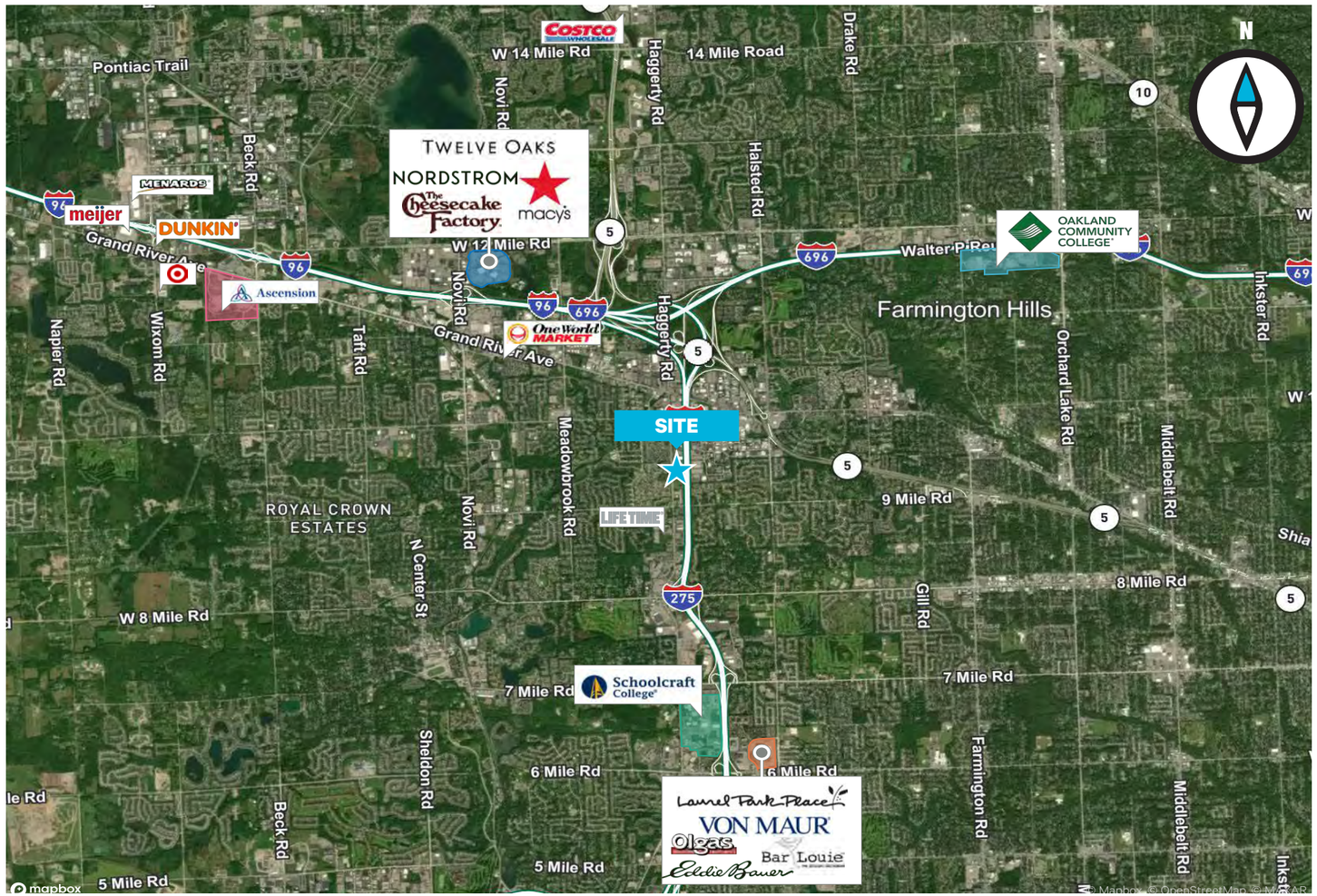
  This +/- 139 AC campus, known for it's Culinary Arts and Continuing Education programs, provides education to 7,440 undergraduate students annually.

+ **Ascension Providence Hospital - Novi**

  A +/- 500,000 SF Hospital, a +/- 210,000 SF medical office building, and a +/- 60,000 SF Orthopedic and Ambulatory Surgical Center all lie on the Novi Campus.

+ **Madonna University**

  This +/- 80 AC private Roman Catholic campus provides education to 2,040 undergraduate students annually.



Contact Us

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YIMBY OAKLAND COUNTY

YIMBY Oakland County advocates for welcoming communities where everyone can thrive.

yimbyoaklandcounty.org

Master Plan and Zoning Committee
City of Novi Planning Commission
45175 Ten Mile Road
Novi, MI 48375

September 17, 2026

Support for Providence Meadows

Dear Committee Members:

The Michigan State Housing Development Authority (MSHDA) reports there is a shortage of nearly 100,000 homes in Michigan.

YIMBY Oakland County advocates for local communities and home builders to work together to address this shortage.

The proposed Providence Meadows neighborhood would add homes near a major employment center (Henry Ford Providence Novi Hospital), public transit, shopping, and other amenities. There are many community benefits to this proposed neighborhood. One specific community benefit is making homes more attainable in Novi by providing a lower-price-point option and increasing the total number of homes available (increasing supply of homes has been studied extensively and is shown to help manage housing costs). Additionally, the Providence Meadows neighborhood would benefit the community by providing a convenient housing option for employees of the adjacent medical campus (employees value short commutes, so these nearby and attainable homes will help with recruiting the best nurses, resident physicians, and other medical professionals to provide care for Novi families).

In summary, YIMBY Oakland County encourages the City of Novi to approve the proposed rezoning of Grand River west of Providence Parkway so the Providence Meadows neighborhood can be built.

Best regards,
Alexandra Morford & Sean Wolski
Volunteer Chapter Leads
YIMBY Oakland County
hello@yimbyoaklandcounty.org

YIMBY
PLYMOUTH

September 21, 2026

To Novi Planning Commission, Master Plan Committee:

I am writing to express YIMBY Plymouth's strong support for the Planned Suburban Low-Rise Overlay District (PSLR) proposed at the property south of Grand River, west of Providence Parkway (Property).

YIMBY stands for Yes in My Backyard. YIMBY Plymouth formed with the express goal of supporting housing projects (especially multifamily projects) in Plymouth and surrounding Michigan communities. We advocate for reforms and approvals that will increase the housing supply throughout the state.

The Michigan State Housing Development Authority (MSHDA) estimates that Michigan is short approximately 119,000 housing units. While no community can address the shortage alone, all communities should do their part and allow for more housing to be built.

The proposed location is ideal for housing, including missing middle housing options. The property is adjacent to single-family neighborhoods and the Henry Ford hospital campus, making its current industrial zoning unsuitable. Industrial properties come with heavy truck traffic and potential noise and lighting concerns.

Adding housing at this site is logical. The proposal creates an appropriate buffer between single-family residential and the hospital campus. And it provides important housing options at reasonable prices. This will allow hospital employees to live close to work or seniors to downsize while remaining in the community.

The Property has sat vacant since 2009. Putting the Property to a beneficial use would be a benefit to the City and surrounding neighbors. And appropriate buffering is planned around the existing neighborhood. The proposal will also further the goal of connectivity by adding a sidewalk along Grand River Avenue.

For all of the foregoing reasons, YIMBY Plymouth requests that this Master Plan Committee take steps to move this project forward.

Respectfully,

Jaimie Cavanaugh

Co-Founder
YIMBY Plymouth
248-895-1555
hello@yimbyplymouth.org

Henry Ford Health
1 Ford Place
Detroit, MI 48202
5/8/2025

City of Novi Planning Department
45175 W 10 Mile Rd.
Novi, MI 48375

On behalf of Henry Ford Health and Henry Ford Providence Novi Hospital, I am writing to express support for the proposed residential development presented by Whitehall Real Estate Interests and Robertson Brothers Homes on the property located south of Grand River and west of Providence Parkway.

With more than 2,000 team members at Henry Ford Providence Novi Hospital, many of whom are eager for housing opportunities near their workplace, this development provides a valuable and practical option for our team, including nurses, doctors, and administrative personnel. This thoughtfully designed community aligns with our mission to support the overall health, wellbeing, and connectivity of our community, while also addressing the urgent need for housing options in Novi.

Henry Ford Health views this development as an important step toward addressing Novi's shortage of attainable housing and providing viable, high-quality living options for our associates. By significantly reducing commute times, this development will help decrease associated carbon footprints and contribute to the overall well-being and satisfaction of our workforce. Additionally, the inclusion of a primary entry point from Providence Parkway provides convenient access while maintaining the integrity and functionality of the hospital campus.

We believe this proposed development represents a unique and transformative opportunity to enhance the City of Novi's economic vitality and community character. We encourage you to approve this forward-thinking development, and we remain committed to collaborating with Whitehall Real Estate Interests, Robertson Brothers Homes, and the City of Novi to ensure its success.

Thank you for your thoughtful consideration of this important initiative.

Sincerely,

Jerry Darby
Senior Vice President Planning, Development and Design
Henry Ford Health

MASTER PLAN AND ZONING COMMITTEE
MINUTES

CITY OF NOVI

April 15, 2026, 6:00 PM

Novi Civic Center - Council Conference Room
45175 Ten Mile Road, Novi, MI 48375
(248) 347-0475

The meeting was called to order at 6:00 PM.

1. **Roll Call**

Members Present: John Avdoulos (Chair), David Dismondy (Vice Chair), Ramesh Verma

Also Attending: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Stacey Choi, Planning Assistant

2. **Approval of Agenda**

Motion made by Chair Avdoulos and seconded by Member Verma to approve the April 15, 2026, Master Plan and Zoning Committee agenda. ***Motion carried 3-0.***

3. **Appointment of Chair and Vice Chair**

Motion made by Member Verma and seconded by Member Dismondy to nominate Member Avdoulos as Chair of the Master Plan and Zoning Committee. ***Motion carried 3-0.***

Motion made by Member Verma and seconded by Chair Avdoulos to nominate Member Dismondy as Vice Chair of the Master Plan and Zoning Committee. ***Motion carried 3-0.***

4. **Audience Participation and Correspondence**

There was no audience participation or correspondence.

5. **Discussion Items**

<u>Consideration of request to amend Consent Judgment: Novi Acres</u>
Consideration of JSP25-12, Novi Acres, a request to amend the Consent Judgment for Promenade Plaza on vacant property located on the east side of Wixom Road and south of Grand River Avenue in Section 17. The proposed plans include 61 townhome units and a small stand-alone retail building.

Senior Planner Lindsay Bell stated that this project came before the Master Plan and Zoning Committee several years ago as an amendment to the existing consent judgement. At that time, the proposed project consisted of a 157-unit apartment building with a small coffee shop situated between Sam's Club and Target in the Novi Promenade retail center. The Novi Promenade retail center was developed under a consent judgement with permitted uses outlined as B-2 uses. The three main sites located in the Novi Promenade were intended to be big box stores as Sam's Club and Target have developed. The subject site is shown in the consent judgement as a 100,000 square foot retail building.

Projects that come before the Master Plan and Zoning Committee are often not in line with the Master Plan. The current zoning is shown as I-1 Light Industrial; however, the consent judgement overrides the

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zoning designation and governs the site. The most recent future land use map designates the site as Community Commercial. The overall site is approximately 25 acres and is currently vacant. Natural features are present on the site with approximately 65% of the total area containing regulated woodlands and permanently preserved wetland mitigation areas.

Planner Bell stated that the current proposal is to amend the consent judgement to allow a 61-unit townhome development. The proposed development consists of several town-home buildings and a retail building off the access drive coming from Wixom Road. It was noted that no impacts to the existing wetlands are proposed.

Planner Bell invited the applicant to share more about the project with the committee.

Mr. David Landry, the attorney representing the project, stated that he would like to begin by discussing the Master Plan and overall development in this area of the City. First, as we know, historically the site was zoned for industrial but pursuant to a consent judgement. It is important to note that although the site was intended for three big box retailers, the remaining vacant site has not been developed in the last twenty-five years as it is not suitable or advantageous for retail.

Mr. Landry relayed that the site consists of 24.7 acres, wetlands and woodlands make up 65% of the site's acreage. It was noted that the proposed development would not have an impact on the wetlands or woodlands. The project includes 7 acres of residential buildings with a small retail component to complete the promenade property. In looking at the overall surrounding area, there is a significant amount of existing residential development. The nearby Providence Hospital has created an increased need for residential development in this area of the city. The Master Plan designates the area Community Commercial; however, the surrounding area has continued to develop as residential reflecting the strong need for housing.

Next, Mr. Landry touched on the architectural details of the proposed townhomes. It was relayed that the first-floor interior layout allows flexibility to be utilized as either an office or a bedroom, making it an attractive option for families or professionals working from home. Additionally, the adjacency to wetlands and woodlands makes the viewshed perfect for residential.

Mr. Landry stated when a property is considered for rezoning, oftentimes nearby residents object due to traffic concerns. In this case, the proposed development would reduce the traffic impact by 8,000 trips a day as opposed to retail development. The Master Plan refers to a population increase between 2010-2020 of 20% while the housing supply has only increased 13%, showing that the demand outpaces the supply. In addition, the Master Plan indicates retail is nearing the threshold of being overbuilt in the City of Novi.

It was expressed that the team has worked closely with the City on this project and many of the changes that the City requested have been incorporated into the revised plan. It was relayed that the changes include going from a 157-unit apartment building to a 61-unit townhome development, a reduction in height from four stories to three, rental units to owner occupied, surface parking to garages, and a reduction from 18 dwelling units per acre to 7 dwelling units per acre. Regarding the adjacency to Sam's Club and sound concerns it was suggested by the City's Landscape Architect Mr. Rick Meader that a masonry wall be provided which the team has agreed to. Mr. Landry stated that the project would complete the promenade and fit perfectly into the area.

Mr. Mike Parks, with Cypress Partners, stated that the townhomes will be approximately 2,000 square feet and priced between $500,000 and $550,000. The project would be developed and built by Toll Brothers. The retail portion of about 6,500 square feet fits in beautifully as you come in off Wixom Road. The townhomes are proposed to be four story three bedroom/three bath units with a garage. Several national builders have been interested in this location showing a theme of confidence in the site and the market. Mr. Parks noted a consistent pattern of mixed-use developments being built around the country. It was expressed that both Target and Sam's Club are supportive and desire to see the project come to fruition.

It was stated on the northeast corner a buffer with dog walking area is provided. Additionally, the site backs up to 17 acres of conservation area making it terrific location for residents.

Mr. Landry stated the team is available to answer any questions the Committee may have.

Chair Avdoulos stated that the rendering showing the overview of the site in context with Target and Sam's Club is nice to see as it shows the scale. It was expressed that mixed use developments are starting to pop up all over and he does not have an issue with the mixed-use component. It was noted that the rental component of the previous submittal was a concern of residents. However, Chair Avdoulos expressed that you want people to be able to afford to come into Novi.

Chair Avdoulos inquired based on market studies whether owner-occupied townhomes located between two big box stores would be viable.

Mr. Parks stated that the project's viability has been confirmed by several national home builders as well as other long-time home builders in the area, all of which have been convinced of the site. It was noted that the team met with Target to discuss what is going on nationally and what they are seeing is a lot of the big box store sites being redeveloped as mixed use. The synergy of residents being able to stop at the store on their way home creates a nice mixed-use development.

Chair Avdoulos stated that additional aerial views of the development would be beneficial going forward. It was noted that it is important to show the relationship between the townhomes and surrounding retail.

Member Dismondy inquired if any thought had been given to installing a heavily landscaped wall across the entire front of the development to create separation from the Target parking lot.

It was relayed that Target has requested the installation of an aluminum fence with landscaping along the front of the development to visually soften the transition.

Member Dismondy stated that the natural features in the back of the site make it great for residential use. However, concern was raised regarding the front of the townhomes being orientated toward the Target parking lot. In looking at the aerial, it was asked if the layout could be orientated differently so that the garages face the parking lot.

Planner Lindsay Bell stated that the ground floor which faces the parking lot would be a flex space and garage. It was expressed that it may not be desirable for the orientation of the buildings to be changed as the garages would then face the access road.

Member Verma stated that traffic was a main concern when the project came before the committee previously.

Mr. Landry stated that the traffic study showed 8,000 less trips a day as opposed to if a 100,000 square foot big box store was constructed. The amount of traffic would be significantly reduced with this development.

Member Verma inquired if a second entrance from Grand River Avenue could be incorporated.

Mr. Landry stated they do not control the property between Grand River Avenue and their property.

Member Verma inquired if there will be some type of security provided for residents.

Mr. Landry stated the development will not be a gated community. However, there will be an aluminum fence with landscaping creating separation from the adjacent retail.

Chair Avdoulos inquired if there will be improvements to the road.

Mr. Landry stated the road would be redone.

Chair Avdoulos stated that based on the previous project that came before the committee in 2023 the project presented this evening is more palatable. It was noted that the change from rental units to owner-occupied units is positive. Chair Avdoulos inquired if any retail other than a big box store has expressed an interest in the property.

Mr. Landry stated that retail is challenging at this location due to the property being situated just far enough off Wixom Road that visibility is reduced.

Chair Avdoulos thanked the applicant for their presentation of the project.

6. **Approval of the May 24, 2023, Master Plan and Zoning Committee Minutes**

   Motion made by Member Dismondy and seconded by Member Verma to approve the May 24, 2023, Master Plan and Zoning Committee Minutes. ***Motion carried 3-0.***

7. **Adjourn**

   Motion to adjourn the April 15, 2026, Master Plan and Zoning Committee meeting made by Chair Avdoulos and all in favor said aye.

   The meeting adjourned at 6:46 PM.